

# MIAMI BEACH

PLANNING DEPARTMENT

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139

File No:	<b>HDB</b> <b>7515</b>
Date:	
MCR No:	
Amount:	
Zoning Classification:	
(For Staff Use Only)	

## STANDARD APPLICATION FORM DEVELOPMENT REVIEW BOARD HEARING

1. The below listed applicant wishes to appear before the following City Development Review Board for a scheduled public hearing: NOTE: This application form must be completed separately for each applicable Board hearing a matter.

- |   |   |
|---|---|
| <input type="checkbox"/> BOARD OF ADJUSTMENT          | <input checked="" type="checkbox"/> HISTORIC PRESERVATION BOARD |
| <input type="checkbox"/> DESIGN REVIEW BOARD          | <input type="checkbox"/> PLANNING BOARD                         |
| <input type="checkbox"/> FLOOD PLAIN MANAGEMENT BOARD |   |

NOTE: Applications to the Board of Adjustment will not be heard until such time as the Design Review Board, Historic Preservation Board and/or the Planning Board have rendered decisions on the subject project.

2. THIS REQUEST IS FOR:

- a. ☐ A VARIANCE TO A PROVISION(S) OF THE LAND DEVELOPMENT REGULATIONS (ZONING) OF THE CODE
- b. ☐ AN APPEAL FROM AN ADMINISTRATIVE DECISION
- c. ☐ DESIGN REVIEW APPROVAL
- d. ☒ A CERTIFICATE OF APPROPRIATENESS FOR DESIGN
- e. ☒ A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
- f. ☐ A CONDITIONAL USE PERMIT
- g. ☐ A LOT SPLIT APPROVAL
- h. ☐ AN HISTORIC DISTRICT/SITE DESIGNATION
- i. ☐ AN AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
- j. ☐ AN AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP
- k. ☐ TO REHAB, TO ADD TO AND / OR EXPAND A SINGLE FAMILY HOME
- l. ☒ OTHER: Modification to existing COA

3. NAME & ADDRESS OF PROPERTY: Shore Club /1901 Collins Avenue

LEGAL DESCRIPTION: See Attached Exhibit "A"

4. NAME OF APPLICANT Shore Club Property Owner, LLC

Note: If applicant is a corporation, partnership, limited partnership or trustee, a separate Disclosure of Interest Form (Pages 6-7) must be completed as part of this application.

600 Madison Avenue, 15th Floor

ADDRESS OF APPLICANT

New York

CITY

NY

STATE

10022

ZIP

BUSINESS PHONE # \_\_\_\_\_ CELL PHONE # \_\_\_\_\_

E-mail address: \_\_\_\_\_

5. NAME OF PROPERTY OWNER (IF DIFFERENT FROM #4, OTHERWISE, WRITE "SAME") Same

*If the owner of the property is not the applicant and will not be present at the hearing, the Owner/Power of Attorney Affidavit (Page 4) must be filled out and signed by the property owner. In addition, if the property owner is a corporation, partnership, limited partnership or trustee, a separate Disclosure of Interest Form (Pages 6 - 7) must be completed.*

ADDRESS OF PROPERTY OWNER CITY STATE ZIP

BUSINESS PHONE # CELL PHONE #

E-mail address:

6. NAME OF ARCHITECT, LANDSCAPE ARCHITECT, ENGINEER, CONTRACTOR OR OTHER PERSON RESPONSIBLE FOR PROJECT DESIGN  
Add, Inc. 2 S. Biscayne Blvd., Ste 1670 Miami Florida 33131

NAME (please circle one of the above) ADDRESS CITY STATE ZIP

BUSINESS PHONE # 305-482-8700 CELL PHONE #

E-mail address: Jon.Cordello@stantec.com

7. NAME OF AUTHORIZED REPRESENTATIVE(S), ATTORNEY(S), OR AGENT(S) AND/OR CONTACT PERSON:

a. Alfredo Gonzalez 333 SE 2nd Ave., 4400 Miami Florida 33131  
NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE # 305-579-0588 CELL PHONE #

E-mail address: gonzalezaj@gtlaw.com

b. Ethan Wasserman 333 SE 2nd Ave., 4400 Miami Florida 33131  
NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE # 305-579-0784 CELL PHONE #

E-mail address: wassermane@gtlaw.com

c. Lucia Dougherty 333 SE 2nd Ave., 4400 Miami Florida 33131  
NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE # 305-579-0603 CELL PHONE #

E-mail address: doughertyl@gtlaw.com

**NOTE: ALL ARCHITECTS, LANDSCAPE ARCHITECTS, ENGINEERS, CONTRACTORS OR OTHER PERSONS RESPONSIBLE FOR PROJECT DESIGN, AS WELL AS AUTHORIZED REPRESENTATIVE(S), ATTORNEY(S), OR AGENT(S) AND/OR CONTACT PERSONS, WHO ARE REPRESENTING OR APPEARING ON BEHALF OF A THIRD PARTY, UNLESS SOLELY APPEARING AS AN EXPERT WITNESS, ARE REQUIRED TO REGISTER AS A LOBBYIST WITH THE CLERK, PRIOR TO THE SUBMISSION OF AN APPLICATION.**

8. SUMMARY OF PROPOSAL:

See attached Letter of Intent

9. IS THERE AN EXISTING BUILDING(S) ON THE SITE? YES (X) NO ( )
10. WILL ALL OR ANY PORTION OF THE BUILDING(S) INTERIOR AND/OR EXTERIOR, BE DEMOLISHED? [X] YES [ ] NO
11. TOTAL FLOOR AREA (FAR) OF NEW BUILDING (if applicable): \_\_\_\_\_ SQ. FT.
12. TOTAL GROSS FLOOR AREA OF NEW BUILDING (including required parking and all usable floor space) \_\_\_\_\_ SQ. FT.
13. TOTAL FEE: (to be completed by staff) \$ \_\_\_\_\_

PLEASE NOTE THE FOLLOWING:

- *Applications for any Board hearing(s) will not be accepted without payment of the required fee. All checks are to be made payable to: "City of Miami Beach."*
  - *Public records notice: all documentation, application forms, maps, drawings, photographs, letters and exhibits will become a part of the public record maintained by the City of Miami Beach Planning Department and shall under Florida Statute, be disclosed upon proper request to any person or entity.*
  - *In accordance with the requirements of Section 2-482 of the Code of the City of Miami Beach, any individual or group (Lobbyist) that has been, or will be, compensated to either speak in favor or against a project being presented before any of the City's Development Review Boards, shall be fully disclosed prior to the public hearing. All such individuals and/or groups must register with the City Clerk prior to the hearing.*
  - *In accordance with Section 118-31 of the Code of the City of Miami Beach, all applicants shall, prior to the public hearing, fully disclose 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 (exclusive of all legal or professional design services). Such disclosure shall:*
    1. *Be in writing.*
    2. *Indicate to whom the consideration has been provided or committed.*
    3. *Generally describe the nature of the consideration.*
    4. *Be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board.*
- In the event the applicable development review board determines that the foregoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and 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 Boards reach a decision, a Final Order will be issued stating the Board's decision and any conditions imposed therein. The Final Order must be recorded in the Office of the Recorder of Miami-Dade County; the original shall remain on file with the board clerk/secretary. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded Final Order being tendered along with the construction plans.*

To request this material in accessible format, sign language interpreters, information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceeding, please contact 305-604-2489 (voice) or 305-673-7218 (TTY) five days in advance to initiate your request. TTY users may also call 711 (Florida Relay Service).

PLEASE COMPLETE ONE OR MORE OF THE FOLLOWING THREE AFFIDAVITS, AS APPLICABLE. NOTE: THE PROPERTY OWNER MUST FILL OUT AND SIGN THE "POWER OF ATTORNEY" PORTION IF THEY WILL NOT BE PRESENT AT THE HEARING, OR IS HAVING OTHER PERSONS SPEAK ON THEIR BEHALF.

**OWNER AFFIDAVIT FOR INDIVIDUAL OWNER**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches data and other supplementary matter attached to and made a part of the application are true and correct to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised. 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 and I take the responsibility of removing this notice after the date of hearing.

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
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

\_\_\_\_\_  
PRINT NAME

My Commission Expires:

**ALTERNATE OWNER AFFIDAVIT FOR  
CORPORATION or PARTNERSHIP**

(Circle one)

STATE OF New York  
COUNTY OF New York

I, John Shannon being duly sworn, depose and say that I am the Manager of Shore Club Property Owner LLC and as such, have been authorized by such entity to file this application that all answers to the questions in the application and all sketches, data and other supplementary matter attached to and made a part of the application are true and correct to the best of my knowledge and belief; that the corporation is the owner/tenant of the property described herein and is the subject matter of the proposed hearing. We understand this application must be completed and accurate before a hearing can be advertised. 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 and I take the responsibility of removing this notice after the date of hearing.

John Shannon

PRINT NAME

Don Shannon

\_\_\_\_\_  
SIGNATURE

Sworn to and subscribed before me this 7 day of December, 2015. The foregoing instrument was acknowledged before me by John Shannon, Manager of Shore Club Property Owner LLC, on behalf of such entity, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP:

**SAUL RITTER**  
**Notary Public, State of New York**  
**No. 01R15087929**

**Qualified in Nassau County**

**Commission Expires November 10, 2017**

My Commission Expires:

[Signature]

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
PRINT NAME



**POWER OF ATTORNEY AFFIDAVIT**

STATE OF New York  
COUNTY OF New York

I, John Shannon, being duly sworn and depose say that I am the owner or representative of the owner of the described real property and that I am aware of the nature and effect of the request for COA relative to the subject property, which request is hereby made by me OR I am hereby authorizing Greenberg Tarurig, P.A. / Lucia Dougherty/ Alfredo Gonzalez to be my representative before the H. J. & P. Board. 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 and I take the responsibility of removing this notice after the date of hearing.

John Shannon  
PRINT NAME (and Title, if applicable)

John Shannon

SIGNATURE

Sworn to and subscribed before me this 7 day of December, 2015. The foregoing instrument was acknowledged before me by John Shannon Member of Shore Club Property Owner LLC who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



NOTARY PUBLIC

**SAUL RITTER**  
**Notary Public, State of New York**  
**No. 01R15087929**

PRINT NAME

My Commission Expires:

**Qualified in Nassau County**  
**Commission Expires November 10, 2017**

**CONTRACT FOR PURCHASE**

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether the purchaser is a corporation, trustee or partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships or trusts, list all individuals and/or complete the appropriate disclosure clause above.\*

NAME

DATE OF CONTRACT

NAME, ADDRESS, AND OFFICE

% OF STOCK

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the dates of final public hearing, a supplemental disclosure of interest shall be filed.

**CITY OF MIAMI BEACH  
DEVELOPMENT REVIEW BOARD APPLICATION**

**DISCLOSURE OF INTEREST**

**1. CORPORATION**

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

Shore Club Property Owner, LLC

CORPORATION NAME

NAME AND ADDRESS

% OF STOCK

See Attached

\_\_\_\_\_  
CORPORATION NAME

NAME AND ADDRESS

% OF STOCK

**IF THERE ARE ADDITIONAL CORPORATIONS, LIST OTHERS, INCLUDING CORP. NAME(S) AND EACH INDIVIDUAL STOCKHOLDER'S NAME, ADDRESS, OFFICE AND PERCENTAGE OF STOCK, ON A SEPARATE PAGE.**

***NOTE: Notarized signature required on page 8***

**CITY OF MIAMI BEACH  
DEVELOPMENT REVIEW BOARD APPLICATION**

**DISCLOSURE OF INTEREST**

**2. TRUSTEE**

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. Where the beneficiary/beneficiaries consist of corporations(s), another trust(s), partnership(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.\*

TRUST NAME	
NAME AND ADDRESS	% OF STOCK

**3. PARTNERSHIP/LIMITED PARTNERSHIP**

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.\*

PARTNERSHIP or LIMITED PARTNERSHIP NAME	
NAME AND ADDRESS	% OF STOCK

***NOTE: Notarized signature required on page 8***

#### 4. COMPENSATED LOBBYIST:

The City of Miami Beach Code sub-section 118-31 requires the disclosure of any individual or group which has been, or will be, compensated to either speak in favor of or against a project being presented before any of the City's Development Review Boards, or not to speak at all. Please list below all persons or entities encompassed by this section.

	NAME	ADDRESS	PHONE #
a.	Alfredo Gonzalez	333 SE 2nd Ave., 4400 Miami FL 33131	305-579-0588
b.	Ethan Wasserman	333 SE 2nd Ave., 4400 Miami FL 33131	305-579-0784
c.	Lucia Dougherty	333 SE 2nd Ave., 4400 Miami FL 33131	305-579-0603

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

\* Disclosure shall not be required of any entity, the equity interest 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 and where no one person or entity holds more than a total of 5% of the ownership interests in the limited partnership or other entity.

APPLICANT HEREBY ACKNOWLEDGES THAT ANY APPROVAL GRANTED BY THE BOARD SO APPLIED TO, SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND THAT THE PROJECT MUST ALSO COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE LAW.

#### APPLICANT AFFIDAVIT

STATE OF New York  
COUNTY OF New York

I, John Shannon, the Manager of Shore Club Property Owner LLC (list name of corporation and office designation as applicable) being first duly sworn, depose and say that I am the applicant, or the representative of the applicant, for the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches, data and other supplementary matter attached to and made a part of the application and the disclosure information listed on this application is a full disclosure of all parties of interest in this application are true and correct to the best of my knowledge and belief.

Don J. Shannon

SIGNATURE

Sworn to and subscribed before me this 7 day of December, 20 15. 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

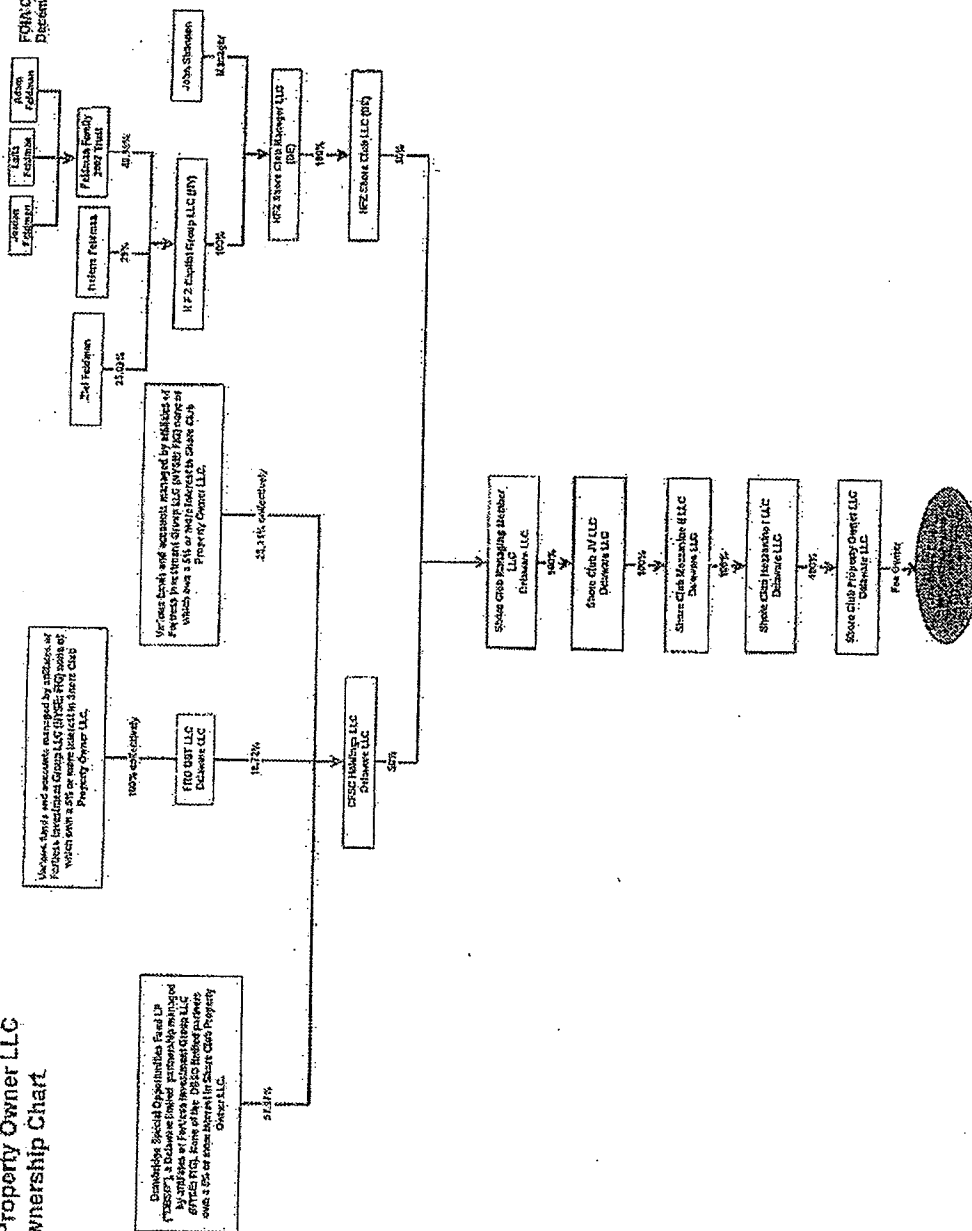
**SAUL RITTER**  
Notary Public, State of New York  
No. 01RI5087929  
Qualified in Nassau County  
Commission Expires November 10, 2017

