

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 _____

SUBJECT PROPERTY ADDRESS: 3201 / 3315 Collins Avenue

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

FOLIO NUMBER (S) 02-3226-001-1390 and -1420

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

NAME 3201 Hotel, LLC
 ADDRESS 3201 Collins Avenue, Miami Beach, FL 33140
 BUSINESS PHONE 305-535-3009 CELL PHONE _____
 E-MAIL ADDRESS sjalife@faenagroup.com

OWNER IF DIFFERENT THAN APPLICANT:

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

2. AUTHORIZED REPRESENTATIVE(S):

☒ ATTORNEY:

NAME Neisen Kasdin
 ADDRESS 98 SE 7 Street, Suite 1100, Miami, FL 33131
 BUSINESS PHONE 305-374-5600 CELL PHONE _____
 E-MAIL ADDRESS neisen.kasdin@akerman.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: project manager

NAME Andrew Demming
 ADDRESS 3201 Collins Avenue, Miami Beach, FL 33140
 BUSINESS PHONE (914) 661-7000 CELL PHONE _____
 E-MAIL ADDRESS a.demming@gardinerusa.com

FILE NO. _____

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

Request to keep the artistic display "Gone but not Forgotten" created by Damian Hirst in the southeast corner of the Saxony Hotel grounds. See enclosed letter of intent and documents for further details.

- 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) n/a SQ. FT.
- 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE). n/a 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: Neisen Kasdin

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, Sergio Jalife, being duly sworn, depose and certify as follows: (1) I am the Manager (print title) of 3201 Hotel, 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]
SIGNATURE

Sworn to and subscribed before me this 20th day of March, 2017. The foregoing instrument was acknowledged before me by Sergio Jalife of _____, 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:

My Commission Expires:



GRETTEL CABRERA
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF980932
Expires 4/12/2020

[Signature]
NOTARY PUBLIC

Grettel Cabrera
PRINT NAME

FILE NO. _____

POWER OF ATTORNEY AFFIDAVIT

STATE OF
COUNTY OF

I, Sergio Jalife, 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 Neisen Kasdin to be my representative before the HP 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.

Sergio Jalife, Manager

PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 20th day of March, 2012. The foregoing instrument was acknowledged before me by Sergio Jalife of _____ 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



Grettel Cabrera
NOTARY PUBLIC
[Signature]
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.*

3201 Hotel, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Leonard Blavatnik, 730 5th Avenue, New York, NY 10019

100

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

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.*

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.	Neisen Kasdin	98 SE 7 Street, Suite 1100, Miami, FL 33131	305-374-5600
b.			
c.			

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

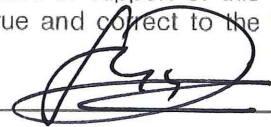
*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership or other entity, consisting of more than 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, Sergio Jalife, 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

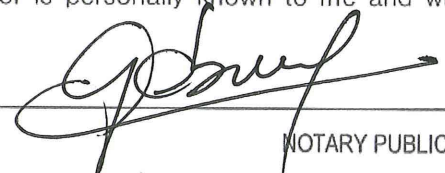
Sworn to and subscribed before me this 20th day of March, 2017. The foregoing instrument was acknowledged before me by, who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires:



GRETTEL CABRERA
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF980932
Expires 4/12/2020



NOTARY PUBLIC

Grettel Cabrera

PRINT NAME

FILE NO. _____

Exhibit A

Legal Description

A PARCEL OF LAND BEING A PORTION OF SECTION 26, TOWNSHIP 53 SOUTH, RANGE 42 EAST, LYING WITHIN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 17 OF THE AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THENCE N 20°01'58" E, ALONG THE WEST LINE OF LOTS 8, 7, 6 AND 5 OF SAID BLOCK 17 AND THE EAST RIGHT OF WAY LINE OF STATE ROAD A1A (COLLINS AVENUE), A DISTANCE OF 199.97 FEET TO THE NORTHWEST CORNER OF SAID LOT 5, BLOCK 17;

THENCE S 69°51'51" E, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF THE VACATED THIRTY-THIRD STREET, PER RESOLUTION VACATING THIRTY-THIRD STREET FROM COLLINS AVENUE TO THE ATLANTIC OCEAN, RECORDED IN OFFICIAL RECORDS BOOK 3560, PAGE 115, AND THE NORTH LINE OF SAID BLOCK 17, A DISTANCE OF 340.47 FEET TO THE NORTHEAST CORNER OF LOT 4, OF SAID BLOCK 17;

THENCE CONTINUE S 69°51'51" E, ALONG THE EASTERLY PROJECTION OF THE SAID SOUTHERLY RIGHT OF WAY LINE OF THIRTY-THIRD STREET, A DISTANCE OF 25.79 FEET TO A POINT ON THE EROSION CONTROL LINE, A STATE DEFINED LINE, RECORDED IN PLAT BOOK 105, PAGE 62, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA;

THENCE S 11°49'20" W, ALONG SAID EROSION CONTROL LINE, A DISTANCE OF 201.27 FEET TO A POINT ON THE EASTERLY PROJECTION OF THE SOUTH LINE OF SAID LOT 1, BLOCK 17;

THENCE N 69°58'58" W, ALONG SAID EASTERLY PROJECTION OF THE SOUTH LINE OF LOT 1, BLOCK 17, A DISTANCE OF 49.81 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF SAID BLOCK 17;

THENCE CONTINUE N 69°58'58" W, ALONG THE SOUTH LINE OF LOTS 1 AND 8 OF SAID BLOCK 17, A DISTANCE OF 345.19 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING WITHIN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

AND TOGETHER WITH:

PARCELS LS-2, LS-4, LS-5 AND LS-6, PARCELS OF LAND DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 29753, PAGE 993, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND LESS AND EXCEPT:

PARCELS LS-1 AND LS-3, PARCELS OF LAND DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 29753, PAGE 986, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND TOGETHER WITH:

A PARCEL OF LAND BEING A PORTION OF SECTION 26, TOWNSHIP 53 SOUTH, RANGE 42 EAST, LYING WITHIN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

{36634896;1}

BEGIN AT THE NORTHWEST CORNER OF LOT 5, BLOCK 19, OF THE AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THENCE S 82°30'37" E, ALONG THE NORTH LINE OF LOT 5 AND 2 OF SAID BLOCK 19, A DISTANCE OF 343.29 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 19;

THENCE CONTINUE S 82°30'37" E, ALONG THE EASTERLY PROJECTION OF THE NORTH LINE OF SAID LOT 2, BLOCK 19, A DISTANCE OF 28.41 FEET TO A POINT ON THE EROSION CONTROL LINE, A STATE DEFINED LINE RECORDED IN PLAT BOOK 105, PAGE 62, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, A DISTANCE OF 28.41 FEET TO A POINT ON THE EROSION CONTROL LINE, A STATE DEFINED LINE, RECORDED IN PLAT BOOK 105, PAGE 62, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THENCE S 05°56'15" W, ALONG SAID EROSION CONTROL LINE, A DISTANCE OF 49.66 FEET;

THENCE S 11°49'20" W, ALONG SAID EROSION CONTROL LINE, A DISTANCE OF 175.72 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE VACATED THIRTY-THIRD STREET, PER RESOLUTION VACATING THIRTY-THIRD STREET FROM COLLINS AVENUE TO THE ATLANTIC OCEAN, RECORDED IN OFFICIAL RECORDS BOOK 3560, PAGE 115;

THENCE N 69°51'51" W, ALONG THE EASTERLY PROJECTION OF THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF THIRTY-THIRD STREET, A DISTANCE OF 25.79 FEET TO THE NORTHEAST CORNER OF LOT 4, BLOCK 17 OF SAID AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY'S SUBDIVISION;

THENCE CONTINUE N 69°51'51" W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE VACATED THIRTY-THIRD STREET AND THE NORTH LINE OF SAID BLOCK 17, A DISTANCE OF 340.47 FEET TO THE NORTHWEST CORNER OF LOT 5, OF SAID BLOCK 17;

THENCE N 04°51'34" E, ALONG THE EAST RIGHT-OF-WAY LINE OF STATE ROAD A1A (COLLINS AVENUE), A DISTANCE OF 50.30 FEET TO THE SOUTHWEST CORNER OF LOT 6, OF SAID BLOCK 19;

THENCE CONTINUE N 07°25'57" E, ALONG THE WEST LINE OF SAID LOTS 6 AND 5 OF SAID BLOCK 19 AND SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 94.44 FEET TO THE POINT OF BEGINNING;

AND TOGETHER WITH:

PARCELS LS-1 AND LS-3, PARCELS OF LAND DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 29753, PAGE 986, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND LESS AND EXCEPT:

PARCELS LS-2, LS-4, LS-5 AND LS-6, PARCELS OF LAND DESCRIBED IN THAT SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 29753, PAGE 993, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



Neisen O. Kasdin

Akerman LLP
Three Brickell City Centre
98 Southeast Seventh Street
Suite 1100
Miami, FL 33131
Tel: 305.374.5600
Fax: 305.374.5095

March 28, 2017

VIA HAND DELIVERY

Chair and Members of the Historic Preservation Board
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139

RE: Faena Hotel – art installation, "Gone but not Forgotten"

Our firm represents 3201 Hotel, LLC (the "Owner") who is the owner of the former Saxony Hotel, now the Faena Hotel, located at 3201 Collins Ave (the "Property").

The purpose of this application is to allow the permanent installation of an art exhibit (the "Exhibit") on the grounds of the Property.

The Exhibit is titled "Gone but not Forgotten" and it was created by the well regarded British artist Damian Hirst in 2014. The Exhibit is a golden gilded skeleton of a three-meter tall woolly mammoth, encased in a steel and glass vitrine which measures 13'- 3" tall and sits on a concrete slab that is 15' x 23'- 6". The slab is setback from the south property line 27' and the rear property line 63'.

The HPB approved the temporary display (for one year) of the Exhibit on February 9, 2016 and in the year since the Exhibit has been on display it has gained tremendous popularity and has become an iconic part of the Faena Hotel grounds. It is located in the southeastern corner of the Property, in line with a direct view from the Hotel lobby and located near the entrance to the Property off of 32nd Street.

Damian Hirst is an internationally renowned British artist, and the most prominent member of the group known as the Young British Artists. He became famous for a series of artworks in which dead animals (including a shark, a sheep and a cow) are preserved. "Gone but not Forgotten" was made in that same vein. Says Hirst of the Exhibit:

The mammoth comes from a time and place that we cannot ever fully understand. Despite its scientific reality, it has attained an almost mythical status and I wanted to play with these ideas of legend, history and science by gilding the skeleton and placing it within a monolithic gold tank. It's such an absolute expression of

akerman.com

mortality, but I've decorated it to the point where it's become something else, I've pitched everything I can against death to create something more hopeful, it is Gone but not Forgotten.


On May 23, 2014 an investor of the Owner bought the Exhibit for \$15 million at the amfAR (The American Foundation for AIDS Research) Cinema Against AIDS gala in Cannes, France. All of the proceeds from the sale were donated to the amfAR.

We believe that the Exhibit is consistent with the Faena Group's desire to bring in highly accomplished and emerging artists and their creations for display to guests of the hotel. Below are some image of the Exhibit on the Property.



We respectfully request the Historic Preservation Board's favorable review of this request.

Sincerely,


Neisen O. Kasdin

PLAN CORRECTIONS REPORT (HPB17-0109)

PLAN ADDRESS: 3201 Collins Ave
Miami Beach, FL -331404023

PARCEL: 0232260011390

APPLICATION DATE: 03/23/2017

SQUARE FEET: 0

DESCRIPTION: permanent display of artwork on hotel grounds

EXPIRATION DATE:

VALUATION: \$0.00

CONTACTS

Name

Company

Address

Applicant

Mathew Barnes

Akerman LLP

98 Se 7
Miami, FL 33131

Submittal Intake

Version: 2

Date Received: 04/18/2017

Date Completed: 04/20/2017

1. Planning Department Review - Pass

James Seiberling Ph: email: JamesSeiberling@miamibeachfl.gov

2. Planning Admin Review - Pass

Victor Nunez Ph: email: VictorNunez@miamibeachfl.gov

Submittal Intake

Version: 1

Date Received: 03/29/2017

Date Completed: 04/06/2017

3. Planning Admin Review - Fail

Victor Nunez Ph: email: VictorNunez@miamibeachfl.gov

Comments: In addition to the fees, the following shall be provided to the Department no later than April 24 final submittal deadline:

- One (1) original application (Proper signed and notarized affidavits and Disclosures must be provided).
- One (1) original Letter of Intent.
- One (1) original set of architectural plans signed, sealed and dated.
- One (1) original signed, sealed and dated Survey.
- Any additional information/documents provided (i.e. traffic studies, concurrency, etc., etc.).
- 14 collated sets including copies of all the above: application form, letter of intent, plans, survey and any additional information/documents provided.
- Certified Letter
- A CD/DVD containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the Planning Department. Files must be less than 15MB. Plans should be in one PDF if possible.

