

MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2ND FLOOR
MIAMI BEACH, FLORIDA 33139, WWW.MIAMI BEACHFL.GOV
305-673-7550

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.

- ☐ BOARD OF ADJUSTMENT
 - ☐ VARIANCE FROM A PROVISION OF THE LAND DEVELOPMENT REGULATIONS
 - ☐ APPEAL OF AN ADMINISTRATIVE DECISION
- ☐ DESIGN REVIEW BOARD
 - ☐ DESIGN REVIEW APPROVAL
 - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY DRB.
- ☐ HISTORIC PRESERVATION BOARD
 - ☐ CERTIFICATE OF APPROPRIATENESS FOR DESIGN
 - ☐ CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
 - ☐ HISTORIC DISTRICT / SITE DESIGNATION
 - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY HPB.
- ☒ PLANNING BOARD
 - ☒ CONDITIONAL USE PERMIT (Modification) Planning Board File No. 2287
 - ☐ LOT SPLIT APPROVAL
 - ☐ AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
 - ☐ AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP
- ☐ FLOOD PLAIN MANAGEMENT BOARD
 - ☐ FLOOD PLAIN WAIVER
- ☐ OTHER _____

SUBJECT PROPERTY ADDRESS: 1787 Purdy Avenue, Miami Beach, Florida 33139

LEGAL DESCRIPTION: PLEASE ATTACH LEGAL DESCRIPTION AS "EXHIBIT A"

FOLIO NUMBER (S) 02-3233-012-0590

1. APPLICANT: ☐ OWNER OF THE SUBJECT PROPERTY ☒ TENANT ☐ ARCHITECT ☐ LANDSCAPE ARCHITECT
☐ ENGINEER ☐ CONTRACTOR ☐ OTHER _____

NAME TB Purdy Restaurant LLC

ADDRESS 2640 South Bayshore Drive, #302, Miami, Florida 33133

BUSINESS PHONE 786-866-9854

CELL PHONE N/A

E-MAIL ADDRESS francesco@grovebaygroup.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME Purdy Partners 1787, LLC

ADDRESS 230 Fifth Street, Miami Beach, Florida 33139

BUSINESS PHONE N/A

CELL PHONE N/A

E-MAIL ADDRESS N/A

2. AUTHORIZED REPRESENTATIVE(S):

☒ ATTORNEY:

NAME James E. Rauh, Esq., Greenspoon Marder, P.A.

ADDRESS 1601 Washington Avenue, Suite 300, Miami Beach, Florida 33139

BUSINESS PHONE 305-789-2732

CELL PHONE 305-510-4077

E-MAIL ADDRESS james.rauh@gmlaw.com

☐ AGENT:

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

☒ CONTACT:

NAME Adrienne R. Grandolfo, Esq., Greenspoon Marder, P.A.

ADDRESS 1601 Washington Avenue, Suite 300, Miami Beach, Florida 33139

BUSINESS PHONE 305-789-2733

CELL PHONE N/A

E-MAIL ADDRESS adrienne.grandolfo@gmlaw.com

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

☐ ARCHITECT ☐ LANDSCAPE ARCHITECT ☐ ENGINEER ☐ CONTRACTOR ☐ OTHER: _____

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

FILE NO. _____

4. SUMMARY OF APPLICATION – PROVIDE BRIEF SCOPE OF PROJECT:

Modification of the previously issued Modified Conditional Use Permit to update applicant ownership disclosure under Condition No. 2 with no change to the applicant entity or operating conditions.

- 4A. IS THERE AN EXISTING BUILDING(S) ON THE SITE ☒ YES ☐ NO
- 4B. DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION ☒ YES ☐ NO
- 4C. PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICABLE) _____ SQ. FT.
- 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE). _____ SQ. FT.

5. APPLICATION FEE (TO BE COMPLETED BY PLANNING STAFF) \$ _____

- 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 FEE. ALL CHECKS ARE TO BE MADE PAYABLE TO THE "CITY OF MIAMI BEACH".
- 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 A PROJECT 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, LANDSCAPE ARCHITECTS, ENGINEERS, 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.

FILE NO. _____

- IN ACCORDANCE WITH SEC.118-31. - DISCLOSURE REQUIREMENT. EACH PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION FROM THE PLANNING BOARD, DESIGN REVIEW BOARD, HISTORIC PRESERVATION BOARD (INCLUDING THE JOINT 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 SERVICES 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 FROM 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: _____

PRINT NAME: Francesco Balli, Manager of TB Purdy Restaurant LLC

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNERSTATE OF
COUNTY OF

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

Not Applicable

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.

Not Applicable

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

**ALTERNATE OWNER AFFIDAVIT FOR
CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY**
(Circle one)

STATE OF
COUNTY OF

I, Francesco Balli, being duly sworn, depose and certify as follows: (1) I am the Manager (print title) of TB Purdy Restaurant 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 or tenant of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (7) I am responsible for removing this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this 23rd day of March, 2017. The foregoing instrument was acknowledged before me by Francesco Balli, Manager of TB Purdy Restaurant LLC, on behalf of such entity, 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

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____
 COUNTY OF _____

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

Not Applicable

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.

Not Applicable

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

**ALTERNATE OWNER AFFIDAVIT FOR
 CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY**
 (Circle one)

STATE OF _____
 COUNTY OF _____

I, Scott Robins, being duly sworn, depose and certify as follows: (1) I am the Managing Member (print title) of Purdy Partners 1787 SRC, 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 or tenant of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (7) I am responsible for removing this notice after the date of the hearing.

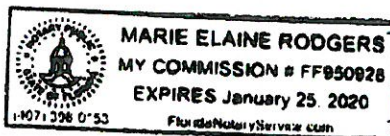
*Manager of Purdy Partners 1787, LLC

SIGNATURE

Sworn to and subscribed before me this 5 day of April, 2017. The foregoing instrument was acknowledged before me by Scott Robins, Managing Member of Purdy Partners 1787 SRC, LLC, on behalf of such entity, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

*Manager of Purdy Partners 1787, LLC

NOTARY SEAL OR STAMP:



NOTARY PUBLIC

My Commission Expires:

PRINT NAME

FILE NO. _____

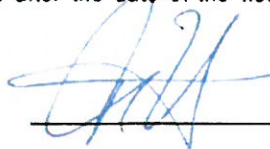
STATE OF
COUNTY OF

POWER OF ATTORNEY AFFIDAVIT

I, Francesco Balli, being duly sworn and deposed, certify as follows: (1) I am the tenant or representative of the tenant of the real property that is the subject of this application. (2) I hereby authorize James E. Rauh, Esq. & Greenspoon Marder, P.A. to be my representative before the Planning Board. (3) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (4) I am responsible for removing this notice after the date of the hearing.

Francesco Balli, Manager

PRINT NAME (and Title, if applicable)



SIGNATURE

Sworn to and subscribed before me this 23rd day of March, 2017. The foregoing instrument was acknowledged before me by Francesco Balli, Manager of TB Purdy Restaurant LLC who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires



NOTARY PUBLIC



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 contract purchasers are corporations, partnerships, limited liability companies, trusts, 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. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities. *

Not Applicable

NAME

Not Applicable

DATE OF CONTRACT

NAME, ADDRESS, AND OFFICE

Not Applicable

% OF STOCK

Not Applicable

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

FILE NO. _____

27628592v1

POWER OF ATTORNEY AFFIDAVITSTATE OF
COUNTY OF

I, Scott Robins, being duly sworn and deposed, 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 TB Purdy Restaurant LLC to be my representative before the Planning Board. (3) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (4) I am responsible for removing this notice after the date of the hearing.

Scott Robins, Managing Member of Purdy Partners 1787 SRC, LLC.
Manager of Purdy Partners 1787, LLC

PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 5 day of April, 20 . The foregoing instrument was acknowledged before me by Scott Robins, Managing Member of Purdy Partners 1787 SRC, LLC who has produced as identification and/or is personally known to me and who did/did not take an oath.
*Manager of Purdy Partners 1787, LLC

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires



MARIE ELAINE RODGERS
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 contract purchasers are corporations, partnerships, limited liability companies, trusts, 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. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities. *

Not Applicable

Not Applicable

NAME

DATE OF CONTRACT

NAME, ADDRESS, AND OFFICE

% OF STOCK

Not Applicable

Not Applicable

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

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. 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. *

TB Purdy Restaurant LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

See Exhibit "B"

Purdy Partners 1787, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

See Exhibit "C"

IF THERE ARE ADDITIONAL CORPORATE OWNERS, LIST ALL SUCH OWNERS, INCLUDING CORPORATE NAMES AND THE NAME, ADDRESS, AND PERCENTAGE OF OWNERSHIP OF EACH ADDITIONAL OWNER, ON A SEPARATE PAGE.

NOTE: Notarized signature required on page 9

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION
DISCLOSURE OF INTEREST

2. TRUSTEE

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

Not Applicable

TRUST NAME

NAME AND ADDRESS	% INTEREST
Not Applicable	Not Applicable
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

NOTE: Notarized signature required on page 9

FILE NO. _____

3. 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 #
a.	James E. Rauh, Esq.	1601 Washington Avenue, Suite 300	305-789-2732
b.		Miami Beach, Florida 33139	
c.			

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

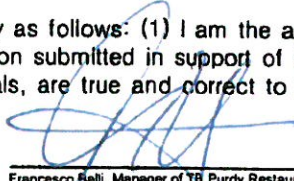
*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership or other entity, consisting of more than 5,000 separate interests, where no one person or entity holds more than a total of 5% of the ownership interests in the entity.

APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) ANY 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
COUNTY OF

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


Francesco Balli, Manager of TB Purdy Restaurant LLC
SIGNATURE

Sworn to and subscribed before me this 22nd day of March, 2017. 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

FILE NO. _____

EXHIBIT "A"
LEGAL DESCRIPTION

WESTERN ½ OF LOT 9 OF BLOCK 16, OF "ISLAND VIEW SUBDIVISION,"
ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE
115, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY.

EXHIBIT "B"

DISCLOSURE OF INTEREST

1. CORPORATION

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

TB PURDY RESTAURANT LLC

CORPORATION NAME	
<u>NAME AND ADDRESS</u>	<u>% OF STOCK</u>
TB PURDY RESTAURANT LLC	
TB Purdy Culinary Management, LLC 160 Greentree Drive, Suite 101 Dover, Delaware 19904	50%
Grove Bay Operating, LLC 8950 Southwest 74 th Court, Suite 1704 Miami, Florida 33156	50%
TB PURDY CULINARY MANAGEMENT, LLC	
Janine Booth 160 Greentree Drive, Suite 101 Dover, Delaware 19904	50%
Jeffrey McInnis 160 Greentree Drive, Suite 101 Dover, Delaware 19904	50%
GROVE BAY OPERATING, LLC	
Consul Tecnica Inc. 2640 South Bayshore Drive, Suite 302 Miami, Florida 33133	33 1/3%
GM Restaurant Group, LLC 7231 Southwest 110 th Street Pinecrest, Florida 33156	33 1/3%

Garcia FB LLC
2950 Southwest 27th Avenue, Suite 100
Miami, Florida 33133

33 1/3%

CONSULTECNICA INC.