[Signature]  
NOTARY PUBLIC

My Commission Expires:

PRINT NAME

FOIA Confidentiality treatment requested  
December 3, 2013



**EXHIBIT A**

**Legal Description**

**PARCEL I:**

**(SHARALTON PROPERTY)**

That part of Lots 1 and 2, in Block B, of THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the plat thereof recorded in Plat Book 5, Pages 7 and 8, of the Public Records of Miami-Dade County, Florida and that part of Block 1, FISHER'S FIRST SUBDIVISION OF ALTON Beach, according to the Plat thereof, recorded in Plat Book 2, at Page 77 of the Public Records of Miami-Dade County, Florida, more particularly described as follows: For a Point of Beginning (P.O.B.), commence at a point on the Northerly boundary of said Block B, 190.50 feet Southeasterly from the Northwest corner of said Block B, as the same is shown on the said Plat of THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the plat thereof recorded in Plat Book 5, Pages 7 and 8 of the Public Records of Miami-Dade County, Florida; thence, run Southwestly at right angles to the Northerly boundary line of said Block B, 110.00 feet to a point; thence run Southeasterly parallel to the Northerly boundary of said Block B, 209.43 feet to a point on the Southerly boundary line of said Block B, as aforesaid; thence run Easterly along the Southerly boundary line of said Block B, 9.071 feet, to the Southeast corner of said Block B; thence run, Northeastly along the Easterly boundary of said Block B, 109.145 feet, to the Northeast corner of Lot 1, of said Block B; thence run Northwestly along the Northerly boundary line of said Block B, 194.46 feet, more or less, to the Point of Beginning (P.O.B.).

**PARCEL II**

The Parcel of land shown on THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the Plat thereof recorded in Plat Book 5, Pages 7 and 8, of the Public Records of Miami-Dade County, Florida, more particularly described as follows: For a Point of Beginning (P.O.B.), commence at the Northeast corner of Lot 1, Block B as shown on the Plat of THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the Plat thereof recorded in Plat Book 5, Pages 7 and 8, of the Public Records of Miami-Dade County, Florida; thence run Southwestly along the Easterly boundary of said Lot 1, Block B, 109.145 feet, to the Southeast corner of said Lot 1, Block B, thence run East along the prolongation of the extension Easterly of the Southerly boundary line of Lot 1, Block B, a distance of 252.80 feet to the Erosion Control Line of the Atlantic Ocean, said line recorded in the Plat Book 105 at Page 62 of the Public Records of Miami-Dade County, Florida; thence run Northerly, deflecting 78°32'47.4" to the left, along the said Erosion Control Line, a distance of 12.36 feet to the Northerly line of said Block B and its extension Easterly; thence run Northwestly along the Northerly line of said Block B and its extension Easterly, a distance of 253.63 feet to the Point of Beginning (P.O.B.) At the Northeast corner of said Lot 1, Block B.

**PARCEL III:**

**(Shore Club Property)**

MIA 31198715v2  
LEGAL\_US\_H # 107505471.1

All of Lots 5, 6, 8, 9 and 10 and part of lots 4 and 7, in Block 1, of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof recorded in Plat Book 2, at Page 77, of the Public Records of Miami-Dade County, Florida and parts of Lots 1 and 3, in Block "B" of the amended map of OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the Plat thereof recorded in Plat Book 3, Pages 7 and 8, of the Public Records of Miami-Dade County, Florida, being particularly described as follows:

Begin at the Southwest corner of Lot 10, Block 1, of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof recorded in Plat Book 2, Page 77, of the Public Records of Miami-Dade County, Florida; thence Northerly along the Westerly lines of Lots 10, 9, 8 and 7, Block 1, of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, a distance of 192.67 feet to the Northwest corner of said Lot 7, Block 1; thence continue Northerly along the Westerly line of Lot 3, Block "B", of the AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the Plat thereof recorded in Plat Book 3, Pages 7 and 8 of the Public Records of Miami-Dade County, Florida a distance of 7.33 feet to a point; thence Southeasterly parallel to the Northeasterly line of said Lot 3, Block "B", a distance of 19.34 feet to a point located on the Southerly line of said Lot 3, Block "B" said point being 19.16 feet Easterly of the Southwest corner of said Lot 3, Block "B"; thence Easterly along the Southerly lines of Lots 3 and 2, Block "B" of the AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, a distance of 101.32 feet to a point; thence Southeasterly parallel to the Northeasterly line of said Lot 2, Block "B" a distance of 56.16 feet to a point; thence Northeasterly at right angles to the last mentioned course a distance of 2.0 feet to a point; thence Southeasterly parallel to the Northeasterly line of Block "B", of the AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, a distance of 216.43 feet to a point located on the Southerly line of Lot 1, Block "B", of the AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY; thence Easterly along the Southerly line of Lot 1, Block "B" of the AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, a distance of 9.971 feet to the Southeast corner of Lot 1, Block "B" of the aforesaid Subdivision said corner being also the Northeast corner of Lot 6, Block 1, FISHER'S FIRST SUBDIVISION OF ALTON BEACH; thence Southerly along the Easterly lines of Lots 6, 5 and 4, a distance of 101.42 feet to a point, said point being 10.14 feet Southerly from the Northeast corner of Lot 4, Block 1, of the aforesaid Subdivision; thence Westerly parallel to the Northerly line of Lot 4, Block 1, of the aforesaid Subdivision a distance of 75 feet to a point; thence Northerly parallel to the Easterly line of Lot 4, Block 1, of the aforesaid Subdivision a distance of 10.14 feet to a point located on the Southerly line of Lot 5, Block 1, of the aforesaid Subdivision; thence Westerly along the Southerly line of Lots 5 and 10, Block 1, of the aforesaid Subdivision a distance of 325 feet to the Point of Beginning (POB).

#### PARCEL IV

Begin at the Northeast corner of Lot 6, Block 1, of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof recorded in Plat Book 2, Page 77, of the Public Records of Miami-Dade County, Florida; thence Southerly along the Easterly lines of Lots 6, 5 and 4, Block 1, of the aforesaid Subdivision, a distance of 101.42 feet to a point, said point being

10.14 feet Southerly from the Northeast corner of Lot 4, Block 1, of the aforesaid Subdivision; thence Easterly parallel to the Easterly Extension of the North line of said Lot 4, Block 1, a distance of 136.47 feet to the high-water mark of the Atlantic Ocean, being the face of steel bulkhead; thence Northerly along the face of the steel bulkhead a distance of 103.33 feet, more or less, to a point where the Northerly line of Lot 6, Block 1 of the aforesaid Subdivision extended Easterly intersects the face of the steel bulkhead; thence Westerly along the Easterly extension of the Northerly line of said Lot 6, Block 1, of the aforesaid Subdivision, a distance of 144.276 feet more or less, to the Point of Beginning; together with any/or all riparian rights that may be appurtenant to said lands that may be vested in the owner of the fee title together with easement in common with persons for the like right the use as set forth in deed recorded in Deed Book 2482, Page 526 of the Public Records of Miami-Dade County, Florida, in and over the following described property:

Begin at a point located on the Northeasterly line of Lot 2, Block "B" of the AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the Plat thereof, recorded in Plat Book 5, at Pages 7 and 8 of the Public Records of Miami-Dade County, Florida; said point 190.5 feet distant from the Northwest corner of Lot 3, Block "B" of said Plat; thence Southwesterly at right angles to the Northeasterly line of said Lot 2, Block "B", a distance of 110.00 feet to a point; thence Northwesterly parallel to the Northeasterly line of said Lot 2, Block "B", a distance of 7 feet to a point; thence Southwesterly at right angles to the last mentioned course, a distance of 2 feet to a point; thence Northwesterly parallel to the Northeasterly line of said Lot 2, Block "B" a distance of 10 feet to a point; thence Northeasterly at right angles to the last mentioned course a distance of 112.00 feet to a point located on the Northeasterly line of said Lot 2, Block "B"; thence Southeasterly along the Northeasterly line of said Lot 2, Block "B", a distance of 17 feet to the Point of Beginning (POB).

**PARCEL V:**

A portion of Lots 9, 10 and 11, Block "F", as shown on the Plat of AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, as recorded in Plat Book 5, at Pages 7 and 8 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Northwesterly corner of said Lot 9; thence South 21° 53'40" West along the Northwesterly line of said Lot 9 for 20.00 feet to the Point of Beginning; thence run South 68° 06'20" East along a line that is 20.00 feet Southwesterly of and parallel to the Southwesterly line of said Lot 9 for 50.00 feet; thence run South 21° 53'40" West parallel to the Northwesterly lines of said lots 9, 10 and 11 for 122.27 feet; thence run due West along the South line of said Lot 11 for 53.89 feet; thence run North 21° 53'40" East along the Northwesterly lines of said Lots 9, 10 and 11 for 142.37 feet to the Point of Beginning.

**PARCEL VI:**

**EASEMENT PARCEL**



Easement for the benefit of Parcel III set forth in Deed recorded in Deed Book 2482, Page 526, of the Public Records of Miami-Dade County, Florida, over the following described property:

Begin at a point located on the Northeasterly line of Lot 2, Block "B" of the Amended Map of the Ocean Front Property of the Miami Beach Improvement Company, according to the Plat thereof, recorded in Plat Book 5, Pages 7 and 8, of the Public Records of Miami-Dade County, Florida, said point being 190.5 feet distant from the Northwest corner of Lot 3, Block B of said Plat; thence Southwesterly at right angles to the Northeasterly line of said Lot 2, Block "B" a distance of 110 feet to a point; thence Northwesterly parallel to the Northeasterly line of said Lot 2, Block "B" a distance of 7 feet to a point; thence Southwesterly at right angles to the last mentioned course, a distance of 2 feet to a point; thence Northwesterly parallel to the Northeasterly line of said Lot 2, Block "B" a distance of 10 feet to a point; thence Northeasterly at right angles to the last mentioned course a distance of 112 feet to a point located on the Northeasterly line of said Lot 2, Block "B", thence Southeasterly along the Northeasterly line of said Lot 2, Block "B" a distance of 17 feet to the Point of Beginning.

**COMBINED LEGAL DESCRIPTION (SHORE CLUB & SHARALTON PROPERTY):**

All Lot 1 and a portion of Lots 2 and 3, Block "B", of THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the Plat thereof, recorded in Plat Book 5, at Page 7, of the Public Records of Miami-Dade County, Florida and all of Lots 5, 6, 8, 9 and 10 and a portion of Lots 4 and 7, Block 1, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof, recorded in Plat Book 2, at Page 77, of the Public Records of Miami-Dade County, Florida; and a portion of land lying East of and contiguous to the East line of said Blocks B and 1 (One) and being more particularly described as follows:

Commence at the Northwest corner of said Block B, thence run South 70° 04'39" East, along the North line of said Block B and along the South Right-of-Way line of 20th Street, for a distance of 190.50 feet to the Point of Beginning of the herein described parcel of land; thence continue, South 70° 04'39" East, along said North line and along said Right-of-Way line, for a distance of 450.09 feet to the Erosion Control Line of the Atlantic Ocean as shown on the Plat thereof, recorded in Plat Book 105, at Page 62, of the Public Records of Miami-Dade County, Florida; thence run South 09° 26'43" West, along said Erosion Control Line, for a distance of 114.40 feet to a point on a line 10.14 feet Southerly, as measured along a line parallel with the Easterly line of said Lot 4 Block 1, of the Easterly projection of the North line of said Lot 4, Block 1; thence run South 87° 58'58" West, along said line parallel with said North line of Lot 4, for a distance of 324.39 feet; thence run North 07° 36'11" East, parallel with the East line of said Lots 4 and 5, Block 1, for a distance of 10.14 feet to a point on the Southerly line of said Lot 5; thence run South 87° 58'58" West, along the Southerly line of said Lots 5 and 10, Block 1, for a distance of 325.00 feet to a point on the Easterly Right-of-Way line of Collins Avenue; thence run North 07° 36'11" East, along said Easterly Right-of-Way line, for a distance of 200.00 feet; thence run South 70° 08'36" East for a distance of 19.36 feet to a point on the Southerly line of said Lots 2 and 3, Block B; thence run North 87° 59'00" East, along said Southerly line, for a distance of 101.32 feet to a point on a line 112.00 feet South of and parallel with the South Right-of-Way line of said 20th Street; thence run South 70° 04'39" East, parallel with said South

Right-of-Way line, for a distance of 56.16 feet; thence run North  $19^{\circ} 55' 21''$  East, at right angles to the last described course, for a distance of 2.00 feet; thence run South  $70^{\circ} 04' 39''$  East, along a line 110.00 feet South of and parallel with said South Right-of-Way line and at right angles to the previous and next courses, for a distance of 7.00 feet; thence run North  $19^{\circ} 55' 21''$  East for a distance of 110.00 feet to the Point of Beginning. Together with any/or all Riparian Rights that may be appurtenant to said lands that may be vested in the owner of the fee title together with Easement in common with persons for the like right to use as set forth in Deed recorded in Deed Book 2482, Page 526, of the Public Records of Miami-Dade County, Florida, in and over the following described property:

Begin at a point located on the Northerly line of Lot 2, Block B of THE AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the Plat thereof, recorded in Plat Book 5, at Pages 7 and 8, of the Public Records of Miami-Dade County, Florida; said point being 190.50 feet distant from the Northwest corner of Lot 3, Block B, of said Plat; thence Southerly at right angles to the Northerly line of said Lot 2, Block B a distance of 110.00 feet to a point; thence Westerly parallel to the Northerly line of said Lot 2, Block B a distance of 7.00 feet to a point; thence Southerly at right angles to the last mentioned course, a distance of 2.00 feet to a point thence Westerly parallel to the Northerly line of said Lot 2, Block B a distance of 10.00 feet to a point; thence Northerly at right angle to the last mentioned course a distance of 112.00 feet to a point located on the Northerly line of said Lot 2, Block B; thence Easterly along the Northerly line of said Lot 2, Block B, a distance of 17.00 feet to the Point of Beginning.

March 21, 2016

**VIA HAND DELIVERY**

The Chairperson and Members of the  
Miami Beach Historic Preservation Board  
City of Miami Beach Planning Department  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139

**Re: Application for Modification of a Previously Issued Certificate of Appropriateness  
for Demolition and New Construction | HPB File No. 7515 | 1901 Collins Avenue,  
Miami Beach (the "Property")**

---

Dear Chairperson and Members of the Historic Preservation Board:

Our firm represents Shore Club Property Owner, LLC (the "Applicant"), in connection with land use and zoning matters relating to the Property. Please accept this Application, on behalf of the Applicant, for a modification to a previously issued Certificate of Appropriateness ("COA"), HPB Supplemental Order, File No. 7515, dated July 14, 2015 ("Order"), for demolition and new construction in connection with the (re)development of the historic Shore Club (the "Project"), discussed more fully below.

