MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2ND FLOOR
MIAMI BEACH, FLORIDA 33139, WWW.MIAMIBEACHFL.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
  - ☐ 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 Modification to HPB File No. 7407

SUBJECT PROPERTY ADDRESS: 620 Ocean Drive

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

FOLIO NUMBER (S) 02-4203-004-0050

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

NAME 620 Park Central Partners, LLC
ADDRESS 846 Lincoln Rd, 5th Floor, Miami Beach, FL 33139
BUSINESS PHONE 786-574-4090 CELL PHONE _____
E-MAIL ADDRESS _____

OWNER IF DIFFERENT THAN APPLICANT:

NAME _____
ADDRESS _____
BUSINESS PHONE _____ CELL PHONE _____
E-MAIL ADDRESS _____

---

2. AUTHORIZED REPRESENTATIVE(S):

☐ ATTORNEY:
NAME Michael Larkin / Carli Koshal
ADDRESS 200 S. Biscayne Boulevard, Ste 850, Miami, FL 33131
BUSINESS PHONE 305-374-5300 CELL PHONE _____
E-MAIL ADDRESS mlarkin@brzoninglaw.com / ckoshal@brzoninglaw.com

☐ AGENT:
NAME _____
ADDRESS _____
BUSINESS PHONE _____ CELL PHONE _____
E-MAIL ADDRESS _____

☐ CONTACT:
NAME _____
ADDRESS _____
BUSINESS PHONE _____ CELL PHONE _____
E-MAIL ADDRESS _____

---

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:
☒ ARCHITECT ☐ LANDSCAPE ARCHITECT ☐ ENGINEER ☐ CONTRACTOR ☐ OTHER: _____

NAME Reinaldo Borges
ADDRESS 999 Brickell Ave, Miami, FL 33131, Suite 700
BUSINESS PHONE 305 374 9216 CELL PHONE _____
E-MAIL ADDRESS _____

FILE NO. _____

4. SUMMARY OF APPLICATION – PROVIDE BRIEF SCOPE OF PROJECT:
Modification to HPB File No. 7407 related to roof deck and addition of retractable awnings

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: Ricardo Tabet

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF

COUNTY OF

I,_____, 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.

_____
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

(Circle one)

STATE OF

COUNTY OF

I, Ricardo Tabet, being duly sworn, depose and certify as follows: (1) I am the Manager (print title)of 620 Park Central Partners, 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 15 day of June ,2017.The foregoing instrument was acknowledged before me by Ricardo Tabet, Manager of 620 Park Central 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:

VERONICA ENRIQUEZ
MY COMMISSION # FF241819
EXPIRES June 18, 2019
(407) 398-0153 FloridaNotaryService.com

_____
NOTARY PUBLIC

My Commission Expires:
June 18, 2019

Veronica Enriquez
PRINT NAME

FILE NO._____

POWER OF ATTORNEY AFFIDAVIT

STATE OF
COUNTY OF

I, Ricardo Tabet, 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 Michael Larkin / Carli Koshal to be my representative before the Historic Preservation 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.

Ricardo Tabet
PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 15 day of June, 2017. The foregoing instrument was acknowledged before me by Ricardo Tabet, Manager of 620 Park Central 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

VERONICA ENRIQUEZ
MY COMMISSION # FF241819
EXPIRES June 18, 2019
(407) 398-0153 FloridaNotaryService.com

NOTARY PUBLIC

My Commission Expires
June 18, 2019

Veronica Enriquez
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.*

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.

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.*

See Exhibit B

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP

IF THERE ARE ADDITIONAL CORPORATE OWNERS, LIST ALL SUCH OWNERS, INCLUNG 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.*

_____

TRUST NAME

NAME AND ADDRESS	% INTEREST

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.	Michael Larkin / Carli Koshal	200 S. Biscayne Blvs, Ste 850	305-374-5300
b.	Reinaldo Borges	999 Brickell Ave, ste 700	305-374-9216
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, Ricardo Tabet, 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.

SIGNATURE

Sworn to and subscribed before me this 15 day of June, 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

VERONICA ENRIQUEZ
MY COMMISSION # FF241819
EXPIRES June 18, 2019
(407) 398-0153 FloridaNotaryService.com

NOTARY PUBLIC

Veronica Enriquez

PRINT NAME

My Commission Expires:

June 18, 2019

FF241819

FILE NO.

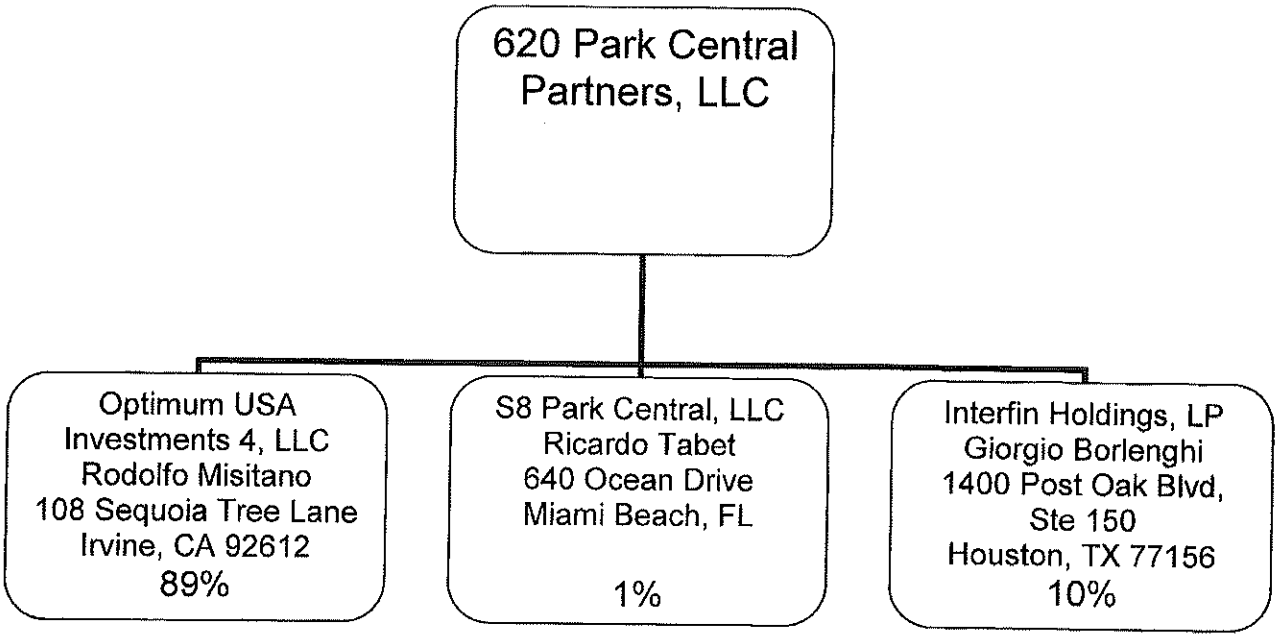
Exhibit A
Legal Description

LOT 6 BLOCK 11

SUBDIVISION OCEAN BEACH, FLA. ADDITION NO. 1

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3 AT PAGE 11 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Exhibit B
Disclosure of Interest



BERCOW RADELL & FERNANDEZ
ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6223
E-Mail: CKoshal@BRZoningLaw.com

VIA HAND-DELIVERY

June 23, 2017

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

Re: Modification to Certificate of Appropriateness for Design regarding 620 Ocean Drive, Miami Beach (HPB File No. 7407)

Dear Tom:

This law firm represents 620 Park Central Partners, LLC (the "Applicant") with regard to the above-referenced property (the "Property"). Please let the following serve as the required letter of intent in connection with a request for a Modification to the Certificate of Appropriateness approved through HPB Order No. 7407.