Francesco Balli
2640 South Bayshore Drive, Suite 302
Miami, Florida 33133

100%

GM RESTAURANT GROUP, LLC

Igancio Garcia-Menocal
7231 Southwest 110th Street
Pinecrest, Florida 33156

100%

GARCIA FB LLC

Eduardo Garcia
2950 Southwest 27th Avenue, Suite 100
Miami, Florida 33133

100%

EXHIBIT "C"

DISCLOSURE OF INTEREST

1. CORPORATION

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

PURDY PARTNERS 1787, LLC

CORPORATION NAME

Name and Address	% of Ownership
Purdy Partners 1787, LLC	
Purdy Partners 1787 SRC, LLC 230 Fifth Street Miami Beach, Florida 33139	50%
Purdy Partners 1787 PL, LLC 1425 North View Drive Miami Beach, Florida 33139	50%
Purdy Partners 1787 SRC, LLC	
Scott Robins 230 Fifth Street Miami Beach, Florida 33139	100%
Purdy Partners 1787 PL, LLC	
Philip Levine 1425 North View Drive Miami Beach, Florida 33139	100%

May 04, 2017

Honorable Chair and Board Members
Planning Board, City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

**Re: Letter of Intent for Ownership Disclosure Update under Existing CUP
Planning Board File No. PB17-0112 (f/k/a Planning Board File No. 2287)**

Dear Chair and Board Members,

Our Law Firm represents TB Purdy Restaurant LLC (the "Applicant"), the tenant of the property located at 1787 Purdy Avenue (the "Property"). The City of Miami Beach Planning Board ("Board") previously approved a Conditional Use Permit ("CUP") for this restaurant project under Planning Board File No. 2287 on December 15, 2015, which was modified by the Board on June 28, 2016. The modified CUP is attached hereto for reference.

The purpose of this application is to update the ownership disclosure under the CUP to reflect Grove Bay Hospitality Group's ("Grove Bay") fifty-percent (50%) membership interest in the Applicant entity. Jeffrey McInnis and Janine Booth still maintain a fifty-percent (50%) membership interest in the Applicant entity. Enclosed please find Grove Bay's portfolio, which includes biographies of the owners as well as previews of other restaurant projects. The Applicant entity will remain the same and this application is not seeking *any* changes to the operational conditions previously approved by the Board.

The Applicant has obtained a building permit for the work on the first floor of the site. This work includes interior renovations, including the installation of a new kitchen and an overhaul of all existing mechanical and plumbing. The Applicant anticipates that first floor work will be completed by June 30, 2017, and will open the first floor of the restaurant to the community on or about July 15, 2017.

The Applicant anticipates a building permit application and plans for the second floor rooftop deck portion will be submitted to the City for review by the end of May 2017, and a full

Boca Raton | Denver | Ft. Lauderdale | Las Vegas | Miami | Miami Beach | Naples | Nashville
New York | Orlando | Port St. Lucie | Portland | San Diego | Tallahassee | Tampa | West Palm Beach

In New York, Greenspoon Marder, P.A. practices under the name Greenspoon Marder, P.A. P.C.

In California, Greenspoon Marder LLP practices using the fictitious name and trademark Greenspoon Marder under license from Greenspoon Marder, P.A.

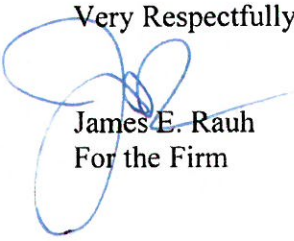
30431737v1

building permit should be issued by November/December 2017. The related construction for the second floor is anticipated to begin during the summer months of 2018 with an expected completion and opening date in or around October of 2018.¹

The Applicant is respectfully requesting the Planning Board's favorable review and approval of this modification to update the ownership disclosure under the CUP.

Should you have any questions, please do not hesitate to contact the undersigned.

Very Respectfully Submitted,



James E. Rauh
For the Firm

Enclosures

¹ The CUP was originally set to expire on June 15, 2017; provided, however, under Florida Statute 252.363, pursuant to the State of Emergency declared by Governor Scott in response to the Zika Virus, the Applicant has exercised the tolling and extension under the most recent extension of the declared State of Emergency, and therefore the extended expiration date of the CUP is now October 3, 2018.



public notification packages | lists of property owners within a specific radius + radius maps + mailing labels
www.rdrmiami.com | diana@rdrmiami.com | 305.498.1614

April 5, 2017

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

Re: Property Owners List within 375 feet of:

SUBJECT: 1787 Purdy Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-012-0590

LEGAL DESCRIPTION: ISLAND VIEW SUB PB 6-115 W1/2 LOT 9 BLK 16

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 the file in Miami-Dade County Property Appraisers' Office.

Sincerely,

Rio Development Resources, LLC

Diana B. Rio

Total number of property owners without repetition: 357, including 1 international

Rio Development Resources, LLC ("RDR") has used its best efforts in collecting the information published in this report and the findings contained in the report are based solely and exclusively on information provided by you and information gathered from public records and that local government. By acceptance of this report, you agree to hold RDR harmless and indemnify RDR from any and all losses, damages, liabilities and expenses which can be claimed against RDR caused by or related to this report.

Name	Address	City	State	Zip	Country
P4DCORP INC	300 BLOOR ST EAST #2301	TORONTO ONTARIO M4W 3V2			CANADA
1229 PARTNERS LLC % JONATHAN D BELOFF	1691 MICHIGAN AVE STE 320	MIAMI BEACH	FL	33139-2439	USA
1747 BAY RD PROP LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
1800 BAY ROAD INVESTORS LLC C/O GREENSTREET PARTNERS LP	2601 S BAYSHORE DR #800 % SATCHIK	MIAMI	FL	33133	USA
1800 MB LLC	1978 N LOCKWOOD	CHICAGO	IL	60639	USA
1800 PURDY AVE UNIT 2105 LLC C/O JULIO C MARRERO & ASSOC P A	3850 BIRD RD PENTHOUSE ONE	CORAL GABLES	FL	33146	USA
1800 SSH 1005 LLC	2515 FLAMINGO DR	MIAMI BEACH	FL	33140	USA
1800 SUNSET HARBOUR DR LLC	1800 SUNSET HARBOUR DR #A	MIAMI BEACH	FL	33139	USA
1800 SUNSET HARBOUR DR LLC	1800 SUNSET HARBOUR DR #B	MIAMI BEACH	FL	33139	USA
1827 PURDY AVE INVESTORS LLC	2601 S BAYSHORE DR SUITE 800	MIAMI	FL	33133	USA
ADAM C SMITH	1701 SUNSET HARBOUR DR #F307	MIAMI BEACH	FL	33139-1472	USA
ADELA VILLA DEL REY	1800 SUNSET HARBOUR DR #1507	MIAMI BEACH	FL	33139	USA
ADOLFO MALDONADO TRS MARIAELENA MALDONADO TRS	1800 SUNSET HARBOUR DR UNIT 1602	MIAMI BEACH	FL	33139	USA
ADOLFO MALDONADO TRS MARIAELENA MALDONADO TRS ADOLFO MALDONADO	1800 SUNSET HARBOUR DR UNIT 1602	MIAMI BEACH	FL	33139	USA
AKSHAY SHAPIT JEHANARA NERENBERG	1800 PURDY AVE DR	MIAMI BEACH	FL	33634	USA
ALLAN I YUDACUFSKI	1800 SUNSET HARBOUR DR #2107	MIAMI BEACH	FL	33139-1459	USA
ANA CRISTINA SANTINI DE TORO	1800 PURDY AVENUE #1607	MIAMI BEACH	FL	33139	USA
ANDREAS SCHREINER	1800 SUNSET HARBOUR DR #1615	MIAMI BEACH	FL	33139	USA
ANTHONY M FABRIZIO JR	915 KING ST	ALEXANDRIA	VA	22314	USA
ANUP K SABHARWAL	1800 SUNSET HARBOUR DR #1807	MIAMI BEACH	FL	33139	USA
APACHE MARQUIS INC	1800 SUNSET HARBOUR DR #1702	MIAMI BEACH	FL	33134	USA
AQUA VISTA HOLDING INC	1800 SUNSET HARBOUR DR #1	MIAMI BEACH	FL	33139-1465	USA
ARIE MARTEL (JTRS) NICOLA HUDSON (JTRS)	780 S SHORE DR	MIAMI BEACH	FL	33141-2408	USA
ARTHUR E GOWRAN JTRS STEVEN J KING JTRS	1800 SUNSET HARBOUR DR #1803	MIAMI BEACH	FL	33139	USA
ARTHUR MILLS	1800 SUNSET HARBOUR DR APT 1507	MIAMI BEACH	FL	33139	USA
ARTHUR MILLS	1800 SUNSET HARBOUR DR #2109	MIAMI BEACH	FL	33139-1459	USA
ASTRID COMTE DE SEDA TRS	1900 PURDY AVE #2108	MIAMI BEACH	FL	33139-1458	USA
AUDRY BENNATI	1800 SUNSET HARBOUR DRIVE #2212	MIAMI BEACH	FL	33139	USA
AUGUSTO L VIDAURRETA & W MARY JEAN CANNAN	2817 LAKE AVE	MIAMI BEACH	FL	33140-4230	USA
AUGUSTO L VIDAURRETA MARIE JEAN CANNAN	744 LAKEVIEW DR	MIAMI BEACH	FL	33140	USA
AUSTIN HOLLO	100 SOUTH BISCAYNE BLVD S-900	MIAMI	FL	33131	USA
BARBARA FLORMAN	3217 HARRINGTON DR	BOCA RATON	FL	33496	USA
BARBARA FLORMAN	1800 SUNSET HARBOUR DR #1207	MIAMI BEACH	FL	33139-1454	USA
BARBARA FLORMAN & H RICHARD LOVELACE	1800 SUNSET HARBOUR DR #P322	MIAMI BEACH	FL	33139-1465	USA
BART SIEDLER TRS	1940 FILMORE ST	SAN FRANCISCO	CA	94115	USA
BAY ROAD PARTNERS LLC C/O SCOTT ROBINS COMPANIES	230 5TH STREET	MIAMI BEACH	FL	33139	USA
BEN H CHEN & W YI NING H	1800 SUNSET HARBOUR DR #2010	MIAMI BEACH	FL	33139-1459	USA
BEN H CHEN & W YI-NING CHEN LAWRENCE K CHEN JTRS	1800 SUNSET HARBOUR DR #2010	MIAMI BEACH	FL	33139-1459	USA
BHARAT KISHU CHATANI NEELAM B CHANTANI	2185 MERIDIAN AVE	MIAMI BEACH	FL	33139	USA
BIRGIT AUGE	1800 SUNSET HARGOUR DR # 2112	MIAMI BEACH	FL	33139	USA
BLUMAX INVESTMENTS INC	3370 MARY STREET	MIAMI	FL	33133	USA
BONNIE A ENGELSTEIN	1800 SUNSET HARBOUR DR #1411	MIAMI BEACH	FL	33139-1455	USA
BORIS GLASSER & W MARIANNA	1701 SUNSET HARBOUR DR #C102	MIAMI BEACH	FL	33139-1472	USA
BRADLEY K BLANK	1800 SUNSET HARBOUR DR UNIT 2402/2404	MIAMI BEACH	FL	33139	USA
BRIAN KEINATH & W MARY	1800 SUNSET HARBOUR DR UNIT 707	MIAMI BEACH	FL	33180-1429	USA
BRICE DUPOYET MIHAELA PINTEA	1800 SUNSET HARBOUR DR #1208	MIAMI BEACH	FL	33139-1454	USA
BRUCE BACKMAN & EDWARD T SULLIVAN	1800 SUNSET HARBOUR DR #2301	MIAMI BEACH	FL	33139-1460	USA
BRUCE BACKMAN & EDWARD T SULLIVAN JR	1800 SUNSET HARBOUR DR #2301	MIAMI BEACH	FL	33139-1460	USA
CAREN J BENNETT	1800 SUNSET HARBOUR DR #1211	MIAMI BEACH	FL	33139-1454	USA