**I. The Property**

The Property is located in the Ocean Drive/Collins Avenue Historic District and the Miami Beach Architectural District. The Property is zoned Residential Multifamily, High Intensity (RM-3) on the City of Miami Beach Official Zoning Map and designated Residential Multifamily, High Intensity (RM-3) on the City's Future Land Use Map.

The Property contains one of the most recognized hotels in South Beach. The Shore Club Hotel consists of 307 hotel units located throughout the various structures on the Property, including a historic three (3) story structure, two (2) historic eight (8) story structures and a twenty two (22) story tower. There are also eight (8) cabanas located on the southeast of the Property and food and beverage venues. Enclosed please find a copy of the building cards for the Property and a Historic Resource Report prepared by Arthur Marcus.

## **II. Project History**

On May 12, 2015, the Historic Preservation Board ("HPB") approved a COA for the partial demolition and renovation of the existing Property, which approval was subsequently modified on July 14, 2015 and November 10, 2015. Copies of the Orders are attached for your ease of reference. In general, the approved renovations include: (i) new construction of a five (5) story amenities building; (ii) replacement of the cabana structure on the southeast boundary of the Property; (iii) new cabana structure on the northeast corner of the Property to mirror the replaced south cabanas; (iv) converting existing hotel units to apartment units; and (v) interior renovations to accommodate improved restaurant spaces and more functional back of house areas.

## **III. Request for Modification of Existing COA**

The enclosed application for a modification to the existing COA will allow the Applicant to improve the internal design and operation of the Property. The modifications are in line with the historic nature and design of the Property, while at the same time allow for general improvements consistent with a 5 star establishment. Note, the overall hotel and residential development program remains consistent with the previously approved COA. However, Applicant is requesting this minor modification to create better internal configurations and circulation, strengthen the building and create larger ocean view rooms. The following bullet points detail the specific requests contained in this Application, which generally relate to the south interior lobby area of the historic Shore Club building:

### **Building C:**

1. **Courtyard South Facade and Restaurant:** The existing South exterior window openings and existing South perimeter walls will remain. However, a new outdoor landscaped area within the interior courtyard will be located under the existing building perimeter at the first level with a glass wall dividing the indoor/outdoor space set deeper in the building footprint. This design element is meant to emphasize the indoor/outdoor relationship that is prominent in the overall approved design of the Project. This will be a unique design feature associated with the restaurant. The previously approved design of this area requires the existing raised floor area be demolished and lowered in order match the elevation of the adjacent bar.
2. **South Lobby Bar/Lounge:** The existing South lobby area is currently used as office/storage rooms and has a floor elevation that is 5' higher than the historic lobby. The intent of the proposed design is to lower the floor elevation to allow for a better integration and flow of the existing lobby with the new programmed lounge/bar and restaurant spaces of the hotel, as well as provide the ceiling height needed for this type of use. These changes will further activate the historic lobby. The design of the proposed bar/lounge includes a new curved wall that is partially open and inspired by the existing North section of the historic lobby. The curved wall also encloses existing columns just South of the historic lobby that are retained. Due to the demolition of the elevator and stairs, the second and third floor structures, including the roof area within the limits noted on the plans, will be replaced with a new structure. This will also

allow for new mechanical equipment to be placed on the new roof structure as the existing wood framing will not support the loads of new mechanical equipment.

**Modification to Condition I.C.1.f.ii:** To complete the proposed renovation, including the white wood wall cladding which slightly encroaches into the original lobby space, the Order must be modified. Note, the white wood wall cladding is limited to a small portion of the South end of the lobby, which currently contains the non-historic lobby counter. Specifically, we are requesting the following modification to the Order: “White wood wall cladding ~~shall not be~~ is approved in the original lobby space.”

**Building D:**

3. **Shift Location of Existing East Stair:** The existing east stair of Building D will expand approximately 7' on all levels. Relocating the existing stairwell requires limited demolition in this area. This change will allow for an updated code compliant egress stair.

**IV. Waiver of Section 118-395(b)(2)(d)(1)**

The aggregate demolition of the first floor slab results in less than 75% of the original first floor slab remaining intact. Pursuant to Section 118-395(b)(2)(d)(2) of the Code, Applicant is requesting the HPB to waive the requirement that at least 75% of the first floor slab remain to allow the Project to retain its floor area, height, setback and parking credits, as applicable. The Shore Club is an elite member of the stock of contributing buildings in Miami Beach. The replacement of the first floor slab and wood flooring will ensure the building's structural integrity for future generations to enjoy.

**V. Compliance with COA Criteria**

In accordance with Section 118-564 of the Code, the Application complies with the criteria for issuance of a COA. The proposed physical improvements are designed to be compatible with the surrounding properties. To the North is 20<sup>th</sup> Street and the Setai property which contains a 40 story tower (which contains balconies that face the Shore Club); to the East is the ocean; to the South is proposed B Hotel and Shelborne Hotel; and to the West is Collins Avenue. The proposed renovations are compatible with the surrounding properties.

The general design, scale and massing of the renovations to the Property are appropriate to the size of the lot and compatible with the surrounding properties. The overall development scheme will dramatically reduce the density on the Property. Furthermore, the proposed renovations will increase the efficiency and pedestrian experience of the guest experience within the hotel, particularly on the first floor and outdoor areas.

The current property configuration reflects various renovations over the past several decades. The new renovation program creates uniformity throughout the site from an operational and design perspective. For example, the rear yard and first floor lobby will generally maintain the same elevation

creating a freedom for guests and residents to utilize the Property as a single operation, as opposed to the various elevations and separations contained in the existing configuration. The overall renovation program creates a unified development, including an efficient arrangement of land uses.

The modification sought by this Application will allow general structural improvements to the historic property, including strengthening the floor slabs and introduction of code compliant vertical circulation. These revisions will help strengthen the building, while also allow for a better experience within the Project.

Based on the foregoing, we respectfully request your favorable consideration of this Application.

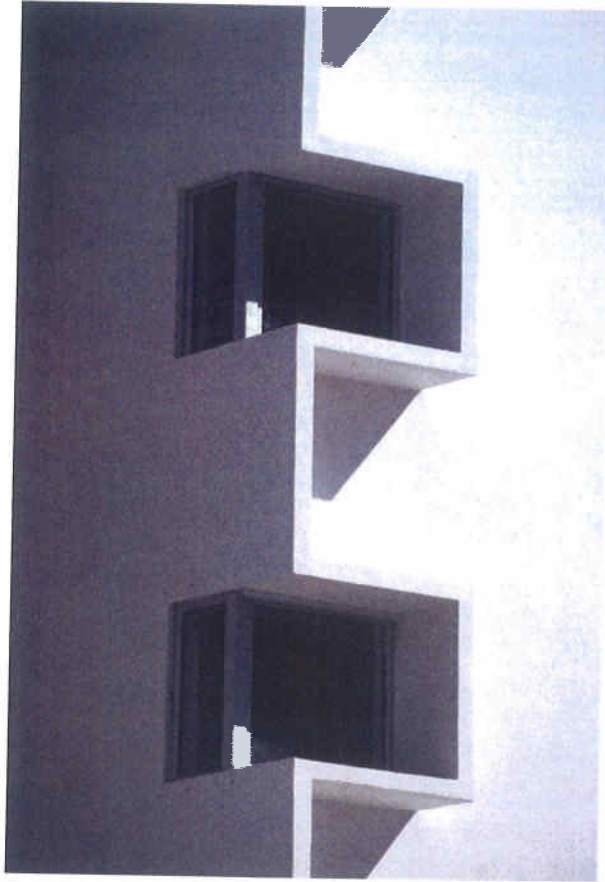
Sincerely,



Alfredo J. Gonzalez



S H O R E C L U B H O T E L



SHORE CLUB circa 1998 by ARTHUR MARCUS

# HISTORIC RESOURCE REPORT

*for the*

## S H O R E C L U B H O T E L

1901 COLLINS AVENUE

MIAMI BEACH, FLORIDA 33139

prepared by

ARTHUR J. MARCUS ARCHITECT P.A.

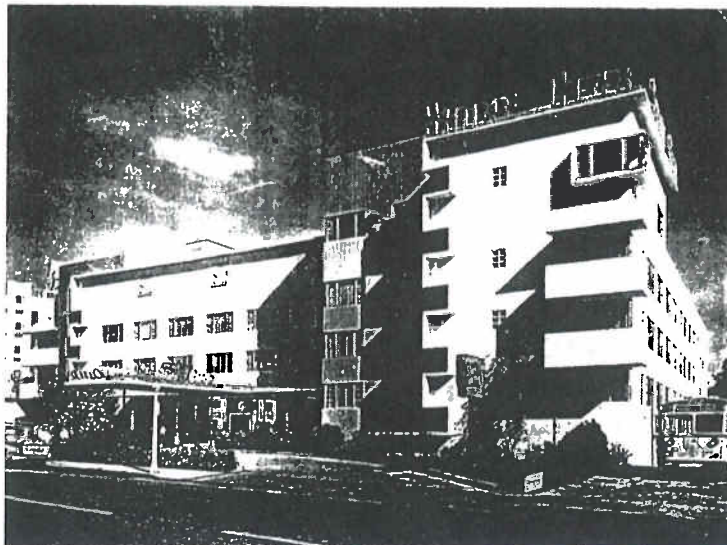
HISTORIC ARCHITECTURAL PRESERVATION CONSULTANT

July 17, 2014

S H O R E C L U B H O T E L

TABLE of CONTENTS:

HISTORY + NEIGHBORHOOD CONTEXT	3
AERIAL PHOTOGRAPHS	8
CONTEMPORARY PHOTOGRAPHS	14
NEIGHBORING BUILDINGS	17
ARCHITECTS of these BUILDINGS	20
LOBBY PHOTOGRAPHS	24
BUILDING CARDS + HISTORIC DRAWINGS	29



HISTORIC PHOTOGRAPH UNDATED

HISTORIC RESOURCE REPORT

*for the*

S H O R E C L U B H O T E L

1901 COLLINS AVENUE  
MIAMI BEACH, FLORIDA 33139

prepared by  
ARTHUR J. MARCUS ARCHITECT P.A.  
HISTORIC ARCHITECTURAL PRESERVATION CONSULTANT  
[www.arthurmarcus.com](http://www.arthurmarcus.com)

1450 Lincoln Road #806  
Miami Beach, Florida 3313

for the  
CITY of MIAMI BEACH HISTORIC PRESERVATION BOARD

prepared for  
HFZ CAPITAL GROUP  
600 MADISON AVENUE 17th floor  
New York, New York 10022  
July 17, 2014



**OVERVIEW:**

**SHORE CLUB HOTEL**

1901 Collins Avenue

1949 New building designed by  
Albert Anis Architect  
originally a 3 story building

1955 Additions by Melvin Grossman Architect

1998 Renovations, additions and new  
structures / David Chipperfield Architects

**SHARALTON aka CROMWELL HOTEL**

110 20th Street

1939 - Robert A. Taylor Architect  
Fred Howland Inc. Builder  
one story addition added 1996

1998 - Renovations and additions including new  
center tower by David Chipperfield Architects

The Shore Club Hotel was originally designed and constructed in 1949 and then enlarged in 1955 and is located in the Miami Beach Architectural District. The property became a certified historic structure on January 4, 2001 when the National Register documentation on file with the National Park Service was formally amended to extend the district's period of significance to 1950. (3)

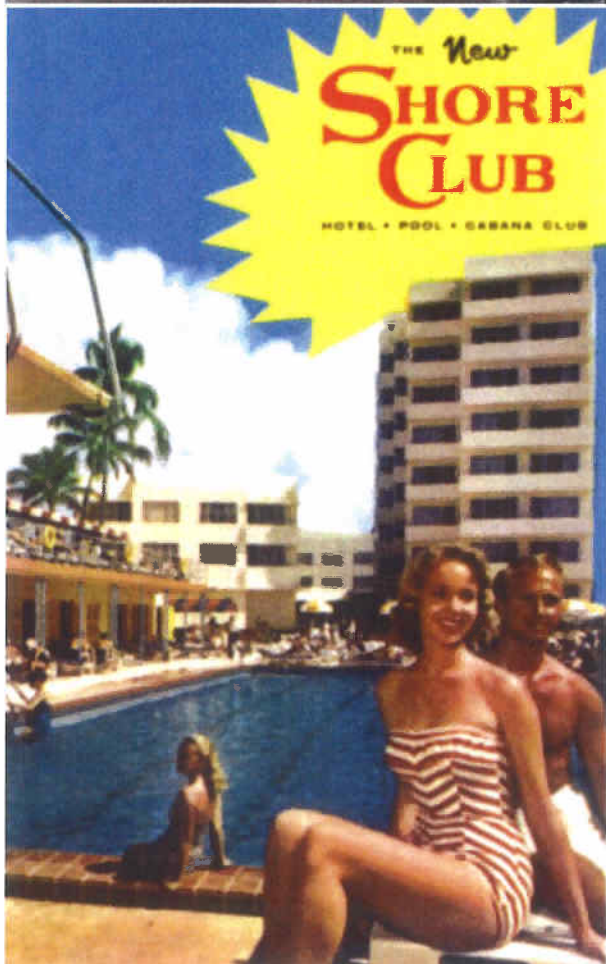
The Miami Beach Architectural District, a National Register District, was established in 1979 through the efforts of the Miami Design Preservation League. The district is commonly referred to as the Art Deco Historic District. Four of the local Miami Beach Historic Districts (Espanola Way, Ocean Drive / Collins Avenue, Museum, and Flamingo Park) together comprise the National Register District. (4)

In 1986, the Miami Beach City Commission voted to designate the area bordered by 6th Street to the South, the Erosion Control Line (Beach) on the east, Collins Court on the west, and roughly 16th Street on the north, as a historic preservation district. This is the oldest locally designated district in Miami Beach. (4)

TOP PHOTO: SHORE CLUB 1997

MIDDLE PHOTO: COLLINS AVENUE LOOKING NORTH FROM 20th STREET at the TOWNHOUSE at RIGHT.

LOWER PHOTO: POSTCARD circa 1950's



This area is highly representative of a distinct period in Miami Beach's history. The area's development pattern and architecture is reflective of its physical setting, prevalent architectural styles of the 1930's, the aspirations of its original developers, and the changing economic conditions of the nation and the local community. The area was planned and developed as a resort destination and was constructed within a short amount of time. As a result there is a high concentration of distinct resort architecture typical of the 1930s. The hotels from this period were clearly designed to take advantage of their proximity to the beach. (4)

A previously existing building on this site was originally owned by Joseph Waldman and also called the Shore Club. It was torn down in 1948 and Mr. Waldman then built a new Shore Club. (4) No photographic documentation of this earlier building has been found.