Description of Property. The Property is 6,500 square feet in size, located on the west side of Ocean Drive between 6th Street and 7th Street. To the north of the Property Heathcote Apartment building and to the south is the Beach Paradise Hotel. To the west is Ocean Court, and to the east of the Property lie famous Lummus Park and the beach. The Property is located within the MXE, Mixed Use Entertainment Zoning District, and is also located within the Ocean Drive/ Collins Avenue Historic District. The Property is currently vacant and has been for a number of years.

Description of Development Program. HPB Order No. 7407 approved a new 50 foot, four-story hotel ("HPB Approval"). As the The hotel features a modern design which will uniquely complement Ocean Drive and its existing historic buildings. Further, the hotel will feature only twelve (12) suites which will be suspended above the lobby, restaurant and public areas. The suites will be organized around a four-story central open core, enhanced by a transparent roof terrace pool, which floods the space with light and liveliness.

At this time, the Applicant respectfully requests two modifications to the approved design:

1) Retractable awnings to be attached to the front façade of the structure; and
2) Modification to Condition C.1.c. of the HPB Approval related to the roof deck and glass railings.

Retractable Awnings. The Applicant is seeking a Certificate of Appropriateness ("COA") for new awnings for the front façade of the new building. The proposed design is preferable to the otherwise approvable jungle of sidewalk umbrellas. The awnings' modern design will require no frontal support, and provide for uninterrupted views for both the public and patrons of the Property. The awnings will have a mechanically operated, retractable canopy that will be usable in all weather conditions. Most importantly, the proposed awnings are in line with the overall vision of the Ocean Drive Task Force, which was put together by the Mayor to rehabilitate the aesthetics of Ocean Drive.

Modification to Condition C.1.c. Condition c of the HPB Approval requires:

> "The glass railings at the roof deck shall be setback a minimum of two (2) feet from the exterior side walls up to the eastern face of the proposed stair and planter feature, of the floor immediately below and ten (10) feet from the front projecting balcony façade, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board."

The Applicant's team has carefully studied the approved location of the glass railings and has begun to consider the layout of the pool deck. Condition C.1.c.'s requirement that the glass railings be located ten (10) feet from the projecting balcony façade renders a significant amount of the pool deck unusable, approximately fifteen percent (15%). The useable roof area is relatively small and does not contain much space for sunbathing. The iconic pool, elevator, stairs, and restroom facilities occupy over fifty percent (50%) of the roof top area, no including circulation zones. Accordingly, the Applicant respectfully requests to modify condition C.1.c. to permit the glass railings two (2) feet from the front of the projecting balcony, instead of ten (10), to reclaim some of the roof deck's usable area. It's important to note that there are strict operational conditions imposed by the HPB Approval that the Applicant is <u>not</u> seeking to modify. These conditions, that will remain intact, include: limiting use of the rooftop amenity area to hotel guests and their guests; no live entertainment on the rooftop amenity area; and no special event on the rooftop. The roof deck will be respectably and responsibly operated.

Conclusion. The Applicant is creating a beautiful and iconic new hotel on Ocean Drive. The proposed modifications will not have any adverse impact on the surrounding area. We respectfully request your recommendation of approval of the Applicant's request. If you have any questions or comments with regard to the application, please give me a call at (305) 377-6223.

Sincerely,

C. Koshal

Carli Koshal

MWL/CK

rio development resources

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

June 22, 2017

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

Re: Property Owners List within 375 feet of:

SUBJECT: 620 Ocean Drive, Miami Beach, FL 33139
FOLIO NUMBER: 02-4203-004-0050
LEGAL DESCRIPTION: OCEAN BEACH ADD NO 1 PB 3-11 LOT 6 BLK 11

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,

RDR | Diana B. Rio

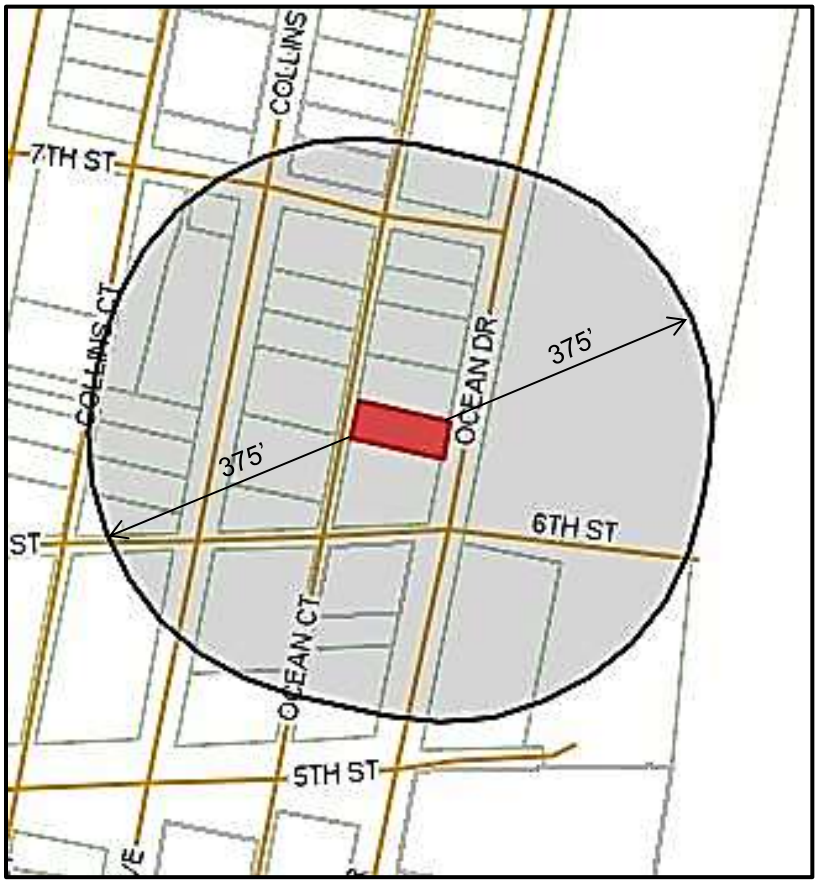
Total number of property owners without repetition: **106, including 3 international**

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.