CARLOS EDUARDO ARMAS	1800 SUNSET HARBOUR DR #1709	MIAMI BEACH	FL	33139-1457	USA
CARLOS ROGERIO OUTOR TEIXEIRA BARTIRA CAMPOS MAGALHAES TEIXEIRA	1800 SUNSET HARBOUR DR #2006	MIAMI BEACH	FL	33139	USA
CARLY BROOKE EINHORN	1800 SUNSET HARBOUR DR #1905	MIAMI BEACH	FL	33139	USA
CAROL A GESSNER	1800 SUNSET HARBOUR DR UNIT 1105	MIAMI BEACH	FL	33139	USA
CATHY STEINBERG	1800 PURDY AVE APT 1610	MIAMI BEACH	FL	33139	USA
CATHY STEINBERG	1800 SUNSET HARBOUR DR #1610	MIAMI BEACH	FL	33139-1456	USA
CERYL DOWD	1800 SUNSET HARBOUR DR #2410	MIAMI BEACH	FL	33139-1461	USA
CHRISTIAN S BRUNO P A GVI LAND TRUST	219 LEWIS WHARF	BOSTON	MA	02110	USA
CHRISTIAN TOMIC	1701 SUNSET HARBOUR DR #L 507	MIAMI BEACH	FL	33139	USA
CHRISTINA L MERENDI	1800 SUNSET HARBOUR DR #1103	MIAMI BEACH	FL	33139	USA
CHRISTOPHER J JESSEN LAURA GOLDBLATT	1208 NORTHPORT DR	SARASOTA	FL	34242	USA
CITY OF MIAMI BEACH	1130 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CORFVA USA CORP	2 S BISCAYNE BLVD STE 2490	MIAMI	FL	33131	USA
COLIN ANTHONY OERTON ELIZABETH CHAMLEY OERTON	315 SOUTH 16 ST	PHILADELPHIA	PA	19102	USA
CONSTANCE H ZECKENDORF TRS CONSTANCE H ZECKENDORF REV TR	1433 REYNOLDS ST	KEY WEST	FL	33040	USA
CRAIG F AMBURGEY	1800 SUNSET HARBOUR DR #1501	MIAMI BEACH	FL	33139-1455	USA
CUETO MIAMI LLC	15901 COLLINS AVE #3706	SUNNY ISLES BEACH	FL	33160	USA
CYNTHIA LATHAM	1800 SUNSET HARBOUR DR #1210	MIAMI BEACH	FL	33139-1454	USA
CYRIL J SILBERMAN	1800 SUNSET HARBOUR SOUTH DR PH#6	MIAMI BEACH	FL	33139	USA
D K INTERNATIONAL REALTY INC	1800 SUNSET HARBOUR DR #A & B	MIAMI BEACH	FL	33139-1465	USA
DALE A WILLIAMS	1133 EAST 33 PL	TULSA	OK	74105	USA
DALE GORDON JEFFRIES	2155 WASHINGTON CT #N106	MIAMI BEACH	FL	33139	USA
DAMATCO LLC	3880 HARDIE AVE	MIAMI	FL	33131	USA
DANIEL A BAJAROFF & W/ KEREN	1800 SUNSET HARBOUR DR UNIT A & B	MIAMI BEACH	FL	33139-1465	USA
DANIEL KINBURN & W/ SUSAN HALL	1800 SUNSET HARBOUR DR #2211	MIAMI BEACH	FL	33139	USA
DANIEL SINGH	1800 SUNSET HARBOUR DRIVE 2311	MIAMI BEACH	FL	33139	USA
DANIELLE RUTH GAHN HELEN RUTH LABADIE	1800 SUNSET HARBOUR DR #2201	MIAMI BEACH	FL	33139	USA
DARIO SCOLARI	1800 SUNSET HARBOUR DR #1910	MIAMI BEACH	FL	33139	USA
DAVID BOLGER	1800 SUNSET HARBOUR DR #1112	MIAMI BEACH	FL	33139	USA
DAVID HALPERIN KATHERINE CARTWRIGHT	1800 SUNSET HARBOUR DR #2205	MIAMI BEACH	FL	33139	USA
DAVID HERZBERG	1800 SUNSET DR #2106	MIAMI BEACH	FL	33139	USA
DAVID HERZBERG	1800 SUNSET HARBOUR DR #2106	MIAMI BEACH	FL	33139	USA
DAVID MARONINI	1800 SUNSET HARBOUR DR #1110	MIAMI BEACH	FL	33139-1453	USA
DAVID MARONINI	1800 SUNSET HARBOUR DR #P321	MIAMI BEACH	FL	33139-1465	USA
DAVID NEAL & FERN WATTS	1800 SUNSET HARBOUR DR #1502	MIAMI BEACH	FL	33139-1455	USA
DAWOOD HABIB	1800 SUNSET HARBOUR DR 808	MIAMI BEACH	FL	33139	USA
DAWOOD HABIB	534 W 46 ST	MIAMI BEACH	FL	33140-3024	USA
DEEPCHAND BAJPAI DOLLY K BAJPAI	1800 SUNSET HARBOUR DRIVE #PH1	MIAMI BEACH	FL	33139	USA
DELPHINE JACQUE	1800 SUNSET HARBOUR DR #1205	MIAMI BEACH	FL	33139	USA
DHRUBA GUPTA TRS MARIA ESTHER DE GUPTA TRS	1800 SUNSET HARBOUR DRIVE U #809	MIAMI BEACH	FL	33139-1451	USA
DIETHARD STUERZE C/O MR HECTOR VAZQUEZ PETRA PALMER STUERZE	5 ISLAND AVE #5J	MIAMI BEACH	FL	33139	USA
EARL & MATTHEW BUKOLT	1800 SUNSET HARBOUR DR #1603	MIAMI BEACH	FL	33139-1456	USA
EDREI G SWANSON	1800 SUNSET HARBOUR DR #1909	MIAMI BEACH	FL	33139-1458	USA
EDUARDO REZENDE COSTA DAJANE RITA DE REZENDE COSTA	1701 SUNSET HARBOUR DR #L702	MIAMI BEACH	FL	33139	USA
EDWARD H FORGOTSON ANN MONTGOURI FORGOTSON	1800 SUNSET HARBOUR DR #902/904	MIAMI BEACH	FL	33139	USA
EDWARD T LONDON	965 CRANDON BLVD	KEY BISCAYNE	FL	33149	USA
ELBAZ FAMILY CORP	1754 BAY RD	MIAMI BEACH	FL	33139-1414	USA
ELIEZER TABIB C/O MARCO DESTIN INC	10800 NW 106 ST #6	MIAMI	FL	33178	USA
ELIZABETH A TILTON	1701 SUNSET HARBOUR DR L306	MIAMI BEACH	FL	33139-1472	USA

