

PLANNING DEPARTMENT

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

BOARD APPLICATION CHECKLIST

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 the Transportation Department and peer reviewer thirty (30) calendar days prior to the CAP First Submittal deadline to determine the methodology for the traffic impact study and obtain the Transportation Department's checklist. Fifteen (15) days prior to the First submittal the applicant must submit the traffic study via CAP. Seven (7) days prior to First submittal the Transportation Department/Peer Reviewer will provide first round of comments to the applicant. The applicant must address the comments and submit revised traffic study/plans by the CAP First Submittal deadline including a narrative responding to Transportation/Peer Reviewer comments.

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

Property address: 1030 6th St Board: HPB Date: 07/13/2020

ITEM #	ITEM DESCRIPTION	REQUIRED
CAP FIRST SUBMITTAL To be uploaded online (CAP) by the applicant before 12:00 pm by First submittal deadline. ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.		
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.	✓
a	Is the property the primary residence & homestead of the applicant/property owner? (If yes, provide office of the Property Appraiser Summary Report).	
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.	✓

Property address: 1030 6th St Board: HPB Date: 07/13/2020

ITEM #	ITEM DESCRIPTION	REQUIRED
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).	✓
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) and/or Board Orders.	
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.	

Property address: 1030 6th St Board: HPB Date: 07/13/2020

ITEM #	ITEM DESCRIPTION	REQUIRED
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.	
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 dune 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 and narrative addressing first round of comments from Transportation Department and peer review, provide a narrative. (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 <u>✓</u> Height <u>✓</u> Drive aisle widths <u> </u> Streets and sidewalks widths <u> </u>	✓

Property address: 1030 6th St Board: HPB Date: 07/13/2020

ITEM #	ITEM DESCRIPTION	REQUIRED
b	# parking spaces & dimensions <input checked="" type="checkbox"/> Loading spaces locations & dimensions <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>
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.	<input checked="" type="checkbox"/>
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.	<input checked="" type="checkbox"/>
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 - NIE and or outdoor 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)	
f	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions	
	Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A	
Other	Completed Hold Harmless for virtual meeting	<input checked="" type="checkbox"/>
Other	Material samples sheet	<input checked="" type="checkbox"/>
Other		

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

Property address: 1030 6th St Board: HPB Date: 07/13/2020

ITEM #	ITEM DESCRIPTION	REQUIRED
FINAL SUBMITTAL (CAP & PAPER) Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. Final Submittal Documents must be uploaded to the CAP and hard copies must be submitted to the Planning Department prior to 12:00 P.M. on final submittal deadline. Staff will review and issue a notice to proceed 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).	✓
	PAPER FINAL SUBMITTAL:	✓
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. 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)

Emily K. Balter
Applicant or Designee's Name


Applicant or Designee's Signature

07/13/2020
Date



MIAMIBEACH

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 HPB20-0420		Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if "Yes," provide office of the property appraiser summary report)	
Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision <input type="checkbox"/> Modification of existing Board Order		Design Review Board <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
Planning Board <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Lot Split <input type="checkbox"/> Amendment to the Land Development Regulations or Zoning Map <input type="checkbox"/> Amendment to the Comprehensive Plan or Future Land Use Map <input type="checkbox"/> Modification of existing Board Order		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 checked="" type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
<input type="checkbox"/> Other:			
Property Information – Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 1030 6th Street			
FOLIO NUMBER(S) 02-4203-009-7860			
Property Owner Information			
PROPERTY OWNER NAME Fernandez Properties, Inc.			
ADDRESS 1030 6th Street		CITY Miami Beach	STATE FL
ZIPCODE 33139			
BUSINESS PHONE 786-443-6768	CELL PHONE	EMAIL ADDRESS josefernandez5500@gmail.com	
Applicant Information (if different than owner)			
APPLICANT NAME Same			
ADDRESS		CITY	STATE
ZIPCODE			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Certificate of Appropriateness for renovation of the historic structures and new hotel addition, with associated Variances. See Letter of Intent for additional details.			

Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If previous answer is "Yes", is the building architecturally significant per sec. 142-108?		<input 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 Jennifer McConney-Gayoso		<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS 7500 NE 4th Court, Studio 103		CITY Miami	STATE FL ZIPCODE 33138
BUSINESS PHONE (305) 573-2728	CELL PHONE (305) 606-4105	EMAIL ADDRESS jennifer@studio-mcg.com	
Authorized Representative(s) Information (if applicable)			
NAME Michael J. Marrero		<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 ZIPCODE 33131
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS mmarrero@brzoninglaw.com	
NAME Emily K. Balter		<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 ZIPCODE 33131
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS ebalter@brzoninglaw.com	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

Please note the following information:

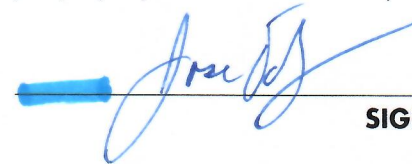
- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the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

Please read the following and acknowledge below:

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

The aforementioned is acknowledged by:

☒ Owner of the subject property ☐ Authorized representative


SIGNATURE

Jose Fernandez

PRINT NAME

7/14/2020

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

SIGNATURE

Sworn to and subscribed before me this 14 day of July, 2020. The foregoing instrument was acknowledged before me by Jose Fernandez, who has produced FLBS-420-55-281-0 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: _____

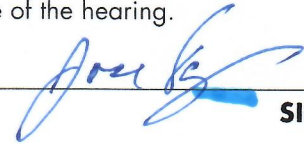


Yeidy Montesino Perez
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG065548
Expires 1/24/2021

PRINT NAME

POWER OF ATTORNEY AFFIDAVITSTATE OF FloridaCOUNTY OF MIAMI-DADE

I, Jose Fernandez, 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 Michael Marrero, Emily Balter to be my representative before the Historic Preservation Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

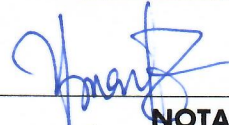
Jose Fernandez, President**PRINT NAME (and Title, if applicable)**

SIGNATURE

Sworn to and subscribed before me this 14 day of July, 2020. The foregoing instrument was acknowledged before me by Jose Fernandez, who has produced FLBS-420-55381-0 as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



Yedy Montesino Perez
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG065548
Expires 1/24/2021


NOTARY PUBLIC

My Commission Expires: _____

Yedy Montesino Perez
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 is filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

DISCLOSURE OF INTEREST
CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

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

Fernandez Properties, Inc.

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

Jose Fernandez

% OF OWNERSHIP

100%

762 SW 18 Avenue

Miami, FL 33135

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.

N/A

TRUST NAME	
NAME AND ADDRESS	% INTEREST

COMPENSATED LOBBYIST

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

NAME	ADDRESS	PHONE
Michael Marrero	200 S. Biscayne Boulevard, Suite 850	(305) 374-5300
Emily Balter	200 S. Biscayne Boulevard, Suite 850	(305) 606-5300
Jennifer McConney-Gayoso	7500 NE 4th Court, Studio 103	(305) 374-4105

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, Jose Fernandez, President

, 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.