rio development resources

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: 620 Ocean Drive, Miami Beach, FL 33139
FOLIO NUMBER: 02-4203-004-0050
LEGAL DESCRIPTION: OCEAN BEACH ADD NO 1 PB 3-11 LOT 6 BLK 11

ANDRIY SEMENYUK NATALIYA SEMENYUK
MYROSLAV PALENYCHKA
72 RUE PIERRE DEBAIN
GATINEAU QC J9J 0G8
CANADA

JUAN BORIS JULIO SUMAR PUPPO
JORGE CHAVEZ 599 DPTO. 603 MIRAFLORES
LIMA L18
PERU

MARIA EUGENIA BOTTI
VIA FUORI PONTE 2
REGGIO EMILIA
ITALY

600 COLLINS LLC C/O FUNARO AND CO
846 LINCOLN RD 5TH FLOOR
MIAMI BEACH, FL 33139

601 COLLINS LTD
2340 SW 102 DR
DAVIE, FL 33324

616 COLLINS ASSOCIATES LLC JOSEPH KLEIN
150 E 58 ST 39TH FL
NEW YORK, NY 10155

620 PARK CENTRAL PARTNERS LLC C/O SYNERGY 8 LLC
846 LINCOLN RD 5TH FL
MIAMI BEACH, FL 33139

624 COLLINS OWNER LLC
560 5 AVE
NEW YORK, NY 10036

701 SOUTH BEACH LLC C/O RONALD H KAUFFMAN
100 SE 2 ST # 2700
MIAMI, FL 33131

713 COLLINS AVE 27 CORP
355 ALHAMBRA CIR STE 801
CORAL GABLES, FL 33134

ALBERTO ONTIVERO &W DIANE
530 OCEAN DRIVE UNIT 309
MIAMI BEACH, FL 33139-6616

ALBERTO R ONTIVERO &W DIANE ONTIVERO
530 OCEAN DRIVE UNIT 102
MIAMI BEACH, FL 33139-6616

ALBERTO R ONTIVERO DIANE ONTIVERO
DANIELLA R ONTIVERO
530 OCEAN DR UNIT 308
MIAMI BEACH, FL 33139

ALESSANDRO GIUSTI
530 OCEAN DR #108
MIAMI BEACH, FL 33139

BARBIZON302 LLC
530 OCEAN DR 302
MIAMI BEACH, FL 33139

BEACH PARADISE HOLDINGS LLC
600 OCEAN DR
MIAMI BEACH, FL 33139-6219

BENGE ENTERPRISES CORP
252 SUNNY ISLES BLVD STE 20
SUNNY ISLES BEACH, FL 33160

BLANCA DOCINA FRANCISCO LEON
701 COLLINS AVE #4E
MIAMI BEACH, FL 33139

BONI REAL EST LLC
524 OCEAN DR
MIAMI BEACH, FL 33139-6616

CARLOS ALVAREZ
211 SW 41 AVE
MIAMI, FL 33134-1748

CASA LUXE NYC LLC
175 VARICK ST
NEW YORK, NY 10014

CASITA INVESTMENT LLC
929 THOMPSON ST
GLASTONBURY, CT 06033

CHARLES R SMITH &W DREAMA F
530 OCEAN DR #307
MIAMI BEACH, FL 33139-6616

CITY NATIONAL BANK OF FL TR
PO BOX 025611
MIAMI, FL 33102

CITY NATIONAL BANK OF FL TR
1261 20 ST
MIAMI BEACH, FL 33139

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

CITY OF MIAMI BEACH % F LORENZ
1130 WASHINGTON AVE
MIAMI BEACH, FL 33139

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

CLAUDIO ANGELINI &W OLGA
77 WEST 55 ST #4
NEW YORK, NY 10019

CLAUDIO ANGELINI OLGA ANGELINI
77 WEST 55 ST #4
NEW YORK, NY 10019

COLLINS 1E LLC
9240 SUNSET DR SUITE 114
MIAMI, FL 33173-3433

CORNER VIEW OF THE OCEAN 203 LLC
3035 SW 25 TER
MIAMI, FL 33133

CRISTALLO REAL ESTATE INC C/O ROCA GONZALEZ P.A.
2601 S BAYSHORE DR STE 725
MIAMI, FL 33133

CSM COLLINS EQUITIES LP % RABINA REALTY
670 WHITE PLAINS RD STE 305
SCARSDALE, NY 10583

D & R DESIGN DISTRICT LLC
927 LINCOLN RD #214
MIAMI BEACH, FL 33139

DALGIS PENIN
3054 SW 27 ST
MIAMI, FL 33133-2927

DANIEL SAROL & IVETTE MARTINO
6721 NORTH AUGUSTA DR
HIALEAH, FL 33015

DENIS WILLIAM BEAUSEJOUR
713 COLLINS AVE #29
MIAMI BEACH, FL 33139-6276

DENISE MONAHAN COHEN
701 COLLINS AVE APT 2C
MIAMI BEACH, FL 33139

DIMITRI E SARTAN
701 COLLINS AVE UNIT 1-D
MIAMI BEACH, FL 33139-6230

ELEZIA INC C/O RGPA REGISTERED AGENT CORP
3370 MARY ST
MIAMI, FL 33133

ELISSA TRUMAN
435 N ANDREWS AVE #208
FORT LAUDERDALE, FL 33301

ERNEST BLUM LOIS BLUM
10101 SW 142 ST
MIAMI, FL 33176

FAMLPRO INC
442 SOUTH TAMIAMI TRAIL
OSPREY, FL 34229

FANNY ROSERO
3325 81 ST
JACKSON HEIGHTS, NY 11372

FIRST AMERICAN PROP INVEST CORP
PO BOX 52-2793
MIAMI, FL 33152

GIRARDI CESARE &W DONATELLA %
COLONIAL BANK ATT BILL PAY DEPT
530 OCEAN DR UNIT 304
MIAMI BEACH, FL 33139

GUSTAVE F COMPTIS EST OF CARLOS COMPTIS &W TERESA
713 COLLINS AVE UNIT 31
MIAMI BEACH, FL 33139-6276

GUSTAVO T COMPTIS VILMA M RODRIGUEZ
ANA VILMA COMPTIS
6470 NW 191 TER
HIALEAH, FL 33015

IGNACIO N GELABERT &W MARIA C
16061 E TROON CIR
HIALEAH, FL 33014-6554

IHC OCEAN LLC
1329 ALTON RD
MIAMI BEACH, FL 33139

JACOB ALKOV
825 COLLINS AVE #5
MIAMI BEACH, FL 33139

JOSEF BARNES
4230 POST AVE
MIAMI BEACH, FL 33140

JOSEPH FERREIRA
530 OCEAN DR #206
MIAMI BEACH, FL 33139-6616

KATRINA JACQUELINE DIAZ
701 COLLINS AVE #1A
MIAMI BEACH, FL 33139-6230

KING OF HEARTS INC % JMB ENTERPRISES
3035 SW 25 TER
MIAMI, FL 33133

KRISTINA T PANKUS
2863 BRIGHTON CT1
WESTCHESTER, IL 60154

LEO-JAMES INC
1228 ALTON RD
MIAMI BEACH, FL 33139

LISA ANN VOLPE
701 COLLINS AVE UNIT 3-C
MIAMI BEACH, FL 33139-6243

LOUIS A ALEXANDER