ELIZABETH P LOTSPICH TRS ELIZABETH P LOTSPICH REVOC TR	4415 SABAL PALM RD	MIAMI	FL	33137	USA
EMMALE LC	1701 SUNSET HARBOUR DR #C103	MIAMI BEACH	FL	33139-1472	USA
ERIC BANNISTER JUNE R BANNISTER	1800 SUNSET HARBOUR DR 2303	MIAMI BEACH	FL	33139	USA
ERIK AGAZIM	1800 SUNSET HARBOUR DR 1010	MIAMI BEACH	FL	33139	USA
ESTHER M MCKENZIE	314 SE 15 PL	CAPE CORAL	FL	33990	USA
F AND L REAL ESTATE LLC	1800 SUNSET HARBOUR DR 2206	MIAMI BEACH	FL	33139	USA
FERN S WATTS & DAVID J NEAL	1800 SUNSET HARBOUR DR #1502	MIAMI BEACH	FL	33139-1455	USA
FINN TORGRIMSEN LONGINOTTO LAI VAN CAO	1800 SUNSET HARBOUR DR #2206	MIAMI BEACH	FL	33139	USA
FLOWER OF LIFE INVESTMENTS LLC	690 SW 1 CT 1501	MIAMI	FL	33130	USA
FRANK A CASTRO	1800 PURDY AVE APT 1111	MIAMI BEACH	FL	33139	USA
FRANK KRUSZEWSKI & DAVID LAMMERDING	1800 SUNSET HARBOUR DR #1111	MIAMI BEACH	FL	33139-1453	USA
FREDERIC MONNET	1800 SUNSET HARBOUR DR #2002	MIAMI BEACH	FL	33139-1458	USA
FREDERIC MONNET	1800 SUNSET HARBOUR DR #711	MIAMI BEACH	FL	33139-1451	USA
GABRIEL BEDOYA	1800 SUNSET HARBOUR DR #P-905	MIAMI BEACH	FL	33139-1465	USA
GABRIEL M BEDOYA	450 WEST 17 ST #1809	NEW YORK	NY	10011	USA
GAVIN WILLIAMS JENNIFER M TAYLOR WILLIAMS	1800 SUNSET HARBOUR DR #1007	MIAMI BEACH	FL	33139-1453	USA
GAYATRI MADAN MOHAN TRS SRI MADAN MOHAN TRS	1800 SUNSET HARBOUR DR 709	MIAMI BEACH	FL	33139	USA
GAYATRI MADAN-MOHAN TR & SRI MADAN MOHAN TRS	PO BOX 810490	DALLAS	TX	75381-0490	USA
GEOFFREY S AARONSON	55 DEEP CREEK LANE	MORELAND HILLS	OH	44022	USA
GEORGE M LOPEZ	1800 SUNSET HARBOUR DR #1906	MIAMI BEACH	FL	33139	USA
GEORGE M LOPEZ	1800 SUNSET HARBOUR DR #2101	MIAMI BEACH	FL	33139-1459	USA
GEORGE M LOPEZ	1800 SUNSET HARBOUR DR #2101	MIAMI BEACH	FL	33139-1459	USA
GERALD CATTARRO TRS EDWARD FALE JTRS	178 SUFFOLK RD	ISLAND PARK	NY	11558	USA
GIAMPIERO MAESTRELLI & W EMILIA	1800 SUNSET HARBOUR DR #2306	MIAMI BEACH	FL	33139-1461	USA
GILBERT ELIE & W TAMARA	1800 SUNSET HARBOUR DR #1606	MIAMI BEACH	FL	33139-1456	USA
GILLES JACQUES GUY DANARD	1800 SUNSET HARBOUR DR #2209	MIAMI BEACH	FL	33139	USA
GIOVANNI SAVATTA SALVATORE SAVATTA	110 ACORN ROAD	WATCHUNG	NJ	07069	USA
GLENN R MERENDI & CHRISTINA L MERENDI JTRS	1800 SUNSET HARBOUR DR #1103	MIAMI BEACH	FL	33139	USA
GOLDWATER REALTY VII INC	PO BOX 190816 E	MIAMI BCH	FL	33119	USA
GOLDWATER REALTY XV	PO BOX 190816	MIAMI BEACH	FL	33119	USA
GOLDWATER RLTY XII CORP	PO BOX 190816	MIAMI BEACH	FL	33119	USA
GRADIVA BESOSA	1800 SUNSET HARBOUR DR #1108	MIAMI BEACH	FL	33139-1453	USA
GUILLERMO WATED	1800 PURDY AVE #907	MIAMI BEACH	FL	33139	USA
GUILLERMO WATED	1800 SUNSET HARBOUR DR #907	MIAMI BEACH	FL	33139-1452	USA
H MARK RIMKUSKY	1701 SUNSET HARBOUR DR #L506	MIAMI BEACH	FL	33139	USA
HAIM VICTOR HAYON	1800 SUNSET HARBOUR DR #1802	MIAMI BEACH	FL	33139-1457	USA
HEIDI K MCKENNA TRS HEIDI K MCKENNA REVOCABLE TR STEPHEN J MCKENNA TRS	4 UPLAND RD	ARLINGTON	MA	02474	USA
HOSANNA DE LINARES	1701 SUNSET HARBOUR DR #1302	MIAMI BEACH	FL	33139	USA
IAN PEREZ PONCE	2600 18TH ST STE 7	SAN FRANCISCO	CA	94110-2164	USA
IGNACIO L CERIANI BRIAN RIDLEY	1800 SUNSET HARBOUR DR #2001	MIAMI BEACH	FL	33139-1458	USA
INGEBORG B MAYNARD & JENNETTE B IGLESIAS	1800 SUNSET HARBOUR DR UNIT 2308	MIAMI BEACH	FL	33139-1461	USA
INGEBORG B MAYNARD JTRS JENNETTE B IGLESIAS JTRS	1800 SUNSET HARBOUR DR #2308	MIAMI BEACH	FL	33139	USA
INNOCENTIUM LLC	8740 NE 2 AVE	EL PORTAL	FL	33138	USA
INTERNATIONAL SEAFOOD IMPORTS LLC	PO BOX 402427	MIAMI BEACH	FL	33140-0427	USA
INTERNATIONAL SEAFOOD LLC	PO BOX 402427	MIAMI BEACH	FL	33140-0427	USA
INTL SEAFOOD IMPORTS LLC	PO BOX 402427	MIAMI BEACH	FL	33140-0427	USA
IRMA ZEILINGER	437 SW 7 ST #203	MIAMI	FL	33130	USA
ISABEL CRISTINA TORO DE BEHRENS	1800 SUNSET HARBOUR DR UNIT 1607	MIAMI BEACH	FL	33139	USA
JACK S AZOUT	1800 SUNSET HARBOUR DR # 1711	MIAMI BEACH	FL	33139	USA
JAIME HALBERSTEIN	1701 SUNSET HARBOUR DR L505	MIAMI BEACH	FL	33139-1472	USA

JAMES DUGGAN	1730 BAY RD	MIAMI BEACH	FL	33139-1414	USA
JAMES M BERRA SERENA BERRA	1800 SUNSET HARBOUR DR #802	MIAMI BEACH	FL	33139	USA
JAMES M OPINSKY AMANDA B OPINSKY	320 E 72 STREET 18B	NEW YORK	NY	10021	USA
JAMES PENDERCAST	8958 GARLAND AVE	SURFSIDE	FL	33154-3328	USA
JAY I RENKOWITZ TRS	24111 VISTA CORONA	DANA POINT	CA	92629	USA
JAY LOTSPEICH ELIZABETH LOTSPEICH	4415 SABAL PALM RD	MIAMI	FL	33137	USA
JEFFREY EISENBERG MICHELLE EISENBERG	1800 PURDY AVE #2012	MIAMI BEACH	FL	33139	USA
JEFFREY CHARLES KUSCH TR JEFFERY CHARLES KUSCH REV TRUST	1800 SUNSET HARBOUR DR #1612	MIAMI BEACH	FL	33139	USA
JEFFREY CHARLES KUSCH TR JEFFERY CHARLES KUSCH REV TR	1800 SUNSET HARBOUR DR #1408	MIAMI BEACH	FL	33139	USA
JEFFREY DEKORTE	1800 SUNSET HARBOUR DR # 1015	MIAMI BEACH	FL	33139	USA
JEFFREY GITTLEMAN MONIKA SCHLUSTER	1800 SUNSET HARBOUR DR #2412	MIAMI BEACH	FL	33139	USA
JEREMY BURCH	1800 SUNSET HARBOUR DR 2210	MIAMI BEACH	FL	33139-1461	USA
JILL S LIEBMAN LE REM JILL S LIEBMAN TRS REM JILL S LIEBMAN TRUST	1800 SUNSET HARBOUR DR 2210	MIAMI BEACH	FL	33139	USA
JOEL D STEDMAN & SUE STEDMAN	1800 SUNSET HARBOUR DR #1107	MIAMI BEACH	FL	33139	USA
JOHN HAMILTON	1800 SUNSET HARBOUR DR #2102	MIAMI BEACH	FL	33139-1459	USA
JOHN M FORTE & W MARIA R	1800 SUNSET HARBOUR DR #2310	MIAMI BEACH	FL	33139	USA
JOLYON D HYNÉ	3 STAR ISLAND	MIAMI BEACH	FL	33139	USA
JORGE E JIMENEZ MARCOS TRS JORGE E JIMENEZ MARCOS AND MARIA C JIMENEZ MARCOS JOINT REV TRUST	1800 SUNSET HARBOUR DR #2305	MIAMI BEACH	FL	33139	USA
JOSE & MARIA C ARMENTEROS	1800 SUNSET HARBOUR DR APT#906	MIAMI BEACH	FL	33139-1452	USA
JOSE ARMENTEROS & W MARIA C	1800 SUNSET HARBOUR DR #906	MIAMI BEACH	FL	33139-1452	USA
JOSE L BUITRON WILLIAM N PITTS	1800 SUNSET HARBOUR DR 2403	MIAMI BEACH	FL	33139	USA
JOSE L BUITRON WILLIAM N PITTS	800 OAKLAND AVE	AUSTIN	TX	78703	USA
JOSE LUIS ACOSTA MARIANELA ACOSTA	1800 SUNSET HARBOUR DR 2109	MIAMI BEACH	FL	33139	USA
JOSE LUIS RODRIGUEZ	1333 DADE BLVD	MIAMI BEACH	FL	33139	USA
JOSE ZAMORA MCKENZIE & ESTHER MCKENZIE	314 SE 15 PL	CAPE CORAL	FL	33990	USA
JOSEPH L PIROSO & W SUSAN TIFFANY	730 S RIDGE RD	LAKE FOREST	IL	60045	USA
JOSEPH L PIROSO & W SUSAN TIFFANY	127 E RIVO ALTO	MIAMI BEACH	FL	33139-	USA
JOSEPH L PIROSO & W SUSAN TIFFANY	1800 SUNSET HARBOUR DR #1102/1104	MIAMI BEACH	FL	33139-1465	USA
JUAN PLASENCIA	1701 SUNSET HARBOUR DR L707	MIAMI BEACH	FL	33139-1472	USA
JUDITH LEVICK	1800 SUNSET HARBOUR DR #1212	MIAMI BEACH	FL	33139-1454	USA
JUDITH LEVICK TRS JUDITH LEVICK REVOCABLE TRUST STANLEY N LEVICK TRS	1800 SUNSET HARBOUR DR #1212	MIAMI BEACH	FL	33139	USA
JULIO A TAVERA OTERO & W MERCEDES	1800 SUNSET HARBOUR DR #805	MIAMI BEACH	FL	33139-1451	USA
JULIO A TAVERA OTERO & W MERCEDES % ELVIRA ARIAS BANCO SANTANDER	1800 SUNSET HARBOUR DR #1703	MIAMI BEACH	FL	33139-1451	USA
JULIO CESAR FERREIRA SATO SR SCILA SURIS	1800 SUNSET HARBOUR DR #1708	MIAMI BEACH	FL	33139	USA
JULIO ELIGIO IBARRA TRS	1800 SUNSET HARBOUR DR #1708	MIAMI BEACH	FL	33139	USA
JULIO SATO SCILA SURIS	1800 PURDY AVE #1703	MIAMI BEACH	FL	33139	USA
KAMRAN SEDGH	1800 SUNSET HARBOUR DR # 1603	MIAMI BEACH	FL	33139	USA
KARLA LAUGERUD TRS & ABED MAMNOOR TRS	1800 SUNSET HARBOUR DR #P650	MIAMI BEACH	FL	33139	USA
KARLTON SUNSET HARBOUR LLC	1800 SUNSET HARBOUR DR #2	MIAMI BEACH	FL	33139	USA
KATANA USA CORP	1800 SUNSET HARBOUR DR #1001	MIAMI BEACH	FL	33139	USA
KATEN FAMILY LP	66 FURMAN AVE	EAST PATCHOGUE	NY	11772	USA
KATZ FAMILY PARTNERSHIP % AMERICAN PLUMBING SUPPLY CO INC	1735 ALTON RD	MIAMI BEACH	FL	33139-2411	USA
KAYAN HOLDINGS LLC	6002 SW 58 ST	SOUTH MIAMI	FL	33143	USA
KENLEY GOSSUM	1800 SUNSET HARBOUR SOUTH 1908	MIAMI BEACH	FL	33139	USA
KIM BRABANDER	1800 SUNSET HARBOUR DR #815	MIAMI BEACH	FL	33139-1452	USA
KIM BRABANDER	1800 SUNSET HARBOUR DR #815	MIAMI BEACH	FL	33139-1452	USA
KYLE FARO	1800 SUNSET HARBOUR DR #1810	MIAMI BEACH	FL	33139	USA
L&L SUNSET LLC	1928 SUNSET HARBOUR DR	MIAMI BEACH	FL	33139-1465	USA
LAURENT UBERTI	450 ALTON RD 3306	MIAMI BEACH	FL	33139	USA
LEONARD L ARNAIZ	1800 SUNSET HARBOUR DR #1409	MIAMI BEACH	FL	33139	USA