Jose Fernandez
SIGNATURE

Sworn to and subscribed before me this 14 day of July, 2020. The foregoing instrument was acknowledged before me by Jose Fernandez, who has produced Pub 5-420-55-381-0 as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: _____



Yedy Montesino Perez
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG065548
Expires 1/24/2021

Yedy Montesino Perez
NOTARY PUBLIC

Yedy Montesino Perez
PRINT NAME

Exhibit A

LEGAL DESCRIPTION: LOT 15 AND 16, BLOCK 98, OF OCEAN BEACH ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

HOLD HARMLESS LETTER

WHEREAS, Fernandez Properties, Inc. the
"Owner"), is the owner of the property legally described in Exhibit A, and located at
1030 6th Street

in the City of Miami Beach, Florida (the "Property"); and

WHEREAS, the Owner has submitted an application for approval from the Historic
Preservation Board (the "Board") pursuant to File No. HPB20-0420 (the
"Application"); and

WHEREAS, on March 12, 2020, the City Manager declared a State of Emergency
for the City of Miami Beach, as COVID-19 poses a health risk to the City's residents,
particularly elderly residents and those who are immunosuppressed or otherwise have
high risk of medical conditions, and the findings of which are hereby incorporated by
reference (the "State of Emergency"); and

WHEREAS, in response to the threats posed by COVID-19 to the health, safety
and welfare of the City's residents, since March 12, 2020, the City Manager has imposed
a number of temporary emergency measures to limit the inflow of leisure guests to the
City and require the closure of, and limit crowds in, public facilities, public property, and
places of public assemblage, as well as other restrictions on travel and gatherings of any
number of people, including imposition of a general curfew throughout the City, in order to
reduce community spread, relieve pressure on hospitals and healthcare personnel, protect
workers, and maintain social order; and

WHEREAS, on March 20, 2020, Governor Ron DeSantis issued Executive Order
20-69, (i) suspending any Florida Statute that requires a quorum to be present in person
or requires a local government body to meet at a specific public place, and (ii) permitting
local government bodies to utilize communications media technology, such as telephonic
and video conferencing, as provided in section 120.54(5)(b)2., Florida Statutes; and

WHEREAS, Section 120.54(5)(b)2., Florida Statutes, defines "communications
media technology" as "the electronic transmission of printed matter, audio, full-motion
video, freeze-frame video, compressed video, and digital video by any method available";
and

WHEREAS, public and private gatherings during this State of Emergency, such as
at local government meetings, pose a risk to the health, safety, and welfare of the people
of the City of Miami Beach; and

WHEREAS, Chapter 2 of the City Code, at Article VIII, establishes procedural

requirements for the conduct of quasi-judicial hearings, all of which may be observed during meetings conducted using communications media technology; and

WHEREAS, the City of Miami Beach (the "City") intends to make available communication media technology facilities at a physical location for applicants and members of the public who do not otherwise have access to a computer; and

WHEREAS, the City will accept written comments from the public at the physical location where communications media technology facilities are made available; and the City has additionally provided a means to submit comments electronically, all of which will become part of the public record; and

WHEREAS, social distancing guidelines imposed or recommended in order to curb the spread of COVID-19 will likely remain in place for an indefinite period of time; and

WHEREAS, until such guidelines are revised or lifted, the City has elected to provide applicants with a voluntary opportunity to present quasi-judicial applications filed pursuant to the Land Development Regulations, using communications media technology, so long as a physical location is provided for applicants and members of the public who do not have access to a computer.

NOW THEREFORE; in consideration of the above premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Owner hereby agrees as follows:

1. Owner, for itself, its heirs, personal representatives, successors, and assigns voluntarily agrees to release, waive, discharge, relinquish, indemnify, and hold harmless the City of Miami Beach, Florida, from and against all claims, suits, causes of action, liability, damages, or losses, including the costs of any suits, attorney's fees, and other expenses in connection therewith, including trial and appeals therefrom, any of which may arise out of, or in connection with, the following: (i) Owner's voluntary decision to present the Application to the Board using communications media technology pursuant to Executive Order 20-69, as may be amended; (ii) the Board's use of communications media technology to approve, approve with conditions, deny, or continue the Application (including, without limitation, a procedural due process claim, claim of defective notice, or any other claim arising from the format, legal sufficiency, or technological specifications of the communications media technology used to conduct the Board meeting); (iii) the inability of the Board to conduct an in-person meeting while social distancing guidelines remain in place; or (iv) any third-party claim, challenge, appeal, or other suit arising from any of the events described in subsections (i) through (iii) (the "Covered Events").
2. Owner specifically understands that Owner hereby releases, discharges, and waives any claims or actions that Owner may have presently or in the future arising out of the Covered Events. Owner hereby agrees that under no circumstances will Owner, or anyone claiming through Owner, prosecute or present any claims against the City of Miami Beach, Florida, arising out of, or in connection with, the Covered Events.

3. The individual signing below represents that he or she has authority to bind the Owner, as set forth herein.

APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION

City Attorney

Date

City Planning Director

Date

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the Owner does hereunto set its hand and seal this _____

14 day of July 2020.

Witnesses:

Gema Ruiz

Signature

GEMARUIZ

Print Name

Fernandez Properties, Inc.

(Name of Limited Liability Company)

[Signature]
Signature (owner or authorized representative)

By Jose Fernandez, President

Print Name/Title

Leilani Laurencio

Signature

Leilani Laurencio

Print Name

STATE OF FLORIDA)

) SS

COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me, Yeidy Montesino Perez

by means of Jose Fernandez

physical presence or _____ online notarization, sworn to (or affirmed) and subscribed

before me, this 14 day of July, 2020

Notary seal or stamp -

My commission expires:



Yeidy Montesino Perez
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG065548
Expires 1/24/2021

Yeidy Montesino Perez
Notary public print name

[Signature]
Notary public signature

Exhibit A

LEGAL DESCRIPTION: LOT 15 AND 16, BLOCK 98, OF OCEAN BEACH ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



Ben Fernandez

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Suite 300, Miami, FL 33131

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305.377.6222 fax

bfernandez@brzoninglaw.com

December 14, 2020

VIA ELECTRONIC SUBMITTAL

Deborah Tackett, Chief of Historic Preservation
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33131

Re: **HPB20-0420** – REVISED Certificate of Appropriateness
and Variance Requests for the Property Located at
1030 6th Street, Miami Beach, Florida

Dear Ms. Tackett:

This law firm represents Fernandez Properties, Inc. (the "Applicant"), owner of the property located at 1030 6th Street (the "Property")¹. The Applicant proposes to renovate and preserve the existing two-story contributing structures and introduce a new six-story hotel. The Applicant considered the recommendations of the Historic Preservation Board ("HPB") at the November 10, 2020 meeting, and reduced the height of the tower in the center of the Property. Please allow this letter to serve as the letter of intent in connection with a request to the HPB for a Certificate of Appropriateness, and associated Waiver for on-street loading and Variances for reduced setbacks, rear yard open space, and minimum required floor area per hotel unit.

Description of Property. The Property is located at the southeast intersection of Lenox Avenue and 6th Street, with frontage on 6th Street. The Miami-Dade County Property Appraiser's Office identifies the Property with tax Folio No. 02-4203-009-7860. See Exhibit A, Property Appraiser Summary Report. The Property is within the C-PS2, General Mixed-use Commercial Zoning District. According to the Miami Beach Historic Properties Database, the Property is classified as contributing within the Ocean

¹ The Property is also associated with addresses 1040 and 1050 6th Street.

Beach Local Historic District. See Figure 1 below, Historic Properties Database Excerpt. The immediate surrounding area is a mix of multi-story large-scale retail to the south, including Publix and Target. North of 6th Street is the Saint Francis de Sales Catholic Church and two- and three-story multi-family residential buildings.