12100 SW 47 ST
MIAMI, FL 33175-4908

LOUIS ALEXANDER &W MATILDE
713 COLLINS AVE #41
MIAMI BEACH, FL 33139-6287

LOUISE & AIDA ALEXANDER
12100 SW 47 ST
MIAMI, FL 33175-4908

MAJESTIC HOTEL SOUTH BCH LLC
1433 COLLINS AVE
MIAMI BEACH, FL 33139-4103

MARIA DEL CARMEN PARDINAS
530 OCEAN DR UNIT 106
MIAMI BEACH, FL 33139-6616

MARIA L GHINI
363 CENTER ISLAND
GOLDEN BEACH, FL 33160-2201

MARIANA USA LLC C/O ELLIE ORTRE
250 NE 48 CT
FT LAUDERDALE, FL 33334

MARK ANDREW SALINAS JENNIFER LYNN JOHNSON
1034 ROSEPOINT ST
HOUSTON, TX 77018

MARK F KUFEL
701 COLLINS AVE #2E
MIAMI BEACH, FL 33139

MARY NGUYEN EMMANUEL FREMIN
312 11 AVE #23G
NEW YORK, NY 10001

MATTHEW J SORENSEN
530 OCEAN DR #216
MIAMI BEACH, FL 33139-6616

METROPOLE HOTEL APTS LLC
1680 MERIDIAN AVE SUITE#102
MIAMI BEACH, FL 33139-2704

MIAMI DREAM PROJECT LLC
700 E DANIA BEACH BLVD #202
DANIA, FL 33004

MIAMI-DADE COUNTY DOH COUNTY HEALTH DEPT-FL
8175 NW 12 ST
MIAMI, FL 33126

MICHEL JULIEN PAUL ARNAUD
301 ARTHUR GODFREY RD STE 402
MIAMI BEACH, FL 33140

MICHIKAPARLIC LLC
713 COLLINS AVE APT 38
MIAMI BEACH, FL 33139

MOSHE MARK TARICH & BENNY TARICH
16470 NE 30 AVE
NORTH MIAMI BEACH, FL 33160-4133

NATALIA VENTURES CORP
9155 S DADELAND BLVD #1014
MIAMI, FL 33156-2738

NICHOLAS LOPICCOLO
530 OCEAN DR #107
MIAMI BEACH, FL 33139-6616

OLIVA F FERREIRA
14432 ARDOCH PL
MIAMI LAKES, FL 33016-6401

PACK INTERNATIONAL SYSTEM LLC
700 E DANIA BEACH BLVD # 202
DANIA, FL 33004

PAMELA R SUTTON
6061 COLLINS AVE #22-F
MIAMI BEACH, FL 33140

PAPERONE LLC
530 OCEAN DR 104A
MIAMI BEACH, FL 33139

PARK CENTRAL PARTNERS LLC C/O SYNERGY 8 LLC
846 LINCOLN RD 5TH FLOOR
MIAMI BEACH, FL 33139

PETER GEORGE
3270 ISLAND COVE DR #300
WATERFORD, MI 48328

RAUL CHOQUE
1930 N HIBISCUS DR
NORTH MIAMI, FL 33181-2352

RAYMOND CARPIO &W ROSEMARY
701 COLLINS AVE # 4C
MIAMI BEACH, FL 33139

RAYMONDE WARING
775 - 6 AVE APT 2
NEW YORK, NY 10001

ROSA M FERNANDEZ
10321 SW 50 TERR
MIAMI, FL 33165-6251

SCHEHEREZADE LANDAETA
530 OCEAN DR #214
MIAMI BEACH, FL 33139-6616

SHAM KAMLANI TRS SHAM KAMLANI REVOCABLE TRUST
100 S POINTE DR #1705
MIAMI BEACH, FL 33139

SHEROB 15 LLC
903 SW 93 TER
PLANTATION, FL 33324

SOUTH BEACH INVESTMENT ONE LLC
1329 ALTON RD
MIAMI BEACH, FL 33139

SOUTH BEACH MANOR LC
701 COLLINS AVE #4F
MIAMI BEACH, FL 33139-6203

SOUTH BEACH PROPERTIES II LLC
720 OCEAN DR
MIAMI BEACH, FL 33139

SOUTH BEACH VILLAS LC % IRVING SHIMOFF
100 SE 2 ST STE 3920
MIAMI, FL 33131-2148

STEPHEN LAIR
PO BOX 1697
HARRISON, AR 72601

THE BALLET VALET PARKING CO LTD
804 OCEAN DRIVE
MIAMI BEACH, FL 33139

VALIER REALTY LLC
3370 MARY STREET
MIAMI, FL 33133

VERA DAVIES SUSAN C BARROW
701 COLLINS AVE #2F
MIAMI BEACH, FL 33139-6200

VIEW ON THE OCEAN 306 LLC
3035 SW 25 TER
MIAMI, FL 33133

WILLIAM BORELLY
713 COLLINS AVE #32
MIAMI BEACH, FL 33139-6242

XED CORPORATION
3370 MARY ST
MIAMI, FL 33133

XED CORPORATION
1549 NE 123 ST
N MIAMI, FL 33161

YANKEE DEVELOPMENT CORP
CHRISTIES LANDING
NEWPORT, RI 02840

YOLANDA E PRADES & MANUEL J PRADES JTRS
701 COLLINS AVE #2D
MIAMI BEACH, FL 33139

YOSLAXIS TOLEDO & ELIO TOLEDO
7820 WEST 5 LANE
HIALEAH, FL 33014

Name	Address	City	State	Zip	Country
ANDRIY SEMENYUK NATALIYA SEMENYUK MYROSLAV PALENYCHKA	72 RUE PIERRE DEBAIN	GATINEAU QC J9J 0G8			CANADA
JUAN BORIS JULIO SUMAR PUPPO	JORGE CHAVEZ 599 DPTO. 603 MIRAFLORES	LIMA L18			PERU
MARIA EUGENIA BOTTI	VIA FUORI PONTE 2	REGGIO EMILIA			ITALY
600 COLLINS LLC C/O FUNARO AND CO	846 LINCOLN RD 5TH FLOOR	MIAMI BEACH	FL	33139	USA
601 COLLINS LTD	2340 SW 102 DR	DAVIE	FL	33324	USA
616 COLLINS ASSOCIATES LLC JOSEPH KLEIN	150 E 58 ST 39TH FL	NEW YORK	NY	10155	USA
620 PARK CENTRAL PARTNERS LLC C/O SYNERGY 8 LLC	846 LINCOLN RD 5TH FL	MIAMI BEACH	FL	33139	USA
624 COLLINS OWNER LLC	560 5 AVE	NEW YORK	NY	10036	USA
701 SOUTH BEACH LLC C/O RONALD H KAUFFMAN	100 SE 2 ST # 2700	MIAMI	FL	33131	USA
713 COLLINS AVE 27 CORP	355 ALHAMBRA CIR STE 801	CORAL GABLES	FL	33134	USA
ALBERTO ONTIVERO &W DIANE	530 OCEAN DRIVE UNIT 309	MIAMI BEACH	FL	33139-6616	USA
ALBERTO R ONTIVERO &W DIANE ONTIVERO	530 OCEAN DRIVE UNIT 102	MIAMI BEACH	FL	33139-6616	USA
ALBERTO R ONTIVERO DIANE ONTIVERO DANIELLA R ONTIVERO	530 OCEAN DR UNIT 308	MIAMI BEACH	FL	33139	USA
ALESSANDRO GIUSTI	530 OCEAN DR #108	MIAMI BEACH	FL	33139	USA
BARBIZON302 LLC	530 OCEAN DR 302	MIAMI BEACH	FL	33139	USA