LEONDRIO DE VITA & W ROXANA MATTICOLI	1800 SUNSET HARBOUR DR #1215	MIAMI BEACH	FL	33139-1454	USA
LEONHARD KURTEN & W IRMITRAUD	1701 SUNSET HARBOUR DR # 201	MIAMI BEACH	FL	33139	USA
USA COTE	1403 DADE BLVD #OS 201	MIAMI BEACH	FL	33139-1442	USA
LLOYD & CLARA MANDELL	1800 SUNSET HARBOUR DR #1209	MIAMI BEACH	FL	33139-1454	USA
LOFTS OF S BCH 206 LLC	1800 SUNSET HARBOUR DR #PH4	MIAMI BEACH	FL	33139-1430	USA
LOFTS OF S BCH LLC	1800 SUNSET HARBOUR DR #1	MIAMI BEACH	FL	33139-1421	USA
LOFTS OF SOUTH BEACH LLC	1800 SUNSET DR STE 1	MIAMI BEACH	FL	33139	USA
LUEY LLC	1800 SUNSET DR STE 1	MIAMI BEACH	FL	33139	USA
LUIS MARTINEZ	7950 NW 53 ST #118	MIAMI	FL	33166	USA
LYNN MEYER	1800 SUNSET HARBOUR DR #1909	MIAMI BEACH	FL	33139	USA
LYNN MEYER	2723 MOUNT ROYAL RD	PITTSBURGH	PA	15217	USA
LYUBOV RAFFOUL	1800 SUNSET HARBOUR DR 1202	MIAMI BEACH	FL	33139	USA
MARC BARNETT	1800 SUNSET HARBOUR DR #2207	MIAMI BEACH	FL	33139	USA
MARC COOPER RUTH COOPER	6550 NW 72 AVE	MIAMI	FL	33166	USA
MARC DRAY & W LEY K	411 WALNUT ST #5912	GREENCOTE SPRINGS	FL	32043	USA
MARCO A PACHECO MELGAREJO & YAMILE DEL C RAMIREZ DE PACHECO	1111 BRICKELL AVE STE 1100	MIAMI	FL	33131-3122	USA
MARCO F PENA	1800 SUNSET HARBOUR DR #2312	MIAMI BEACH	FL	33139	USA
MARIA ALEJANDRA ROLANDELLI	1800 SUNSET HARBOUR DR #2009	MIAMI BEACH	FL	33139-1459	USA
MARIA C SAENZ	1800 SUNSET HARBOUR DR #1011	MIAMI BEACH	FL	33139-1453	USA
MARIA SUSANA FILIPPETTI EMILIO VENTURELLI	1800 SUNSET HARBOUR DR #705	MIAMI BEACH	FL	33139-1451	USA
MARIA SCHUSTER & MONIKA SCHUSTER JTRS	1800 SUNSET HARBOUR DR #2411	MIAMI BEACH	FL	33139-1461	USA
MARIA T CAMPOS WAACK URUPUKINA	1800 SUNSET HARBOUR #1611	MIAMI BEACH	FL	33139	USA
MARILYN & LEIGH ANN BAKER (TRS)	1800 SUNSET HARBOUR DR #908	MIAMI BEACH	FL	33139	USA
MARILYN BAKER & LEIGH BAKER TRS	1800 SUNSET HARBOUR DRIVE #1507	MIAMI BEACH	FL	33139	USA
MARIO DANEE	1800 SUNSET HARBOUR DR #2005	MIAMI BEACH	FL	33139-1459	USA
MARK LANCASTER	1800 SUNSET HARBOUR DR #1605	MIAMI BEACH	FL	33139-1456	USA
MARK MANDEL	1900 SUNSET HARBOUR DR #1414	MIAMI BEACH	FL	33139	USA
MARTIN ANKER TR	1800 SUNSET HARBOUR DR #1712	MIAMI BEACH	FL	33139-1457	USA
MARTIN R SHERMAN & W GRACE	1800 SUNSET HARBOUR DR #1902	MIAMI BEACH	FL	33139-1458	USA
MARY FRANCES HEIDRICH	3484 CHASE AVE	MIAMI BEACH	FL	33140-3417	USA
MEDARDO SANCHEZ	1800 SUNSET HARBOUR DR 1410	MIAMI BEACH	FL	33139-1465	USA
MEDARDO T SANCHEZ	1800 SUNSET HARBOUR DR UNIT 2408	MIAMI BEACH	FL	33139	USA
MEYUHAS LLC	1800 SUNSET HARBOUR DR #2408	MIAMI BEACH	FL	33139-1461	USA
MICHAEL MORROW	1800 SUNSET HARBOUR DR #805	MIAMI BEACH	FL	33139-1451	USA
MICHAEL V LEWIS DORIAN BUCHANAN	1800 SUNSET HARBOUR DR #1206	MIAMI BEACH	FL	33139	USA
MICHELE OLIVIER	1800 SUNSET HARBOUR DR UNIT 2309	MIAMI BEACH	FL	33139-1461	USA
MIDLAND TRADING II INC	1800 SUNSET HARBOUR DR #1806	MIAMI BEACH	FL	33139	USA
MIGUEL MOUAWAD	1800 SUNSET HARBOUR DR #1715	MIAMI BEACH	FL	33139-1457	USA
MILES C WILKIN CONSTANCE B WILKIN	PO BOX 190816	MIAMI BEACH	FL	33119	USA
MORGAN HALABU	1800 PURDY AVE #1402	MIAMI BEACH	FL	33139	USA
MWD PROPERTY HOLDINGS LLC	1800 SUNSET HARBOUR DR #1512	MIAMI BEACH	FL	33139	USA
MYRIAM SALINAS	1800 SUNSET HARBOUR DR 1201	MIAMI BEACH	FL	33139	USA
NANCY GOLDSTEIN	8482 SW 137 ST	MIAMI	FL	33158	USA
NEAL HOCHBERG JTRS CHERYL HOCHBERG JTRS JESSICA HOCHBERG JTRS	1800 SUNSET HARBOUR DR #1411	MIAMI BEACH	FL	33139-1455	USA
NESSIM BOHROT DEBORAH LANDIN BOHROT	1395 BRICKELL AVE STE 1150	MIAMI	FL	33131	USA
NESSIM BOHROT JTRS DEBORAH LANDIN BOHROT JTRS	1395 BRICKELL AVE # 1150	MIAMI BEACH	FL	33140	USA
	1081 WATERSIDE LANE	HOLLYWOOD	FL	33019	USA
	1800 SUNSET HARBOUR DR # 715	MIAMI BEACH	FL	33139	USA
	1800 SUNSET HARBOUR DR UNIT 2003	MIAMI BEACH	FL	33139	USA

NICHOLAS MACHADO & CLAUDIO FEUERMANN & W MERCEDES	1701 SUNSET HARBOUR DR L706	MIAMI BEACH	FL	33139-1472	USA
NIRAJ SHARMA TANVI SHAH SHARMA	26 MACKINTOSH AVE	NEEDHAM	MA	02492	USA
NURIA L HALTWANGER	1800 SUNSET HARBOUR DR #2415	MIAMI BEACH	FL	33139	USA
OTTAWA LLC	92 SW 3 ST #1901	MIAMI	FL	33130	USA
PABLO MARTIN SLOUGH KAREN GILCHRIST PACHECO	1800 SUNSET HARBOUR DR UNIT 803	MIAMI BEACH	FL	33139	USA
PABLO SZPRYNGER IND & GOLDSMITH-DUER FAMILY TRUST	1800 SUNSET HARBOUR DR #806	MIAMI BEACH	FL	33139-1451	USA
PABLO SZPRYNGER TR HECTOR DUER & MYRIAM GOLDSMITH TR	2260 NW 114 AVE	MIAMI	FL	33172	USA
PAMELA GASLOW	1800 SUNSET HARBOUR DR 1510	MIAMI BEACH	FL	33139	USA
PAUL C KILRAIN & W SUSAN J	1800 SUNSET HARBOUR DR #1002 04	MIAMI BEACH	FL	33139	USA
PAUL C KILRAIN & W SUSAN J KILRAIN	1800 SUNSET HARBOUR DR #1002 04	MIAMI BEACH	FL	33139	USA
PAUL J SASSEVILLE JUAN J DUARTE	1800 SUNSET HARBOUR DR #2401	MIAMI BEACH	FL	33139	USA
PAUL SASSEVILLE & JUAN DUARTE	1800 SUNSET HARBOUR DR UNIT 2401	MIAMI BEACH	FL	33139-1461	USA
PETER MARTINEZ & W AUREALISE	1553 ST LAWRENCE AVE	BRONX	NY	10460	USA
PETER RABINS & W KAREN	402 CAROLINA RD	TOWSON	MD	21204	USA
PURDY AVE LLP	2601 S BAYSHORE DR STE 800	MIAMI	FL	33133-5467	USA
PURDY PARTNERS 1787 LLC	230 S ST	MIAMI BEACH	FL	33139	USA
QUINI R BOLET TRS	1800 PURDY AVE #1408	MIAMI BEACH	FL	33139-1461	USA
QUINI R BOLET TRS	1800 PURDY AVE UNIT 2307	MIAMI BEACH	FL	33139-1461	USA
QUINTA CRIDILLA LLC	7950 NW 53 #118	MIAMI	FL	33165	USA
R K P REAL ESTATE HOLDINGS LLC	3470 EAST COAST AVE H909	MIAMI	FL	33137	USA
RANDY BESOSA	1800 SUNSET HARBOUR DR #1412	MIAMI BEACH	FL	33139-1455	USA
RAPHIK OUAHINE	1701 SUNSET HARBOUR DRIVE #F408	MIAMI BEACH	FL	33139	USA
RAUL CHAVEZ & W JENNIFER M	1800 SUNSET HARBOUR DR #2111	MIAMI BEACH	FL	33139-1460	USA
RAUL G SMITH	1800 SUNSET HARBOUR DR 1809	MIAMI BEACH	FL	33139	USA
RAYMIE E WALSH	1701 SUNSET HARBOUR DR # L504	MIAMI BEACH	FL	33139	USA
RICHARD & RICHARD PA	825 BRICKELL BAY DR	MIAMI	FL	33131-2936	USA
RICHARD BROWDY & W CAROL & THEDA BROWDY	1800 SUNSET HARBOUR DR #915	MIAMI BEACH	FL	33139-1452	USA
RICHARD MENDIS SHARON JAYAWARDENE	1800 SUNSET HARBOUR DR #2103	MIAMI BEACH	FL	33139	USA
RICHARD W LEE	1800 SUNSET HARBOUR DR #1912	MIAMI BEACH	FL	33139-1458	USA
ROBERT GUATELLI & SARA DE LOS REYES	1800 SUNSET HARBOUR DR #901/903	MIAMI BEACH	FL	33139-1465	USA
ROBERT GUATELLI & W SARA	1800 SUNSET HARBOUR DR #901	MIAMI BEACH	FL	33139-1452	USA
ROBERT KATO	1800 SUNSET HARBOUR DR P5	MIAMI BEACH	FL	33139	USA
ROBERT KATO	1800 SUNSET HARBOUR DR PH5	MIAMI BEACH	FL	33139	USA
ROBERTO GOMEZ	1800 SUNSET HARBOUR DR #1902-4	MIAMI BEACH	FL	33139-1465	USA
ROBERTO J ESCALLON TRS	1800 SUNSET HARBOUR DR #2007	MIAMI BEACH	FL	33139	USA
ROBYN M MALEK	1701 SUNSET HARBOUR DR L303	MIAMI BEACH	FL	33139-1472	USA
ROCIO DOMINGUEZ	1800 SUNSET HARBOUR DR 1503	MIAMI BEACH	FL	33139	USA
RODOLFO DOMINGUEZ	1800 SUNSET HARBOUR DR #1009	MIAMI BEACH	FL	33139	USA
RODOLFO MARTINEZ	1800 SUNSET HARBOUR DR #905	MIAMI BEACH	FL	33139-1465	USA
RODOLFO MARTINEZ SR & W CARIDAD & RODOLFO MARTINEZ JR	1800 SUNSET HARBOUR DR #P631	MIAMI BEACH	FL	33139-1465	USA
ROSA MARIA ROQUE	1800 SUNSET HARBOUR DR #905	MIAMI BEACH	FL	33139-1452	USA
ROSIE GONZALEZ	74-12 35 AVE #103E	JACKSON HEIGHTS	NY	11372	USA
ROXANA MATTICOLI	1800 SUNSET HARBOUR DR #2315	MIAMI BEACH	FL	33139	USA
RUTH GESSNER	1800 SUNSET HARBOUR DR 1215	MIAMI BEACH	FL	33139	USA
SABRINA COHEN	1800 SUNSET HARBOUR DR #1415	MIAMI BEACH	FL	33139	USA
SALISA SATHIYUDHAKARN	1800 SUNSET HARBOUR DR #2406	MIAMI BEACH	FL	33139-1461	USA
SALVADOR BORGES NETO ANA ROSA BORGES	6811 METEOR PL #103	SPRINGFIELD	VA	22150	USA
SARA DE LOS REYES	1800 SUNSET HARBOUR DR # 702	MIAMI BEACH	FL	33139-1451	USA
SCOTT HUIZENGA	1800 SUNSET HARBOUR DR #901	MIAMI BEACH	FL	33139-1452	USA
	450 E LAS OLAS BLVD STE 1500	FT LAUDERDALE	FL	33301	USA