NOTE: Please make sure you identify the final submittal by the file number -when dropping it.

The following fees are outstanding and will be invoiced prior to the final submittal deadline:

1. Advertisement - \$1,500
2. Board Order Recording - \$100
3. Posting - \$100
4. Courier - \$70
5. Mail Label Fee (\$4 per mailing label) \$1,076

Total Outstanding Balance = \$ 2,846

4. Planning Department Review - Fail

James Seiberling Ph: email: JamesSeiberling@miamibeachfl.gov

Comments: First Submittal: March 28, 2017
Comments Issued: April 6, 2017
CAP Final Submittal: April 13, 2017
Notice to Proceed Issued: April 20, 2017
Paper Submittal: April 24, 2017
Scheduled Board Meeting Date: June 12, 2017

If revised plans are not submitted through CAP on or before April 13, 2017, the application will not move forward to the above noted meeting date.

1. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

- a. Indicate on site plan the location of the air conditioning equipment for the exhibit.
- b. Provide photos of the existing A/C equipment.

2. DESIGN/APPROPRIATENESS COMMENTS

- a. None.



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

March 13, 2017

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

Re: Property Owners List within 375 feet of:

SUBJECT: 3201 Collins Avenue, Miami Beach, FL 33140

FOLIO NUMBER: 02-3226-001-1390

LEGAL DESCRIPTION: 23-26-27-34 53 42 M B IMPROVEMENT CO SUB PB 5-8 LOTS 1-2-3-4-5-6-7-8 BLK 17 & PORT LYING EAST & ADJACENT WEST OF EROSION LINE PER PB 105-62

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

Sincerely,

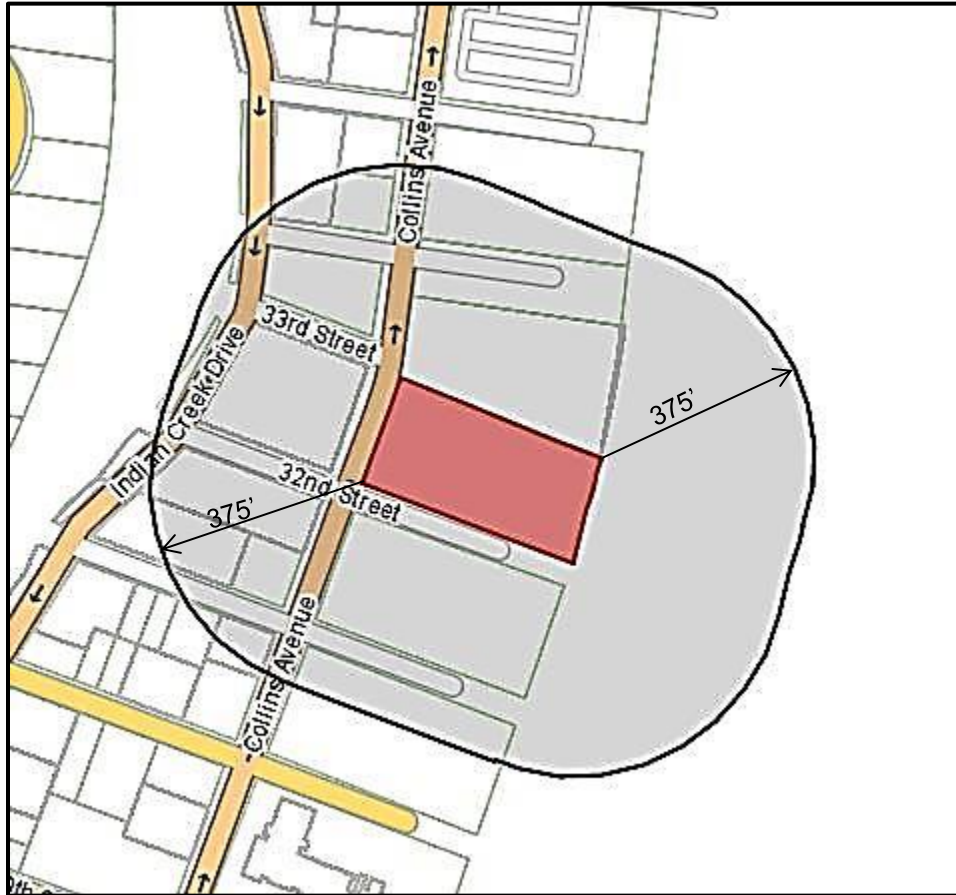
Rio Development Resources, LLC

Diana B. Rio

Total number of property owners without repetition: **269, including 6 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.

375' RADIUS MAP



SUBJECT: 3201 Collins Avenue, Miami Beach, FL 33140

FOLIO NUMBER: 02-3226-001-1390

LEGAL DESCRIPTION: 23-26-27-34 53 42 M B IMPROVEMENT CO SUB PB 5-8 LOTS 1-2-3-4-5-6-7-8 BLK 17 & PORT LYING EAST & ADJACENT WEST OF EROSION LINE PER PB 105-62

Name	Address	City	State	Zip	Country
ALAN HOWARD	55 BAKER STREET	LONDON W1U8EW			UNITED KINGDOM
DARYL FOSTER	A LE FORRENTOR 27 AVE PRINCESSE GRACE	MONTE CARLO 9800			MONACO
JONAS LINDEBORG ANDERS JONSSON	BRANNKYRKAGATAN 27	118 22 STOCKHOLM			SWEDEN
JOSE E DA SILVA V ANDRADE JTRS MARIA BERNARDA PEREIRA JTRS JANET DA SILVA JTRS	CALLE LISANDRO ALVARADO QUINTA YALICE SANTA MONICA	CARACAS			VENEZUELA
LEON LAVOIE JTRS BENOIT DESCHAMPS JTRS	3932 RUE CLARK	MONTREAL H2W1W7			CANADA
MICHAEL SHERWOOD MELANIE SHERWOOD	HILL HOUSE INVERFORTH CLOSE	LONDON NW 3 7EX			GREAT BRITAIN
3100 MARBLE TERRACE ASSOCS	3100 COLLINS AVE	MIAMI BEACH	FL	33140-4156	USA
3200 COLLINS 10 5 LLC	6580 INDIAN CREEK DR 603	MIAMI BEACH	FL	33141	USA
3200 COLLINS AVE UNIT 33 LLC	2 SKILLMAN ST STE 205	BROOKLYN	NY	11205	USA
3201 HOTEL LLC	3201 COLLINS AVE	MIAMI BEACH	FL	33140	USA
3315 TOWER UNIT 11 A INC	3315 COLLINS AVE 11A	MIAMI BEACH	FL	33140	USA
3420 COLLINS AVE LLC	3201 COLLINS AVE	MIAMI BEACH	FL	33140	USA
3420 COLLINS AVENUE LLC	3201 COLLINS AVE	MIAMI BEACH	FL	33140-4006	USA
3425 COLLINS LLC	3201 COLLINS AVE	MIAMI BEACH	FL	33140	USA
354 ROSE HILL LLC	1165 PARK AVENUE APT 10B	NEW YORK	NY	10128	USA
3F CAPITAL LLC	4421 SHERIDAN AVE	MIAMI BEACH	FL	33140	USA
555 PARTNERS LLC	555 PARK AVE #5W	NEW YORK	NY	10065	USA
AARON CYWAIK &W DEBBIE & SAMUEL CYWAIK &W VIVIAN & EDALS	3200 COLLINS AVE UNIT 6-8	MIAMI BEACH	FL	33140-4030	USA
ABF5A LLC	19955 NE 38 COURT UNIT 2502	AVENTURA	FL	33180	USA
ABF6A LLC	3315 COLLINS AVE 6A	MIAMI BEACH	FL	33140	USA
ABRAHAM FLEISCHER & SHIMSHON FLEISCHER JTRS	PO BOX 190521	BROOKLYN	NY	11219	USA
ABRAHAM GUBITZ TRS	3411 INDIAN CREEK DR #601	MIAMI BEACH	FL	33140-4058	USA
ABRAHAM MORDOWITZ &W MARLENE	141-26 73 AVE	FLUSHING	NY	11367	USA
ALAN HURWITZ	720 STATION RD	AMHERST	MA	01002	USA
ALBERTINA ROCA	3200 COLLINS AVE STE 7-4	MIAMI BEACH	FL	33140	USA
ALEXANDER KORCHEVSKY &W HELEN	3200 COLLINS AVE UNIT 9-8	MIAMI BEACH	FL	33140-4030	USA
ALEXANDRE BOYCHOUK	3101 INDIAN CREEK DR #202	MIAMI BEACH	FL	33140	USA
ALICIA A F GONZALEZ DE MENENDEZ ROGER FERRER	3200 COLLINS AVE 12 6	MIAMI BEACH	FL	33140	USA
ALICIA A F GONZALEZ DE MENENDEZ ROGER FERRER	3200 COLLINS AVE 12-5	MIAMI BEACH	FL	33140	USA
ALPORTEL CORP	3200 COLLINS AVE # 9-7	MIAMI BEACH	FL	33140	USA
ANDREA F MANCA TRS ANDREA F MANCA REVOCABLE TRUST ANDREA F MANCA	3200 COLLINS AVE UNIT 9-6	MIAMI BEACH	FL	33139	USA
ANTHONY PARKER	3030 COLLINS AVE #4C	MIAMI BEACH	FL	33140-4168	USA
ANTONIO R C FIGUEIREDO &W ADELINA	3200 COLLINS AVE UNIT 7-3	MIAMI BEACH	FL	33140-4030	USA
ARIE ROSENBAUM &W GENE	3200 COLLINS AVE UNIT 3-4	MIAMI BEACH	FL	33140-4028	USA
ARMANDO BAEZ	3200 COLLINS AVE UNIT 12-8	MIAMI BEACH	FL	33140-4004	USA
ARTHUR PREISLER TRS P AND K FAMILY TRUST JACOB KLEIN TRS	1766 48 ST	BROOKLYN	NY	11204	USA
ASHER J BERLINER &NATHAN BERLINER MARTIN & ABRAHAM BERLINER	1350 EAST 13 ST	BROOKLYN	NY	11230	USA
ASK FLORIDA LLC	21 LAW DRIVE	FAIRFIELD	NJ	07004	USA
AURA P MORALES	3101 INDIAN CREEK DR #105	MIAMI BEACH	FL	33140-4149	USA
BEATRICE DIB	3200 COLLINS AVE #7-7	MIAMI BEACH	FL	33140-4030	USA
BENNY S AMAR	1901 51 ST #1B	BROOKLYN	NY	11204	USA
BERTHA MANDELBAUM JTRS CHAIM MANDELBAUM JTRS	1324 EAST 23 ST	BROOKLYN	NY	11210	USA
BMP GIRLS LLC	21209 NE 38 AVE	AVENTURA	FL	33180	USA
BRUNO E PEREZ	2625 Collins Ave Apt 411	Miami Beach	FL	33140-4748	USA
CARLOS DIEGO PEREYRA MARIA MARCELA PEREYRA	3919 ANDERSON RD	CORAL GABLES	FL	33134	USA
CARLOS M ACOSTA	3101 INDIAN CREEK DR #308	MIAMI BEACH	FL	33140-4150	USA
CARLOS R GARCIA	3411 INDIAN CREEK #1003	MIAMI BEACH	FL	33140	USA
CARMELA BENTABET	350 W 50 ST #5EE	NEW YORK	NY	10019	USA
CELINA ZYLBERBERG & ESTER BERKO	614 OAK DR	WEST LAWRENCE	NY	11691	USA
CHAIM LIPSCHITZ (TR)	5116 17 AVE	BROOKLYN	NY	11204	USA
CHESKEL SCHWIMMER	211 WALLABOUT ST	BROOKLYN	NY	11206	USA