BEACH PARADISE HOLDINGS LLC	600 OCEAN DR	MIAMI BEACH	FL	33139-6219	USA
BENGE ENTERPRISES CORP	252 SUNNY ISLES BLVD STE 20	SUNNY ISLES BEACH	FL	33160	USA
BLANCA DOCINA FRANCISCO LEON	701 COLLINS AVE #4E	MIAMI BEACH	FL	33139	USA
BONI REAL EST LLC	524 OCEAN DR	MIAMI BEACH	FL	33139-6616	USA
CARLOS ALVAREZ	211 SW 41 AVE	MIAMI	FL	33134-1748	USA
CASA LUXE NYC LLC	175 VARICK ST	NEW YORK	NY	10014	USA
CASITA INVESTMENT LLC	929 THOMPSON ST	GLASTONBURY	CT	06033	USA
CHARLES R SMITH &W DREAMA F	530 OCEAN DR #307	MIAMI BEACH	FL	33139-6616	USA
CITY NATIONAL BANK OF FL TR	PO BOX 025611	MIAMI	FL	33102	USA
CITY NATIONAL BANK OF FL TR	1261 20 ST	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH % F LORENZ	1130 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH FLA CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CLAUDIO ANGELINI &W OLGA	77 WEST 55 ST #4	NEW YORK	NY	10019	USA
CLAUDIO ANGELINI OLGA ANGELINI	77 WEST 55 ST #4	NEW YORK	NY	10019	USA
COLLINS 1E LLC	9240 SUNSET DR SUITE 114	MIAMI	FL	33173-3433	USA
CORNER VIEW OF THE OCEAN 203 LLC	3035 SW 25 TER	MIAMI	FL	33133	USA
CRISTALLO REAL ESTATE INC C/O ROCA GONZALEZ P.A.	2601 S BAYSHORE DR STE 725	MIAMI	FL	33133	USA
CSM COLLINS EQUITIES LP % RABINA REALTY	670 WHITE PLAINS RD STE 305	SCARSDALE	NY	10583	USA
D & R DESIGN DISTRICT LLC	927 LINCOLN RD #214	MIAMI BEACH	FL	33139	USA
DALGIS PENIN	3054 SW 27 ST	MIAMI	FL	33133-2927	USA
DANIEL SAROL & IVETTE MARTINO	6721 NORTH AUGUSTA DR	HIALEAH	FL	33015	USA
DENIS WILLIAM BEAUSEJOUR	713 COLLINS AVE #29	MIAMI BEACH	FL	33139-6276	USA

DENISE MONAHAN COHEN	701 COLLINS AVE APT 2C	MIAMI BEACH	FL	33139	USA
DIMITRI E SARTAN	701 COLLINS AVE UNIT 1-D	MIAMI BEACH	FL	33139-6230	USA
ELEZIA INC C/O RGPA REGISTERED AGENT CORP	3370 MARY ST	MIAMI	FL	33133	USA
ELISSA TRUMAN	435 N ANDREWS AVE #208	FORT LAUDERDALE	FL	33301	USA
ERNEST BLUM LOIS BLUM	10101 SW 142 ST	MIAMI	FL	33176	USA
FAMLPRO INC	442 SOUTH TAMIAMI TRAIL	OSPREY	FL	34229	USA
FANNY ROSERO	3325 81 ST	JACKSON HEIGHTS	NY	11372	USA
FIRST AMERICAN PROP INVEST CORP	PO BOX 52-2793	MIAMI	FL	33152	USA
GIRARDI CESARE &W DONATELLA % COLONIAL BANK ATT BILL PAY DEPT	530 OCEAN DR UNIT 304	MIAMI BEACH	FL	33139	USA
GUSTAVE F COMPTIS EST OF CARLOS COMPTIS &W TERESA	713 COLLINS AVE UNIT 31	MIAMI BEACH	FL	33139-6276	USA
GUSTAVO T COMPTIS VILMA M RODRIGUEZ ANA VILMA COMPTIS	6470 NW 191 TER	HIALEAH	FL	33015	USA
IGNACIO N GELABERT &W MARIA C	16061 E TROON CIR	HIALEAH	FL	33014-6554	USA
IHC OCEAN LLC	1329 ALTON RD	MIAMI BEACH	FL	33139	USA
JACOB ALKOV	825 COLLINS AVE #5	MIAMI BEACH	FL	33139	USA
JOSEF BARNES	4230 POST AVE	MIAMI BEACH	FL	33140	USA
JOSEPH FERREIRA	530 OCEAN DR #206	MIAMI BEACH	FL	33139-6616	USA
KATRINA JACQUELINE DIAZ	701 COLLINS AVE #1A	MIAMI BEACH	FL	33139-6230	USA
KING OF HEARTS INC % JMB ENTERPRISES	3035 SW 25 TER	MIAMI	FL	33133	USA
KRISTINA T PANKUS	2863 BRIGHTON CT1	WESTCHESTER	IL	60154	USA
LEO-JAMES INC	1228 ALTON RD	MIAMI BEACH	FL	33139	USA
LISA ANN VOLPE	701 COLLINS AVE UNIT 3-C	MIAMI BEACH	FL	33139-6243	USA
LOUIS A ALEXANDER	12100 SW 47 ST	MIAMI	FL	33175-4908	USA
LOUIS ALEXANDER &W MATILDE	713 COLLINS AVE #41	MIAMI BEACH	FL	33139-6287	USA
LOUISE & AIDA ALEXANDER	12100 SW 47 ST	MIAMI	FL	33175-4908	USA
MAJESTIC HOTEL SOUTH BCH LLC	1433 COLLINS AVE	MIAMI BEACH	FL	33139-4103	USA
MARIA DEL CARMEN PARDINAS	530 OCEAN DR UNIT 106	MIAMI BEACH	FL	33139-6616	USA
MARIA L GHINI	363 CENTER ISLAND	GOLDEN BEACH	FL	33160-2201	USA
MARIANA USA LLC C/O ELLIE ORTRE	250 NE 48 CT	FT LAUDERDALE	FL	33334	USA
MARK ANDREW SALINAS JENNIFER LYNN JOHNSON	1034 ROSEPOINT ST	HOUSTON	TX	77018	USA
MARK F KUFEL	701 COLLINS AVE #2E	MIAMI BEACH	FL	33139	USA
MARY NGUYEN EMMANUEL FREMIN	312 11 AVE #23G	NEW YORK	NY	10001	USA
MATTHEW J SORENSEN	530 OCEAN DR #216	MIAMI BEACH	FL	33139-6616	USA
METROPOLE HOTEL APTS LLC	1680 MERIDIAN AVE SUITE#102	MIAMI BEACH	FL	33139-2704	USA
MIAMI DREAM PROJECT LLC	700 E DANIA BEACH BLVD #202	DANIA	FL	33004	USA
MIAMI-DADE COUNTY DOH COUNTY HEALTH DEPT-FL	8175 NW 12 ST	MIAMI	FL	33126	USA
MICHEL JULIEN PAUL ARNAUD	301 ARTHUR GODFREY RD STE 402	MIAMI BEACH	FL	33140	USA
MICHIKAPARLIC LLC	713 COLLINS AVE APT 38	MIAMI BEACH	FL	33139	USA
MOSHE MARK TARICH & BENNY TARICH	16470 NE 30 AVE	NORTH MIAMI BEACH	FL	33160-4133	USA
NATALIA VENTURES CORP	9155 S DADELAND BLVD #1014	MIAMI	FL	33156-2738	USA