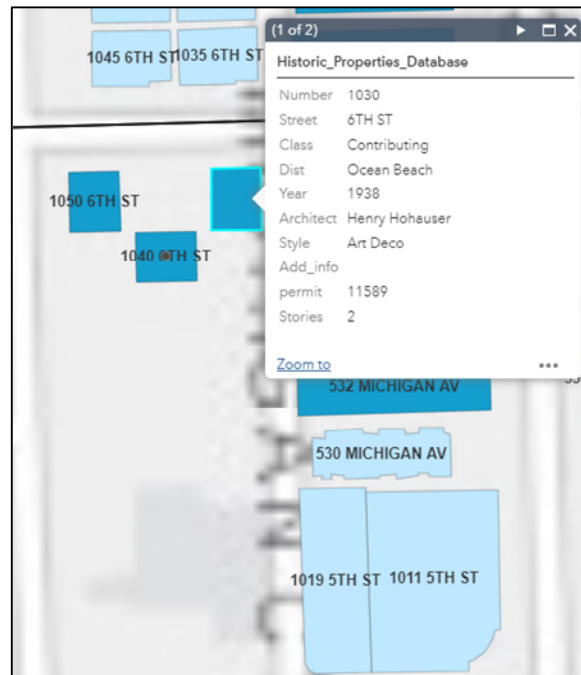


Figure 1, Historic Properties Database Excerpt

Existing Structures. In 1938, architect Henry Hohauser, well known for his contributions to the Art Deco style, designed the three (3), two-story structures. See Historic Resources Report prepared by Studio Mc+G Architecture included in the application materials. Each building contains four (4) apartment units. As is typical of the architectural style and time period, each building opens to an internal courtyard. The existing layout and frontages on 6th Street, Lenox Avenue, and Michigan Court alleyway, uniquely contribute to the fact that these structures have distinct design elements on all facades adding to the charm of the site.

Development Program. The Applicant's goal is to renovate and preserve the historic units, introduce a small café on the ground floor of one of the structures, as a necessary amenity to serve its guests and the public, and incorporate a new six-story hotel at the rear of the Property (the "Project"). The Applicant believes that these efforts are essential to restore the historic structures and ensure a viable hotel use. The Project will serve as a transition between the large retail to the south and multi-family uses to the north.

The design preserves the unique Art Deco details of the existing structures. Specifically, the overlapping canopies above the entrances and first floor windows, rounded steps, circular railing posts, and the hexagon window shapes. All three structures will remain in the same location fostering the internal courtyard ambiance. A modest café will be located within one of the structures along 6th Street. This will be an amenity for guests of the hotel, as well as an intimate establishment for local residents to walk or bike for indoor and outdoor dining.

The façade of the center building will be preserved and serve as the entrance and reception area for the new hotel use. Above the center building will be the new, six-story hotel addition. The façade of the new structure will have specific Art Deco features, such as corner windows and curved architectural articulations. The roof top of the new structure will have a modestly sized pool and deck area, with food service from the restaurant on site. No entertainment is proposed for the Project. The internal courtyard will be beautifully landscaped with palms and a large gumbo limbo tree. The border of the Property will be lined with continuous shrubbery and canopy trees.

Bicycle racks will be located at each frontage to encourage diverse transportation methods. One (1) off-street loading space will be accessible from Michigan Court, and the Applicant is proposing to utilize on-street loading off of Michigan Court and 6th Street. The Property currently provides zero (0) off-street parking spaces. The Applicant will contribute to the parking in lieu program in accordance with the City Code of Ordinances ("City Code") Section 130-132 (a-b).

Compliance with Certificate of Appropriateness Criteria. The design, scale and massing of the Project is compatible with the surrounding area, which contains large, non-residential buildings. The Project well within with the C-PS2 maximum permitted height and Floor Area Ratio. Additionally, the proposed Art Deco style is the most prevalent architectural style in the Ocean Beach Local Historic District. The materials and colors proposed on the tower façade and public portions of the interior space are consistent within the distinctive Art Deco vocabulary. Therefore, this urban infill hotel use is consistent with the design criteria and will serve as a transition between the large retail establishments to the south and residential community to the north.

Waiver Request. The contributing site currently provides no loading space or sufficient area to incorporate safe loading. The existing structures were constructed to the outer edges of the lot. The Property is within a locally designated historic district and is classified as contributing. Therefore, pursuant to Section 130-101, the Applicant is proposing to include the additional required loading spaces on-street. This is a typical condition around 5th and 6th Street. The Project includes one (1) new off-street space

located accessible from Michigan Court. However, two (2) additional off-street loading spaces cannot be safely accommodated with the preservation of the existing structures. The Parking Department reviewed and confirmed availability of the proposed use of on-street and loading areas in writing on September 17, 2020.

Variance Requests. The Project substantially complies with the Performance Standard District regulations of the City Code. The requested Variances are necessary to preserve the historic buildings and incorporate the tower structure within the Property. In order to fully realize its renovations, and due to the Property's confining characteristics, the Applicant requests the following:

1. Variances of City Code Section 142-697(a), to permit:
 - a. A reduced pedestal rear setback of one (1) foot when ten (10) feet is required;
 - b. A reduced pedestal interior side setback of five (5) feet when seven and a half (7.5) feet is required;
 - c. A reduced tower rear setback of one (1) foot when fifteen (15) feet is required;
 - d. A reduced tower interior side setback of five (5) feet when fourteen (14) feet and six (6) inches is required;
 - e. A reduced tower side facing a street setback of five (5) feet when twelve (12) feet is required; and
2. A Variance of City Code Section 142-698(b) to permit 63.08% of the hotel units between 300 and 335 square feet in size and 36.92% of the hotel units greater 335 square feet in size, when fifteen percent (15%) of hotel units must be between 300 and 335 square feet in size and eighty-five percent (85%) of the floor area per hotel units is must be greater than 335 square feet.
3. A Variance of City Code Section 142-1132 to permit 65.47% encroachments within the required rear yard when thirty percent (30%) is permitted.

Satisfaction of Hardship Criteria. The Variances requested satisfy the hardship criteria pursuant to Section 118-353(d) of the City Code, as follows:

- 1. 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;**

There are special conditions and circumstances that exist which are peculiar to the land and uses, such as the historic preservation of three (3) contributing structures and multiple frontages. The existing structures are located along the Property lines, and the Project stays true

to that condition and maintains the internal courtyard focused atmosphere. The Variances requested are due to the existing conditions and location of the Property. The layout and frontages are not applicable to other lands and peculiar to these historic buildings.

2. The special conditions and circumstances do not result from the action of the applicant;

The special circumstances, in this case, do not result from the actions of the Applicant. The existing buildings are contributing structures in a local historic district with minimal existing setbacks and existing unit sizes. The site has multiple frontages along heavily traversed rights of way. The Applicant is proposing to keep the existing structures and add the new massing as far away from the residential neighbors to north within a narrow portion of the site. The Applicant's goal is to make the hotel viable with necessary updates and amenities, such as handicap accessibility, loading, a small café, and bicycle parking.

3. Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district;

The City Code allows other similarly situated property owners, renovating historic properties, to seek similar variances to accommodate sensitive development. The Variances ensure that the Project can retain and highlight the existing structures and courtyard. The setback related Variances are necessary for the preservation, functionality of the site, and introduction of a needed amenities. The slight reduction in hotel unit sizes is also necessary to accommodate sufficient back of house and accessibility areas within the new structure. Additionally, the rear yard encroachment is minimal and not a special privilege in this narrow site with three frontages and surrounding mix of uses. These are not special privileges conferred to the Applicant, but rather necessary for the preservation of the Property and guest experiences. The City Code permits other similarly situated property owners to make similar requests to accommodate preservations and additions of historic sites, and designs that contribute to the context of the historic neighborhood. Therefore, granting of the Variances in this case will not confer any special privilege on the Applicant.

4. Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant;

A literal interpretation of the provisions of the land development regulations would deprive the Applicant rights enjoyed by other properties in the same zoning district. The Variances are necessary to preserve the existing setbacks, comply with accessibility and life safety requirements, and maintain the existing conditions of the majority of this oasis site from the large commercial structures to the south. Strict compliance with the land development regulations would be an unnecessary and undue hardship on the Applicant to place the tower portion of the structure entirely over the center building, which is being preserved. The requested Variances will produce an enhanced design that is consistent with the character of the neighborhood and will highlight the extensive preservation of the existing structures.

5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure

The Variances to reduce the minimum required setbacks relate to the same special conditions that prevents strict compliance with the City Code and are the minimum variations of the City Code that will make possible the reasonable use of the Property and preservation of all three (3) contributing structures. Reconfiguration of the existing floor plans and additional setbacks would require significant modification of the contributing structures, which the Applicant is preserving, and require an additional floor of height to the new structure. The goal of the Project is to save as much of the existing facades and situate the new massing towards the large-scale abutting retail parking garage.

6. The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

Granting of the Variances will be in harmony with the general intent and purpose of these land development regulations, and preservation of structures with historical significance in local historic districts. The proposed modifications are intended to serve the guests and residents in the area. The new structure preserves the three frontages and the existing courtyard, and provides an architecturally interesting hotel liner in front of the large commercial parking garage. The Project substantially retains the existing structures and the new construction is compatible with the historic neighborhood, and therefore, benefits the public welfare and historic district.

7. 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. The planning and zoning director may require applicants to submit documentation to support this requirement prior to the scheduling of a public hearing or any time prior to the board of adjustment voting on the applicant's request.

A new hotel and small accessory café are consistent with the Comprehensive Plan and permitted by the C-PS2 regulations. The performance standards allow greater flexibility, and incentives for certain amenities, encouraging more flexible and innovative design and development, in accordance with the goals and objectives of the City's comprehensive plan. The Applicant is proposing an innovative design that maintains the exteriors of three (3) historic structures, with all back-of-house requirements far from the residential neighborhood to the north.

Granting of the Variances is necessary for the design and function of the site, and do not reduce levels of service one-block from the main entrance to Miami Beach. Development of the Project will provide local residents with a café in walking distance, with open air courtyard seating, ample bicycle parking, and amenity space for hotel guests.

Practical Difficulty. The innovative design does the most possible to provide a functional and viable hotel project that preserves many of its original characteristics. The corner lot contains three (3) separate historic structures and a historically valuable internal courtyard area. 6th Street and Lenox Avenue are highly traversed roads that restrict possible reconfiguration of the frontage. These are multiple practical difficulties that must be addressed in order to make practical use of the Property.

In order to preserve the existing buildings, with original design features on the façades, update all doors, windows, and mechanical systems, and minimize the height of the new structure, the Applicant is left with a confined developable area. Strict compliance with the land development regulations would contradict the historic preservation intent and goals of the City Code, and prevent redevelopment of this site. The rear is the only location for the new structure that completely preserves the frontage along 6th Street. The proposed design will provide a liner of the parking garage to the south with an Art Deco style tower that is consistent with the neighborhood.

Sea Level Rise and Resiliency Criteria. The Project advances the sea level rise and resiliency criteria in Section 133-50(a) of the City Code, as follows:

1. A recycling or salvage plan for partial or total demolition shall be provided.

A recycling and salvage plan for any proposed demolition will be provided at permitting.

2. Windows that are proposed to be replaced shall be hurricane proof impact windows.

Hurricane proof impact windows will be provided.

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

The Applicant will provide, where feasible, passive cooling systems.

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

New landscaping provided will be Florida-friendly and resilient.

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.

Sea level rise projections are being considered.

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.

This is a renovation of a historic site. The ground level of the new building will be at BFE +1'.

7. Where feasible and appropriate. All critical mechanical and electrical systems are located above base flood elevation.

All mechanical and electrical systems will be located above base flood elevation.

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

This is a renovation of a historic site. The existing ground floor areas will be, where feasible and appropriate, elevated.

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.

Wet or dry flood proofing systems will be provided where habitable space is located below BFE.

10. Where feasible and appropriate, water retention systems shall be provided.

Where feasible, water retention systems will be provided.

11. Cool pavement materials or porous pavement materials shall be utilized.

Cool pavement materials and/or porous pavement materials will be utilized.

12. The design of each project shall minimize the potential for heat island effects on-site.

The Applicant proposes additional landscaping around the perimeter of the site, as well as a green roof above the preserved structure in the rear and additional landscaping on the roof top, to minimize potential for heat island effects on-site.

Conclusion. The Applicant will bring needed amenities to this mixed-use area, and preserve the Art Deco structures and internal courtyard. The massing, scale and design of the Project are compatible with Ocean Beach Historic District style of architecture and large abutting commercial structures to the south. The proposed hotel use with café and pool are necessary amenities for the viability of this urban infill development. Granting of this Certificate of Appropriateness, with associated Waiver for on street loading and Variances for reduced pedestal and tower setbacks and rear yard open space, is in harmony with the intent and purpose of the City's Comprehensive Plan and Land Development Regulations and will enhance the local historic district.

Based on these reasons, the Applicant respectfully request your favorable review and recommendation of this application. If you have any questions or comments with regard to the application, please contact me at (305) 377-6238.

Sincerely,



Michael J. Marrero

Enclosures

CC: Emily K. Balter



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 7/17/2020

Property Information	
Folio:	02-4203-009-7860
Property Address:	1030 6 ST Miami Beach, FL 33139-6334
Owner	FERNANDEZ PROPERTIES INC
Mailing Address	PO BOX 191511 MIAMI BEACH, FL 33119
PA Primary Zone	6503 COMMERCIAL
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	12 / 12 / 0
Floors	2
Living Units	12
Actual Area	8,286 Sq.Ft
Living Area	8,286 Sq.Ft
Adjusted Area	7,473 Sq.Ft
Lot Size	15,000 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2020	2019	2018
Land Value	\$1,980,000	\$1,980,000	\$1,485,000
Building Value	\$71,000	\$71,000	\$559,000
XF Value	\$0	\$0	\$0
Market Value	\$2,051,000	\$2,051,000	\$2,044,000
Assessed Value	\$2,051,000	\$1,874,048	\$1,703,680

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction		\$176,952	\$340,320
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
3-4 54 42 34 53 42 OCEAN BEACH ADDN NO 3 PB 2-81 LOTS 15 & 16 BLK 98 LOT SIZE 100.000 X 150 OR15911-3509-11/20281-1279 0302 4	

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,051,000	\$1,874,048	\$1,703,680
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,051,000	\$2,051,000	\$2,044,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,051,000	\$1,874,048	\$1,703,680
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,051,000	\$1,874,048	\$1,703,680