CITY OF MIAMI BEACH CITY HALL	1700 CONVENTION CTR DR	MIAMI BEACH	FL	33139	USA
CLAUDIA FERRO	3411 INDIAN CREEK DR APT 902	MIAMI BEACH	FL	33140-4063	USA
COLLINS 3300 LLC	3201 COLLINS AVE	MIAMI BEACH	FL	33140	USA
COOPEAR CORP	3200 COLLINS AVENUE #1-7	MIAMI BEACH	FL	33140	USA
CRAIG EFFRON CARYN EFFRON	129 EAST 73 STREET	NEW YORK	NY	10021	USA
CYRUS SADRI &W NIKTA SHARUZI	5901 NORTH SHERIDAN RD #3-B	CHICAGO	IL	60660	USA
D SOUTH BEACH LLC	3315 COLLINS AVE 5C	MIAMI BEACH	FL	33140	USA
DALIA PAGAN	3030 COLLINS AVE UNIT 1C	MIAMI BEACH	FL	33140	USA
DANCELLA FERNANDES	1500 WORCESTER RD #312	FRAMINGHAM	MA	01702	USA
DANIEL S & GARY SIMONSOHN	3200 COLLINS AVE #8-6	MIAMI BEACH	FL	33140-4030	USA
DANIEL S DOKOS MICHAEL BRYAN GRAYBILL	3315 COLLINS AVE 6C	MIAMI BEACH	FL	33140	USA
DAVE G ULRICH	157 HARTMAN CIRCLE	FRIEDLEY	MN	55432	USA
DAVID & RONALD MARX	24 TIMBERLINE DR	HUNTINGTON	NY	11743	USA
DAVID BRODT &W HALINA	3200 COLLINS AVE UNIT 3-7	MIAMI BEACH	FL	33140-4029	USA
DAVID ELLIOTT &W SVETLANA LYAKHOVA	3411 INDIAN CREEK DR #603	MIAMI BEACH	FL	33140-4058	USA
DAVID L HENRY & MARIA L GARCIA	3411 INDIAN CREEK DR 1001	MIAMI BEACH	FL	33140-4063	USA
DAVID LAURENCE HENRY	3411 INDIAN CREEK DRIVE #1302	MIAMI BEACH	FL	33140	USA
DAVID LEMPEL	3411 INDIAN CREEK DRIVE # 904	MIAMI BEACH	FL	33140	USA
DAVID MARX	24 TIMBERLINE	HUNTINGTON	NY	11743	USA
DAVID POLATSECK BATIA POLATSECK	3411 INDIAN CREEK DR #303	MIAMI BEACH	FL	33140	USA
DEFARIMARI CORP C/O MARIO A LAMAR	3971 SW 8 ST STE 305	CORAL GABLES	FL	33134	USA
DIANA TELLEZ TRS DJTF AND PEPE LIVING TRUST TELONFA CORP	101 CRANDON BLVD 177	KEY BISCAYNE	FL	33149	USA
DIEGO CESPEDES MARIA DENISE GURGUEIRA	20505 E COUNTRY CLUB DR #2139	AVENTURA	FL	33180	USA
DOU DOU LLC	3101 INDIAN CREEK DR UNIT 400	MIAMI BEACH	FL	33140	USA
EMBROS LLC	15 NW 7 AVE	FORT LAUDERDALE	FL	33311	USA
ERICA F DOVAL ROBERT K DOVAL	29081 GOLDENSTAR WAY	MURRIETA	CA	92563	USA
ERICA FEIGER	2109 AVENUE K	BROOKLYN	NY	11210	USA
ESTEBAN PORCELLI MARIA PORCELLI	3411 INDIAN CREEK DR 903	MIAMI BEACH	FL	33140	USA
ESTHER MARIA HERNANDEZ	8231 NE 12 AVE	MIAMI	FL	33138-4149	USA
ESTHER RIEDER (TR) & ABRAHAM RAPAPORT (TR)	1677 48 ST	BROOKLYN	NY	11204	USA
EUGENIO & VERONIKA WALDMAN	1148 59 ST #2	BROOKLYN	NY	11219	USA
FAENA 10B LLC CO HERMAN KAY	463 7TH AVENUE 12TH FLR	NEW YORK	NY	10018	USA
FAIR PROPERTIES LLC	7 HICKORY PINE CT	PURCHASE	NY	10577	USA
FFCU LLC CO HOUSEHOLD PROPERTY MANAGEMENT LLC	730 FIFTH AVE 20TH FLR	NEW YORK	NY	10019	USA
FLAG14 LLC	145 YACHT CLUB WAY 204	HYPOLUXO	FL	33462	USA
FORTIN ENTERPRISES INC	3315 COLLINS AVE 5D	MIAMI BEACH	FL	33140	USA
FRANCISCO T DOMINGUEZ QUINTANA AURORA DENIZ MATEO MARIA DEL PINO DOMINGUEZ DENIS	3200 COLLINS AVE 6 2	MIAMI BEACH	FL	33140	USA
FRANK BORSA JEFFREY M WALLACE	3411 INDIAN CREEK DR # 1104	MIAMI BEACH	FL	33140-4050	USA
FRISSON LLC CO EDWARD J MINSKOFF EQUITIES INC	1325 AVENUE OF AMERICAS 23RD FL	NEW YORK	NY	10019	USA
FULVIO MAZZUCHI & FLAVIA ROBOTTI	3411 INDIAN CREEK DR #PH-1	MIAMI BEACH	FL	33140-4075	USA
G 3120 COLLINS LLC	200 S BISCAYNE BLVD STE 4700	MIAMI	FL	33131	USA
G 3120 COLLINS LLC C/O THOMAS V EAGAN ESQ	200 S BISCAYNE BLVD #4700	MIAMI	FL	33131	USA
GABRIEL GRUNBLATT	1726 49 STR	BROOKLYN	NY	11204	USA
GALENO C RIVERA &W GEORGIANNA	3200 COLLINS AVE #10-2	MIAMI BEACH	FL	33140-4030	USA
GASTON DUPRE	3411 INDIAN CREEK DR #1102	MIAMI BEACH	FL	33140-4063	USA
GEORGE L & JACQUELINE F PUCKETT	10625 SW 127 PL	MIAMI	FL	33186-3530	USA
GERARDO GUERRERO	3200 COLLINS AVE #10-1	MIAMI BEACH	FL	33140-4030	USA
GERARDO GUERRERO	3200 COLLINS AVE #9-3	MIAMI BEACH	FL	33140-4030	USA
GITTY PERLSTEIN ROSE STEG	3200 COLLINS AVE 4 4	MIAMI BEACH	FL	33140	USA
GIUSEPPE CARAMANNO ARIANA & ANGELA CASTELLI	3101 INDIAN CREEK DR APT 110	MIAMI BEACH	FL	33140	USA
GMLB INVESTMENTS LLC	12000 BISCAYNE BLVD STE 107	NORTH MIAMI	FL	33181	USA
GONZALO ESPINOSA	3033 QUAYSIDE LN	MIAMI	FL	33138	USA

GRACIELA TAGLIABUE	3200 COLLINS AVE #11-3	MIAMI BEACH	FL	33140-4031	USA
GRAHAM CHARLES FISH LILIAN CAROL FISH	960 NE 175 ST	NORTH MIAMI BEACH	FL	33162	USA
GRUNFELD FAMILY TRUST	75 WILSON ST #11F	BROOKLYN	NY	11211	USA
GRUPO VDR LLC	2875 NE 191 ST #801	AVENTURA	FL	33180	USA
GUMUCIO FAMILY HOLDING LLC	3411 INDIAN CREEK DRIVE #1301	MIAMI BEACH	FL	33140	USA
HARESH THARANI TANUJA THARANI	3315 COLLINS AVE 4B	MIAMI BEACH	FL	33140	USA
HELEN PERLE LE REM SYLVIA WEST REM LAWRENCE H PERLE	3200 COLLINS AVE 2 1	MIAMI BEACH	FL	33140	USA
HELMUTH ENRIQUE HAEUSLER	3411 INDIAN CREEK DR #1203	MIAMI BEACH	FL	33140	USA
HI PARTNERS SE LLC	723 10 ST	SANTA MONICA	FL	90402	USA
ILANA RIGWAN & JORDAN LEE NEUS	3101 INDIAN CREEK DR #106	MIAMI BEACH	FL	33140-4149	USA
IRMA ESCOBEDO TRS ESCOBEDO 2014 FAMILY TRUST GERARDO FELIBE ESCOBEDO TRS	501 DE LEON DR	MIAMI SPRINGS	FL	33166	USA
JACK ROSENTHAL	5 BARRIE DR	SPRING VALLEY	NY	10977-1616	USA
JAIME R C FIGUEIREDO &W MARIA A	3200 COLLINS AVE UNIT 7-2	MIAMI BEACH	FL	33140-4030	USA
JAMES G DINAN TRS JAMES G DINAN MANAGEMENT TRUST CO JAMES G DINAN YORK CAPITAL	767 FIFTH AVENUE 17TH FLR	NEW YORK	NY	10159	USA
JANUSZ ALAIN IWANOWSKI	3030 COLLINS AVE APT 3C	MIAMI BEACH	FL	33139	USA
JAVIER IGNACIO M DEL BARRIO JTRS CESAR LOZANO AON JTRS	3030 COLLINS AVE #2H	MIAMI BEACH	FL	33140	USA
JENO DAVIDOVICS TRS E AND S FAMILY TRUST ESTHER DAVIDOVICS TRS	248 HEWES ST #B1	BROOKLYN	NY	11211	USA
JENOE KAHAN	164 LYNCH ST	BROOKLYN	NY	11216	USA
JERRY HARTSTEIN	369 GLOUCESTER ST	ENGLEWOOD	NJ	07631	USA
JESSICA FERNANDA RECHANI	3200 COLLINS AVE #11-1	MIAMI BEACH	FL	33140-4031	USA
JESSICA RECHANI DR LUIS RECHANI	3200 COLLINS AVE #11-2	MIAMI BEACH	FL	33140	USA
JESUS RAMON GAONA	3101 INDIAN CREEK DR #311	MIAMI BEACH	FL	33140-4150	USA
JITTA GOLDBERG	1427 55 ST	BROOKLYN	NY	11219	USA
JOEL COHEN	3101 INDIAN CREEK DR #102	MIAMI BEACH	FL	33140-4149	USA
JOEL COHEN & DONA ZEMO	3101 INDIAN CREEK DR #104	MIAMI BEACH	FL	33140-4149	USA
JOEL R CORNIEL	3101 INDIAN CREEK DR #309	MIAMI BEACH	FL	33140-4150	USA
JORGE FERNANDEZ ELENA P FERNANDEZ	2030 SW 123 COURT	MIAMI	FL	33175	USA
JOSE GONCALVES PITA &W MARIA	2900 W 12 AVE #15	HIALEAH	FL	33012	USA
JOSE RODRIGUES FERREIRA % OCEAN BANK	780 NW 42 AVE	MIAMI	FL	33126-5540	USA
JOSEFA TOIRAC	3411 INDIAN CREEK DR #1404	MIAMI BEACH	FL	33140	USA
JOSEPH ABRAHAMS &W SARA	3200 COLLINS AVE UNIT 8-4	MIAMI BEACH	FL	33140-4030	USA
JOSEPH GOLDBERGER &W RYVKIE GOLDBERGER	479 BEDFORD AVE	BROOKLYN	NY	11211	USA
JOSEPH M GUGLIELMO	3101 INDIAN CREEK DR #402	MIAMI BEACH	FL	33140-4150	USA
JOSEPH MENAGED TRS JOSEPH MENAGED REVOCABLE TR	3315 COLLINS AVE 9C	MIAMI BEACH	FL	33140	USA
JOSEPH MOINIAN NAZEE MOINIAN	3315 COLLINS AVE 9A	MIAMI BEACH	FL	33140	USA
JOSEPH MORDOWITZ &W LOLA	141-24 73 AVE	FLUSHING	NY	11367	USA
JOSEPH SCHWARTZ	209 ROSS ST	BROOKLYN	NY	11211	USA
JUAN GUILLERMO GOMEZ VALLECILLA	3411 INDIAN CREEK DR 1103	MIAMI BEACH	FL	33140	USA
JUAN MIGUEL BRICENO &W BERTHA L	3411 INDIAN CREEK DR UNIT 1004	MIAMI BEACH	FL	33140-4063	USA
KAREN E MOODY	3411 INDIAN CREEK DR APT 1303	MIAMI BEACH	FL	33140-4064	USA
KARL KIZELNIK LE REM MOSES KIZELNIK REM AKIVA KIZELNIK	1322 45 ST	BROOKLYN	NY	11219	USA
KENNETH H BELL	3411 INDIAN CREEK DR #1304	MIAMI BEACH	FL	33140-4064	USA
KEVIN MOREAU &W BRIGIE MOREAU	15861 SW 51 ST	MIRAMAR	FL	33027	USA
KJ MIAMI INVESTMENTS CORP	1100 WEST AVE UNIT 1411	MIAMI BEACH	FL	33139	USA
KRISTINA SCHRECK	3101 INDIAN CREEK DR #403	MIAMI BEACH	FL	33140	USA
LAC LLC	895 PARK AVE UNIT 6B	NEW YORK	NY	10075	USA
LAURA MARIA ROBLES PALACIOS	10855 NW 88 TERRACE #208	DORAL	FL	33178	USA
LAURENCE G GAGOSIAN ATTN LARRY GAGOSIAN	980 MADISON AVE	NEW YORK	NY	10075	USA
LENARD C MORRELL	1939 WATSON HULBERT RD	MACEDON	NY	14502	USA
LEONARD H SCHRANK PATRICIA E SCHRANK	3315 COLLINS AVE 4D	MIAMI BEACH	FL	33140	USA
LIUBO SKRBIC	4012 GARDEN AVE #1	WEST PALM BEACH	FL	33405	USA
LLOYD BLANKFEIN LAURA BLANKFEIN	PO BOX 7138	GARDEN CITY	NY	11530	USA