NICHOLAS LOPICCOLO	530 OCEAN DR #107	MIAMI BEACH	FL	33139-6616	USA
OLIVA F FERREIRA	14432 ARDOCH PL	MIAMI LAKES	FL	33016-6401	USA
PACK INTERNATIONAL SYSTEM LLC	700 E DANIA BEACH BLVD # 202	DANIA	FL	33004	USA
PAMELA R SUTTON	6061 COLLINS AVE #22-F	MIAMI BEACH	FL	33140	USA
PAPERONE LLC	530 OCEAN DR 104A	MIAMI BEACH	FL	33139	USA
PARK CENTRAL PARTNERS LLC C/O SYNERGY 8 LLC	846 LINCOLN RD 5TH FLOOR	MIAMI BEACH	FL	33139	USA
PETER GEORGE	3270 ISLAND COVE DR #300	WATERFORD	MI	48328	USA
RAUL CHOQUE	1930 N HIBISCUS DR	NORTH MIAMI	FL	33181-2352	USA
RAYMOND CARPIO &W ROSEMARY	701 COLLINS AVE # 4C	MIAMI BEACH	FL	33139	USA
RAYMONDE WARING	775 - 6 AVE APT 2	NEW YORK	NY	10001	USA
ROSA M FERNANDEZ	10321 SW 50 TERR	MIAMI	FL	33165-6251	USA
SCHEHEREZADE LANDAETA	530 OCEAN DR #214	MIAMI BEACH	FL	33139-6616	USA
SHAM KAMLANI TRS SHAM KAMLANI REVOCABLE TRUST	100 S POINTE DR #1705	MIAMI BEACH	FL	33139	USA
SHEROB 15 LLC	903 SW 93 TER	PLANTATION	FL	33324	USA
SOUTH BEACH INVESTMENT ONE LLC	1329 ALTON RD	MIAMI BEACH	FL	33139	USA
SOUTH BEACH MANOR LC	701 COLLINS AVE #4F	MIAMI BEACH	FL	33139-6203	USA
SOUTH BEACH PROPERTIES II LLC	720 OCEAN DR	MIAMI BEACH	FL	33139	USA
SOUTH BEACH VILLAS LC % IRVING SHIMOFF	100 SE 2 ST STE 3920	MIAMI	FL	33131-2148	USA
STEPHEN LAIR	PO BOX 1697	HARRISON	AR	72601	USA
THE BALLET VALET PARKING CO LTD	804 OCEAN DRIVE	MIAMI BEACH	FL	33139	USA
VALIER REALTY LLC	3370 MARY STREET	MIAMI	FL	33133	USA
VERA DAVIES SUSAN C BARROW	701 COLLINS AVE #2F	MIAMI BEACH	FL	33139-6200	USA
VIEW ON THE OCEAN 306 LLC	3035 SW 25 TER	MIAMI	FL	33133	USA
WILLIAM BORELLY	713 COLLINS AVE #32	MIAMI BEACH	FL	33139-6242	USA
XED CORPORATION	3370 MARY ST	MIAMI	FL	33133	USA
XED CORPORATION	1549 NE 123 ST	N MIAMI	FL	33161	USA
YANKEE DEVELOPMENT CORP	CHRISTIES LANDING	NEWPORT	RI	02840	USA
YOLANDA E PRADES & MANUEL J PRADES JTRS	701 COLLINS AVE #2D	MIAMI BEACH	FL	33139	USA
YOSLAXIS TOLEDO & ELIO TOLEDO	7820 WEST 5 LANE	HIALEAH	FL	33014	USA

CFN 2014R0336745
OR Bk 29145 Pgs 3430 - 3435; (6pgs)
RECORDED 05/09/2014 15:28:24
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: April 8, 2014

FILE NO: 7407

PROPERTY: 620 Ocean Drive

CERTIFICATION

THIS IS TO CERTIFY THAT THE ATTACHED DOCUMENT IS A TRUE AND ACCURATE COPY OF THE ORIGINAL ON FILE IN THE OFFICE OF THE PLANNING DEPARTMENT.
CITY OF MIAMI BEACH

4-24-14
(Signature of Planning Director or Designee) (Date)
Personally known to me or Produced ID:
Notary Public, State of Florida at Large
Printed Name: Teresa Maria
My Commission Expires: (Seal) 12-2-17

This document contains 6 pages.

TERESA MARIA
MY COMMISSION # FF 042188
EXPIRES: December 2, 2017
Bonded Thru Budget Notary Services
NOTARY PUBLIC STATE OF FLORIDA

LEGAL: Lot 6, Block 11, Ocean Beach, Florida, Addition No. 1, According to the Plat Thereof, as Recorded in Plat Book 2, Page 81, of the Public Records of Miami-Dade County, Florida.

IN RE: The application for a Certificate of Appropriateness for the construction of a new 5-story building, as part of a hotel development.

ORDER

The applicant 620 Park Central Partners, LLC, filed an application with the City of Miami Beach Planning Department for a Certificate of Appropriateness.

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

A. The subject vacant site is located within the Ocean Drive/Collins Avenue Local Historic District.

B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is consistent with the Certificate of Appropriateness Criteria in Section 118-564(a)(1) of the Miami Beach Code, is consistent with Certificate of Appropriateness Criteria in Section 118-564(a)(2) of the Miami Beach Code, and is not consistent with Certificate of Appropriateness Criteria 'b' & 'g' in Section 118-564(a)(3) of the Miami Beach Code.