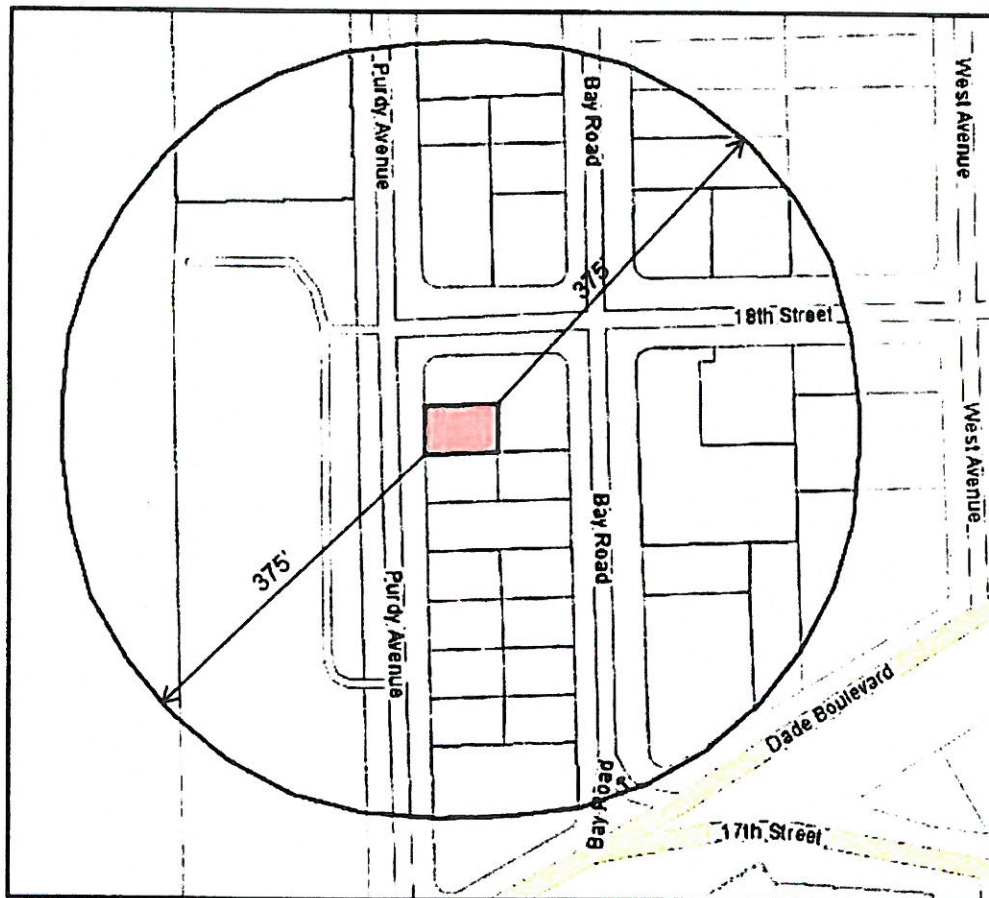
SEAN MCGINNIS TRS CASPER TRUST	1155 23 ST NW PH1G	WASHINGTON	DC	20037	USA
SEBASTIAN BARLETTA	1800 SUNSET HARBOUR DR #2208	MIAMI BEACH	FL	33139-1460	USA
SH OWNER LLC	712 FIFTH AVENUE 18 FLOOR	NEW YORK	NY	10019	USA
SH OWNER LLC	1691 MICHIGAN AVE STE-510	MIAMI BEACH	FL	33139	USA
SH411 LLC C/O FRED JOVE	9826 W BROADVIEW DR	BAY HARBOR ISLANDS	FL	33154	USA
SIBILLA INVESTMENT CORPORATION	1800 SUNSET HARBOUR DR #1808	MIAMI BEACH	FL	33139-1457	USA
SLIP D 105 106 LLC	1800 SUNSET HARBOUR DR P424	MIAMI BEACH	FL	33139	USA
SOBE ROOM INC	1718 BAY RD	MIAMI BEACH	FL	33139-1414	USA
SONIA GARCIA	1800 SUNSET HARBOUR DR #2015	MIAMI BEACH	FL	33169	USA
SONIA SHEBAR	1800 SUNSET HARBOUR DR APT 1006	MIAMI BEACH	FL	33139	USA
SOUTH BEACH ASSOCIATES DEPT PT FL 28351	PO BOX 25025	GLENDAL	CA	91201-5025	USA
SRIDHAR MURTHY	1800 PURDY AVE #910	MIAMI BEACH	FL	33139	USA
SRIDHAR MURTHY	1800 SUNSET HARBOUR DR #910	MIAMI BEACH	FL	33139-1452	USA
STEFANO RIZZO	1800 SUNSET HARBOUR #1809	MIAMI BEACH	FL	33130	USA
STEPHEN J MCKENNA & W HEIDI K MCKENNA	1800 PURDY AVE #1706	MIAMI BEACH	FL	33139	USA
STEPHEN M MCCOY	1800 SUNSET HARBOR DR #1506	MIAMI BEACH	FL	33139-1455	USA
STEPHEN M MCCOY C/O STEPHEN MCCOY	1800 SUNSET HARBOUR DR #1506	MIAMI BEACH	FL	33139-1455	USA
STEPHEN MCKENNA	1800 SUNSET HARBOUR DR #P707	MIAMI BEACH	FL	33139-1465	USA
STEVEN DENNETT	1800 SUNSET HARBOUR DR #1609	MIAMI BEACH	FL	33139	USA
SUNRISE REALTY HOLDING CO	PO BOX 101176	FT WORTH	TX	76185-0000	USA
SUNSET 1805 LLC	2515 FLAMINGO DR	MIAMI BEACH	FL	33140	USA
SUNSET HARBOUR 912 LLC	1800 SUNSET HARBOUR DR #912	MIAMI BEACH	FL	33139	USA
SUNSET HARBOUR S CONDO ASSN INC	1800 SUNSET HARBOUR DR	MIAMI BEACH	FL	33139-1465	USA
SUNSET HARBOUR S TOWER CONDO ASSN	1800 SUNSET HARBOUR DR	MIAMI BCH	FL	33139-1465	USA
SUNSET HARBOUR SO CONDO ASSOC INC	1800 SUNSET HARBOUR DR	MIAMI BEACH	FL	33139-1465	USA
SUNSET HARBOUR YACHT CLUB INC	1928 PURDY AVE	MIAMI BEACH	FL	33139-1428	USA
SUNSET HARBOUR YACHT CLUB INC	1928 SUNSET HARBOUR DR	MIAMI BEACH	FL	33139-1428	USA
SUNSET HARBOUR YACHT CLUB INC	1800 SUNSET HARBOUR DR	MIAMI BEACH	FL	33139-1465	USA
SUNSET HARBOUR YACHT CLUB INC	1800 SUNSET HARBOUR DR P929	MIAMI BEACH	FL	33139-1465	USA
SUNSET HARBOUR YACHT CLUB INC	1800 SUNSET HARBOUR DR P934	MIAMI BEACH	FL	33139-1465	USA
SUNSET HARBOUR YACHT CLUB INC	1928 PURDY AVE	MIAMI BEACH	FL	33139-1428	USA
SUNSET HARBOUR YACHT CLUB INC	1928 SUNSET HARBOUR DR	MIAMI BEACH	FL	33139-1428	USA
SUNSET LAND ASSOCIATES LLC C/O RWN REAL ESTATE PARTNERS LLC	1691 MICHIGAN AVE STE-510	MIAMI BEACH	FL	32139	USA
SUNSET REM LLC	PO BOX 451476	LAREDO	TX	78045	USA
TAUMAC USA LLC	1800 SUNSET HARBOUR #2115	MIAMI BEACH	FL	33139	USA
TERRENCE SEGALL	1800 SUNSET HARBOUR DR #1008	MIAMI BEACH	FL	33139	USA
TERRY AND MARTIN INVESTMENTS LLC	4101 PINE TREE APT 1725	MIAMI BEACH	FL	33140	USA
THE LOFTS AT SOUTH BEACH INC	1940 FILMORE ST	SAN FRANCISCO	CA	94115	USA
TOM TOWLE JR TRS TOM TOWLE JR TRUST FRANCES H TOWLE TRS	1800 PURDY AVE #714	MIAMI BEACH	FL	33139	USA
TUSHAR PATEL	1701 SUNSET HARBOUR DR 501	MIAMI BEACH	FL	33139	USA
VAL SANCHEZ & W RITA	1800 SUNSET HARBOUR DR #1403	MIAMI BEACH	FL	33139	USA
VAL SANCHEZ RITA SANCHEZ	1800 SUNSET HARBOUR DR #1403	MIAMI BEACH	FL	33139	USA
VALERIO M GENTA NICOLE GENTA	933 DITCHLEY RD	VIAGNIA BEACH	FL	23451	USA
VIDAL BADA VAZQUEZ	1701 SUNSET HARBOUR DR #1301	MIAMI BEACH	FL	33139	USA
VJAY MEHRA	2605 BLUEBONNET LN #8	AUSTIN	TX	78704	USA
VINCENT J & BARBARA A FESTA TRS	8660-4 VILLA LA JOLLA DR	LA JOLLA	CA	92037	USA
W & W REALTY INVESTMENTS LLC	PO BOX 802	FORT MONTGOMERY	NY	10922	USA
WALTER STAUDINGER ARTS LLC	1800 SUNSET HARBOUR DR #PH-2	MIAMI BEACH	FL	33139	USA
WENDY R CHERNIN	1800 SUNSET HARBOUR DR #1509	MIAMI BEACH	FL	33139-1456	USA
WILLIAM BAEZ JTRS CRAIG N KRASNER JTRS	128 MONROE ST	HOBOKEN	NJ	07030	USA