LUCIA F FREYRE	3200 COLLINS AVE UNIT 12-1	MIAMI BEACH	FL	33140-4031	USA
LUCIA FERNANDA HENRY	3200 COLLINS AVE # 8-1	MIAMI BEACH	FL	33140	USA
LUIS ARAUZ	3030 COLLINS AVE APT 1F	MIAMI BEACH	FL	33140-4165	USA
LUIS CAPALDO ALEJANDRO GOMEZ	2642 COLLINS AVE #501	MIAMI BEACH	FL	33140	USA
LUIS SUAREZ MADELIN SUAREZ	3200 COLLINSA AVE #7-1	MIAMI BEACH	FL	33140	USA
LUZER KAUFMAN LEA KAUFMAN	5310 FOURTEENTH AVE	BROOKLYN	NY	11219	USA
LYNDA FELDMAN TRS BERNARD GOLDGLANC FAM TRUST	35 WEDGEWOOD LANE	LAWRENCE	NY	11559	USA
M & S PROPERTY HOLDINGS LP C/O THE BERNSTEIN LAW FIRM	1688 MERIDIAN AVE # 418	MIAMI BEACH	FL	33139	USA
MANUEL DE FARIA	110 NW 34 AVE	MIAMI	FL	33125-4929	USA
MANUEL RODRIGUEZ	3101 INDIAN CREEK DR 310	MIAMI BEACH	FL	33140	USA
MARIA E GONZALEZ C/O BLUE SKY MIAMI	1680 MICHIGAN AVE # 908	MIAMI BEACH	FL	33139-2550	USA
MARIA I ARISSO & HARMONY DURKEE JTRS	650 NE 52 TERR	MIAMI	FL	33137-3041	USA
MARIA I ARISSO & HARMONY F DURKEE	650 NE 52 TERR	MIAMI	FL	33137-3041	USA
MARIA I GRAJZER	3200 COLLINS AVE #12-7	MIAMI BEACH	FL	33140-4031	USA
MARIA OLIVEIRA	8110 SW 17 ST	MIAMI	FL	33155	USA
MARIELA SCHATZ	3101 INDIAN CREEK DR # 205	MIAMI BEACH	FL	33140	USA
MARK RACHESKY	3315 COLLINS AVE 11BD	MIAMI BEACH	FL	33140	USA
MARTHA ARRIETA & BEATRIZ RODRIGUEZ	12389 SW 144 TERR	MIAMI	FL	33186-7482	USA
MARTIN P GARCIA	3101 INDIAN CREEK DR UNIT 103	MIAMI BEACH	FL	33140-4149	USA
MARY ROSENSTEIN TRS MARY ROSENSTEIN REVOCABLE TRUST	210 174 ST 2219	SUNNY ISLES BEACH	FL	33160	USA
MATTHEW KUBIK & W SHARON	5460 EAST OLD TRAIL RD	COLUMBIA CITY	IN	46725	USA
MAYER LAUFER & W DORIS	1402 59 ST	BRKLYN	NY	11219	USA
MBCU LLC CO HOUSEHOLD PROPERTY MANAGEMENT LLC	730 FIFTH AVE 20TH FLR	NEW YORK	NY	10019	USA
MBFH LLC	125 JERICHO TURNPIKE STE 501	JERICHO	NY	11753	USA
MIAMI CONDO LLC CO HOUSEHOLD PROPERTY MANAGEMENT LLC	730 FIFTH AVE 20TH FLR	NEW YORK	NY	10019	USA
MIGUEL ONTIVEROS	3200 COLLINS AVE UNIT 11-6	MIAMI BEACH	FL	33140-4031	USA
MONICA LLC	PO BOX 191095	MIAMI BEACH	FL	33119	USA
MORDCHAI PREISEROWICZ RACHELLE PREISEROWICZ	1784 E 21 ST	BROOKLYN	NY	11229	USA
MORRIS FORSPAN & W REGINA	3200 COLLINS AVE UNIT 1-3	MIAMI BEACH	FL	33140-4028	USA
MORRIS LOWY	1602 52 ST	BROOKLYN	NY	11204	USA
MOSES LEIFER & W CONSTANCE	3411 INDIAN CREEK DR #802	MIAMI BEACH	FL	33140	USA
MOSES SCHLESINGER FREIDA SCHLESINGER	3411 INDIAN CREEK DR UNIT 701	MIAMI BEACH	FL	33140	USA
MOSHE EHRENFIELD EDITH EHRENFIELD	3200 COLLINS AVE #3-1	MIAMI BEACH	FL	33140	USA
MY VALENTINA LLC	245 PARK AVE 26TH FLR	NEW YORK	NY	10167	USA
NERST LLC	3200 COLLINS AVE UNIT 108	MIAMI BEACH	FL	33140	USA
NUTOVIC FAMILY LP C/O D OSTREICHER	67 42 180 STREET	FLUSHING	NY	11365	USA
OCEAN 46 LLC	145 YACHT CLUB WAY #204	HYPOLUXO	FL	33462	USA
OLGA LUGO TORRES	6422 COLLINS AVE APT 601	MIAMI BEACH	FL	33141	USA
ORLANDO ESQUIVEL & GISELA LEGG JTRS	3200 COLLINS AVE #8-8	MIAMI BEACH	FL	33140-4030	USA
PABLO A GOMES TEIXEIRA VIVIANA F PEREZ NJAIN	3200 COLLINS AVE #11-8	MIAMI BEACH	FL	33140	USA
PADOVA CONSTRUCTION LLC	PO BOX 191095	MIAMI BEACH	FL	33119	USA
PAIS PALMERA LLC	3411 INDIAN CREEK #1403	MIAMI BEACH	FL	33140	USA
PAIS PALMERA LLC	3411 INDIAN CREEK DR #402	MIAMI BEACH	FL	33140	USA
PAOLA ORLANDO	3101 INDIAN CREEK DR #302	MIAMI BEACH	FL	33140-4150	USA
PARADISE LLC CO HOUSEHOLD PROPERTY MANAGEMENT LLC	730 FIFTH AVE 20TH FLR	NEW YORK	NY	10019	USA
PATRICIA KRONFLE	4 PALM AVENUE	MIAMI BEACH	FL	33139	USA
PAUL CEJAS GERTIE CEJAS	420 LINCOLN ROAD 330	MIAMI BEACH	FL	33139	USA
PAULA LEVIN VELASQUEZ JUANITA SEINO	1617 VIA TULIPAN	SAN CLEMENTE	CA	92673	USA
PESSE LISAUER	1450 49 ST	BROOKLYN	NY	11219	USA
PG INVESTMENT AND MANAGEMENT LLC	244 BISCAYNE BLVD 909N	MIAMI BEACH	FL	33132	USA
PHILIP H GREENBERG TRS MIRIAM WEINBERGER TRS	2060 E 22 ST	BROOKLYN	NY	11229	USA
POMES MIAMI BEACH INC	3315 COLLINS AVE PH A	MIAMI BEACH	FL	33140	USA

PORCELLI ATLANTIC PROPERTIES LLC	184 W BAY CEDAR CIRCLE	JUPITER	FL	33458	USA
PORTUGAL TOWERS LLC	3200 COLLINS AVE #9-1	MIAMI BEACH	FL	33140	USA
RACHEL BLUTH TRS MICHAEL BLUTH TRS	339 LIVINGSTON PLACE	CEDARHURST	NY	11516	USA
RALPH R ELEFANT FRIEDA M ELEFANT SHELDON ELEFANT	166 WASHINGTON AVE	STATEN ISLAND	NY	10314	USA
RALPH R ELEFANT JTRS FRIEDA M ELEFANT ETALS JTRS SHELDON ELEFANT JTRS	3200 COLLINS AVE #12-4	MIAMI BEACH	FL	33140	USA
RANDYE KWAIT BRIAN KWAIT	75 ROCK MAPLE ROAD	GREENWICH	CT	06830	USA
RED OAK MIAMI LLC	12000 BISCAYNE BLVD STE 107	NORTH MIAMI	FL	33181	USA
RHAHIME BELL	3315 COLLINS AVE 7D	MIAMI BEACH	FL	33140	USA
RINALDI ROMANO G TR	9580 BAY HARBOR	BAY HARBOR	FL	33154	USA
RIUTEL FLA INC	3101 COLLINS AVE	MIAMI BEACH	FL	33140	USA
ROBERT BRUCE NEWMAN	2899 COLLINS AVE PH A	MIAMI BEACH	FL	33140	USA
ROBERT J QUINTELA & CARLOS M CARRION	3411 INDIAN CREEK DR #502	MIAMI BEACH	FL	33140-4058	USA
ROBERT PRIZONT	3411 INDIAN CREEK DR #1402	MIAMI BEACH	FL	33140-4064	USA
RODRIGO VELENCOSO JTRS LUIS ZAPATA JTRS	1331 LINCOLN RD #1401	MIAMI BEACH	FL	33139	USA
ROGER STERN CLARA STERN	3200 COLLINS AVE #10-8	MIAMI BEACH	FL	33140	USA
ROUAI HOLDING LLC	301 ARTHUR GODFREY RD STE 402	MIAMI BEACH	FL	33140	USA
RUS MBR LLC	3315 COLLINS AVE 14C	MIAMI BEACH	FL	33140	USA
SARA F GOTTLIEB ANN R LAMET	4601 N MERIDIAN AVE	MIAMI BEACH	FL	33140	USA
SARA O CONNELL	3315 COLLINS AVE 10D	MIAMI BEACH	FL	33140-4007	USA
SARA WEINGARTEN	1422 58 ST	BROOKLYN	NY	11219	USA
SARAH EISENBERG TRS SARAH EISENBERG TRUST	3411 INDIAN CREEK DR 403	MIAMI BEACH	FL	33140	USA
SARAH WEINREB	260 CENTRAL AVE APT 123	LAWRENCE	NY	11559-1540	USA
SCOTT GREENSTEIN TRS SCOTT GREENSTEIN 2014 REV TR SHARON GREENSTEIN TRS	1111 PARK AVENUE APT 2E	NEW YORK	NY	10128	USA
SETH GARLAND MILLER	3411 INDIAN CREEK DR # 703	MIAMI BEACH	FL	33140	USA
SHAI BENAMO	3411 INDIAN CREEK DR #1204	MIAMI BEACH	FL	33140	USA
SHAI BENAMO LLC	3411 INDIAN CREEK DR APT 1204	MIAMI BEACH	FL	33140	USA
SHUN CHI WONG	2020 NE 26TH ST	WILTON MANORS	FL	33305-1534	USA
SIDNEY SCHLESINGER &W HELEN	5520 15 AVE APT 1H	BROOKLYN	NY	11219-4314	USA
SLAVA FRENKEL	3200 COLLINS AVE #1-4	MIAMI BCH	FL	33140-4028	USA
SOBE 8 C LLC	ONE NORTH CLEMATIS ST STE 200	WEST PALM BEACH	FL	33401	USA
SOFRE INVESTMENTS LLC	12000 BISCAYNE BLVD STE 107	NORTH MIAMI	FL	33181	USA
SOHAIL & IRAJ DELFANI &W NIDA	14595 SW 98 CT	MIAMI	FL	33176	USA
SOL EDELSTEIN TR	2706 AVE N	BROOKLYN	NY	11210	USA
SOL MENCHE &W ROCHELE	241 VIOLA ROAD	MONSEY	NY	10952	USA
SOLOMON MENCHE ROCHELLE MENCHE	241 VIOLA RD	MONSEY	NY	10952	USA
SOLOMON POLL LE REM ERNO POLL & LEAH RAAB ETAL	3200 COLLINS AVE #4-2	MIAMI BEACH	FL	33140-4029	USA
SOUTH BCH BAYSIDE CONDO ASSN INC % THEODORE R BAYER	9400 SOUTH DADELAND BLVD #300	MIAMI	FL	33156-2832	USA
SOUTH BEACH BAYSIDE CONDO ASSOCIATION I INC	3101 INDIAN CREEK	MIAMI BEACH	FL	33141	USA
SOUTH BEACH BAYSIDE CONDO C/O THEODORE R BAYER ESQ ASSOCIATION I INC	9400 S DADELAND BLVD #300	MIAMI	FL	33156	USA
STACIE JONES	1831 MADISON AVE #5B	NEW YORK	NY	10035	USA
STHA LLC	3315 COLLINS AVE PH B	MIAMI BEACH	FL	33140	USA
SUNNY WUYE INVESTMENT LLC	2634 TRYON PL	WINDERMERE	FL	34786	USA
SUSANA M LEVINE	1345 WEST AVE #604	MIAMI BEACH	FL	33139	USA
THE EG SHELTER TRUST % GLUCK	1647 50 ST	BROOKLYN	NY	11204	USA
THE MIAMI BEACH OCEAN RESORT INC	3025 COLLINS AVE	MIAMI BEACH	FL	33140-4106	USA
THIAGO L GUERRA	3411 INDIAN CREEK DR UNIT 1201	MIAMI BEACH	FL	33140	USA
TICHRI LLC C/O ANDREW FELDMAN ESQ	1111 KANE CONCOURSE #200	BAL HARBOR ISLAND	FL	33154	USA
TIMOTHY HAYNES HAYNES ROBERTS INC KEVIN ROBERTS	601 WEST 26TH ST STE 1655	NEW YORK	NY	10001	USA
TOBIAS PERLSTEIN &W EVA	1325-52 ST	BROOKLYN	NY	11219	USA
TOWER 3315 LLC	3201 COLLINS AVE	MIAMI BEACH	FL	33140	USA
TRADEWINDS TAMARIN HOLDINGS LLC C/O ADORNO & YOSS LLP	2525 PONCE DE LEON BLVD FL 4	MIAMI	FL	33134	USA
TWISTER TRADING INC	8213 NW 30 TER	DORAL	FL	33122	USA