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/01/1992	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
08/01/1988	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
06/01/1988	\$185,000	13722-1810	Sales which are qualified
03/01/1985	\$150,000	12469-1422	Other disqualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



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

July 10, 2020

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

Re: Property owners within 375 feet of:

SUBJECT: 1030 6 Street, Miami Beach, FL 33139

FOLIO NUMBER: 02-4203-009-7860

ABBREV. LEGAL DESCRIPTION: 3-4 54 42 34 53 42 OCEAN BEACH ADDN NO 3 PB 2-81
LOTS 15 & 16 BLK 98 - Please see boundary survey for full Legal Description

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

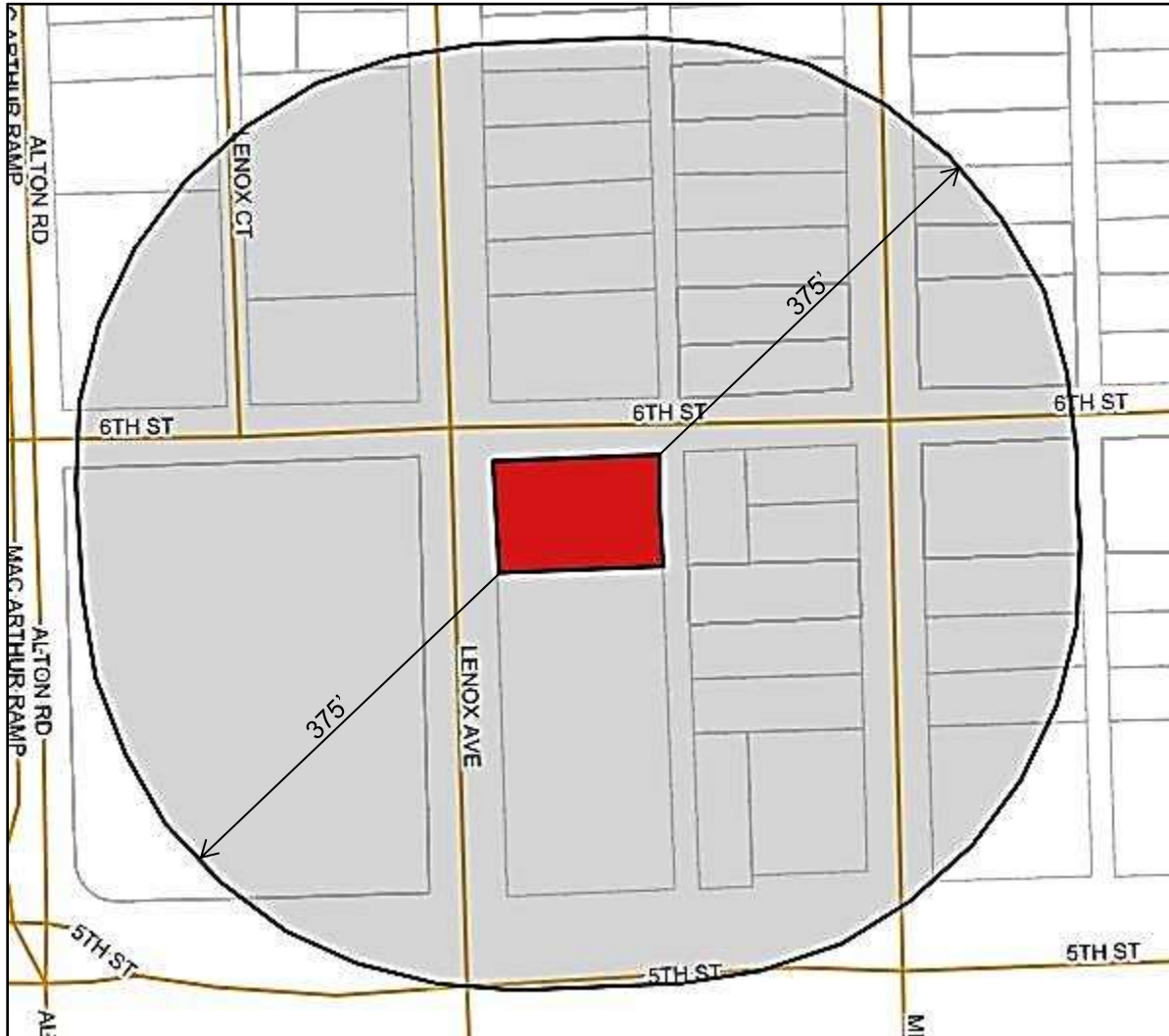
Total number of property owners without repetition: **124, including 0 international**



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

375' RADIUS MAP



SUBJECT: 1030 6 Street, Miami Beach, FL 33139

FOLIO NUMBER: 02-4203-009-7860

ABBREV. LEGAL DESCRIPTION: 3-4 54 42 34 53 42 OCEAN BEACH ADDN NO 3 PB 2-81
LOTS 15 & 16 BLK 98 - Please see boundary survey for full Legal Description

Name	Address	City	State	Zip	Country
1019 FIFTH STREET EQUITIES LLC C/O TIME EQUITIES INC 1019 FIFTH STREET TEA LLC	55 5 AVE 15 FL	NEW YORK	NY	10003	USA
1725 JAMES AVE NO 26 LLC	1354 WASHINGTON AVE STE 223	MIAMI BEACH	FL	33139	USA
532 MICHIGAN AVE LLC	1688 MERIDIAN AVE SUITE 600 & 700	MIAMI BEACH	FL	33139	USA
550 MICHIGAN AVENUE CORP	150 SE 2 AVE 1010	MIAMI	FL	33131	USA
560 MICHIGAN AVENUE CORP	245 18 ST # 603	MIAMI BEACH	FL	33139	USA
610 MICHIGAN AVE LLC	1602 ALTON RD # 599	MIAMI BEACH	FL	33139	USA
624 MICHIGAN LLC	212 NE 24 ST 3	MIAMI	FL	33137-4508	USA
629 LENOX HOLDINGS LLC	3050 BISCAYNE BLVD STE 801	MIAMI	FL	33137	USA
650 MICHIGAN AVE LLC	7529 BOUNTY AVE	NORTH BAY VILLAGE	FL	33141	USA
ACE ON SOBE LLC	3020 SW 28 ST	MIAMI	FL	33133	USA
AHMED ALASHWAH LYNNE MARLETTE	601 MICHIGAN AVE #5	MIAMI BEACH	FL	33139	USA
AHMED ALASHWAH	601 MICHIGAN AVE UNIT 2	MIAMI BEACH	FL	33139	USA
ALBERT STRIGNANO	1003 6 ST 3	MIAMI BEACH	FL	33139	USA
ALE REAL ESTATE LLC	850 OCEAN DR #203	MIAMI BEACH	FL	33139	USA
ANITA BOSHIER	642 MICHIGAN AVE #3	MIAMI BEACH	FL	33139-6039	USA
AQUARIUS 2009A LLC	666 71 ST	MIAMI BEACH	FL	33141	USA
ARIEL MANAGEMENT LLC	750 OCEAN DR #105	MIAMI BEACH	FL	33139-6220	USA
ARNAUD KOSZOWSKI	544 MICHIGAN AVE 10	MIAMI BEACH	FL	33139	USA
BERTHA GANELLONI DE GIESE LE REM STEFANIE C GIESE	642 MICHIGAN AVE 26	MIAMI BEACH	FL	33139	USA
BIRI US LLC	3901 NW 79 AVE STE 104	MIAMI	FL	33166	USA
CARIBE LIFE CORP	557 MICHIGAN AVE APT 112	MIAMI BEACH	FL	33139	USA
CARIBE LIFE CORP	557 MICHIGAN AVE 222	MIAMI BEACH	FL	33139	USA
CELESTE RENEE VEZOLLES	2642 COLLINS AVE #507	MIAMI BEACH	FL	33140	USA
CHRISTOPHER CARTER BROWDER	110 WASHINGTON #1406	MIAMI BEACH	FL	33139	USA
CIERVO PROPERTIES LLC	234 MOSHER AVE	WOODMERE	NY	11598	USA
CITY OF MIAMI BEACH ATTN: CITY MANAGER	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CLAUDE IMAZ	2442 WEST ST	BERKELEY	CA	94702	USA
CRATERA LLC	5040 NW 7 ST STE 705	MIAMI	FL	33126	USA
EDUARDO HANONO	717 NW 131 AVE	MIAMI	FL	33182	USA
EDW A MCCARTHY-ARCHBISHOP BISHOP OF DIOCESE	9401 BISCAYNE BLVD	MIAMI	FL	33138	USA
EMMA AVGUST	21 TOWER HILL CT	SAINT LOUIS	MO	63132	USA
EP SOBE STORAGE LLC	PO BOX 320099	ALEXANDRIA	VA	22320	USA
ERICA A PORTER	7313 SW 59 CT	MIAMI	FL	33143	USA
EXODUS INVEST LLC	642 MICHIGAN AVE 8	MIAMI BEACH	FL	33139	USA
FERNANDEZ PROPERTIES INC	PO BOX 191511	MIAMI BEACH	FL	33119	USA
FIFTH & ALTON (EDENS) LLC	1221 MAIN ST #1000	COLUMBIA	SC	29201	USA
FIRST RENT LLC	557 MICHIGAN AVE 215	MIAMI BEACH	FL	33139	USA
FLORENCE HUMBERMAN LE REM BRUCE HUBERMAN	625 MICHIGAN AVE APT 6	MIAMI BEACH	FL	33139	USA
FRYD FAMILY ASSOCIATES LTD	523 MICHIGAN AVE	MIAMI BEACH	FL	33139-6317	USA