WILLIAM BAEZ JTRS CRAIG N KRASNER JTRS	1800 SUNSET HARBOUR DR #2307	MIAMI BEACH	FL	33139	USA
WILLIAM E BUTLER	1800 SUNSET HARBOUR DR #1811	MIAMI BEACH	FL	33139	USA
WINSTON T LETT & FRANCIS R BENOIT	1800 SUNSET HARBOUR DR #712	MIAMI BEACH	FL	33139-1451	USA
YACHT CLUB SOUTHEASTERN INC C/O SUNSET HARBOUR NO CONDO ASSN	1900 SUNSET HARBOUR DR	MIAMI BEACH	FL	33139	USA
YAMILE GUERRA NEGRETE	1800 SUNSET HARBOUR DR #801	MIAMI BEACH	FL	33139-1451	USA
YAN PAOLI SANCHEZ	1701 SUNSET HARBOUR DR #F407	MIAMI BEACH	FL	33139	USA
ZTAK LLC	10685 SW 63 AVE	PINECREST	FL	33156	USA
ZUBIN PANTHAKI	6002 SW 58 ST	SOUTH MIAMI	FL	33143-2215	USA



public notification packages | lists of property owners within a specific radius + radius maps + mailing labels
www.rdrmiami.com | diana@rdrmiami.com | 305.498.1614

375' RADIUS MAP



SUBJECT: 1787 Purdy Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-012-0590

LEGAL DESCRIPTION: ISLAND VIEW SUB PB 6-115 W1/2 LOT 9 BLK 16

CFN: 20160025524 BOOK 29924 PAGE 3979
DATE: 01/14/2016 08:14:05 AM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CT

**PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA**

PROPERTY: 1787 Purdy Avenue

FILE NO. 2287

IN RE:

The applicant, TB Purdy Restaurant, LLC., requested Conditional Use approval for a new restaurant with an occupant content exceeding 100 persons, pursuant to Chapter 118, Article IV, and Chapter 142, Article II of the City Code.

LEGAL

DESCRIPTION: Western ½ of Lot 9 of Block 16, of "Island View Subdivision", according to Plat thereof as recorded in Plat Book 6, Page 115, of the Public Records of Miami-Dade County.

MEETING DATE: December 15, 2015

CONDITIONAL USE PERMIT

The applicant, TB Purdy Restaurant, LLC., filed an application with the Planning Director pursuant Section 118, Article IV and Section 142, Article V. Notice of the request was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

The Planning Board of the City of Miami Beach 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 of the record for this matter:

That the property in question is located in the CD-2 - Commercial, medium Intensity Zoning District;

That the use is consistent with the Comprehensive Plan for the area in which the property is located;

That the intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and uses associated with the request are consistent with the Land Development Regulations;

That the public health, safety, morals, and general welfare will not be adversely affected;

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

IT IS THEREFORE 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 is adopted herein, including the staff recommendations, that the Conditional Use Permit be GRANTED, as provided below:

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The applicant shall appear before the Planning Board for a progress report within 90 days from the

MBS

CFN: 20160025524 BOOK 29924 PAGE 3980
PB No. 2287-1787 Purdy Avenue-Tackle Box
Page 2 of 5

issuance of the Business Tax Receipt (BTR). The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).

2. This Conditional Use Permit is issued to TB Purdy Restaurant, LLC, as operator, for a restaurant with alcoholic beverages. The subject establishment shall always be licensed as a single restaurant serving full meals at all times. Any change of operator or 50% (fifty percent) or more stock ownership shall require review and approval by the Planning Board as a modification to this Conditional Use Permit.
3. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.
4. Prior to the issuance of a Building Permit for the improvements proposed herein, the applicant shall submit a revised site plan and floor plan. At a minimum, such plans shall include the following:
 - a. An air conditioned trash room(s) / garbage room(s), which shall be large enough or sufficient in number so that more than one pick up of garbage per day will not be necessary. The location, dimensions and access points of such trash/garbage room(s) shall be subject to the review and approval of staff.
 - b. The route of all refuse containers from the trash / garbage room(s) to the sidewalk.
 - c. A high-level trash/garbage compacting device may be located in the air-conditioned trash/garbage holding room within the facility.
 - d. All trash containers shall utilize rubber wheels, or the path for the trash containers shall consist of a surface finish that reduces noise, in a manner to be reviewed and approved by staff.
 - e. Garbage dumpster covers shall be closed at all times except when in active use.
5. Prior to the issuance of a building permit for the improvements proposed herein, the applicant shall submit a detailed valet parking and delivery plan, which shall be subject to the review and approval of the Parking Department. At a minimum, such plan shall include the following:
 - a. The valet drop off shall be located in a designated off-street parking space, subject to the approval of the Parking Department.
 - b. The locations for all delivery vehicles shall be clearly delineated on a revised loading plan, and shall be subject to the review and approval of the Parking Department. Delivery vehicles shall only be permitted to make deliveries from designated loading zones and spaces approved by the Parking Department.
 - c. Delivery vehicles and sanitation services shall only be permitted to make deliveries or pick up from 8:00 AM to 2:00 PM.

CFN: 20160025524 BOOK 29924 PAGE 3981
PB No. 2287-1787 Purdy Avenue-Tackle Box
Page 3 of 5

- d. Delivery trucks shall not idle in the loading zone.
6. The Applicant agrees to the following operational conditions for all permitted and accessory uses and shall bind itself, and successors and assigns and all successors in interest in whole or in part to comply with the following operational and noise attenuation requirements and/or limitations. The applicant shall ensure through appropriate contracts, assignments and management rules that these restrictions are enforced and the applicant agrees to include the rules and regulations set forth in these conditions in any contract or assignment:
- a. The hours of operation shall be within the hours of 11:30 AM to 12:00 AM on Sundays through Thursday and from 11:30 AM to 2:00 AM on Fridays and Saturdays. The outdoor-portion shall close by 12:00 AM (midnight) daily.
 - b. At all times the establishment is open, food service with a full menu and operating kitchen shall be required throughout the venue, including the roof-top area. At the discretion of the operator, the roof-top area may cease operations prior to the closing of the venue, and while the first level is operational.
 - c. The roof-top area shall be limited to restaurant service only, and shall only be open and operational when the first level of the establishment is open. The rooftop area shall not become a stand-alone drinking establishment or bar at any time.
 - d. The patron occupant content shall be a maximum of 199 persons, or as determined by the Fire Marshall, whichever is lower.
 - e. The number of seats within the confines of the property shall not exceed 140 and the number of seats on the adjacent sidewalk, if approved, shall not exceed 15.
 - f. The sound system and sound attenuation measures shall be implemented as per recommendations of the sound system specifications submitted in the application. A final sound transmission report which includes the performance of sound systems and sound attenuation devices shall be submitted to staff for review and approval prior to a Certificate of Use or Business Tax Receipt for the entertainment portion is approved.
 - g. Entertainment shall be prohibited at all times. On the rooftop, sidewalk, and any exterior portion of the project, the sound system shall be turned off entirely by 10:00 PM Sunday thru Wednesday, 11:00 PM Thursdays and 12:00 AM (midnight) on Fridays and Saturdays.
 - h. Special events pursuant to the Miami Beach City Code, associated with the proposed establishment, may not be held on the premises and the applicant agrees that it will not seek or authorize applications for such permits.
 - i. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
 - j. Any queuing of patrons shall occur within the property or inside the restaurant only. Security staff shall monitor the crowds to ensure that they do not obstruct the sidewalk.
 - k. Security staff shall monitor patron circulation and occupancy levels and shall take measures to strictly enforce patron age restrictions in the City Code at all times.

ms

CFN: 20160025524 BOOK 29924 PAGE 3982
PB No. 2267-1787 Purdy Avenue-Tackle Box
Page 4 of 5

- I. The applicant shall be responsible for maintaining the areas adjacent to the facility, such as the sidewalk and the areas of the street adjacent to the property. When sweeping the sidewalk in front of the establishment, the personnel doing the sweeping shall ensure that they do not merely push the refuse in front of another building, but pick up all trash and dispose of it appropriately. In addition, at the end of business each day sidewalks shall be swept and hosed down.
7. The applicant shall submit a Transportation Demand Management (TDM) Plan for employees of the restaurant. This plan shall encourage the utilization of alternative modes of transportation to commute to and from work. The restaurant shall designate a staff person to coordinate the development and implementation of the TDM Plan with the city. The TDM Plan should include a reporting system to be able to track the effectiveness of the Plan and make adjustments for improvements as necessary.
8. The applicant shall provide to the City an evaluation of the valet parking operation of the site after six (six) months of the opening date. The evaluation shall include a valet parking analysis. Depending on the outcome of the review, the City may impose some specific mitigation measures as necessary.
9. The applicant shall satisfy outstanding liens and past due City bills, if any, to the satisfaction of the City prior to the issuance of a BTR to operate this entertainment establishment.
10. The Planning Board shall retain the right to call the owner or operator back before them and modify the hours of operation or the occupant load should there be valid complaints about loud, excessive, unnecessary, or unusual noise.
11. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as may be amended from time to time, shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in section 118-194, Code of the City of Miami Beach, Florida.
12. This 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.
13. Within a reasonable time after applicant's receipt of this Conditional Use Permit as signed and issued by the Planning Director, the applicant shall record it in the Public Records of Miami-Dade County at applicant's expense and then return the recorded instrument to the Planning Department. No building permit or certificate of completion shall be issued until this requirement has been satisfied.
14. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.