VALERIA CASAL TRS VALERIA MENDES CASAL REV TR	7521 BOUNTY AVE	NORTH BAY VILLAGE	FL	33141	USA
VALERIAN E KAGAN ANNA SHVEDOVA KAGAN JTRS	715 DARTMOUTH AVENUE	SILVER SPRING	MD	20910	USA
VICTOR MONEYPENNY	96 WILLOW WOOD LANE	STATEN ISLAND	NY	10308	USA
VIEIRA HOUSE CORP	3200 COLLINS AVE #11-4	MIAMI BEACH	FL	33140-4031	USA
VILLA MELILLA INVESTMENTS LLC	3030 COLLINS AVE 2F	MIAMI BEACH	FL	33140	USA
WIGDOR MENDLOVIC	543 BEDFORD AVE	BROOKLYN	NY	11211	USA
WILLIAM STAR CORPORATION	25 SE 2ND AVE #1235	MIAMI	FL	33131	USA
XIOMARA DIAZ	4120 SW 5 TERR	CORAL GABLES	FL	33134-2043	USA
YOLAN ALTMAN (LE) REM B FOGEL & J ALTMAN	3200 COLLINS AVE UNIT 5-7	MIAMI BEACH	FL	33140-4029	USA
ZIGMOND BRACH &W JENNIE	3411 INDIAN CREEK DR UNIT PH8	MIAMI BEACH	FL	33140-4075	USA

ALAN HOWARD
55 BAKER STREET
LONDON W1U8EW
UNITED KINGDOM

DARYL FOSTER
A LE FORRENTOR 27 AVE PRINCESSE
GRACE
MONTE CARLO 9800
MONACO

JONAS LINDEBORG ANDERS JONSSON
BRANNKYRKAGATAN 27
118 22 STOCKHOLM
SWEDEN

JOSE E DA SILVA V ANDRADE JTRS MARIA
BERNARDA PEREIRA JTRS JANET DA
SILVA JTRS
CALLE LISANDRO ALVARADO QUINTA
YALICE SANTA MONICA
CARACAS
VENEZUELA