C. The project would be consistent with the criteria and requirements of section 118-564 if the following conditions are met:

1. Revised elevation, site plan, and floor plan drawings shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:

   a. The louvered screens shall be fixed at the center location only and may be permitted to be fixed at the location of the easternmost window located on the south and north elevations. The final design and details of the proposed louvered screens shall be provided and shall be integrated into the balcony and roof slabs, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

   b. The 2-inch stucco reveals proposed for the upper floors shall be incorporated along the ground level of the south elevation, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

   c. The glass railings at the roof deck shall be setback a minimum of two (2) feet from the exterior side walls up to the eastern face of the proposed stair and planter feature, of the floor immediately below and ten (10) feet from the front projecting balcony façade, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

   d. Final details of all exterior surface finishes and materials shall be required, including samples, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

   e. The final design and details of all exterior lighting shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. Interior lighting shall be designed in a manner to not have an adverse overwhelming impact upon the surrounding historic district.

   f. The balcony railings consist of clear glass; butt jointed with a minimal stainless steel cap and shall be integrated into the balcony slab, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

   g. The final design and details of all railings shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

   h. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.

2. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by

DKU

staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and in a manner to be reviewed and approved by staff consistent with the directions from the Board and/or the Certificate of Appropriateness Criteria. At a minimum, such plan shall incorporate the following:

i. Street trees shall be required along Ocean Drive, placed with a minimum 36" clear space between the tree trunk and the back of curb, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

j. Silva Cells in tree pits, with the City Standard black and white bound aggregate system and fertilization trench, irrigation, and two (2) up-lights per City standards, shall be required for all street and shade trees, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

k. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.

l. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.

m. FPL transformers or vault rooms, backflow preventers and all other related devices and fixtures shall not be permitted within any required yard or any area fronting a street or sidewalk. Their location and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

3. The Applicant agrees to the following operational conditions for any and all permitted hotel and accessory uses and shall bind itself, lessees, permittees, concessionaires, renters, guests, users, 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.

a. <u>OPERATIONAL CONDITIONS</u>

i. Use of the rooftop amenity area shall be limited to hotel guests and their guests.

ii. There shall be no live entertainment on the rooftop amenity area; all music played on the rooftop shall be limited to ambient background music.

iii. Special events pursuant to the Miami Beach City Code may not be held on the rooftop amenity area and the applicant agrees that it will not seek or authorize applications for such permits

TM

iv. Operation of the rooftop amenity area shall be limited to the between the hours 9:00 a.m. to 2:00 a.m.

v. In the event Code Compliance receives complaints of unreasonably loud noise from mechanical and/or electrical equipment, and determines the complaints to be valid, even if the equipment is operating pursuant to manufacturer specifications, the applicant shall take such steps to mitigate the noise with noise attenuating materials as reviewed and verified by an acoustic engineer, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

4. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.

5. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.

6. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

7. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.

8. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended by the Board, that the Certificate of Appropriateness is GRANTED for the above-referenced project subject to those certain conditions specified in paragraph C of the Findings of Fact (Condition Nos. 1-8 inclusive) hereof, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Historic Preservation Board, as determined by staff, entitled "THE SUITES AT THE PARK CENTRAL HOTEL", as prepared by Borges + Associates and space4architecture, dated April 8, 2014.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Final Order. No building permit may be issued unless and until all

conditions of approval that must be satisfied prior to permit issuance, as set forth in this Final Order, have been met.

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

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original Certificate of Appropriateness was granted, this Certificate of Appropriateness will expire and become null and void. If the Full Building Permit for the project should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), this Certificate of Appropriateness will expire and become null and void.

In accordance with Section 118-561 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this **Order** shall subject this Certificate of Appropriateness to Section 118-564, City Code, for revocation or modification of the Certificate of Appropriateness.

Dated this 22nd day of April, 2014.

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: _____
THOMAS R. MOONEY, AICP
ACTING PLANNING DIRECTOR
FOR THE CHAIR

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

The foregoing instrument was acknowledged before me this 22nd day of APRIL 2014 by Thomas R. Mooney, Acting Planning Director, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

TERESA MARIA
MY COMMISSION # FF 042188
EXPIRES: December 2, 2017
Bonded Thru Budget Notary Services

NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: 12-2-17

Approved As To Form:
City Attorney's Office: _____ (4-17-14)

Filed with the Clerk of the Historic Preservation Board on 4-22-14 (WJR)

F:\PLAN\$HPB\14HPB\Apr14\7407-Apr14.FO.docx

CFN: 20150662053 BOOK 29816 PAGE 1968
DATE:10/15/2015 01:57:51 PM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: October 13, 2015

FILE NO: 7407

PROPERTY: 620 Ocean Drive

APPLICANT: 620 Park Central Partners, LLC

LEGAL: Lot 6, Block 11, Ocean Beach, Florida, Addition No. 1, According to the Plat Thereof, as Recorded in Plat Book 2, Page 81, of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for modifications to a previously issued Certificate of Appropriateness for the construction of a new 4-story building, as part of a hotel development. Specifically, the applicant is requesting design modifications to the eastern portion of the building.

SUPPLEMENTAL ORDER

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

I. Certificate of Appropriateness

A. The subject site is located within the Ocean Drive/Collins Avenue Local Historic District.

B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted:

1. Is consistent with the Certificate of Appropriateness Criteria in Section 118-564(a)(1) of the Miami Beach Code.

2. Is consistent with Certificate of Appropriateness Criteria in Section 118-564(a)(2) of the Miami Beach Code.

3. Is consistent with Certificate of Appropriateness Criteria Section 118-564(a)(3) of the Miami Beach Code.

C. The project would remain consistent with the criteria and requirements of section 118-564 if the following conditions are met:

1. Revised elevation, site plan and floor plan drawings shall be submitted and, at a minimum, such drawings shall incorporate the following:

a. The louvered screens shall be fixed at the center location only and may be permitted to be fixed at the location of the easternmost window extending to the eastern edge of the balcony slab located on the south and north elevations. The final design and details of the proposed louvered screens shall be provided and shall be integrated into the balcony and roof slabs, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

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

II. Variance(s)

1. There are no variances requested as part of this application

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

A. A copy of all pages of the recorded Supplemental Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.

B. The Supplemental Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.

C. Where one or more parcels are unified for a single development, the property owner shall execute and record an unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.

D. Applicant agrees that in the event Code Compliance receives complaints of unreasonably loud noise from mechanical and/or electrical equipment, and determines the complaints to be valid, even if the equipment is operating pursuant to manufacturer specifications, the applicant shall take such steps to mitigate the noise with noise attenuating materials as reviewed and verified by an acoustic engineer, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

E. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.

F. The Supplemental Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

G. The previous Final Order dated April 8, 2014 and January 13, 2015 shall remain in full force and effect, except to the extent modified herein.

H. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.

I. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

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

PROVIDED, the applicant shall build substantially in accordance with the plans entitled THE SUITES AT THE PARK CENTRAL HOTEL", as prepared by Borges + Associates and space4architecture, dated August 6, 2015, and as approved by the Historic Preservation Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.
The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required. When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

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

for the project should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

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

Dated this 14th day of October, 2015.