MAB

CFN: 20160025524 BOOK 29924 PAGE 3983
PB No. 2287-1787 Purdy Avenue-Tackle Box
Page 5 of 5

15. 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.

Dated this 6th day of JANUARY, 2016.

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: Michael Belush
Michael Belush, Planning and Zoning Manager
For Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 6th day of JANUARY, 2016, by Michael Belush, Planning and Zoning Manager of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



(NOTARIAL SEAL)

Approved As To Form:
Legal Department

Notary:
Print Name
Notary Public, State of Florida
My Commission Expires: 07-26-2017
Commission Number:

Filed with the Clerk of the Planning Board on 1/12/16

F:\PLAN\PLB\2015\12-15-15\2287-1787 Purdy Ave\2287- CUP 12-15-15.docx

CFN: 20160700954 BOOK 30335 PAGE 512
DATE: 12/07/2016 12:27:28 PM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CT

**PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA**

PROPERTY: 1787 Purdy Avenue
FILE NO. 2287

IN RE:

The applicant, TB Purdy Restaurant, LLC., requested a modification to a previously issued Conditional Use Permit to modify the plans and operational conditions previously approved by the Board, pursuant to Chapter 118, Article IV, and Chapter 142, Article II of the City Code..

LEGAL

DESCRIPTION:

Western ½ of Lot 9 of Block 16, of "Island View Subdivision", according to Plat thereof as recorded in Plat Book 6, Page 115, of the Public Records of Miami-Dade County.

MEETING DATE: December 15, 2015, June 28, 2016

MODIFIED CONDITIONAL USE PERMIT

The applicant, TB Purdy Restaurant, LLC., filed an application with the Planning Director to modify the plans and operational conditions . to a previously approved Conditional Use Permit by the Board pursuant Section 118, Article IV and Section 142, Article V. Notice of the request was given for a modification as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

The Planning Board of the City of Miami Beach 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 of the record for this matter:

That the property in question is located in the CD-2 - Commercial, medium Intensity Zoning District;

That the use is consistent with the Comprehensive Plan for the area in which the property is located;

~~That the intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;~~

That structures and uses associated with the request are consistent with the Land Development Regulations;

That the public health, safety, morals, and general welfare will not be adversely affected;

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

IT IS THEREFORE 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 is adopted herein, including the staff recommendations, that the Conditional Use Permit be GRANTED, as provided below. Underlining

ms

CFN: 20160700954 BOOK 30335 PAGE 513

PB No. 2287-1787 Purdy Avenue-Tackle Box

Page 2 of 5

denotes added language, and ~~strikethrough~~ denotes stricken language from the December 15, 2015 Conditional Use Permit:

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The applicant shall appear before the Planning Board for a progress report within 90 days from the issuance of the Business Tax Receipt (BTR). The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to ~~impose additional conditions to address possible problems and to determine the timing and need for future progress reports.~~ This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
2. This Conditional Use Permit is issued to TB Purdy Restaurant, LLC, as operator, for a restaurant with alcoholic beverages. The subject establishment shall always be licensed as a single restaurant serving full meals at all times, and no physical subdivision of any portion of the dining areas shall be allowed. Any change of operator or 50% (fifty percent) or more stock ownership shall require review and approval by the Planning Board as a modification to this Conditional Use Permit.
3. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.
4. Prior to the issuance of a Building Permit for the improvements proposed herein, the applicant shall submit a revised site plan and floor plan. At a minimum, such plans shall include the following:
 - a. An air conditioned trash room(s) / garbage room(s), which shall be large enough or sufficient in number so that more than one pick up of garbage per day will not be necessary. The location, dimensions and access points of such trash/garbage room(s) shall be subject to the review and approval of staff.
 - b. The route of all refuse containers from the trash / garbage room(s) to the sidewalk.
 - c. A high-level trash/garbage compacting device may be located in the air-conditioned trash/garbage holding room within the facility.
 - d. All trash containers shall utilize rubber wheels, or the path for the trash containers shall consist of a surface finish that reduces noise, in a manner to be reviewed and approved by staff.
 - e. Garbage dumpster covers shall be closed at all times except when in active use.
5. Prior to the issuance of a building permit for the improvements proposed herein, the applicant shall submit a detailed valet parking and delivery plan, which shall be subject to the review and approval of the Parking Department. At a minimum, such plan shall include the following:
 - a. The valet drop off shall be located in a designated off-street parking space, subject to the approval of the Parking Department.
 - b. The locations for all delivery vehicles shall be clearly delineated on a revised loading plan, and shall be subject to the review and approval of the Parking Department.

MP

CFN: 20160700954 BOOK 30335 PAGE 514

PB No. 2287-1787 Purdy Avenue-Tackle Box

Page 3 of 5

Delivery vehicles shall only be permitted to make deliveries from designated loading zones and spaces approved by the Parking Department.

- c. Delivery vehicles and sanitation services shall only be permitted to make deliveries or pick up from 8:00 AM to 2:00 PM.
- d. Delivery trucks shall not idle in the loading zone.

-
6. The Applicant agrees to the following operational conditions for all permitted and accessory uses and shall bind itself, and successors and assigns and all successors in interest in whole or in part to comply with the following operational and noise attenuation requirements and/or limitations. The applicant shall ensure through appropriate contracts, assignments and management rules that these restrictions are enforced and the applicant agrees to include the rules and regulations set forth in these conditions in any contract or assignment:

- a. The hours of operation shall be within the hours of 11:30 AM to 12:00 AM on Sundays through Thursday and from 11:30 AM to 2:00 AM on Fridays and Saturdays. The outdoor portion shall close by 12:00 AM (midnight) daily.
- b. At all times the establishment is open, food service with a full menu and operating kitchen shall be required throughout the venue, including the roof-top area. At the discretion of the operator, the roof-top area may cease operations prior to the closing of the venue, and while the first level is operational.
- c. The roof-top area shall be limited to restaurant service only, and shall only be open and operational when the first level of the establishment is open. The rooftop area shall not become a stand-alone drinking establishment or bar at any time.
- d. The patron occupant content shall be a maximum of 199 persons, or as determined by the Fire Marshall, whichever is lower.
- e. The number of seats within the confines of the property shall not exceed 140 and the number of seats on the adjacent sidewalk, if approved, shall not exceed 15.
- f. The sound system and sound attenuation measures shall be implemented as per recommendations of the sound system specifications submitted in the application for both the outdoor areas and the interior areas. A final sound transmission report which includes the performance of sound systems and sound attenuation devices shall be submitted to staff for review and approval prior to a Certificate of Use or Business Tax Receipt. for the entertainment portion is approved.
- g. Entertainment shall be prohibited at all times. On the rooftop, sidewalk, and any exterior portion of the project, the sound system shall be turned off entirely by 10:00 PM Sunday thru Wednesday, 11:00 PM Thursdays and 12:00 AM (midnight) on Fridays and Saturdays. The roll-up door located at the front façade on the first level shall be closed by 10:00 PM daily.
- h. Alcohol service shall not be permitted from that portion of the counter directly abutting the roll-up door while the door is open.

MB

CFN: 20160700954 BOOK 30335 PAGE 515

PB No. 2287-1787 Purdy Avenue-Tackle Box

Page 4 of 5

-
- i. Special events pursuant to the Miami Beach City Code, associated with the proposed establishment, may not be held on the premises and the applicant agrees that it will not seek or authorize applications for such permits.
 - j. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
 - ~~k. Any queuing of patrons shall occur within the property or inside the restaurant only. Security staff shall monitor the crowds to ensure that they do not obstruct the sidewalk.~~
 - l. Security staff shall monitor patron circulation and occupancy levels and shall take measures to strictly enforce patron age restrictions in the City Code at all times.
 - m. The applicant shall be responsible for maintaining the areas adjacent to the facility, such as the sidewalk and the areas of the street adjacent to the property. When sweeping the sidewalk in front of the establishment, the personnel doing the sweeping shall ensure that they do not merely push the refuse in front of another building, but pick up all trash and dispose of it appropriately. In addition, at the end of business each day sidewalks shall be swept and hosed down.
- 7. The applicant shall submit a Transportation Demand Management (TDM) Plan for employees of the restaurant. This plan shall encourage the utilization of alternative modes of transportation to commute to and from work. The restaurant shall designate a staff person to coordinate the development and implementation of the TDM Plan with the city. The TDM Plan should include a reporting system to be able to track the effectiveness of the Plan and make adjustments for improvements as necessary.
 - 8. The applicant shall provide to the City an evaluation of the valet parking operation of the site after six (six) months of the opening date. The evaluation shall include a valet parking analysis. Depending on the outcome of the review, the City may impose some specific mitigation measures as necessary.
 - 9. The applicant shall satisfy outstanding liens and past due City bills, if any, to the satisfaction of the City prior to the issuance of a BTR to operate this entertainment establishment.
 - 10. The Planning Board shall retain the right to call the owner or operator back before them and modify the hours of operation or the occupant load should there be valid complaints about loud, excessive, unnecessary, or unusual noise.
-
- 11. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as may be amended from time to time, shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in section 118-194, Code of the City of Miami Beach, Florida.
 - 12. This 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.

mb

CFN: 20160700954 BOOK 30335 PAGE 516

PB No. 2287-1787 Purdy Avenue-Tackle Box

Page 5 of 5

13. Within a reasonable time after applicant's receipt of this Conditional Use Permit as signed and issued by the Planning Director, the applicant shall record it in the Public Records of Miami-Dade County at applicant's expense and then return the recorded instrument to the Planning Department. No building permit or certificate of completion shall be issued until this requirement has been satisfied.
14. The establishment and operation of this Conditional Use shall comply with all the ~~aforementioned conditions of approval; non-compliance shall constitute a violation of the Code~~ of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.
15. 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.

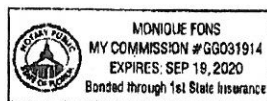
Dated this 30th day of September, 2016.

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: Michael Belush
Michael Belush, Planning and Zoning Manager
For Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 30th day of September, 2016, by Michael Belush, Planning and Zoning Manager of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



Monique Fons
Notary: MONIQUE FONS
Print Name
Notary Public, State of Florida
My Commission Expires: 9/19/2020
Commission Number:

[NOTARIAL SEAL]

Approved As To Form:
Legal Department

9/29/16

F:\PLAN\SLB\2016\6-26-16\2287 - 1787 Purdy Avenue\2287- CUP 6-28-16 FINAL.docx

mb