LEON LAVOIE JTRS BENOIT DESCHAMPS
JTRS
3932 RUE CLARK
MONTREAL H2W1W7
CANADA

MICHAEL SHERWOOD MELANIE
SHERWOOD
HILL HOUSE INVERFORTH CLOSE
LONDON NW 3 7EX
GREAT BRITAIN

3100 MARBLE TERRACE ASSOCS
3100 COLLINS AVE
MIAMI BEACH, FL 33140-4156

3200 COLLINS 10 5 LLC
6580 INDIAN CREEK DR 603
MIAMI BEACH, FL 33141

3200 COLLINS AVE UNIT 33 LLC
2 SKILLMAN ST STE 205
BROOKLYN, NY 11205

3201 HOTEL LLC
3201 COLLINS AVE
MIAMI BEACH, FL 33140

3315 TOWER UNIT 11 A INC
3315 COLLINS AVE 11A
MIAMI BEACH, FL 33140

3420 COLLINS AVE LLC
3201 COLLINS AVE
MIAMI BEACH, FL 33140

3420 COLLINS AVENUE LLC
3201 COLLINS AVE
MIAMI BEACH, FL 33140-4006

3425 COLLINS LLC
3201 COLLINS AVE
MIAMI BEACH, FL 33140

354 ROSE HILL LLC
1165 PARK AVENUE APT 10B
NEW YORK, NY 10128

3F CAPITAL LLC
4421 SHERIDAN AVE
MIAMI BEACH, FL 33140

555 PARTNERS LLC
555 PARK AVE #5W
NEW YORK, NY 10065

AARON CYWAIK &W DEBBIE & SAMUEL
CYWAIK &W VIVIAN & EDALS
3200 COLLINS AVE UNIT 6-8
MIAMI BEACH, FL 33140-4030

ABF5A LLC
19955 NE 38 COURT UNIT 2502
AVENTURA, FL 33180

ABF6A LLC
3315 COLLINS AVE 6A
MIAMI BEACH, FL 33140

ABRAHAM FLEISCHER & SHIMSHON
FLEISCHER JTRS
PO BOX 190521
BROOKLYN, NY 11219

ABRAHAM GUBITZ TRS
3411 INDIAN CREEK DR #601
MIAMI BEACH, FL 33140-4058

ABRAHAM MORDOWITZ &W MARLENE
141-26 73 AVE
FLUSHING, NY 11367

ALAN HURWITZ
720 STATION RD
AMHERST, MA 01002

ALBERTINA ROCA
3200 COLLINS AVE STE 7-4
MIAMI BEACH, FL 33140

ALEXANDER KORCHEVSKY &W HELEN
3200 COLLINS AVE UNIT 9-8
MIAMI BEACH, FL 33140-4030

ALEXANDRE BOYCHOUK
3101 INDIAN CREEK DR #202
MIAMI BEACH, FL 33140

ALICIA A F GONZALEZ DE MENENDEZ
ROGER FERRER
3200 COLLINS AVE 12 6
MIAMI BEACH, FL 33140

ALICIA A F GONZALEZ DE MENENDEZ
ROGER FERRER
3200 COLLINS AVE 12-5
MIAMI BEACH, FL 33140

ALPORTEL CORP
3200 COLLINS AVE # 9-7
MIAMI BEACH, FL 33140

ANDREA F MANCA TRS ANDREA F MANCA
REVOCABLE TRUST ANDREA F MANCA
3200 COLLINS AVE UNIT 9-6
MIAMI BEACH, FL 33139

ANTHONY PARKER
3030 COLLINS AVE #4C
MIAMI BEACH, FL 33140-4168

ANTONIO R C FIGUEIREDO &W ADELINA
3200 COLLINS AVE UNIT 7-3
MIAMI BEACH, FL 33140-4030

ARIE ROSENBAUM &W GENE
3200 COLLINS AVE UNIT 3-4
MIAMI BEACH, FL 33140-4028

ARMANDO BAEZ
3200 COLLINS AVE UNIT 12-8
MIAMI BEACH, FL 33140-4004

ARTHUR PREISLER TRS P AND K FAMILY
TRUST JACOB KLEIN TRS
1766 48 ST
BROOKLYN, NY 11204

ASHER J BERLINER &NATHAN BERLINER
MARTIN & ABRAHAM BERLINER
1350 EAST 13 ST
BROOKLYN, NY 11230

ASK FLORIDA LLC
21 LAW DRIVE
FAIRFIELD, NJ 07004

AURA P MORALES
3101 INDIAN CREEK DR #105
MIAMI BEACH, FL 33140-4149

BEATRICE DIB
3200 COLLINS AVE #7-7
MIAMI BEACH, FL 33140-4030

BENNY S AMAR
1901 51 ST #1B
BROOKLYN, NY 11204

BERTHA MANDELBAUM JTRS CHAIM
MANDELBAUM JTRS
1324 EAST 23 ST
BROOKLYN, NY 11210

BMP GIRLS LLC
21209 NE 38 AVE
AVENTURA, FL 33180

BRUNO E PEREZ
2625 Collins Ave Apt 411
Miami Beach, FL 33140-4748

CARLOS DIEGO PEREYRA MARIA
MARCELA PEREYRA
3919 ANDERSON RD
CORAL GABLES, FL 33134

CARLOS M ACOSTA
3101 INDIAN CREEK DR #308
MIAMI BEACH, FL 33140-4150

CARLOS R GARCIA
3411 INDIAN CREEK #1003
MIAMI BEACH, FL 33140

CARMELA BENTABET
350 W 50 ST #5EE
NEW YORK, NY 10019

CELINA ZYLBERBERG & ESTER BERKO
614 OAK DR
WEST LAWRENCE, NY 11691

CHAIM LIPSCHITZ (TR)
5116 17 AVE
BROOKLYN, NY 11204

CHESKEL SCHWIMMER
211 WALLABOUT ST
BROOKLYN, NY 11206

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

CLAUDIA FERRO
3411 INDIAN CREEK DR APT 902
MIAMI BEACH, FL 33140-4063

COLLINS 3300 LLC
3201 COLLINS AVE
MIAMI BEACH, FL 33140

COOPEAR CORP
3200 COLLINS AVENUE #1-7
MIAMI BEACH, FL 33140

CRAIG EFFRON CARYN EFFRON
129 EAST 73 STREET
NEW YORK, NY 10021

CYRUS SADRI &W NIKTA SHARUZI
5901 NORTH SHERIDAN RD #3-B
CHICAGO, IL 60660

D SOUTH BEACH LLC
3315 COLLINS AVE 5C
MIAMI BEACH, FL 33140

DALIA PAGAN
3030 COLLINS AVE UNIT 1C
MIAMI BEACH, FL 33140

DANCELLA FERNANDES
1500 WORCESTER RD #312
FRAMINGHAM, MA 01702

DANIEL S & GARY SIMONSOHN
3200 COLLINS AVE #8-6
MIAMI BEACH, FL 33140-4030

DANIEL S DOKOS MICHAEL BRYAN
GRAYBILL
3315 COLLINS AVE 6C
MIAMI BEACH, FL 33140

DAVE G ULRICH
157 HARTMAN CIRCLE
FRIEDLEY, MN 55432

DAVID & RONALD MARX
24 TIMBERLINE DR
HUNTINGTON, NY 11743

DAVID BRODT & W HALINA
3200 COLLINS AVE UNIT 3-7
MIAMI BEACH, FL 33140-4029

DAVID ELLIOTT & W SVETLANA LYAKHOVA
3411 INDIAN CREEK DR #603
MIAMI BEACH, FL 33140-4058

DAVID L HENRY & MARIA L GARCIA
3411 INDIAN CREEK DR 1001
MIAMI BEACH, FL 33140-4063

DAVID LAURENCE HENRY
3411 INDIAN CREEK DRIVE #1302
MIAMI BEACH, FL 33140

DAVID LEMPEL
3411 INDIAN CREEK DRIVE # 904
MIAMI BEACH, FL 33140

DAVID MARX
24 TIMBERLINE
HUNTINGTON, NY 11743

DAVID POLATSECK BATIA POLATSECK
3411 INDIAN CREEK DR #303
MIAMI BEACH, FL 33140

DEFARIMARI CORP C/O MARIO A LAMAR
3971 SW 8 ST STE 305
CORAL GABLES, FL 33134

DIANA TELLEZ TRS DJTF AND PEPE LIVING
TRUST TELONFA CORP
101 CRANDON BLVD 177
KEY BISCAYNE, FL 33149

DIEGO CESPEDES MARIA DENISE
GURGUEIRA
20505 E COUNTRY CLUB DR #2139
AVENTURA, FL 33180

DOU DOU LLC
3101 INDIAN CREEK DR UNIT 400
MIAMI BEACH, FL 33140

EMBROS LLC
15 NW 7 AVE
FORT LAUDERDALE, FL 33311

ERICA F DOVAL ROBERT K DOVAL
29081 GOLDENSTAR WAY
MURRIETA, CA 92563

ERICA FEIGER
2109 AVENUE K
BROOKLYN, NY 11210

ESTEBAN PORCELLI MARIA PORCELLI
3411 INDIAN CREEK DR 903
MIAMI BEACH, FL 33140

ESTHER MARIA HERNANDEZ
8231 NE 12 AVE
MIAMI, FL 33138-4149

ESTHER RIEDER (TR) & ABRAHAM
RAPAPORT (TR)
1677 48 ST
BROOKLYN, NY 11204

EUGENIO & VERONIKA WALDMAN
1148 59 ST #2
BROOKLYN, NY 11219

FAENA 10B LLC CO HERMAN KAY
463 7TH AVENUE 12TH FLR
NEW YORK, NY 10018

FAIR PROPERTIES LLC
7 HICKORY PINE CT
PURCHASE, NY 10577

FFCU LLC CO HOUSEHOLD PROPERTY
MANAGEMENT LLC
730 FIFTH AVE 20TH FLR
NEW YORK, NY 10019

FLAG14 LLC
145 YACHT CLUB WAY 204
HYPOLUXO, FL 33462

FORTIN ENTERPRISES INC
3315 COLLINS AVE 5D
MIAMI BEACH, FL 33140

FRANCISCO T DOMINGUEZ QUINTANA
AURORA DENIZ MATEO MARIA DEL PINO
DOMINGUEZ DENIS
3200 COLLINS AVE 6 2
MIAMI BEACH, FL 33140

FRANK BORSA JEFFREY M WALLACE
3411 INDIAN CREEK DR # 1104
MIAMI BEACH, FL 33140-4050

FRISSON LLC CO EDWARD J MINSKOFF
EQUITIES INC
1325 AVENUE OF AMERICAS 23RD FL
NEW YORK, NY 10019

FULVIO MAZZUCHI & FLAVIA ROBOTTI
3411 INDIAN CREEK DR #PH-1
MIAMI BEACH, FL 33140-4075

G 3120 COLLINS LLC
200 S BISCAYNE BLVD STE 4700
MIAMI, FL 33131

G 3120 COLLINS LLC C/O THOMAS V
EAGAN ESQ
200 S BISCAYNE BLVD #4700
MIAMI, FL 33131

GABRIEL GRUNBLATT
1726 49 STR
BROOKLYN, NY 11204

GALENO C RIVERA &W GEORGIANNA
3200 COLLINS AVE #10-2
MIAMI BEACH, FL 33140-4030

GASTON DUPRE
3411 INDIAN CREEK DR #1102
MIAMI BEACH, FL 33140-4063

GEORGE L & JACQUELINE F PUCKETT
10625 SW 127 PL
MIAMI, FL 33186-3530

GERARDO GUERRERO
3200 COLLINS AVE #10-1
MIAMI BEACH, FL 33140-4030

GERARDO GUERRERO
3200 COLLINS AVE #9-3
MIAMI BEACH, FL 33140-4030

GITTY PERLSTEIN ROSE STEG
3200 COLLINS AVE 4 4
MIAMI BEACH, FL 33140

GIUSEPPE CARAMANNO ARIANA &
ANGELA CASTELLI
3101 INDIAN CREEK DR APT 110
MIAMI BEACH, FL 33140

GMLB INVESTMENTS LLC
12000 BISCAYNE BLVD STE 107
NORTH MIAMI, FL 33181

GONZALO ESPINOSA
3033 QUAYSIDE LN
MIAMI, FL 33138

GRACIELA TAGLIABUE
3200 COLLINS AVE #11-3
MIAMI BEACH, FL 33140-4031

GRAHAM CHARLES FISH LILIAN CAROL
FISH
960 NE 175 ST
NORTH MIAMI BEACH, FL 33162

GRUNFELD FAMILY TRUST
75 WILSON ST #11F
BROOKLYN, NY 11211

GRUPO VDR LLC
2875 NE 191 ST #801
AVENTURA, FL 33180

GUMUCIO FAMILY HOLDING LLC
3411 INDIAN CREEK DRIVE #1301
MIAMI BEACH, FL 33140

HARESH THARANI TANUJA THARANI
3315 COLLINS AVE 4B
MIAMI BEACH, FL 33140

HELEN PERLE LE REM SYLVIA WEST REM
LAWRENCE H PERLE
3200 COLLINS AVE 2 1
MIAMI BEACH, FL 33140

HELMUTH ENRIQUE HAEUSLER
3411 INDIAN CREEK DR #1203
MIAMI BEACH, FL 33140

HI PARTNERS SE LLC
723 10 ST
SANTA MONICA, FL 90402

ILANA RIGWAN & JORDAN LEE NEUS
3101 INDIAN CREEK DR #106
MIAMI BEACH, FL 33140-4149

IRMA ESCOBEDO TRS ESCOBEDO 2014
FAMILY TRUST GERARDO FELIBE
ESCOBEDO TRS
501 DE LEON DR
MIAMI SPRINGS, FL 33166

JACK ROSENTHAL
5 BARRIE DR
SPRING VALLEY, NY 10977-1616

JAIME R C FIGUEIREDO &W MARIA A
3200 COLLINS AVE UNIT 7-2
MIAMI BEACH, FL 33140-4030

JAMES G DINAN TRS JAMES G DINAN
MANAGEMENT TRUST CO JAMES G DINAN
YORK CAPITAL
767 FIFTH AVENUE 17TH FLR
NEW YORK, NY 10159

JANUSZ ALAIN IWANOWSKI
3030 COLLINS AVE APT 3C
MIAMI BEACH, FL 33139

JAVIER IGNACIO M DEL BARRIO JTRS
CESAR LOZANO AON JTRS
3030 COLLINS AVE #2H
MIAMI BEACH, FL 33140

JENO DAVIDOVICS TRS E AND S FAMILY
TRUST ESTHER DAVIDOVICS TRS
248 HEWES ST #B1
BROOKLYN, NY 11211

JENOE KAHAN
164 LYNCH ST
BROOKLYN, NY 11216

JERRY HARTSTEIN
369 GLOUCESTER ST
ENGLEWOOD, NJ 07631

JESSICA FERNANDA RECHANI
3200 COLLINS AVE #11-1
MIAMI BEACH, FL 33140-4031

JESSICA RECHANI DR LUIS RECHANI
3200 COLLINS AVE #11-2
MIAMI BEACH, FL 33140

JESUS RAMON GAONA
3101 INDIAN CREEK DR #311
MIAMI BEACH, FL 33140-4150

JITTA GOLDBERG
1427 55 ST
BROOKLYN, NY 11219

JOEL COHEN
3101 INDIAN CREEK DR #102
MIAMI BEACH, FL 33140-4149

JOEL COHEN & DONA ZEMO
3101 INDIAN CREEK DR #104
MIAMI BEACH, FL 33140-4149

JOEL R CORNIEL
3101 INDIAN CREEK DR #309
MIAMI BEACH, FL 33140-4150

JORGE FERNANDEZ ELENA P FERNANDEZ
2030 SW 123 COURT
MIAMI, FL 33175

JOSE GONCALVES PITA &W MARIA
2900 W 12 AVE #15
HIALEAH, FL 33012

JOSE RODRIGUES FERREIRA % OCEAN
BANK
780 NW 42 AVE
MIAMI, FL 33126-5540

JOSEFA TOIRAC
3411 INDIAN CREEK DR #1404
MIAMI BEACH, FL 33140

JOSEPH ABRAHAMS &W SARA
3200 COLLINS AVE UNIT 8-4
MIAMI BEACH, FL 33140-4030

JOSEPH GOLDBERGER &W RYVKIE
GOLDBERGER
479 BEDFORD AVE
BROOKLYN, NY 11211

JOSEPH M GUGLIELMO
3101 INDIAN CREEK DR #402
MIAMI BEACH, FL 33140-4150

JOSEPH MENAGED TRS JOSEPH
MENAGED REVOCABLE TR
3315 COLLINS AVE 9C
MIAMI BEACH, FL 33140

JOSEPH MOINIAN NAZEE MOINIAN
3315 COLLINS AVE 9A
MIAMI BEACH, FL 33140

JOSEPH MORDOWITZ &W LOLA
141-24 73 AVE
FLUSHING, NY 11367

JOSEPH SCHWARTZ
209 ROSS ST
BROOKLYN, NY 11211

JUAN GUILLERMO GOMEZ VALLECILLA
3411 INDIAN CREEK DR 1103
MIAMI BEACH, FL 33140

JUAN MIGUEL BRICENO &W BERTHA L
3411 INDIAN CREEK DR UNIT 1004
MIAMI BEACH, FL 33140-4063

KAREN E MOODY
3411 INDIAN CREEK DR APT 1303
MIAMI BEACH, FL 33140-4064

KARL KIZELNIK LE REM MOSES KIZELNIK
REM AKIVA KIZELNIK
1322 45 ST
BROOKLYN, NY 11219

KENNETH H BELL
3411 INDIAN CREEK DR #1304
MIAMI BEACH, FL 33140-4064

KEVIN MOREAU &W BRIGIE MOREAU
15861 SW 51 ST
MIRAMAR, FL 33027

KJ MIAMI INVESTMENTS CORP
1100 WEST AVE UNIT 1411
MIAMI BEACH, FL 33139

KRISTINA SCHRECK
3101 INDIAN CREEK DR #403
MIAMI BEACH, FL 33140

LAC LLC
895 PARK AVE UNIT 6B
NEW YORK, NY 10075

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MACEDON, NY 14502

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SCHRANK
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LJUBO SKRBIC
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WEST PALM BEACH, FL 33405

LLOYD BLANKFEIN LAURA BLANKFEIN
PO BOX 7138
GARDEN CITY, NY 11530

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3200 COLLINS AVE UNIT 12-1
MIAMI BEACH, FL 33140-4031

LUCIA FERNANDA HENRY
3200 COLLINS AVE # 8-1
MIAMI BEACH, FL 33140

LUIS ARAUZ
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LUIS CAPALDO ALEJANDRO GOMEZ
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LUIS SUAREZ MADELIN SUAREZ
3200 COLLINS AVE #7-1
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LUZER KAUFMAN LEA KAUFMAN
5310 FOURTEENTH AVE
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LYNDA FELDMAN TRS BERNARD
GOLDGLANC FAM TRUST
35 WEDGEWOOD LANE
LAWRENCE, NY 11559