GEORGE DERMKSAN TRS	350 NE 24 ST 108	MIAMI	FL	33137	USA
GERARDO DE JESUS AGGIO GABRIELA GISELE GARIPPO	5610 DORAL DR	SARASOTA	FL	34243	USA
GILBERTO BROTONS &W VIVIAN	619 MICHIGAN AVE UNIT 3	MIAMI BEACH	FL	33139-6048	USA
GOLYMATY PROPERTIES LLC	3180 S OCEAN DR 919	HALLANDALE BEACH	FL	33009	USA
GREGERS BJARNARSON	642 MICHIGAN AVE 20	MIAMI BEACH	FL	33139	USA
GUY GERBER	15260 VENTURA BLVD STE 2100	SHERMAN OAKS	CA	91403	USA
ILONA LAZANYI	544 MICHIGAN AVE #3	MIAMI BEACH	FL	33139-6330	USA
IRENE MARTINEZ	544 MICHIGAN AVE APT 8	MIAMI BEACH	FL	33139	USA
JACK A TAYLOR	6044 N CHANTICLEER DR	MAUMEE	OH	43537	USA
JACK MELKI	1100 WEST AVE UNIT 1026	MIAMI BEACH	FL	33139	USA
JESUS A FERNANDEZ	642 MICHIGAN AVE #25	MIAMI BEACH	FL	33139-6024	USA
JOSEPH RYAN WILLIAMS	619 MICHIGAN AVE 5	MIAMI BEACH	FL	33139	USA
KAREN D GALLOWAY	16321 PACIFIC COAST HWY UNIT #A	PACIFIC PALISADES	CA	90272	USA
KENT FRANK CELIA FRANK	619 MICHIGAN AVE #1	MIAMI BEACH	FL	33139-6048	USA
KI TO CHEUNG	110 SW 26 RD	MIAMI	FL	33129	USA
LASCAR GROUP LLC	701 BRICKELL KEY BLVD UNIT 911	MIAMI	FL	33131	USA
LEEMAN ACQUISITION COMPANY LLC	711 NW 23 TERR SUITE 100	MIAMI	FL	33137	USA
LEO KINGSTON	2239 NW 39 ST	OKLAHOMA CITY	OK	73112	USA
LEO KINGSTON	PO BOX 12920	OKLAHOMA CITY	OK	73157	USA
LILIA R HERRERA	10351 NW 127 ST	HIALEAH GARDENS	FL	33018-6011	USA
LINNEA JOHNSON	610 MICHIGAN AVE 3	MIAMI BEACH	FL	33139-6064	USA
LORD AND HARTE LLC	830 MANHATTAN AVE APT 2	BROOKLYN	NY	11222	USA
LORE USA LLC	860 COLLINS AVE	MIAMI BEACH	FL	33139	USA
LORY LELE INC	1680 MICHIGAN AVE STE 910	MIAMI BEACH	FL	33139	USA
LULAV SQUARE APARTMENTS LP	2206 JO-AN DR	SARASOTA	FL	34231	USA
LYSA PHAN JTRS THU PHAN JTRS	600 MICHIGAN AVE APT 1	MIAMI BEACH	FL	33139	USA
MAC 1045 5TH ST LLC	1261 20 ST	MIAMI BEACH	FL	33139	USA
MANUEL CAMPOS MERCEDES D L C CAMPOS TRS CAMPOS FAMILY TRUST	16857 NW 91 CT	HIALEAH	FL	33018	USA
MARDELE THOMAS LE REM CHELSIE THOMAS	642 MICHIGAN AVE 16	MIAMI BEACH	FL	33139	USA
MARIA EUGENIA GALLON	642 MICHIGAN AVE #18	MIAMI BEACH	FL	33139-6079	USA
MARIA LUISA LOPEZ	17405 SW 109 CT	MIAMI	FL	33187	USA
MARIUS JOHANNES SLUIJTERS TRS C/O HAMIA LLC BREMER FAMILY 2017 IRREVOCABLE TR	1602 ALTON RD #599	MIAMI BEACH	FL	33139	USA
MARYSTAR INC	5600 COLLINS AVENUE #PH-A	MIAMI BEACH	FL	33140	USA
MATEO A GOUVEIA	3915 N MERIDIAN AVE # 103	MIAMI BEACH	FL	33140-3828	USA
MELI INVESTMENT CORP	6500 SW 67 AVE	MIAMI	FL	33143-3112	USA
MICCOMIAMI INC	1680 MICHIGAN AVE 910	MIAMI BEACH	FL	33139	USA
MICHAEL CORTICCHIA ANNA MARIA CORTICCHIA	33 06 92 ST 1N	JACKSON HEIGHTS	NY	11372	USA
MICHAEL E HUGHES ROGER AVILA LEYVA	9160 BYRON AVE	SURFSIDE	FL	33154	USA
MICHAEL TRAINOR	544 MICHIGAN AVE UNIT 6	MIAMI BEACH	FL	33139	USA
MICHELE CIANI	642 MICHIGAN AVE #29	MIAMI BEACH	FL	33139	USA