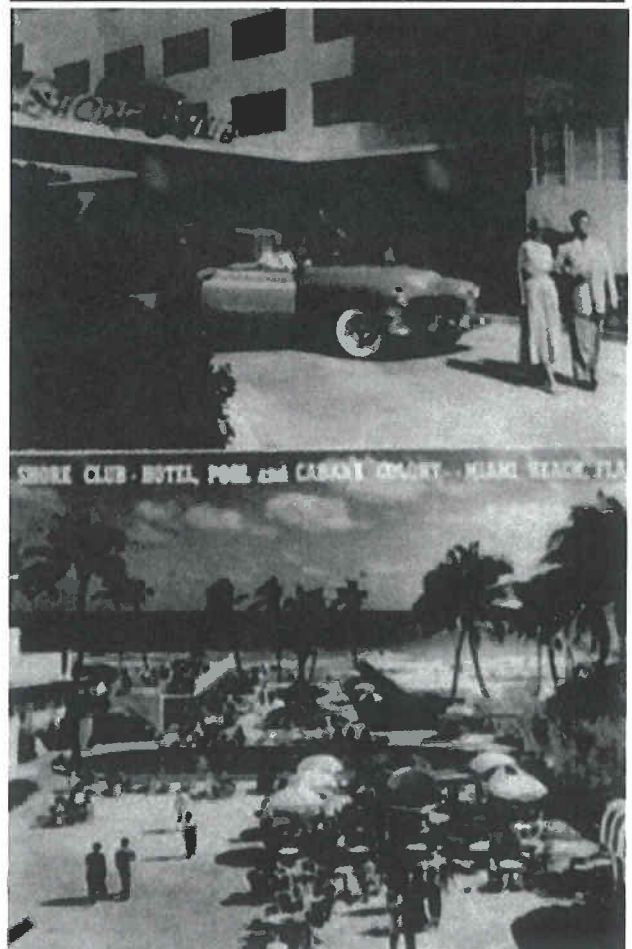
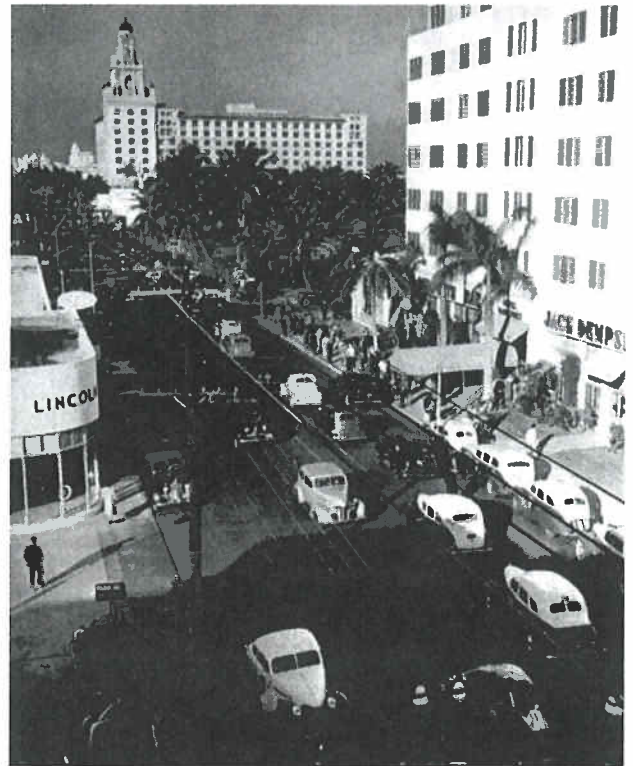
The Waldmans were a well known family of hoteliers in Miami Beach. (4) They had also previously purchased the Lord Tarleton aka Crown Hotel at 41st & Collins in 1954 and added the 8-story south wing designed by Melvin Grossman Architect. (5)

The new Shore Club Hotel in 1948 was originally 3 stories tall according to the Building Card. In 1955 additions were added by Melvin G. Grossman Architect which included 72 rooms and baths. The 30' x 80' swimming pool was originally built to be an accessory use for the Cromwell hotel on Lot 1 but by 1949 it belonged to the Shore Club.

"...the character and appearance of the building (is) an expression of the (evolution of the) Art Deco style found in Miami Beach after World War II: this version of (the evolution of) Art Deco emphasized building form rather than overall ornamentation. (1)

UPPER PHOTO: COLLINS AVENUE LOOKING NORTH FROM 20th STREET IN FRONT OF THE NEIGHBORING DEMPSEY-VANDERBILT HOTEL circa 1946

LOWER PHOTO: SHORE CLUB POSTCARD circa 1950 SHOWING FRONT MOTOR ENTRANCE AND POOL





The Sharalton Hotel aka Cromwell Hotel was constructed in 1939 and is also located in the Miami Beach Architectural District. The building was certified as contributing to the significance of the historic district on September 25, 2000.(1)

The Building Card dated 1939 actually refers to this building as the 'Sharon Hotel' owned by N. B. T. Roney.. It originally contained 103 rooms and was 75'-10" tall and designed by Robert A. Taylor Architect. By 1941 the Sanborn Map refers to this as the Cromwell Hotel. The Building Card also states that the Hotel was returned to the Owner after World War II on November 17, 1945.

The Sharalton is an excellent example of classic tropical Art Deco hi-rise resort hotel architecture of the 1930's. The building features a stepped massing culminating in a multi-tiered central element. This stepped massing and the elements reminiscent of portholes in the parapet at the east elevation suggest an "ocean-liner-like-design" that largely defines the historic character of the building. (2)

Resort owners from the Catskills, whose early development pre-dated Miami Beach, expanded south in the 1930's. ....Unfolding in Miami Beach was a cultural phenomenon of urban life in a twentieth century American city. For Jews, the resort of Miami Beach became a cultural Eden whose expression was paradoxically one of assimilation and integration into American life. It was significant that Jews played all the roles in development of the city, as owners, developers, architect and patrons. In that sense Miami Beach was itself an expression of that assimilation, and its architecture and architects were the tools of its realization. (6)

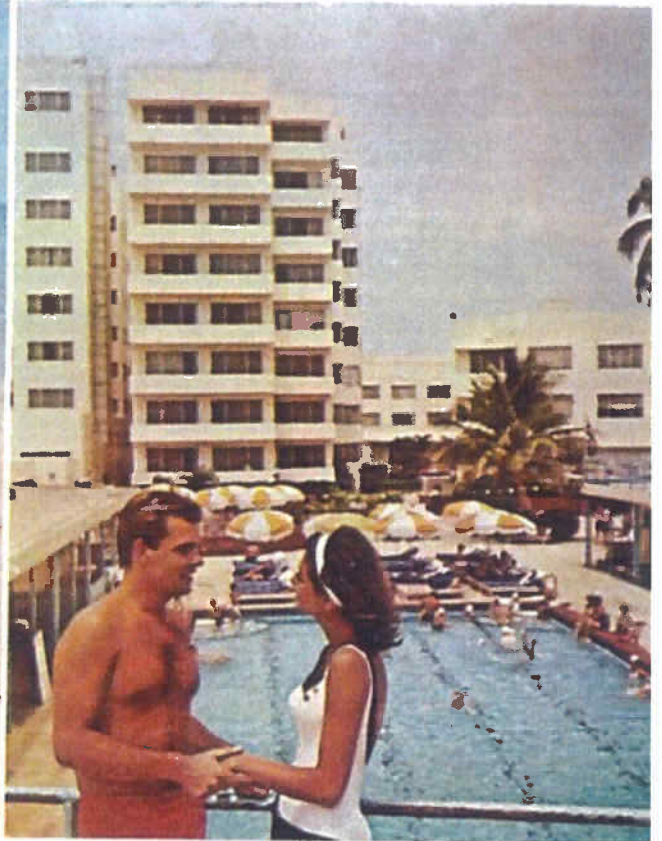
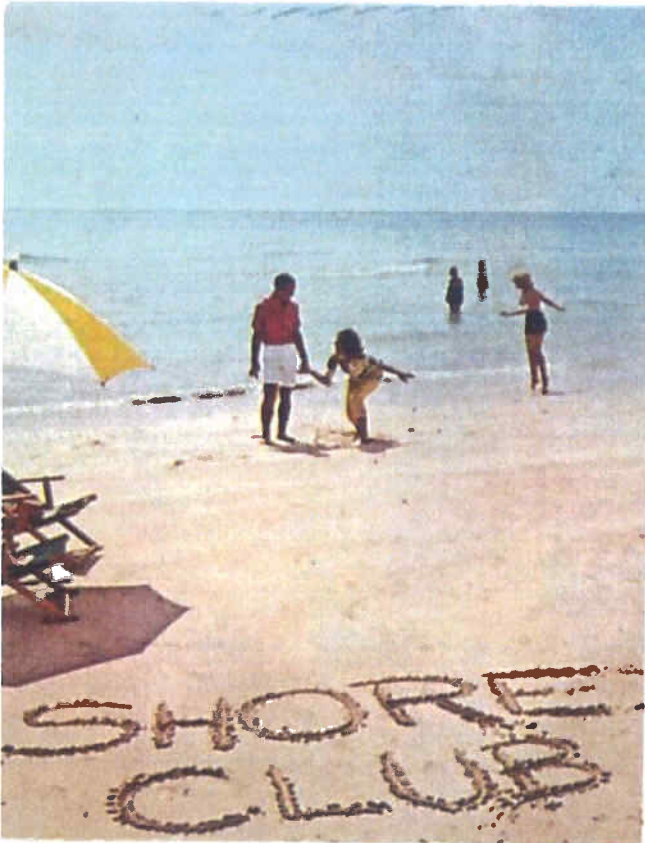
The evolution of Miami Beach modern pivoted on an increasingly bold and plastic use of form as ornament after 1938, and a gradual abstraction of building components into volumes, surfaces, patterns and lines. Architects like Lawrence Murray Dixon, Henry Hohauser, Anton Skislewicz, (Igor Plevitzsky and Albert Anis) became bolder in elaborating buildings as component masses, highlighting precise elemental volumes that appeared timeless, universal and pure. (7)

The overall consistency of forms and details between all the architects of the era is remarkable. (9)

UPPER PHOTO: CROMWELL HOTEL POOL circa 1940  
LOWER PHOTO: ADVERTISEMENT for CROMWELL HOTEL  
(undated)



S H O R E C L U B H O T E L



TOP PHOTO: SHORE CLUB POST CARD (UNDATED)

LOWER PHOTO: ORIGINAL SHORE CLUB POOL & DECK  
(UNDATED)





"With his Shore Club in 1949, Anis gave up on the finely sculpted and streamlined massing of Deco for ensembles of more abstract volumes." (8)

At the Shore Club Anis took the eyebrow motif of the 1930's and began playing with it for purely decorative effect. In his hands, the simple eyebrow became a three-dimensional, sculptural focal point as it snaked around a stairwell. MiMo architects came to rely on the shadow-making qualities of the thin masonry cantilevers as an ornamental staple." (8)

"The Shore Club combines the postwar Shore Club and the prewar Sharalton Hotel, with a slender new 21-story tower on the ocean side. The synthesis, by British Architect David Chipperfield, maintained public features of the original hotels while installing a new minimalist aesthetic marked at points with lavish materials and visual effects. The pivot of the new complex is the white cubic shaft of the tower, which literally joins the two older structures. Cut away at the penthouse level, the tower contrasts with the heavier bulk of the nearby Setai, which was built under earlier and more generous zoning. The base of the tower has its suite of dining and lounge facilities (including a Nobu restaurant) notable for their use of stone, metal & wood." (10)

"The hotel's sequence of public spaces starts from the Shore Club's historic lobby, an austere space whose broad expanse of un-patterned terrazzo is accentuated by amorphous draped seating islands. A back-lit wall sculpture is the lobby's only decoration. Behind, a rear court less to the dining terraces, and a suite of pools, cabanas and outdoor pavilions." (11)

Local Attorney Gary Appel Esq. worked on behalf of the then Owners of the Shore Club property - Schrager Hotels and Philips International. They were able to overcome numerous historic preservation certification obstacles during the 4) year rehabilitation process. Obstacles included: A) listing the Sharalton as certified historic structure in spite of its interior gutted condition; B) listing the Shore Club as a certified historic structure in spite of its construction after 1945; C) and successfully appealing the initial denial of tax credits by attending a hearing in Washington, DC to explain why the Sharalton's roof top addition, the Shore Club's new attached tower, and other changes required by post-Hurricane Andrew Florida Building Code were within Secretary of the Interior's Standards for rehabilitating historic structures. (12)

2014 PHOTOGRAPHS BY ARTHUR MARCUS 2014





SHORE CLUB HOTEL



GOOGLE MAPS 2014



SHORE CLUB HOTEL



TOP: HISTORIC 1997 PHOTOGRAPH  
BELOW: 2014 GOOGLE MAPS WITH NEW CENTER TOWER



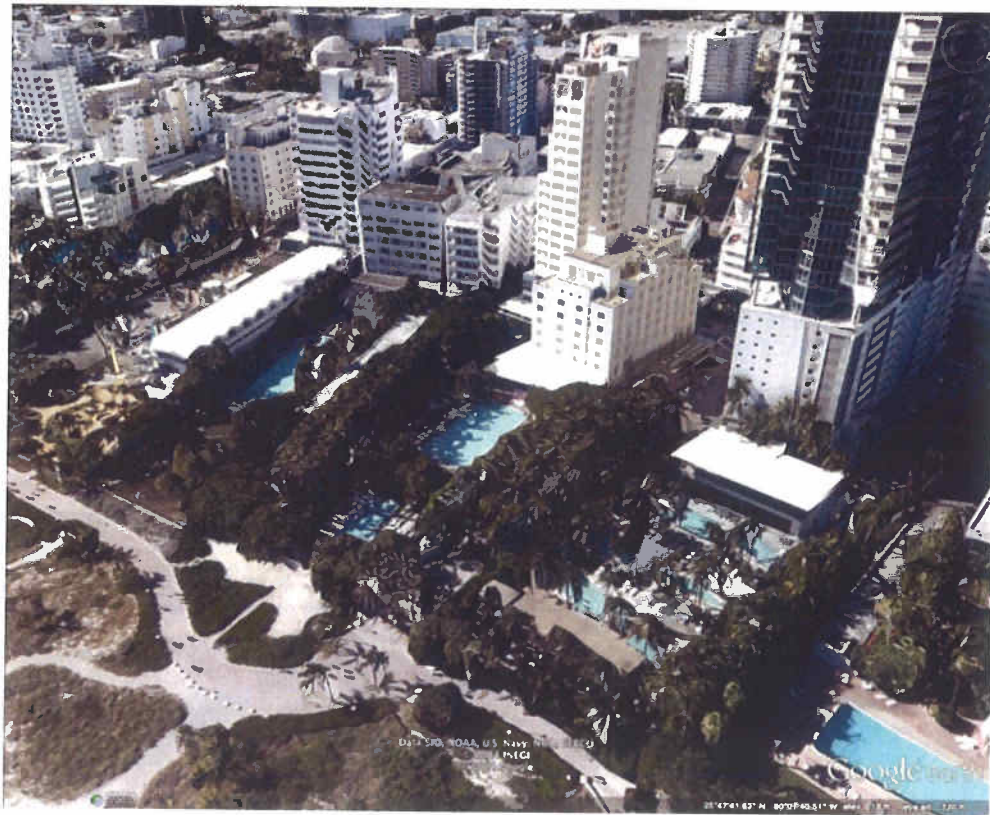
SHORE CLUB HOTEL



TOP: HISTORIC 1997 PHOTOGRAPH  
BELOW: 2014 GOOGLE MAPS WITH NEW CENTER TOWER



SHORE CLUB HOTEL



TOP: HISTORIC 1997 PHOTOGRAPH  
BELOW: 2014 GOOGLE MAPS WITH NEW CENTER TOWER

## THE REAL DEAL

SOUTH FLORIDA REAL ESTATE NEWS


[HOME](#) [MAGAZINE](#) [NEW YORK](#) [ARCHIVES](#) [ADVERTISING](#) [ABOUT US](#) [CONTACT US](#)

### Shore Club changes hands in \$175M transaction

*South Beach hotel transferred six months after foreclosure resolved*

January 03, 2014 12:00PM

By Eric Kalis

[« PREVIOUS](#)
[NEXT »](#)
[Print](#) [f](#) [t](#) [in](#) [g+](#)

Ownership of the iconic Shore Club hotel in South Beach changed hands in a \$175.3 million transaction, *The Real Deal* has learned.

New York-based Philips South Beach filed a special warranty deed transferring ownership of the 1901 Collins Avenue property to another New York company, Shore Club Property Owner, on Monday, according to Miami-Dade County records. The county recorded the deed on Tuesday.



Shore Club hotel

The transaction was the most expensive involving a South Florida hotel in 2013.

Shore Club Property is managed by New York-based HFZ Capital Group, according to state corporate records. HFZ is a real estate development and investment firm founded nine years ago by Ziel Feldman. Calls to Feldman were not immediately returned.