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: _____
DEBORAH TACKETT
PRESERVATION AND DESIGN MANAGER
FOR THE CHAIR

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

The foregoing instrument was acknowledged before me this 14th day of October 2015 by Deborah Tackett, Preservation and Design Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

STEVEN GREENE
MY COMMISSION EXPIRES: JUL 26, 2017
#FF038517
Bonded through 1st State Insurance
NOTARY PUBLIC, STATE OF FLORIDA

_____
NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: 07-26-2017

Approved As To Form:
City Attorney's Office: _____ (10/14/2015)

Filed with the Clerk of the Historic Preservation Board on _____ (10-14-15

~~Strike-Thru~~ denotes deleted language
Underscore denotes new language

F:\PLAN\$HPB\15HPB\10-13-2015\Final Orders\HPB 7407_ 620 Ocean Dr.Oct15.FO.Supplemental.docx

MIAMIBEACH

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

Address: 620 Ocean Dr

Date: 6/8/17

File Number:

BOARD APPLICATION CHECK LIST

A pre-application meeting must be scheduled with Board staff to review all submittals. Pre-application meetings are scheduled on a first come first serve basis and must occur no later than five (5) business days PRIOR to the First Submittal deadline. Incomplete or submittals found to be insufficient will not be placed on a Board agenda.

ITEM #	FIRST SUBMITTAL CHECK LIST ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE	Required	Provided
1	**Documents:**		
2	Completed Board Application, Affidavits & Disclosures of Interest (original signatures)	X	
3	Copies of all current or previously active Business Tax Receipts	X	
4	Letter of Intent with details of application request, hardship, etc.	X	
5	Application Fee	X	
6	Mailing Labels - 2 sets and a CD including: Property owner's list and Original certified letter from provider.	X	
7	~~School Concurrency Application, for projects with a net increase in residential units (no SFH)~~	X	
8	**Plans:**		
9	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date	X	
10	All Applicable Zoning Information (see Zoning Data requirements)	X	
11	Location Plan, Min 4"x 6" Aerial 1/2 mile radius, colored with streets and project site identified	X	
12	Survey (original signed & sealed) dated less than 6 months old at the time of application (lot area shall be provided by surveyor), identifying grade (If no sidewalk, provide a letter from Public Works, establishing grade) , spot elevations and Elevation Certificate	X	
~~13~~	~~Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)~~	X	
~~14~~	~~Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)~~	X	
15	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths)	X	
15a	Indicate any backflow preventer and FPL vault if applicable	X	
16	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X	
17	~~Current, dated color photographs, min 4"X6" of interior space (no Google images)~~		
18	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)	X	
19	Existing Conditions Drawings (Floor Plans & Elevations with dimensions)	X	
20	~~Demolition Plans (Floor Plans & Elevations with dimensions)~~	X	
21	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks	X	
22	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	X	
23	Proposed Section Drawings	X	
24	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.	X	
25	Hardscape Plan, i.e. paving materials, pattern, etc.	X	
26	Color Renderings (elevations and three dimensional perspective drawings)	X	
,	Fabric sample		

Indicate N/A If Not Applicable

Initials:_____

MIAMIBEACH

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

Address:

File Number:

ITEM #	FIRST SUBMITTAL ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE APPLICATION MEETING	Required	Provided
27	Vacant or 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 Department		
28	Copy of original Building Permit Card, & Microfilm, if available		
29	Historic Resources Report (This report shall include, but shall not be limited to, copy of the original Building Permit Card and any subsequent evolution, Microfilm, 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)		
30	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated)		
31	Line of Sight studies		
32	Structural Analysis of existing building including methodology for shoring and bracing		
33	Proposed exterior and interior lighting plan, including photometric calculations		
34	Exploded Axonometric Diagram (showing second floor in relationship to first floor)		
35	Neighborhood Context Study		
36	Open Space calculations and shaded diagrams		
37	Proposed Operational Plan		
38	Traffic Study (Hard copy), Site plan(s) and AutoCAD in 3 CDs, including calculations for peer review. Send digital version as an attachment via e mail to: Xfalconi@miamibeachfl.gov		
39	Sound Study report (Hard copy) with 1 CD		
40	Set of plans 24"x 36" (when requested by staff)		
41	Copies of previous Recorded Final Orders	✓	
42	Location Plan, Aerial or survey indicating width of canals (Dimension shall be certified by a surveyor)		
43	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation)		
44	**Site Plan (Identify streets and alleys)**		
a	Identify: setbacks _____Height_____Drive aisle widths_____Streets and sidewalks widths_____		
b	# parking spaces & dimensions_____ Loading spaces locations & dimensions_____		
c	# of bicycle parking spaces_____		
d	Interior and loading area location & dimensions_____		
e	Street level trash room location and dimensions_____		
f	Delivery route_____Sanitation operation_____ Valet drop-off & pick-up_____Valet route in and out_____		
g	Valet route to and from _____auto-turn analysis for delivery and sanitation vehicles_____		
45	**Floor Plan (dimensioned)**		
a	Total floor area		
a	Identify # seats indoors_____ outdoors_____ seating in public right of way _____ Total_____		
b	Occupancy load indoors and outdoors per venue_____ Total when applicable_____		

Indicate N/A If Not Applicable

Initials: _____

MIAMIBEACH

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

Address:

File Number:

46	**In the Letter of Intent for Planning Board include and respond to all review guidelines in the code as follows:**		
47	For Conditional Use -Section 118-192 (a)(1)-(7) + (b)(1)-(11)		
48	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)		
49	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)		
50	CU - Structures over 50,000 SQ.FT. - Section 118-192(b) (1)-(11)		
51	CU - Religious Institutions - Section 118-192 (c) (1)-(11)		
52	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		

ITEM #	FINAL SUBMITTAL CHECK LIST:	Required	Provided
53	One (1) signed and sealed 11"X17" unbound collated set of all the required documents , as revised and/or supplemented to address Staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. With a CD of this document 11"X17" as a PDF compatible with Adobe 8.0 or higher at 300 DPI resolution.	X	
54	14 collated copies of all the above documents	X	
55	One (1) CD/DVD with electronic copy of entire final application package.	X	

NOTES:

A. **Other information/documentation required for first submittal will be identified during pre-application meeting.**

B. **Is the responsibility of the applicant to make sure that the sets, 14 copies and electronic version on CD are consistent.**

C. **Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline**

D. **ALL DOCUMENTS ARE TO BE PDF'D ON TO A MASTER DISK, WHICH DISK SHALL BE CONSIDERED THE OFFICIAL FILE COPY TO BE USED AT HEARING. ALL MODIFICATIONS, CORRECTIONS, OR ALTERATIONS MUST BE REFLECTED ON THE MASTER DISK. APPLICANT CERTIFIES COMPLIANCE WITH THE FOREGOING. FAILURE TO COMPLY MAY RESULT IN A REHEARING BEFORE THE APPLICABLE BOARD**

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, as applicable.**

_____ _____

APPLICANT'S OR DESIGNEE'S SIGNATURE **Date**