MICHIGAN 551 PROPERTY LLC	557 MICHIGAN AVE APT 111	MIAMI BEACH	FL	33139	USA
MICHIGAN 642 PROP LLC	2330 PONCE DE LEON BLVD	CORAL GABLES	FL	33154	USA
MONTIGNY AND PARTNERS LLC	44 W FLAGLER ST 2300	MIAMI	FL	33130	USA
NAXOS INVESTMENTS LLC	642 MICHIGAN AVE UNIT 17	MIAMI BEACH	FL	33139	USA
NELLIE DAHER CHIARA J SOLLOA	619 MICHIGAN AVE #4	MIAMI BEACH	FL	33139-6048	USA
NF FIFTH ST LLC & BK FIFTH ST LLC	1665 WASHINGTON AVE 4TH FL	MIAMI BEACH	FL	33139	USA
NINA BERNSTEIN	415 E 52ND ST APT 1HC	NEW YORK	NY	10022-9005	USA
ORLANDO A GALVEZ	642 MICHIGAN AVE 10	MIAMI BEACH	FL	33139	USA
PADOVA CONSTRUCTION LLC	2601 SOUTH BAYSHORE DR #700	COCONUT GROVE	FL	33133	USA
PADOVA CONSTRUCTION LLC	1007 6 ST APT 5	MIAMI BEACH	FL	33139	USA
PERRY PROPERTIES SEVILLA LLC % KEITH ETALS	7300 N KENDALL DR #519	MIAMI	FL	33156-7840	USA
PHILIPPE COTE COLISSON MAGALI GIRALDI	642 MICHIGAN AVE #6	MIAMI BEACH	FL	33139	USA
PLAYAMAR LLC	325 S BISCAYNE BLVD # 523	MIAMI	FL	33131	USA
PLUS PRODUCTION USA INC	544 MICHIGAN AVE UNIT 7	MIAMI BEACH	FL	33139	USA
PRIMI LLC	340 SEVILLA AVE	CORAL GABLES	FL	33134	USA
RAYLA GUIMARAES JACUNDA	610 MICHIGAN AVE # 2	MIAMI BEACH	FL	33139	USA
ROBERT M YOUNG JR	544 MICHIGAN AVE APT 14	MIAMI BEACH	FL	33139-6350	USA
ROBIN ROSENBAUM	619 MICHIGAN AVE #2	MIAMI BEACH	FL	33139-6048	USA
RUSSELL F EVICK	544 MICHIGAN AVE 2	MIAMI BEACH	FL	33139	USA
SAAD LALMI	PO BOX 422961	SAN FRANCISCO	CA	94142	USA
SANDORNE LLC	5040 NW 7 ST STE 705	MIAMI	FL	33126	USA
SANDRA VARELA	601 MICHIGAN AVE #3	MIAMI BEACH	FL	33139-6089	USA
SANZ MANAGEMENT INC	762 SW 18 AVE	MIAMI	FL	33135	USA
SARA E HERNANDEZ	619 MICHIGAN AVE 6	MIAMI BEACH	FL	33139	USA
SCULL INVESTMENT LLC	848 BRICKELL AVE #PH1	MIAMI	FL	33131	USA
SHADOW ME LLC	557 MICHIGAN AVE APT 115	MIAMI BEACH	FL	33139	USA
STANGALI LLC	777 ARTHUR GODFREY RD 404	MIAMI BEACH	FL	33140	USA
STEPHANIA LIVCHAK	39 BENJAMIN RD	BELMONT	MA	02478	USA
SULTANA THE KING LLC C/O SATOR MANAGEMENT	1000 5TH STREET STE 230	MIAMI BEACH	FL	33139	USA
SUNSHINE GASOLINE DISTRIBUTORS INC	1650 NW 87 AVE	MIAMI	FL	33172	USA
SUZANNE CAMILLE JOLY FABRICE JOLY	551 MICHIGAN AVE 122	MIAMI BEACH	FL	33139	USA
TATIANA NIKOLAEVA	544 MICHIGAN AVE 1	MIAMI BEACH	FL	33139	USA
THEOREM ONE INC	3501 NW 60 ST	MIAMI	FL	33142	USA
THOMAS R GRANT	176 COSEY BEACH	E HAVEN	CT	06512	USA
THU PHAN LYSA PHAN	1001 6 ST 2	MIAMI BEACH	FL	33139	USA
TOPLOCATION INC	150 SE 2 AVE #1010	MIAMI	FL	33131	USA
TOWER TRADING SAGL	557 MICHIGAN AVE APT 114	MIAMI BEACH	FL	33139	USA
VF MIAMI INVESTMENT INC	1680 MICHIGAN AVE 910	MIAMI BEACH	FL	33139	USA
VIENNA HOLDINGS LLC	420 LINCOLN RD 357	MIAMI BEACH	FL	33139	USA
VINCENZO AMADDEO TR	524 WASHINGTON AVE #311	MIAMI BEACH	FL	33139-6666	USA

VINICIUS LLC	551 MICHIGAN AVE 124	MIAMI BEACH	FL	33139	USA
VIPEPE INTERNATIONAL LLC	544 MICHIGAN AVE #5	MIAMI BEACH	FL	33139	USA
WALL WAY CORP	9001 NW 97 TERR UNIT F	MEDLEY	FL	33178-1460	USA
WILLIAM ENROQUE ARTEAGA TRS C/O HAMIA LLC BREMER FAM IRREV TR	1602 ALTON RD 599	MIAMI BEACH	FL	33139	USA
WILLIAM P VALLEJOS LEYLA VALLEJOS NAOMI I VALLEJOS	90 ALTON RD TH2	MIAMI BEACH	FL	33139	USA