Two mortgage assignments were filed concurrently with the deed. A \$161 million loan from a group of lenders managed by Fortress Credit Corporation was assumed by Shore Club Property Owner. A second note totaling \$12 million from the same group of lenders was also assigned to the company.

Those mortgages were obtained by Philips South Beach in June to resolve a lengthy foreclosure case. The company, managed by private real estate development and management firm Philips International, faced a June 25 online foreclosure auction of the property if it did not obtain new financing.

Philips International had a majority stake in the 309-room hotel. A source familiar with the transaction told *The Real Deal* on Friday that Philips also has a stake in the new ownership entity.

Hospitality operator Morgans Hotel Group handles guest operations at the Shore Club and has a minority interest of about seven percent in Philips South Beach, according to Securities and Exchange Commission filings. Morgans' website currently offers nightly room rates starting at \$319.

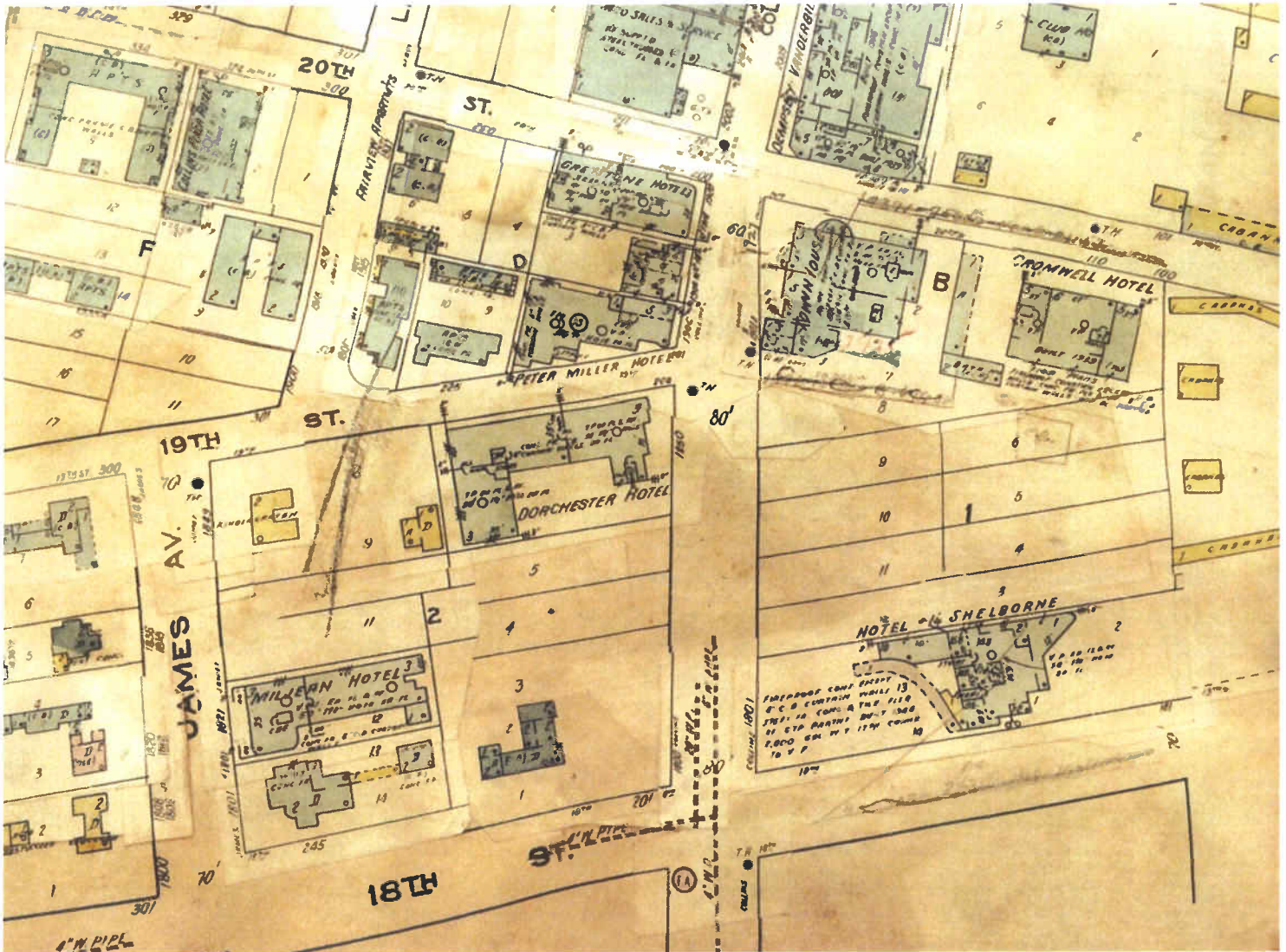
The company's most recent quarterly report, filed in November, hinted at a potential management or ownership shakeup. Morgans "continues to operate the hotel pursuant to the management agreement, but no assurance can be provided that [it] will continue to do so," the company said in the quarterly filing.

The Shore Club was constructed in 1938. The 2.7-acre property last sold for \$8.8 million in 1997.

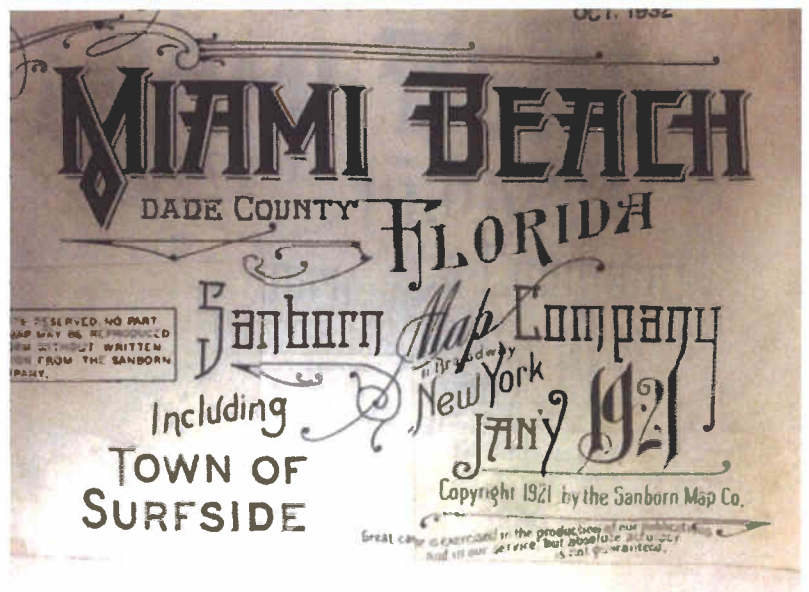
Tags: [morgans hotel group](#), [philips south beach](#), [shore club](#)



# SHORE CLUB HOTEL



SANBORN MAP 1921 UPDATED TO 1941  
SHOWING CROMWELL HOTEL PRIOR TO THE  
CONSTRUCTION OF THE  
SHORE CLUB IN 1949





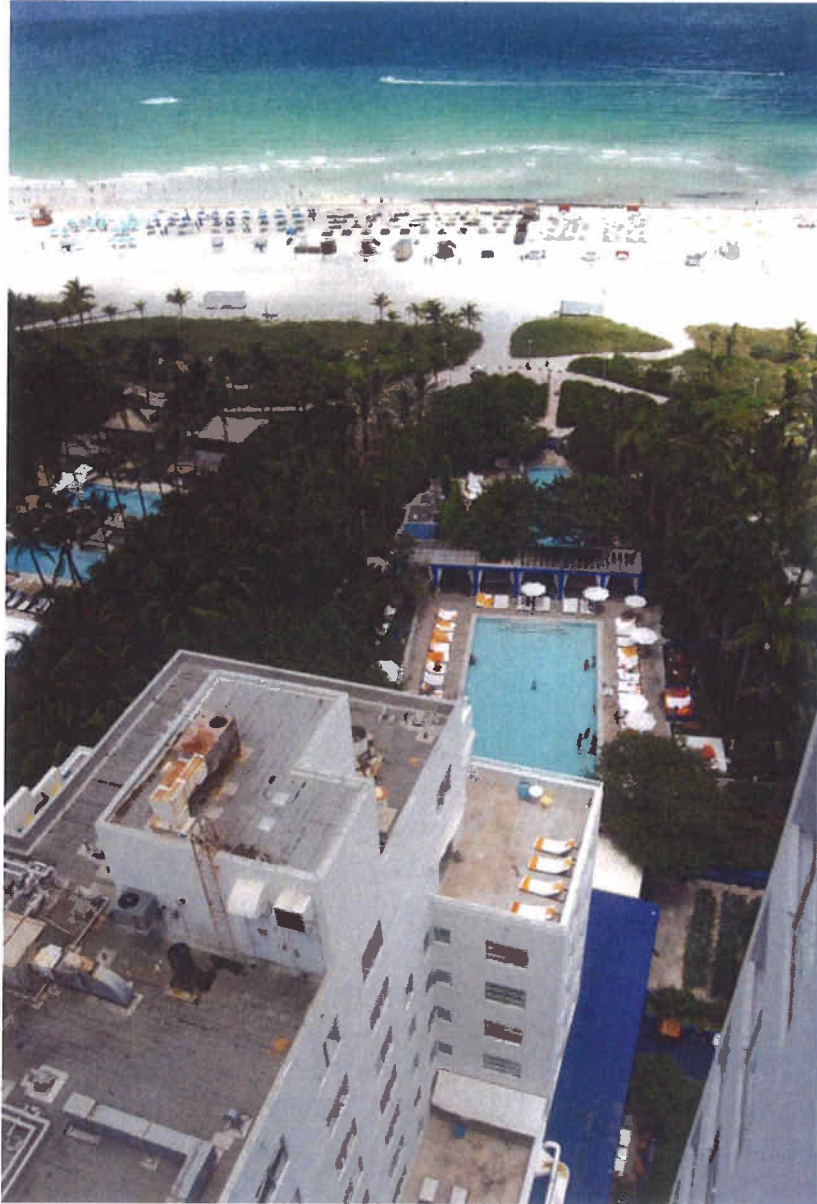
SHORE CLUB HOTEL



SHORE CLUB HOTEL 2014 - WEST (FRONT) ELEVATIONS - PHOTOGRAPHS by ARTHUR MARCUS



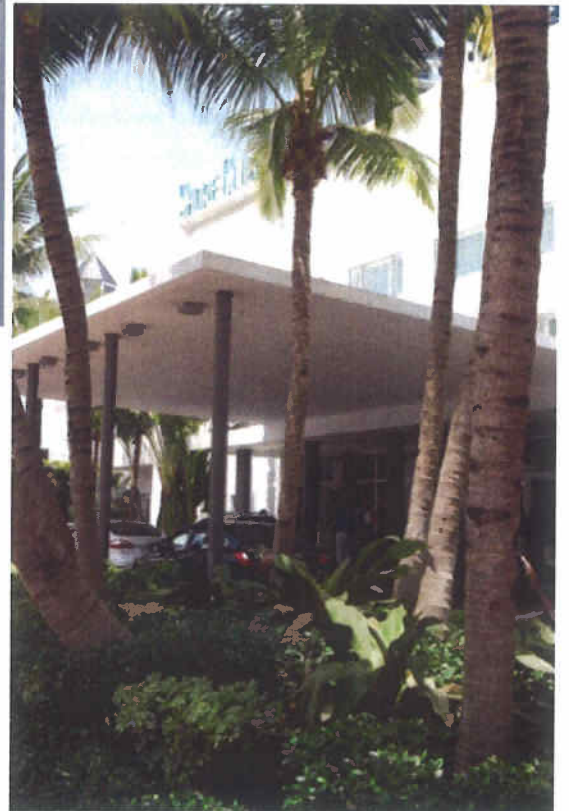
S H O R E C L U B H O T E L



TOP PHOTO :  
2014 VIEW FROM CENTER TOWER TO  
SHARALTON BELOW

LOWER PHOTO: 2014 VIEW OF FRONT  
ENTRANCE TO SHORE CLUB ON  
COLLINS AVENUE

PHOTOGRAPHS by ARTHUR MARCUS





SHORE CLUB HOTEL



2014 VIEW OF EAST FACADE FROM THE BEACH WITH CENTER TOWER AT LEFT & SHARALTON @ RIGHT.

# SHORE CLUB HOTEL



NEIGHBORING BUILDINGS:  
TOP LEFT: TOWNHOUSE HOTEL  
LOWER LEFT: DEMPSEY-VANDERBILT HOTEL

TOP RIGHT: SETAI  
LOWER RIGHT: BOULAN HOTEL & CONDOS  
PHOTOGRAPHS by ARTHUR MARCUS



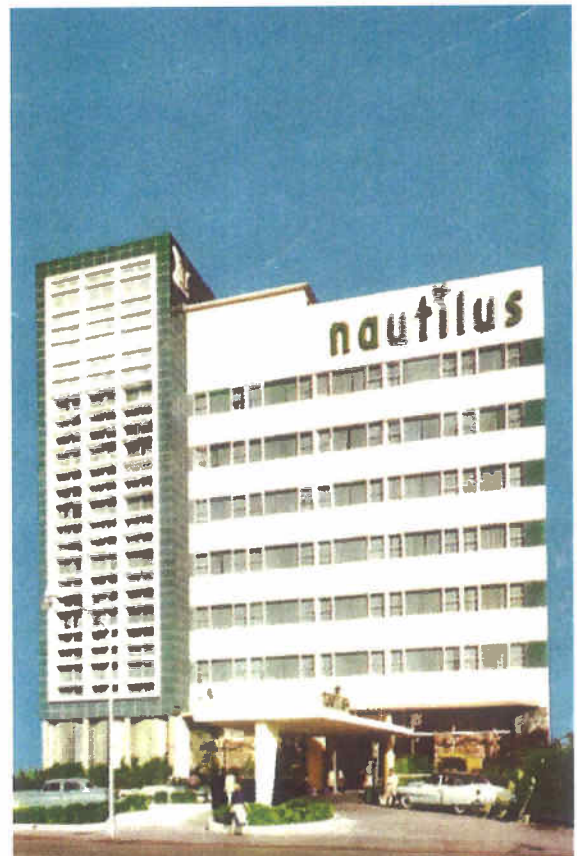
S H O R E C L U B H O T E L



NEIGHBORING BUILDINGS:

TOP PHOTO: SHELBORNE HOTEL  
POSTCARD collection of ARTHUR MARCUS

RIGHT PHOTO: NAUTILUS HOTEL  
POSTCARD collection of ARTHUR MARCUS





S H O R E C L U B H O T E L



2014 VIEWS OF FORMER SHARALTON aka CROMWELL HOTEL BUILDING - PHOTOGRAPHS by ARTHUR MARCUS

## S H O R E C L U B H O T E L

### ALBERT ANIS ARCHITECT (1889 - 1964)

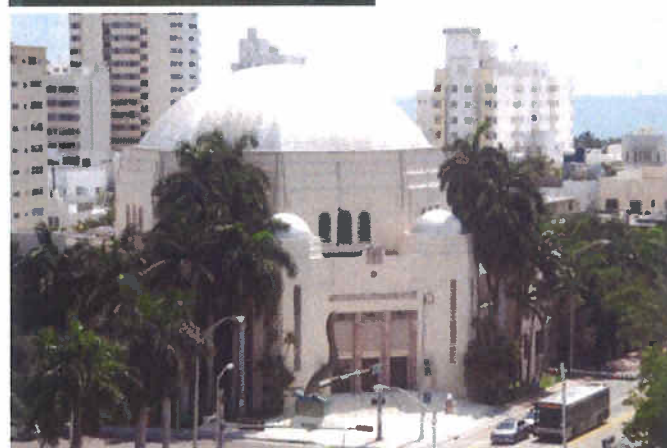
Born in Illinois and attended the Armour Institute of Technology (now the Illinois Institute of Technology) in Chicago, IL from 1908-1910. Certified as an Architect in 1926 in Illinois and again in 1935 when he moved to Florida.