M & S PROPERTY HOLDINGS LP C/O THE
BERNSTEIN LAW FIRM
1688 MERIDIAN AVE # 418
MIAMI BEACH, FL 33139

MANUEL DE FARIA
110 NW 34 AVE
MIAMI, FL 33125-4929

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3101 INDIAN CREEK DR 310
MIAMI BEACH, FL 33140

MARIA E GONZALEZ C/O BLUE SKY MIAMI
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MIAMI BEACH, FL 33139-2550

MARIA I ARISSO & HARMONY DURKEE
JTRS
650 NE 52 TERR
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MIAMI BEACH, FL 33140-4031

MARIA OLIVEIRA
8110 SW 17 ST
MIAMI, FL 33155

MARIELA SCHATZ
3101 INDIAN CREEK DR # 205
MIAMI BEACH, FL 33140

MARK RACHESKY
3315 COLLINS AVE 11BD
MIAMI BEACH, FL 33140

MARTHA ARRIETA & BEATRIZ RODRIGUEZ
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MIAMI, FL 33186-7482

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SUNNY ISLES BEACH, FL 33160

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COLUMBIA CITY, IN 46725

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MBCU LLC CO HOUSEHOLD PROPERTY
MANAGEMENT LLC
730 FIFTH AVE 20TH FLR
NEW YORK, NY 10019

MBFH LLC
125 JERICHO TURNPIKE STE 501
JERICHO, NY 11753

MIAMI CONDO LLC CO HOUSEHOLD
PROPERTY MANAGEMENT LLC
730 FIFTH AVE 20TH FLR
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MONICA LLC
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3411 INDIAN CREEK DR #802
MIAMI BEACH, FL 33140

MOSES SCHLESINGER FREIDA
SCHLESINGER
3411 INDIAN CREEK DR UNIT 701
MIAMI BEACH, FL 33140

MOSHE EHRENFIELD EDITH EHRENFIELD
3200 COLLINS AVE #3-1
MIAMI BEACH, FL 33140

MY VALENTINA LLC
245 PARK AVE 26TH FLR
NEW YORK, NY 10167

NERST LLC
3200 COLLINS AVE UNIT 108
MIAMI BEACH, FL 33140

NUTOVIC FAMILY LP C/O D OSTREICHER
67 42 180 STREET
FLUSHING, NY 11365

OCEAN 46 LLC
145 YACHT CLUB WAY #204
HYPOLUXO, FL 33462

OLGA LUGO TORRES
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MIAMI BEACH, FL 33141

ORLANDO ESQUIVEL & GISELA LEGG JTRS
3200 COLLINS AVE #8-8
MIAMI BEACH, FL 33140-4030

PABLO A GOMES TEIXEIRA VIVIANA F
PEREZ NJAIN
3200 COLLINS AVE #11-8
MIAMI BEACH, FL 33140

PADOVA CONSTRUCTION LLC
PO BOX 191095
MIAMI BEACH, FL 33119

PAIS PALMERA LLC
3411 INDIAN CREEK #1403
MIAMI BEACH, FL 33140

PAIS PALMERA LLC
3411 INDIAN CREEK DR #402
MIAMI BEACH, FL 33140

PAOLA ORLANDO
3101 INDIAN CREEK DR #302
MIAMI BEACH, FL 33140-4150

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MIAMI BEACH, FL 33132

PHILIP H GREENBERG TRS MIRIAM
WEINBERGER TRS
2060 E 22 ST
BROOKLYN, NY 11229

POMES MIAMI BEACH INC
3315 COLLINS AVE PH A
MIAMI BEACH, FL 33140

PORCELLI ATLANTIC PROPERTIES LLC
184 W BAY CEDAR CIRCLE
JUPITER, FL 33458

PORTUGAL TOWERS LLC
3200 COLLINS AVE #9-1
MIAMI BEACH, FL 33140

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CEDARHURST, NY 11516

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SHELDON ELEFANT
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RALPH R ELEFANT JTRS FRIEDA M
ELEFANT ETALS JTRS SHELDON ELEFANT
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75 ROCK MAPLE ROAD
GREENWICH, CT 06830

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MIAMI BEACH, FL 33140

RINALDI ROMANO G TR
9580 BAY HARBOR
BAY HARBOR, FL 33154

RIUTEL FLA INC
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ROBERT BRUCE NEWMAN
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CARRION
3411 INDIAN CREEK DR #502
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ROBERT PRIZONT
3411 INDIAN CREEK DR #1402
MIAMI BEACH, FL 33140-4064

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GREENSTEIN 2014 REV TR SHARON
GREENSTEIN TRS
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3411 INDIAN CREEK DR # 703
MIAMI BEACH, FL 33140

SHAI BENAMO
3411 INDIAN CREEK DR #1204
MIAMI BEACH, FL 33140

SHAI BENAMO LLC
3411 INDIAN CREEK DR APT 1204
MIAMI BEACH, FL 33140

SHUN CHI WONG
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WILTON MANORS, FL 33305-1534

SIDNEY SCHLESINGER &W HELEN
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BROOKLYN, NY 11219-4314

SLAVA FRENKEL
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MIAMI BCH, FL 33140-4028

SOBE 8 C LLC
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WEST PALM BEACH, FL 33401

SOFRE INVESTMENTS LLC
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NORTH MIAMI, FL 33181

SOHAIL & IRAJ DELFANI &W NIDA
14595 SW 98 CT
MIAMI, FL 33176

SOL EDELSTEIN TR
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BROOKLYN, NY 11210

SOL MENCHE &W ROCHELE
241 VIOLA ROAD
MONSEY, NY 10952

SOLOMON MENCHE ROCHELLE MENCHE
241 VIOLA RD
MONSEY, NY 10952

SOLOMON POLL LE REM ERNO POLL &
LEAH RAAB ETAL
3200 COLLINS AVE #4-2
MIAMI BEACH, FL 33140-4029

SOUTH BCH BAYSIDE CONDO ASSN INC %
THEODORE R BAYER
9400 SOUTH DADELAND BLVD #300
MIAMI, FL 33156-2832

SOUTH BEACH BAYSIDE CONDO
ASSOCIATION I INC
3101 INDIAN CREEK
MIAMI BEACH, FL 33141

SOUTH BEACH BAYSIDE CONDO C/O
THEODORE R BAYER ESQ ASSOCIATION I
INC
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MIAMI, FL 33156

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NEW YORK, NY 10035

STHA LLC
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MIAMI BEACH, FL 33140

SUNNY WUYE INVESTMENT LLC
2634 TRYON PL
WINDERMERE, FL 34786

SUSANA M LEVINE
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THE EG SHELTER TRUST % GLUCK
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THE MIAMI BEACH OCEAN RESORT INC
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MIAMI BEACH, FL 33140-4106

THIAGO L GUERRA
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MIAMI BEACH, FL 33140

TICHRI LLC C/O ANDREW FELDMAN ESQ
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BAL HARBOR ISLAND, FL 33154

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KEVIN ROBERTS
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TOBIAS PERLSTEIN &W EVA
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MIAMI BEACH, FL 33140

TRADEWINDS TAMARIN HOLDINGS LLC
C/O ADORNO & YOSS LLP
2525 PONCE DE LEON BLVD FL 4
MIAMI, FL 33134

TWISTER TRADING INC
8213 NW 30 TER
DORAL, FL 33122

VALERIA CASAL TRS VALERIA MENDES
CASAL REV TR
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NORTH BAY VILLAGE, FL 33141

VALERIAN E KAGAN ANNA SHVEDOVA
KAGAN JTRS
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SILVER SPRING, MD 20910

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MIAMI BEACH, FL 33140

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BROOKLYN, NY 11211

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MIAMI, FL 33131

XIOMARA DIAZ
4120 SW 5 TERR
CORAL GABLES, FL 33134-2043

YOLAN ALTMAN (LE) REM B FOGEL & J
ALTMAN
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MIAMI BEACH, FL 33140-4029

ZIGMOND BRACH &W JENNIE
3411 INDIAN CREEK DR UNIT PH8
MIAMI BEACH, FL 33140-4075

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: February 9, 2016

FILE NO: 7605

PROPERTY: 3201-3315 Collins Avenue

APPLICANTS: 3201 Hotel LLC and 3315 Tower
Condominium Association, Inc.

LEGAL: All of Block 17 of Ocean Front Property on the Miami Beach Improvement Company's Subdivision according to the plat recorded in plat book 5, pages 7 & 8 of the Official Records of Miami-Dade County, and also all of that part of a strip of land formerly a public alley, which lies between lots 1, 2, 3, & 4 of Block 17 on the east side thereof and lots 5, 6, 7, & 8 on the west side thereof, together with all of lots 1, 2, 5, and 6 in block 19 of Ocean Front Property on the Miami Beach Improvement Company's Subdivision according to the plat recorded in plat book 5, pages 7 & 8 of the Official Records of Miami-Dade County.

IN RE: The application for an After the Fact Certificate of Appropriateness installation of a temporary art exhibit within the east portion of the property.

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 Collins Waterfront 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.

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 HPB File No. 7605
 Meeting Date: February 9, 2016

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 in 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 art exhibit shall be approved for a period not to exceed twelve (12) months from February 9, 2016; any extension of this timeframe shall be subject to the review and approval of the Board.

II. Variance(s)

- A. No Variances were requested as a part of this application.

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

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

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HPB File No. 7605
Meeting Date: February 9, 2016

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

H. 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 "Saxony Hotel – temporary art installation, "Gone but not Forgotten", dated December 21, 2015, 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.

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 HPB File No. 7605
 Meeting Date: February 9, 2016

Dated this 11th day of February, 2016.

HISTORIC PRESERVATION BOARD
 THE CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]
 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 11th day of February, 2016 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.



[Signature]
 NOTARY PUBLIC
 Miami-Dade County, Florida
 My commission expires: 07-26-2017

Approved As To Form
 City Attorney's Office: [Signature]

Filed with the Clerk of the Historic Preservation Board on 2/9/2016 [Signature] 2-11-2016



**BEFORE THE
BOARD OF ADJUSTMENT
OF THE CITY OF MIAMI BEACH, FLORIDA**

CFN 2012R0068508
DR Bk 27980 Pgs 2176 - 2184 (9pgs)
RECORDED 01/31/2012 15:14:03
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

IN RE: The application of
3201 HOTEL, LLC AND TOWER 3315, LLC
3201-3315 COLLINS AVENUE. MIAMI BEACH,
MIAMI-DADE COUNTY, FLORIDA
(FOR LEGAL DESCRIPTION PLEASE SEE EXHIBIT A)

MEETING DATE: JANUARY 6, 2012
FILE NO. 3547

ORDER

The applicant, 3201 Hotel, LLC and Tower 3315, LLC, filed an application with the Planning Department for a modification to the approved site plans. The modification requires a new variance for the total height of the new construction and the modification of three (3) previously granted variances in order to permit the renovation of the existing Saxony Hotel and the construction of a new multifamily building, as follows:

1. A variance to waive ~~17'-11"~~ 22'-11" of the minimum required north side interior pedestal setback of 27' - 11", in order to place the pedestal at ~~40'-0"~~ 5'-0" from the north side property line.
2. A variance to waive ~~40'-4 1/2"~~ 45'-4 1/2" of the minimum required sum of the side yards at the pedestal level of 55' - 2" in order to provide a sum of the side yards of ~~14'-9 1/2"~~ 9'-9 1/2".
3. ~~A variance to waive all of the interior side pedestal setback in order to build new stairs from the existing nonconforming building line of 4'-9 1/2" to the south property line.~~ A variance to waive 23'-1 1/2" of the required interior side pedestal setback of 27'-11" in order to build the pavilion, back of house rooms and garden terraces at 4'-9 1/2", following the existing south building line.
4. A variance to exceed by 3'-0" the maximum permitted height of 200'-0" as measured from grade in order to build the new residential tower at a height of 203'-0" from grade.

Notice of the request for variance was given as required by law and mailed to owners of property within a distance of 375 feet of the exterior limits of the property on which application was made.

THE BOARD FINDS that the property in question is located in the RM-3 Zoning District.