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

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

532 MICHIGAN AVE LLC
1688 MERIDIAN AVE SUITE 600 & 700
MIAMI BEACH, FL 33139

550 MICHIGAN AVENUE CORP
150 SE 2 AVE 1010
MIAMI, FL 33131

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

610 MICHIGAN AVE LLC
1602 ALTON RD # 599
MIAMI BEACH, FL 33139

624 MICHIGAN LLC
212 NE 24 ST 3
MIAMI, FL 33137-4508

629 LENOX HOLDINGS LLC
3050 BISCAYNE BLVD STE 801
MIAMI, FL 33137

650 MICHIGAN AVE LLC
7529 BOUNTY AVE
NORTH BAY VILLAGE, FL 33141

ACE ON SOBE LLC
3020 SW 28 ST
MIAMI, FL 33133

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

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

ALBERT STRIGNANO
1003 6 ST 3
MIAMI BEACH, FL 33139

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

ANITA BOSHIER
642 MICHIGAN AVE #3
MIAMI BEACH, FL 33139-6039

AQUARIUS 2009A LLC
666 71 ST
MIAMI BEACH, FL 33141

ARIEL MANAGEMENT LLC
750 OCEAN DR #105
MIAMI BEACH, FL 33139-6220

ARNAUD KOSZOWSKI
544 MICHIGAN AVE 10
MIAMI BEACH, FL 33139

BERTHA GANELLONI DE GIESE LE
REM STEFANIE C GIESE
642 MICHIGAN AVE 26
MIAMI BEACH, FL 33139

BIRI US LLC
3901 NW 79 AVE STE 104
MIAMI, FL 33166

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

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

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

CHRISTOPHER CARTER BROWDER
110 WASHINGTON #1406
MIAMI BEACH, FL 33139

CIERVO PROPERTIES LLC
234 MOSHER AVE
WOODMERE, NY 11598

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

CLAUDE IMAZ
2442 WEST ST
BERKELEY, CA 94702

CRATERA LLC
5040 NW 7 ST STE 705
MIAMI, FL 33126

EDUARDO HANONO
717 NW 131 AVE
MIAMI, FL 33182

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

EMMA AVGUST
21 TOWER HILL CT
SAINT LOUIS, MO 63132

EP SOBE STORAGE LLC
PO BOX 320099
ALEXANDRIA, VA 22320

ERICA A PORTER
7313 SW 59 CT
MIAMI, FL 33143

EXODUS INVEST LLC
642 MICHIGAN AVE 8
MIAMI BEACH, FL 33139

FERNANDEZ PROPERTIES INC
PO BOX 191511
MIAMI BEACH, FL 33119

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

FIRST RENT LLC
557 MICHIGAN AVE 215
MIAMI BEACH, FL 33139

FLORENCE HUMBERMAN LE
REM BRUCE HUBERMAN
625 MICHIGAN AVE APT 6
MIAMI BEACH, FL 33139

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

GEORGE DERMKSIAN TRS
350 NE 24 ST 108
MIAMI, FL 33137

GERARDO DE JESUS AGGIO
GABRIELA GISELE GARIPPO
5610 DORAL DR
SARASOTA, FL 34243

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

GOLYMATY PROPERTIES LLC
3180 S OCEAN DR 919
HALLANDALE BEACH, FL 33009

GREGERS BJARNARSON
642 MICHIGAN AVE 20
MIAMI BEACH, FL 33139

GUY GERBER
15260 VENTURA BLVD STE 2100
SHERMAN OAKS, CA 91403

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

IRENE MARTINEZ
544 MICHIGAN AVE APT 8
MIAMI BEACH, FL 33139

JACK A TAYLOR
6044 N CHANTICLEER DR
MAUMEE, OH 43537

JACK MELKI
1100 WEST AVE UNIT 1026
MIAMI BEACH, FL 33139

JESUS A FERNANDEZ
642 MICHIGAN AVE #25
MIAMI BEACH, FL 33139-6024

JOSEPH RYAN WILLIAMS
619 MICHIGAN AVE 5
MIAMI BEACH, FL 33139

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

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

KI TO CHEUNG
110 SW 26 RD
MIAMI, FL 33129

LASCAR GROUP LLC
701 BRICKELL KEY BLVD UNIT 911
MIAMI, FL 33131

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

LEO KINGSTON
2239 NW 39 ST
OKLAHOMA CITY, OK 73112

LEO KINGSTON
PO BOX 12920
OKLAHOMA CITY, OK 73157

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

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

LORD AND HARTE LLC
830 MANHATTAN AVE APT 2
BROOKLYN, NY 11222

LORE USA LLC
860 COLLINS AVE
MIAMI BEACH, FL 33139

LORY LELE INC
1680 MICHIGAN AVE STE 910
MIAMI BEACH, FL 33139

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

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

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

MANUEL CAMPOS
MERCEDES D L C CAMPOS TRS
CAMPOS FAMILY TRUST
16857 NW 91 CT
HIALEAH, FL 33018

MARDELE THOMAS LE
REM CHELSIE THOMAS
642 MICHIGAN AVE 16
MIAMI BEACH, FL 33139

MARIA EUGENIA GALLON
642 MICHIGAN AVE #18
MIAMI BEACH, FL 33139-6079

MARIA LUISA LOPEZ
17405 SW 109 CT
MIAMI, FL 33187

MARIUS JOHANNES SLUIJTERS TRS
C/O HAMIA LLC
BREMER FAMILY 2017 IRREVOCABLE TR
1602 ALTON RD #599
MIAMI BEACH, FL 33139

MARYSTAR INC
5600 COLLINS AVENUE #PH-A
MIAMI BEACH, FL 33140

MATEO A GOUVEIA
3915 N MERIDIAN AVE # 103
MIAMI BEACH, FL 33140-3828

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

MICCOMIAMI INC
1680 MICHIGAN AVE 910
MIAMI BEACH, FL 33139

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

MICHAEL E HUGHES
ROGER AVILA LEYVA
9160 BYRON AVE
SURFSIDE, FL 33154

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

MICHELE CIANI
642 MICHIGAN AVE #29
MIAMI BEACH, FL 33139

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

MICHIGAN 642 PROP LLC
2330 PONCE DE LEON BLVD
CORAL GABLES, FL 33154

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

NAXOS INVESTMENTS LLC
642 MICHIGAN AVE UNIT 17
MIAMI BEACH, FL 33139

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

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

NINA BERNSTEIN
415 E 52ND ST APT 1HC
NEW YORK, NY 10022-9005

ORLANDO A GALVEZ
642 MICHIGAN AVE 10
MIAMI BEACH, FL 33139

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

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

PERRY PROPERTIES SEVILLA LLC
% KEITH ETALS
7300 N KENDALL DR #519
MIAMI, FL 33156-7840

PHILIPPE COTE COLISSON
MAGALI GIRALDI
642 MICHIGAN AVE #6
MIAMI BEACH, FL 33139

PLAYAMAR LLC
325 S BISCAYNE BLVD # 523
MIAMI, FL 33131

PLUS PRODUCTION USA INC
544 MICHIGAN AVE UNIT 7
MIAMI BEACH, FL 33139

PRIMI LLC
340 SEVILLA AVE
CORAL GABLES, FL 33134

RAYLA GUIMARAES JACUNDA
610 MICHIGAN AVE # 2
MIAMI BEACH, FL 33139

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

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

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

SAAD LALMI
PO BOX 422961
SAN FRANCISCO, CA 94142

SANDORNE LLC
5040 NW 7 ST STE 705
MIAMI, FL 33126

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

SANZ MANAGEMENT INC
762 SW 18 AVE
MIAMI, FL 33135

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

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

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

STANGALI LLC
777 ARTHUR GODFREY RD 404
MIAMI BEACH, FL 33140

STEPHANIA LIVCHAK
39 BENJAMIN RD
BELMONT, MA 02478

SULTANA THE KING LLC
C/O SATOR MANAGEMENT
1000 5TH STREET STE 230
MIAMI BEACH, FL 33139

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

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

TATIANA NIKOLAEVA
544 MICHIGAN AVE 1
MIAMI BEACH, FL 33139

THEOREM ONE INC
3501 NW 60 ST
MIAMI, FL 33142

THOMAS R GRANT
176 COSEY BEACH
E HAVEN, CT 06512

THU PHAN
LYSA PHAN
1001 6 ST 2
MIAMI BEACH, FL 33139

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

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

VF MIAMI INVESTMENT INC
1680 MICHIGAN AVE 910
MIAMI BEACH, FL 33139

VIENNA HOLDINGS LLC
420 LINCOLN RD 357
MIAMI BEACH, FL 33139

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

VINICIUS LLC
551 MICHIGAN AVE 124
MIAMI BEACH, FL 33139

VIPEPE INTERNATIONAL LLC
544 MICHIGAN AVE #5
MIAMI BEACH, FL 33139

WALL WAY CORP
9001 NW 97 TERR UNIT F
MEDLEY, FL 33178-1460

WILLIAM ENROQUE ARTEAGA TRS
C/O HAMIA LLC
BREMER FAM IRREV TR
1602 ALTON RD 599
MIAMI BEACH, FL 33139

WILLIAM P VALLEJOS
LEYLA VALLEJOS
NAOMI I VALLEJOS
90 ALTON RD TH2
MIAMI BEACH, FL 33139