"Perhaps no other architect defined the transition from Deco to MiMo as thoroughly as Albert Anis. Although not as prolific as Dixon and Hohauser in the 1930's, Anis helped define Miami Beach Deco with influential works like the Waldorf Towers, the Winter Haven, and the Bancroft. (8)

In 1937 he (Anis) designed what is, perhaps, Ocean Drive's most evocative hotel - the Waldorf Towers. Here the wraparound 'eyebrow' ledges and horizontality speak of the modern movement, while the prominent lighthouse tower is a powerful reminder that this is indeed architecture for the seashore.

#### REPRESENTATIVE WORKS:

Supreme Life Building (1921) Chicago, ILL  
Arlington Hotel  
Bancroft Hotel (1939)  
Barnett Bank Building 420 Lincoln Road 1940  
Bel-Aire (1949) 6515 Collins demolished 1999  
Biltmore Terrace (1951) with Morris Lapidus  
Berkeley Shore 1940  
Chesterfield Hotel aka Helmor Hotel (1938)  
Clevelander Hotel (1937)  
Copley Plaza Hotel (1939)  
Colonnade Apartments (1946) 2365 Pinetree aka Dezerland aka Biltmore Terrace  
Leslie Hotel (1937)  
Majestic Hotel (1940)  
Mantell Plaza (1942)  
Mercantile Bank Building (1941)  
Nautilus Hotel (1950) with Morris Lapidus  
Poinciana (1939) demolished 1988  
Pineview Apartments (1947) 2351 Pinetree Drive, aka Tradewinds Apartment Hotel  
Royal York Hotel 5875 Collins Ave, (1950)  
Sagamore Hotel (1948)  
Sea Crest Apartments (1940)  
Temple Emanu-el (1947)  
Traymore Hotel 2441 Collins (1939)  
Whitelaw Hotel (1936)  
Tradewinds Apartment Hotel  
Tyler Hotel (1940)  
Viscay Hotel (1941)  
Waldorf Towers Hotel (1937)  
Whitelaw Hotel (1936)  
Winter Haven Hotel (1937)



TOP PHOTO: WINTER HAVEN HOTEL  
MIDDLE PHOTO: TEMPLE EMANU EL  
LOWER PHOTO: MERCANTILE BANK @ RIGHT CENTER  
w/ ROUND ROOF from HISTORY MIAMI  
TOP + MIDDLE PHOTOGRAPHS by ARTHUR MARCUS



## SHORE CLUB HOTEL



TOP PHOTO: IMPERIAL HOUSE  
LOWER PHOTO: DiLIDO HOTEL aka RITZ CARLTON  
PHOTOGRAPHS by ARTHUR MARCUS

### MELVIN GROSSMAN ARCHITECT (1914-2003)

Melvin Grossman was an associate with Albert Anis in 1950 and was also a protégé of master MiMo architect Morris Lapidus. In fact, all three collaborated on the Nautilus Hotel (now the Riande, 1825 Collins Ave.) in 1950 and a year later on the Biltmore Terrace Hotel aka Dezerland.

Grossman and Lapidus partnered in designing the DiLido Hotel in 1953. Influenced by both Anis and Lapidus, Grossman would go on to design the Seville hotel in 1955, the 593-room Deauville in 1957, and the Doral Beach hotel. He also exported the MiMo style in designing the original Caesar's Palace in Las Vegas and the Acapulco Princess Hotel in Mexico.

Grossman was an early protege of Morris Lapidus and became probably the most prolific architect in post-war Miami Beach. In 1961 his firm was ranked the largest in Florida, and one of the 100 largest firms in the country in terms of construction volume. (5)

#### REPRESENTATIVE PROJECTS:

Nautilus Hotel aka Riande  
Biltmore Terrace aka Dezerland  
DiLido Hotel  
Roney Palace  
Castle Beach Club  
Deauville Hotel  
Morton Towers Apartments  
Imperial House  
Seville Hotel  
Doral Beach Hotel  
Doral Country Club, Doral  
International Inn, Normandy Isle 1956  
Caesar's Palace, Las Vegas  
Acapulco Princess Hotel, Mexico

## SHORE CLUB HOTEL



TOP PHOTO: ESPANOLA WAY  
 LOWER PHOTO: MIAMI BEACH PATROL HQ  
 PHOTOGRAPHS by ARTHUR MARCUS

### ROBERT A. TAYLOR ARCHITECT (1885 - 1961)

The Architect of the Sharalton Hotel was born in Camden, New Jersey as noted in the State of New Jersey census records..and died at the age of 76 years old as noted in the August 6, 1961 obituary in Miami Herald.

Robert Taylor became the principal architect for Newton B. Roney who was one of the earliest mega-developers in Miami Beach and the proprietor and builder of the Roney Plaza Hotel - the social and architectural center of the beach located at 23rd & Collins Avenue.

Although the job of designing the actual Roney Plaza Hotel went to the New York Architects Shulze & Weaver...from about 1925 through 1935 Taylor designed practically all of the other buildings Roney developed on his numerous Miami Beach properties. These are among the finest examples of the Spanish / Mediterranean style of architecture of that period.

Taylor's work is notable as both architecture and as urban design. To walk down Espanola Way is to be entranced by so many wonderful architectural details while at the same time being aware of the urbanity of the total street design.

It is also notable that the designs for both Espanola Way by Taylor and the designs of Addison Mizner for Worth Avenue in Palm Beach both opened in the years 1924 - 1925.

#### REPRESENTATIVE PROJECTS:

Espanola Way  
 Clay Hotel  
 Miami Beach Patrol HQ, 1001 Ocean Drive  
 Bath Club, 5937 Collins Avenue  
 Townhouse Hotel  
 Cromwell Hotel aka Sharalton Hotel  
 Tatum Hotel  
 1695 Alton Road  
 1700 James Avenue aka Casa Tua  
 1440 Pennsylvania Avenue  
 4720 Pine Tree Drive 4855Pine Tree Drive  
 5223 Pine Tree Drive  
 5311 Pine Tree Drive  
 5312 Pine Tree Drive  
 5655 Pine Tree Drive  
 5745 Pine Tree Drive  
 5312 Pine Tree Drive



# DAVID CHIPPERFIELD ARCHITECTS (born 1953)

Chipperfield studied Architecture at Kingston Polytechnic, graduating in 1976 along with the Architectural Association in London. He worked at the practices of Douglas Stephen, Richard Rogers and Norman Foster, and in 1984 established his own practice, David Chipperfield Architects. The practice — which has offices in London, Berlin, Milan and Shanghai[1] — has over 250 staff from 15 countries, working on a variety of projects in Europe, the United States and China.

## REPRESENTATIVE PROJECTS:

River and Rowing Museum, Oxfordshire, UK  
1989-1997

Neues Museum, Berlin

Issey Miyaki Shop, London

Figge Art Museum, Davenport, Iowa 1999-2005

Central Public Library, Des Moines, Iowa

Museum of Modern Literature, Marbach,  
Germany 2002-2006

America's Cup Building, Valencia, Spain  
2005-2006

Turner Contemporary, Margate, Kent 2011

The Hepworth Wakefield, Wakefield, West  
Yorkshire UK 2011

Liangzhu Culture Museum, Hangzhou, China 2007

One Pancras Square, London 2014

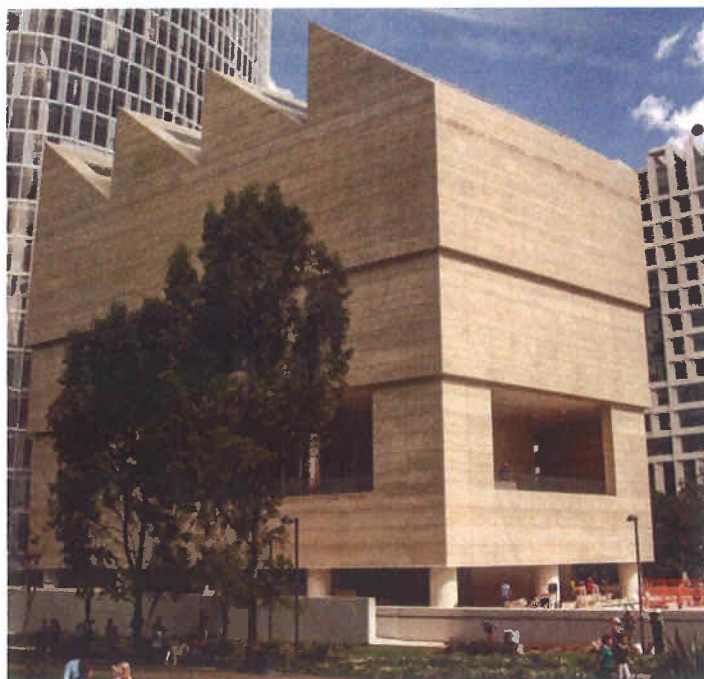
Museo Jumex, Mexico City, Mexico

TOP PHOTO: NEUES MUSEUM, BERLIN 2009

MIDDLE PHOTO: MUSEO JUMEX, MEXICO CITY 2013

LOWER PHOTO: AMERICA'S CUP BUILDING,  
VALENCIA, SPAIN 2006

PHOTOGRAPHS courtesy of CHIPPERFIELD ARCHITECTS



SHORE CLUB HOTEL



TOP PHOTO: LOBBY LOOKING EAST 1997

LOWER PHOTO: LOBBY LOOKING WEST 2014

1997 PHOTOGRAPHS courtesy of CHIPPERFIELD ARCHITECTS 2014 PHOTOGRAPHS by ARTHUR MARCUS





SHORE CLUB HOTEL



BACK-LIT WALL SCULPTURE IN LOBBY

TOP PHOTO: 1997

LOWER PHOTO: 2014



SHORE CLUB HOTEL



TOP PHOTO: LOBBY LOOKING NORTH 1997

LOWER PHOTO: LOBBY LOOKING WEST 2014





SHORE CLUB HOTEL



TOP PHOTO: RECEPTION DESK 1997

LOWER PHOTO: RECEPTION DESK 2014



S H O R E C L U B H O T E L



TOP PHOTO: LOBBY LOOKING EAST 1997

LOWER PHOTO: LOBBY LOOKING EAST 2014





## SHORE CLUB HOTEL



1997 HISTORIC PHOTOGRAPH W/ SOUTH TOWER @ LEFT + CENTER BUILDING + SHARALTON @ RIGHT  
COURTESY CHIPPERFIELD ARCHITECTS

### BUILDING CARDS

A search at the City of Miami Beach Records Desk did return the original Building Cards for both the Cromwell aka Sharalton as well as for the Shore Club Hotel. These are both contained in this report. However the Building Card for the Shore Club does not show any record of the 1998 renovations and additions by David Chipperfield Architects although the additions by Melvin Grossman in 1955 are included..

### HISTORIC PLANS - SHORE CLUB HOTEL

A search at the City of Miami Beach Records Desk did not return any historic plans for this building. Very few selected plans from the 1998 addition and renovation were obtained from this search.

### HISTORIC PLANS - SHARALTON aka CROMWELL aka SHARON HOTEL

A search at the City of Miami Beach Records Desk did not return any significant historic plans for this building. Several copies of assorted plans from the 1939 designs by Robert Taylor Architect although these are not the major drawings for the property and these are included in this report.

SHORE CLUB HOTEL

Owner 1906 COLLINS CORP Mailing Address I. Kipnis Permit No 29975 Cost \$ 595,000.

\* Lot See survey Block 1 Subdivision FISHER'S FIRST Address 1901 Collins avenue

General Contractor Robert L. Turchin Bond No. 4108

Architect Albert Anis Engineer A. Oboler & Henry J. Nelson

Zoning Regulations: Use RE Area 12 & 15 Lot Size 192 x 536

Building Size: Front 180' Depth 265' Height 40' Stories 3.

Certificate of Occupancy No. Use HOTEL (150 Rooms) DINING RM & COCKTAIL LOUNGE

Type of Construction #2 CBS Foundation Spread footing Roof Flat Date May 20, 1949

Plumbing Contractor #28213 Markowitz Bros: Sewer Connection 1, Date May 16, 1949

#28258 Markowitz Bros: 1 6" Sewer - 6/20/49 Temporary Closet 2,

Plumbing Contractor #28358:

Water Closets 163 Bath Tubs 150 Floor Drains 8, Safe wastes 6,

Lavatories 163 Showers 6 Grease Traps Down Spouts 6,

Urinals 2 Sinks (slop) 6 Drinking Fountains 1, Sewer Lift 1,

Gas Stoves Gas Heater Rough Approved T. A. O'Neill Date Nov. 22, 1949

Gas Radiators Gas Turn On Approved T. A. O'NEILL Dec. 9, 1949

Septic Tank Contractor Tank Size

Oil Burner Contractor #28747 Belcher Oil Co: 1-----Tank Size 4,000 gals ----- Date Sept. 20, 1949

Sprinkler System

Electrical Contractor #29074 Angler Electric Address Date June 30, 1949

Switch 570 Range Motors 12, Fans 3, Temporary Service #28819--5/19/1949

OUTLETS Light 1025 HEATERS Water Space Angler Electric:

Receptacles 785 Centers of Distribution 39, Service 1,

#29325 -Claude Southern Corp: Refrigerators 3 Appliances 8, Radios 150,

34 Neon transformers Sign Outlets 12,

August 8, 1949

No. FIXTURES 1025 Electrical Contractor Date

FINAL APPROVED BY Woodmansee Date of Service January 11, 1950

Building Permits: # 31532 Galvanized wire fence 6 ft. high- on north lot line-Chastain Fence Co. Jan. 11, 1950  
 # 33144 Baffle wall for "Noise" from cooling tower -A. Oberler, engr. J. Y. Gooch Co. Inc., contr \$ 330.  
 # 34082 Replace 110' of 3' high wall on ocean front- J. Y. Gooch \$ 684.....Nov. 9, 1950  
 # 34448 Re-roofing - Giffen Industries, Inc., contr. \$ 1,743.....Dec. 5, 1950  
 # 35060 Re-roofing - Giffen Industries, Inc., contr. \$ 188.....Feb. 2, 1951  
 # 42724 Remodeling: Enlarge existing 3-ft. doors to 6-ft. opening in laundry room - to owner: \$ 100: Sept 21, 1953  
 be used as accessory to hotel (see plan): owner: \$ 500: Oct 26, 1953  
 # 43069 Remodeling: New Location for Cocktail Lounge: Albert Anis, arch: owner builds: \$ 500: Dec 1, 1953  
 # 43458 Painting: Morris Mudick: \$ 100: April 20, 1954  
 # 44277 Owner: PAINTING..(Insurance with Danross Agent) \$ 2,000 round capacity.  
 # 45404 Westinghouse-Elevator Co. This elevator in new addition \$ 25,000 August 23, 1955  
 # 48788 Hill York Corp: Install 80 tons of A. C. System \$ 24 000 Oct. 6, 1955  
 # 49397 ADDITION OF WALK-WAY AND TERRACE: Note: --Gates inside yard and five foot set-back on south lot line. M. Grossman, architect: M. Fellman, engineer: \$ 4 000 December 8, 1955  
 Feldman Building Corp, contractor \$ 450.00 Dec. 22, 1955  
 50002 Claude Neon Sign Co: Sign on Covered Driveway  
 #66394 Rite Way Painting Co.: Paint front of building - \$600. - 11/20/61  
 #67241 Amber Fuel Oil, Inc.: Replace 4,000 gallon fuel oil tank - Fire Dept. location approval #8047 - \$500. - 5/10/62  
 #70291 Louis T. Jones: Approx. 100' of decorative block railing 34" high at Collins Ave. entry; remove parapet wall  
 over rear lobby. - \$1400. - 10/3/63 OK McLaughlin 1/19/67  
 #76310 Giffen Industries, Inc.: Reroofing - \$1650 - 5/18/66  
 #76951 Giffen Industries, Inc.: Reroof - \$542 - 8/29/66  
 #77345 - Edw. Powers: Paint exterior - \$2390. - 11/9/66  
 #77605 Claude Southern: Vert. wall sign SHORE CLUB - \$1800 - 12/28/66  
 #81254 Edward Powers: Exterior painting, must comply with ord. #1060 \$1200 10/29/68  
 #05639-Gelfand Roofing-Re-roof 5 sqs-\$300-5-29-74  
 #06556-Joseph Morano-Install 4 triple aluminum windows into existing openings-\$850-11-25-74  
 #07514-Hicks Signs-Paint 3 sign-1905 Collins Ave-El Dorado Travel Agency-\$250-6-27-75  
 #07741-Owner-1901 Collins-Painting plaster and tile floor in kitchen-\$3000-8-7-75  
 #3596-Say Service Inc.- 1.15ton cooling towers-\$5500-5-4-76  
 #09198-Chastain Fence- install 573' of 42" chain link on top of cabanas-\$1100-6-1-76  
 #09886-Owner-Painting and paneling and clean up-\$600-9-30-76  
 #17048-Gordon Roofing and Sheet Metal: - Re-roof 200 sqs-\$15,000-11-12-79  
 #04575-Evercool A/C- 1 65ton cooling tower-1-28-80  
 #20777-Owner--Paneling and replace old wood--\$2,000.00--8-26/81  
 Plumbing Permits:



AIR CONDITIONING: #30384		Two Elevators: 2,000 lbs. each:	\$ 40,000	May 26, 1949
#30488		150-ton Air Conditioning: James Owens, engineer:		
#30785		Airtamp Construction Corporation:	\$ 100,470	July 20, 1949
		Four Flat Wall Signs: (2--- 94 sq ft each and		
		Claude Neon Corp.: (2--- 60 sq ft each)	\$ 1,400	Aug. 8, 1949
		Room to be used as a solarium (not to be used as an		
		apartment) Albert Anis, Architect: R. Turchin, contr:	\$ 2,000	Sept. 19, 1949
SWIMMING POOL: (Note - this pool was built to be an accessory use for the Cromwell Hotel on				
Lots 5 & 6 --- #13128		Block B. M.B.I.C.O.F. - It is now (1949) a part of the SHORE CLUB HOTEL)		
W.B.T. Roney ---		Swimming Pool 30' x 80' Robt. A. Taylor, architect:	\$ 10,000	Oct. 20, 1939...
		Fred Howland, contractor:	\$ 5,000	Dec. 7, 1938
#12420 Garden paving --- Fred Howland, contractor:				
#21372 Painting: I. Moskowitz, painter			\$ 1,250	Nov. 17, 1945
#21413 Painting & Sandblasting: A.I. Wilenski, painter:			\$ 900	Nov. 23, 1945
#21952 Pole Sign: M. Landeeman			\$ 50	Feb. 15, 1946
#22667 Pole Sign: 4' x 7' Carney Neon:			\$ 300	Nov. 22, 1946
#27771 Painted sign - Karl Zeret			\$ 25	July 13, 1948
CABANAS #30884		22 Cabanas - 2 buildings - North side Type #1 construction 19x13x9 - South side		
LIFE GUARD STATION		Type #2 construction 19 x 13 x 9 - and One life guard station - 1 building -		
		Spread Footing 12x27 - Flat roof - Albert Anis, architect: Robert L. Turchin, contr:	\$ 65,000	Sept. 28, 1949
#31442 Pole sign - all on private property-Fennell Neon Corp.			\$ 1,200	Nov. 17, 1949
Plumbing Permits:				
TREATMENT ROOM: #28750		Markovitz Bros: 2 Water closets: 4 Lavatories: 2 Bath tubs:		Sept. 21, 1949:
SWIMMING POOL: #12708		P.M. Levi: 13 Drains, Nov. 13, 1939		
#29071		Markovitz Bros: 7 Gas ranges, Nov. 22, 1949		
#34627		N & R Plumbing Co: 1 Water Treatment Tank: March 3, 1953 OK, E. Cox, 3/13/53		
#35486		N & R Plumbing Co: 1 Floor Drain, 2 Safe Waste Drains: Oct 27, 1953 Cox, 11/3/53		
CANCEL 11-7-55		R. Gaastain (Apex Plumbing) one swimming pool trap October 26, 1955 CANCEL		
#37484				
37524		Hohauser Plumbing: one swimming pool trap November 7, 1955		
#58935		Action Septic/soakage pit/10-10-80		

LOT 200 BLOCK SUBDIVISION IMPROVEMENT ADDRESS 100 20 Street

### ALTERATIONS & ADDITIONS

#### Building Permits:

Plumbing Permits: #63423 - Federico Bonillo - Water repair - 7-14-87

Electrical Permits:  
#74209-Courtesy Electric- 7 1/2 aa/c; 15KW strip heater-7-18-77

## ALTERATIONS &amp; ADDITIONS

**Building Permits:** #M06913 8/22/84 Demotts Boiler & Burner 1 steam boiler replace damaged boiler  
 #30602 - 6-21-87 - Owner - Interior painting & patching minor repairs - \$2,640.00  
 #92326 - 11-16-87 - Owner - Interior Remodeling - \$3,000.00 *CA*

**Plumbing Permits:** #61171 8/19/83 Hernandez Plumb - piping repairs

**Electrical Permits:** #80908 3/10/86 Mesa Brothers Inc 10 switch outlets, 2 water heater, 4 motor 0-1 hp  
 #80964 4/3/86 Anchor Elec - 1 service temp 10 fixtures  
 #80963 4/3/86 Anchor Elec - 18 switch outlets, 86 light outlets, 64 recept, 400 amp serv size, 2 motor 0-1 hp, 25 ton  
 air cond, 319 lamps fixtures  
 #80965 4/3/86 Mesa Bros - 10 switch outlets, 20 light outlets, 1-50 hp motor, 1 special purpose, 1-100 amp subfeeder,  
 2 exist replace panels 200 amps, 1 disconnect motor 50 hp,  
 #80999 4/18/86 Ocean Elec - violation repair



ALTERATIONS & ADDITIONS

**Building Permits:**  
 SWIMMING POOL #48854 ADDITION OF POOL 30' x 80' D. E. Britt, architect: Mr. Youha, engineer  
 Bunnell Pools, contractor 35 000 October 13, 1955  
 #55225 Morris Mudrick: Exterior painting - \$400 - December 19, 1957

#37470 Hurst Drilling & Equipment Co: one, 3" supply well for A. C. October 21, 1955  
**Plumbing Permits:**

**Electrical Permits:**

## Electrical Permits:

# 21751 Astor Electric: 8 Light outlets: 3 Receptacles, 8 Fixtures, Dec. 4, 1945  
 # 22114 Astor Electric: 1 Switch outlet, 1 Light outlet, 1 Fixture, Feb. 1, 1946  
 # 22602 Astor Electric: 1 Appliance outlet: 3 Motors, 3 Centers: May 28, 1946  
 # 26781 B. Haskell: 3 Centers of distribution, 1 Service equipment, 1 temporary, 7-16-48  
 # 29748 Angler Electric: 1 Temporary service: October 10, 1949  
 # 30173 Fennell Neon Corp: 4 Neon transformers, Nov. 17, 1949  
 # 30303 Angler Electric: 1 temporary service - Dec. 2, 1949  
 # 35241 Claude Southern Corp: 2 Neon transformers: Oct. 15, 1951 HOR 10/18/51  
 # 46365 Astor Electric: 1 center of distribution, 2 motors, 1 motor, 6-10, 1 motor, over 25hp Dec. 13, 1955  
 # 46451 Claude Southern Corp: two neon transformers December 22, 1955  
 # 46521 Angler Electric: 1 switch outlet, 1 receptacle, 10 light outlets, 10 fixtures, 1 center of distribution, 1 motor, 2-3hp, 1 motor, 6-10hp January 9, 1956  
 OK 5/22/57  
 # 46562 Astor Electric: 2 switch outlets, 4 receptacles, 2 light outlets, 2 fixtures  
 OK, Rosser 1/24/1956 Jan. 16, 1956  
 1901 Collins Jones Electric Service: one telephone booth June 4, 1956 OK, Reginniss 6/25/5

## Electrical Permits:

# 21751 Astor Electric: 8 Light outlets: 3 Receptacles, 8 Fixtures, Dec. 4, 1945  
 # 22114 Astor Electric: 1 Switch outlet, 1 Light outlet, 1 Fixture, Feb. 1, 1946  
 # 22602 Astor Electric: 1 Appliance outlet: 3 Motors, 3 Centers: May 28, 1946  
 B. Haskell: 3 Centers of distribution, 1 Service equipment, 1 temporary, 7-16-48  
 Angler Electric: 1 Temporary service: October 10, 1949  
 Fennell Neon Corp: 4 Neon transformers, Nov. 17, 1949  
 Angler Electric: 1 temporary service - Dec. 2, 1949  
 Claude Southern Corp: 2 Neon transformers: Oct. 15, 1951 FOR 10/18/51  
 Astor Electric: 1 center of distribution, 2 motors, 1 motor, 6-10, 1 motor, over 25hp Dec. 13, 1955  
 OK, Rosser 1/24/1956  
 Claude Southern Corp: two neon transformers December 22, 1955  
 Angler Electric: 1 switch outlet, 1 receptacle, 10 light outlets, 10 fixtures,  
 1 center of distribution, 1 motor, 2-3hp, 1 motor, 6-10hp January 9, 1956  
 OK 5/22/57  
 Angler 46562 Astor Electric: 2 switch outlets, 4 receptacles, 2 light outlets, 2 fixtures  
 OK, Rosser 1/24/1956 Jan. 16, 1956  
 Jones Electric Service: one telephone booth June 4, 1956 OK, Reaginiss 6/25/5

1949 SHORE CLUB: BUILDING CARD 8

Owner SHORE CLUB HOTEL  
 Lot 5, 6, 7, 8, 9 Block 1  
 General Contractor, Feldman Building Corp.  
 Architect Melvin G. Grossman

Subdivision FISHER'S FIRST  
 Building Corp. #5002  
 Use REE  
 Front 100'  
 Depth 52'

Area 12 & 15  
 Height 84'  
 Stories 8

Permit No. 47831 (addition) Cost \$ 350 000:  
 Address 1901 Collins avenue  
 Bond No. 5995  
 Engineer see over

Building Size: addition  
 Certificate of Occupancy No. Final C. O. #2846 Feb. 2, 1956 Use ADDITION of 72 rooms & 72 baths, Elevator  
 Type of Construction #1 CBS Foundation Spread Footing

PLUMBING Contractor #37217 Dade Plumbing Company  
 Sewer Connection 1 - 6" Date July 13, 1955  
 Temporary Water Closet

Water Closets 78  
 Lavatories 78  
 Bath Tubs 78  
 Showers  
 Urinals  
 Sinks 1 - 6 slop sinks  
 Dish Washing Machine  
 Laundry Trays  
 Dry Washing Machines  
 Drinking Fountains  
 Floor Drains 2  
 Grease Traps  
 Safe Wastes 1

Swimming Pool Traps  
 Steam or Hot Water Boilers 1  
 ROUGH APPROVAL OK, Rothman 8/4/1955  
 FINAL APPROVAL

Down Spouts 4  
 Wells

GAS Contractor  
 Gas Ranges  
 Gas Water Heaters  
 Gas Space Heaters  
 Gas Refrigerators  
 Gas Steam Tables  
 Gas Broilers  
 1 sill cock

AIR CONDITIONING Contractor  
 SEPTIC TANK Contractor  
 OIL BURNER Contractor  
 SPRINKLER Contractor

Electrical Contractor #45292 Astor Electric Ser. Date August 5, 1955  
 Temporary Service #45000 Astor Electric: July 5, 1955  
 Neon Transformers 45022 Astor Electric: July 7, 1955  
 Sign Outlets OK, Rosser 7/7/1955  
 Meter Change  
 Centers of Distributions 12  
 Service 1  
 Violations  
 Date

OUTLETS  
 Switches 104  
 Lights 160  
 Receptacles 288  
 Fans  
 Motors  
 Appliances  
 12 radio outlets  
 Electrical Contractor

HEATERS  
 Water  
 Space  
 FIXTURES 160

GAS Rough APPROVAL  
 GAS FINAL APPROVAL

METRO ORD. #75-34  
 EXPIRATION DATE: 9-25-89

By OK, Rosser  
 Date 1/24/1955  
 FINAL APPROVAL

Alterations or Renairs—Over

1955 ADDITION by MELVIN GROSSMAN ARCHITECT: BUILDING CARD 1



1901 Collins Ave-#52781-Sully Rapkin- pool repairs-7-29-75

#56687-Silver Plumbing- general repairs-11-27-78

1901 Collins-#57331-Pitsch Plumbing- hot water piping overhead-6-11-79

#57832-S and R Plumbing- gas line 250 ft-11-2-79

#58437 Ringerman repipe 1 gas pipe 5-13-80

7/7/80 #58629 S.&R. Plumbing gas piping

7/21/80 #58702 Silver Plumbing Repipe water

#58901 sewer utility, soakage pit-1000'/Nautilus/10-1-80

#58935 Action Septic/soakage pit/10-10-80

#58964 Republic Plumbing/gas burns/10-23-80

12-11-80/#59070/1 gas meter set/Peoples Gas System/\$5

#606303 7/19/83 Hill York Sales & Services - 2-75 ton cooling towers (elevation 12,000. replacement of exist tower in same location

#27360 8/28/85 Germain Canvas & Awning erect awnings over entrance of hotel only \$1,400.

#### Electrical Permits:

#64285 Claude Southern: 2 neon transformers - 12/28/66

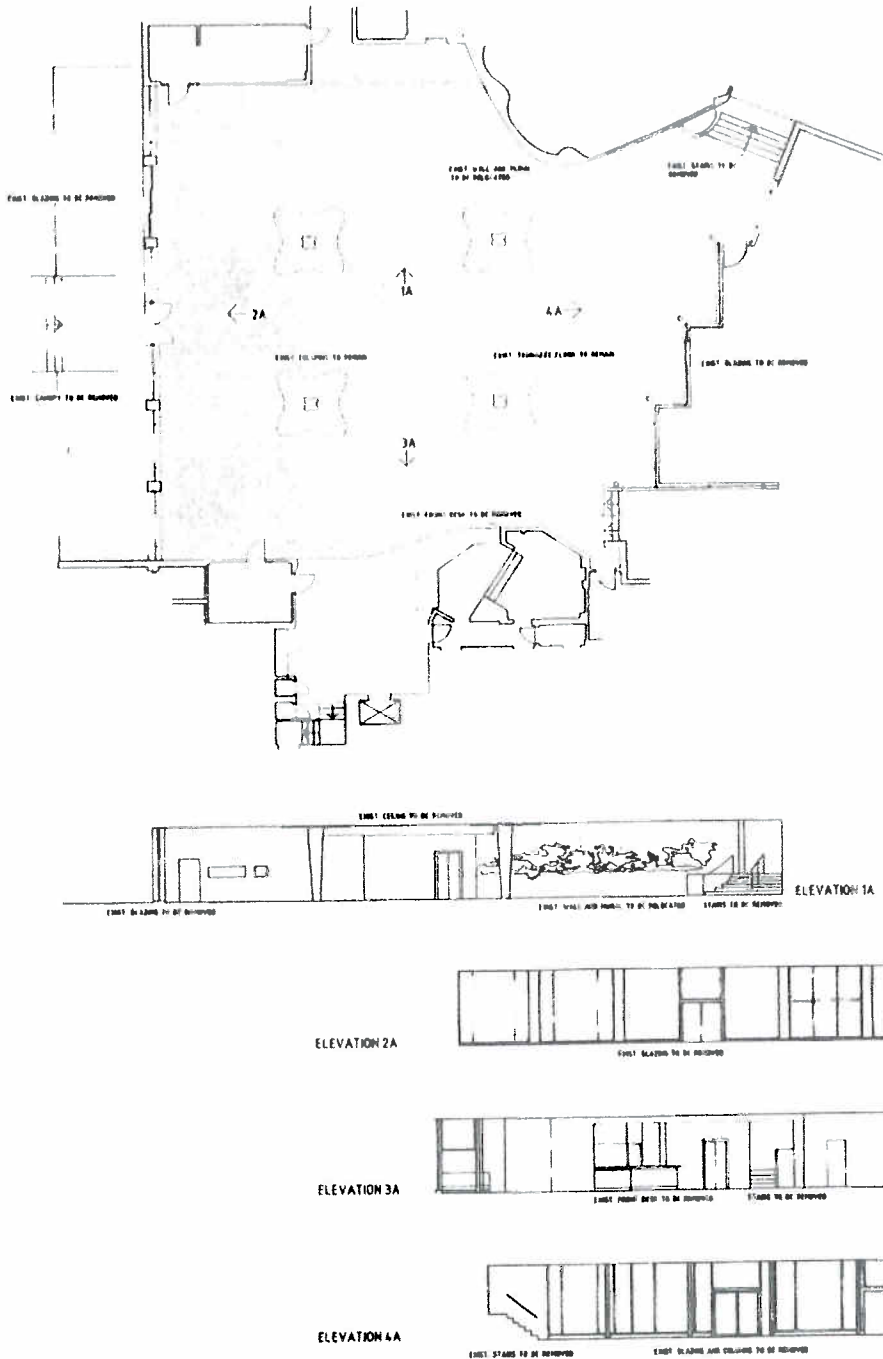
#77445 9/8/81 Carmen Electric Inc - 2 receptacles - 1 a/c window - 5 fixtures

1955 ADDITION by MELVIN GROSSMAN ARCHITECT: BUILDING CARD 2

This is a detailed architectural site plan of the University of Illinois at Chicago campus. The plan shows a complex arrangement of buildings, including a large central building complex, several smaller rectangular buildings, and a long building along the right edge. Streets are depicted with dashed lines, and various parking lots are marked with 'P' and numbers. Landscaping features, such as trees and walkways, are indicated by small circles and lines. A north arrow is located in the upper left corner. The plan is oriented with the top of the page towards the upper right.