THE BOARD FURTHER FINDS, based upon evidence, testimony, information and documentation presented to the Board, and portions of the staff report and recommendations, as applicable, which are incorporated herein by this reference, that with regard to the requested variance when conditioned as provided for in this Order:

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

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

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

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

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

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

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

IT IS THEREFORE ORDERED, by the Board, that the variances be APPROVED as requested and set forth above; with the following conditions to which the applicant has agreed:

1. The applicant shall comply with all conditions imposed by the Historic Preservation File No. 5015.
2. Pursuant to the Escrow Agreement executed between the owner and the City, signed by both parties in March 2009, the owner has agreed to enter into a Streetscape Agreement for all public right-of-way improvements abutting the subject property, including 32nd Street between Collins Avenue and the Ocean, Collins Avenue, and 34th Street between Collins Avenue and the Ocean, inclusive of the City's public surface parking lot. The following conditions shall be required to be completed, as part of the Streetscape improvements, prior to the issuance of a Partial Certificate of Occupancy (P.C.O), Temporary Certificate of Occupancy (T.C.O.) or final Certificate of Occupancy (C.O.) for the new building.

- a. 32nd Street: Pursuant to Condition 3.a.below, all right-of-way improvements along 32nd Street shall be completed by the owner, prior to the issuance of a C.O for the existing building.
 - b. 34th Street: The owner will install drainage structures and hardscape improvements (including sidewalks, A.D.A. ramps, and vehicular approaches, as described in the City right-of-way plans adjacent to the east side of Collins Avenue at 34th Street), or will provide funding for such work, at the discretion of the City's Capital Improvement Projects Department.
 - c. 34th Street Surface Parking Lot: The owner will provide landscape and irrigation, or will provide funding for such improvements at the discretion of the City's Capital Improvement Projects Department for the 34th Street surface lot.
 - d. Public Beach Access at 34th Street: The owner will construct the paved public beach access, including all associated hardscape, landscape, and irrigation, from Collins Avenue to the Ocean. This shall also include all landscape, hardscape, and irrigation located between the east end of the 34th Street parking lot and the Ocean.
 - e. Pursuant to Condition 3.d.i below, the owner shall provide lighting in all landscape areas constructed or funded by the owner, in a manner to be reviewed and approved by staff.
3. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated; at a minimum, such plan shall incorporate the following:
 - a. The applicant shall provide a fully detailed streetscape plan for 32nd Street, subject to the review and approval of the CIP Department, which is consistent with the CIP Oceanfront Neighborhood Right-of-Way Project, and shall execute such plan at its sole expense prior to the issuance of a Final C.O. for the project; at a minimum, such plan shall include the following:
 - i. A streetscape plan shall include both sides of the street from Collins Avenue to the City of Miami Beach board walk.
 - ii. Street Trees shall be consistent with the approved streetscape plan.
 - iii. The existing Australian Pines at the end of 32nd Street shall be removed and replaced with plaza area and beach access

consistent with the 'City of Miami Beach Proposed Neighborhood Capital Improvements Program' developed for this street.

- b. The applicant shall provide a fully detailed streetscape plan for Collins Avenue and shall execute such plan at its sole expense prior to the issuance of a C.O. for the project; at a minimum, such plan shall include the following:
 - i. Coconut Palm is the designated street tree for Collins Avenue as per CMB Master Street Tree Plan and should be the dominant species on all the fronts facing this avenue (Coconut Palms 'Green Malayan' is the recommended cultivar and shall have a minimum 12' of wood with a straight and heavy trunk at time of installation).
 - ii. Street trees shall be spaced a minimum of 18' on center and planted on 5' x 5' planting cut out when placed on paved pedestrian areas. Tree grates may be utilized. An effort shall be made to provide a continuous palm canopy on both sides of Collins Avenue while providing ample pedestrian circulation.
- c. The applicant shall provide a fully detailed landscape plan for the entire City of Miami Beach Parking Lot at 34th Street, and for both sides of 34th Street from Collins Avenue to the City of Miami Beach board walk, subject to the and approval of the CIP Department. At the discretion of the CIP Department, the applicant shall execute such plan at its sole expense, or fund the plan by posting a performance bond, in a manner to be approved by the City Attorney, prior to the issuance of a Final C.O. for the project; at a minimum, such plan shall include the following:
 - i. The existing Sabal Palms fronting the parking lot shall be replaced with Coconut Palms ('Green Malayan' is the recommended cultivar and shall have a minimum 12' of wood with a straight and heavy trunk at time of installation).
 - ii. Ample landscape setback shall be provided between the existing City Parking lot and the proposed development in order to allow for the planting of a row of Coconut Palm trees in conjunction with a paved public beach access.
 - iii. Additional landscape may be required to be placed in the transition area between the parking and the existing public board walk.
- d. General:

- i. Landscape Up-lighting shall be provided in all landscape areas including planting islands on the street in a manner to be approved by staff.
- ii. Any existing overhead utility lines must be placed underground in a way that doesn't interfere with any planting area.
- iii. All landscape material shall be Florida number 1 or better.
- iv. An irrigation plan for the entire property shall be submitted for review as part of the landscape permit approval.
- v. No solid walls shall be permitted within the required rear yard setback; only open picket type fences shall be permitted.
- vi. No solid walls or structures other than landscape planters shall be permitted within the view corridor provided between the existing and proposed buildings.
- vii. The stone fountain feature fronting Collins Avenue shall be restored to its original condition, removing all paint.
- viii. Cabanas shall not be permitted to occupy greater than 50 percent of the linear frontage along the required rear yards facing 32nd Street and the city parking lot at the north of the site.
- ix. The location of all structures in the Ocean Front and Dune Preservation Overlay District shall fully meet the requirements of the Code.
- x. All exterior walkways and driveways shall consist of decorative pavers, set in sand or other equally semi-pervious material, subject to the review and approval of staff.
- xi. All landscape areas abutting driveways and parking areas shall be defined by decorative bollards.
- xii. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all post-indicator valves (PIV), fire department connections (FDC) and all other related devices and fixtures, which shall be clearly indicated on the site and landscape plans, and shall be subject to the review and approval of staff.
- xiii. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms; such transformers and vault rooms, and all other related devices and fixtures, shall not be permitted within any

required yard or any area fronting a street or sidewalk. The location of any exterior transformers, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.

- xiv. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect for the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.
- 4. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.
- 5. The applicant shall comply with all conditions imposed by the Public Works Department.
- 6. The applicant shall obtain a full building permit within eighteen months (18) months from the date of this hearing. If the full building permit is not obtained within the specified time limits, the applicant shall, prior to expiration of such period, apply to the Board for an extension of time. At the hearing on such application, the Board may deny or approve the request and modify the above conditions or impose additional conditions. Failure to comply with this order shall subject the variance to Section 118-356, City Code, for revocation or modification of the variance.
- 7. The conditions on this Order are binding on the applicant, the property's owners and all successors in interest and assigns.
- 8. 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.
- 9. 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, except to the extent of the variance granted herein.
- 10. This Order shall be recorded, at the expense of the applicant, in the Public Records of Miami-Dade County; the original or a certified copy shall be provided to the Planning Department prior to the issuance of a Building Permit.

PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Board of Adjustment, as determined by staff, entitled "Saxony Miami Beach Hotel

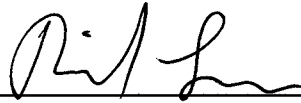
and Residences ", as prepared by Foster + Partners, dated August 12, 2011, modified in accordance with the conditions set forth in this Order and staff review and approval.

The applicant shall have a full building permit for the work contemplated herein issued by the Building Department on or before July 6, 2013 (within eighteen months of the date of this hearing) as per the above conditions. If the full building permit is not obtained within the specified time limits, the applicant shall apply to the Board for an extension of time prior to expiration of such period; otherwise, this Order will expire, and become null and void, unless the issuance of such permit is stayed by an appeal of this Order to a court of competent jurisdiction.

This Order does not constitute a building permit, but upon presentation of a recorded copy of this Order to the Planning Department, a permit shall be processed and approved (subject to compliance with the conditions hereof) in accordance with and pursuant to the ordinances of the City of Miami Beach.

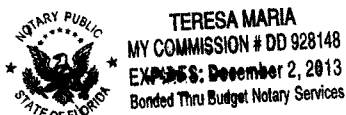
Board of Adjustment of
The City of Miami Beach, Florida

By:



Richard G. Lorber, AICP, LEED AP
Acting Planning Director
City of Miami Beach
1700 Convention Center Drive
Miami Beach, Florida 33139

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 18th day of January, 2012, by Richard G. Lorber, Acting Planning Director of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



[NOTARIAL SEAL]
My Commission Expires:


Notary: Teresa Maria
Print Name: TERESA MARIA
Notary Public, State of Florida

Approved As To Form:
Legal Department (gskd 1-13-2012)

Filed with the Clerk of the Board of Adjustment on

01/19/12 (JF)

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EXHIBIT "A"

LEGAL DESCRIPTION:

PARCELS A AND C ARE ALSO DESCRIBED AS:

PARCEL 1:

All of Block 17 of AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the plat thereof as recorded in Plat Book 5, Pages 7 and 8, of the Public Records of Miami-Dade County, Florida and also all that part of a strip of land formerly a public alley, which lies between Lots 1, 2, 3 and 4, of said Block 17 on the East side thereof and Lots 5, 6, 7 and 8 on the West side thereof.

PARCEL 2:

Lots 1, 2, 5 and 6, in Block 19 of AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the amended plat thereof, as recorded in Plat Book 5, Pages 7 and 8, of the Public Records of Miami-Dade County, Florida and also all of that part of a strip of land formerly a public alley, which lies between Lots 1 and 2 of said Block 19 on the East side thereof and Lots 5 and 6 on the West side thereof.

PARCEL 4:

A portion of Thirty-Third Street, per Resolution Vacating Thirty Third Street from Collins Avenue to the Atlantic Ocean, recorded in Official Records Book 3560, Page 115. Said portion of Thirty-Third Street being more particularly described as follows:

That portion of 33 Street lying adjacent and North of Lots 4 and 5, Block 17 and lying adjacent and South of Lots 1 and 6, Block 19 of AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the amended Plat thereof recorded in Plat book 5, Pages 7 and 8, of the Public Records of Miami-Dade County, Florida and being bound on the East by a line extending Northeasterly from the Northeast corner of Lot 4, Block 17 to the Southeast corner of Lot 1, Block 19 and being bounded on the West by a line extending Northwesterly from the Northwest corner of Lot 5, Block 17, to the Southwesterly corner of Lot 6, Block 19 of amended map of the Ocean Front Property of the Miami Beach Improvement Company's Subdivision recorded in Plat Book 5, Pages 7 and 8, of the Public Records of Miami-Dade County, Florida.

PARCEL 5:

A parcel of land being a portion of Section 26, Township 53 South, Range 42 East, lying within the City of Miami Beach, Miami-Dade County, Florida. Said parcel of land being more particularly described as follows:

Begins at the Southeast corner of Lot 1, Block 17 of the amended map of AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY according to the plat thereof as recorded in Plat Book 5, Pages 7 and 8, of the Public Records of Miami-Dade County, Florida.

Thence N 18 DEGREES 40' 34" E, along the East line of Lots 1, 2, 3 and 4 of said Block 17, a distance of 199.32 feet to the Northeast corner of said Lot 4, Block 17.

Thence N 10 degrees 19' 30" E, a distance of 49.72 feet to the Southeast corner of Lot 1, Block 19 of said amended map of the Ocean Front Property;

Thence continue N 10 degrees 19' 30" E, along the East line of said Lot 1, Block 19, a distance of 120.04 feet to the Northeast corner of said Lot 1, Block 19;

Thence N 07 degrees 49' 05" E, along the East line of Lot 2 of said Block 19, a distance of 49.67 feet to the northeast corner of said Lot 2, Block 19;

Thence S 82 degrees 30' 37" E, along the Easterly projection of the North line of said Lot 2, Block 19, a distance of 28.41 feet to a point on the Erosion Control Line, a state defined line, recorded in Plat Book 105, Page 62 of the Public Records of Miami-Dade County, Florida.

Thence S 05 degrees 56' 15" W, along said Erosion Control Line, a distance of 49.66 feet;

Thence S 11 degrees 49' 20" W, along said Erosion Control Line, a distance of 376.99 feet to a point on the Easterly Projection of the South line of said Lot 1, Block 17.

Thence N 69 degrees 58' 58" W, along said Easterly projection of the South line of Lot 1, Block 17 a distance of 49.81 feet to the Point of Beginning.

Said lands situate within the City of Miami Beach, Miami-Dade County, Florida.