HISTORIC RESOURCE REPORT for the CITY of MIAMI BEACH HISTORIC PRESERVATION BOARD

S H O R E C L U B H O T E L



**Lobby plans and elevations / existing**

1998 EXISTING LOBBY PLAN &amp; ELEVATIONS by DAVID CHIPPERFIELD ARCHITECT

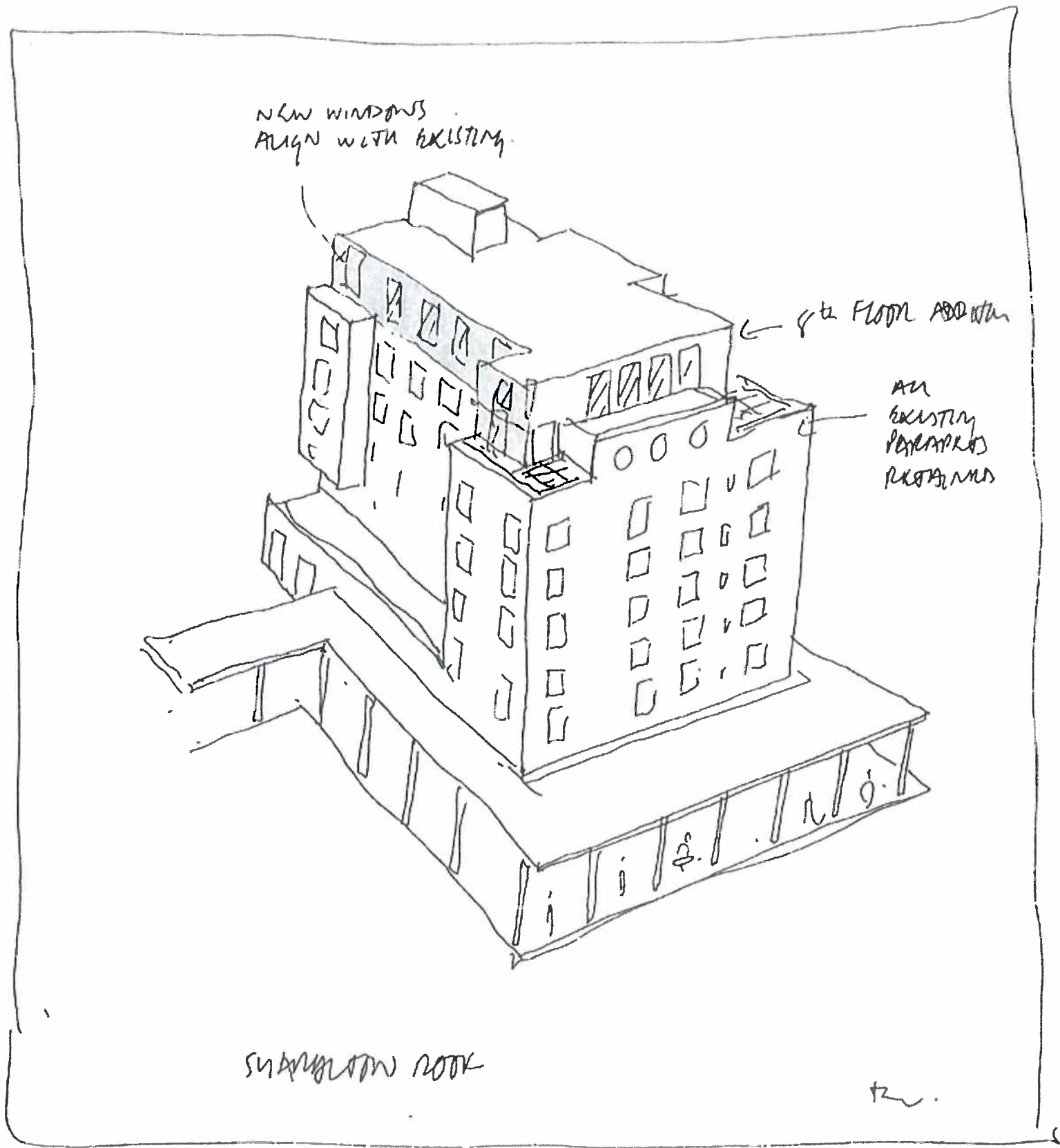


S H O R E C L U B H O T E L



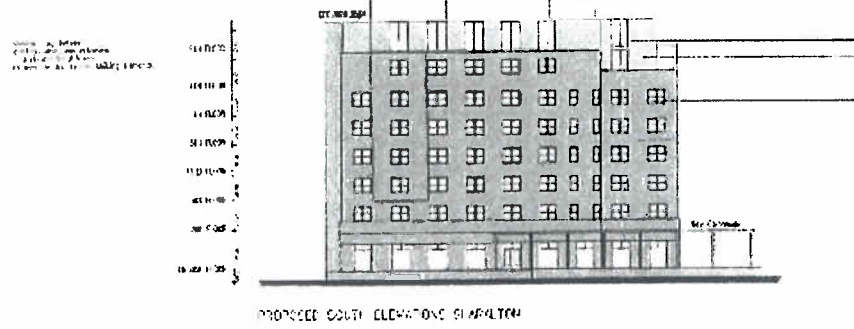
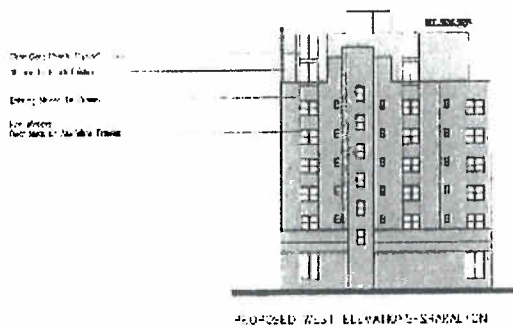
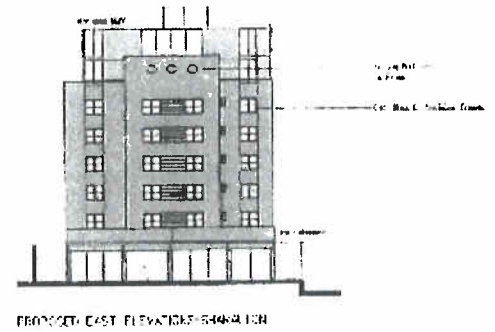
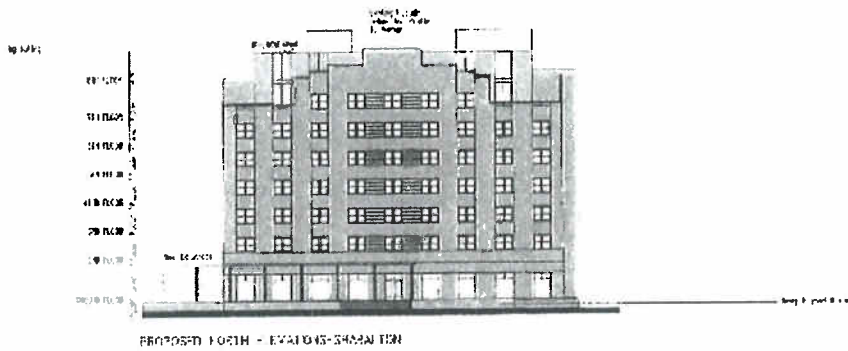
SHORE CLUB HOTEL

1998 NORTH + WEST ELEVATIONS by CHIPPERFIELD ARCHITECTS



1998 SHARALTON AXONOMETRIC SKETCH WITH NEW ROOFTOP ADDITION by CHIPPERFIELD ARCHITECTS

# SHORE CLUB HOTEL



SHARALTON ELEVATION

1998 SHARALTON ELEVATIONS with NEW ROOFTOP ADDITION by CHIPPERFIELD ARCHITECTS



USAFTTC returned to owner Nov. 4-9-1945

#6915

BLDG

N. B. T. POWELL  
Lot 1 Block B  
General Contractor Fred Howland, Inc.  
Architect Robert A. Taylor

Mailing Address  
Subdivision Ocean Front  
Bond No. 2082  
Engineer R.

Permit No 12779 (all plans) Cost \$192,000. see below  
Address 170 20th street

Use HOTEL 103 rooms:  
Type of Construction Fireproof Foundation Concrete Piling Roof B-  
Plumbing Contractor # 12462 Chas. M. Ewing Date Aug. 3, 1939  
Sewer Connected Temporary Connection DATE: Sept. 20, 1939

Plumbing Contractor  
Water Closets 102,  
Lavatories 103,  
Urinals  
Gas Stoves 1,  
Gas Radiators  
Septic Tank Contractor  
Oil Burner Contractor # 13903 1 Oil Burner (\$200) Ewing  
Sprinkler System

Bath Tubs 97  
Showers 6  
Sinks 6  
Gas Heater 15,  
Gas Turn On Approved T. J. Bell, December 15, 1939  
Tank Size  
Tank Size 500 gallons  
Date Apr. 15, 1940

Floor Drains 4,  
Grease Traps 1,  
Drinking Fountains  
Rough Approved  
T. J. Bell, December 15, 1939  
Tank Size  
Tank Size 500 gallons  
Date Apr. 15, 1940

Electrical Contractor # 13558 Miami Beach Electric:  
Switch 260  
OUTLETS Light 380  
Receptacles 470  
Range Motors 2, 1,  
HEATERS Water  
Space  
Refrigerators  
Irons  
Electrical Contractor # 14174 - M. B. Electric:  
No. FIXTURES 410  
FINAL APPROVED BY

Date Oct. 16, 1939  
Temporary Service #13157 - Aug. 8, 1939  
M. B. Electric: 1  
Centers of Distribution 15,  
#13824 Miami Beach Electric: Nov. 17, 1939  
Sign Outlets 1 Temporary service:  
Date Dec. 13, 1939

USAFTTC 4-9-1945

Building Permits: # 21265 Air conditioning permit System-Viami Station, Inc. \$55,000...Nov. 9, 1942  
 # 31914 Garbage shed- 20' x 20' x 7' - L. S. Taylor, architect: Plaks Construction \$1,000...Jan. 26, 1950  
 # 36382 One flat wall sign- Claude Neon \$ 400...July 20, 1951  
 # 37358 Remodeling for kitchen - Owner \$ 200...Nov. 5, 1951  
 # 49199 T. Goddard: Painting \$ 500 Nov. 15, 1955  
 # 53883 Acme Air Cond: 1 - 75 ton built up air conditioner-1600-July 11, 1957 OK 10/21/57 Time  
 # 62117 Claude Neon Sign Co: 1 Pole neon sign 6 x 5 = 30 sq. ft. - \$650 - June 10, 1960  
 # 62487 Sears Roebuck: 1-1 HP window unit air cond., \$200, 7/22/60 OK 7/27/60 Plaag  
 # 63104 Snapp, Inc: Sandblasting protecting adj. property with water & tarp - \$4900 - Oct. 4, 1960  
 # 75916 Acme Air Cond. Service: Replace air cond. condenser - \$200 - 3/7/66 OK Plaag 4/14/66  
 # 77178 Neon Sign and Service, Inc.: 2 signs (wall) SHARON - metal channel letters - \$1400 - 10/13/66  
 # 83246 - Gordon Roofing - Reroof 8 square's \$600.00 11/5/69  
 # 8493 - owner - staircase enclosure \$500.00  
 # 02791-Amber Oil Corp- 1-560000BTU hot water boilers-\$2875-11-8-73  
 # 04599-Gordon Roofing-Install 4 ply built up roof-\$350-11-19-73  
 # 07544-Tuten Fence-8' fence installation-\$300-7-3-75  
 # 3440-Century A/C- 1 5ton central a/c-12-16-75  
 # 89437-Nu Prime of Miami-Replace windows(295)-\$17,379-10-25-77  
 # 12282-Eddys Painting-Pressure cleaning and painting-\$6000-11-2-77  
 # 19235 B&J Chattahoochee Service/resurface existing patio, pool area in rear/\$11,036/11-10-80  
 # M-05286--Century A/C-45-A/C wind-wall units--6/30/81  
 # 21194 11/13/81 owner interior painting hotel rooms only \$5,000.  
 # M05501 11/16/81 Central Air Design Inc. - duct work only, violation-no permit (valuation \$400.)  
 # 21213 11/12/81 owner italian tile on existing floor \$1,800.  
 # M05641 2/16/82 Quality Air Inc. - 1 range hood, 1 exhaust fan  
 # 90594 3/3/82 Jet Pool Corp - office partition, new bar remodeling existin coffee shop, wood platform, and general minor repair \$20,000.  
 # M05661 3/3/82 Lazaro Paz violation no permit  
 # 22192 5/14/82 owner interior only minor repair and paint. replace 70 existing doors make 22 openings for air cond units \$4,700.

1939 SHARALTON BUILDING CARD 2

139610 Southern Drilling & Equipment, Inc. 11" Supply Well - June 25, 1957  
 #39713 Futch & Associates, Inc: 2 Meter Connections for 2 Water Towers - July 31, 1957  
 #40257 Edwin M. Green, Inc. Repair swimming pool pump - 11/30/67  
 #48126 - Peoples Gas - 1 gas dryer 12/10/70  
 #49488-Peoples Gas- 1 coffee maker-11-21-72  
 #49615-Peoples Gas System- 1 comm oven-12-227-22  
 #53210-Morgen Plumbing-repair gas line-12-16-75  
 #55455-Ed Michel Plumbing- 48 lavatory-11-9-77  
 #57372-McGrath and Assoc- pool piping-6-15-79  
 #57903-Ovidio Ventura- one discharge well-11-16-79  
 12-31-80/#59112/1 discharge well/South Fla Well Drilling/\$10  
 6/16/81 - #59575 - Silver Plumbing - Gas Repair - \$5.00  
 #59603--Silver Plumbing--Grease trap hook up, sink, Pot/3-comp hook up, sink hook up--6/23/81  
 #59690 7/29/81 Peoples Gas - 1 meter set gas

**Electrical Permits:**  
 #50301 Miller Elec: 2 Motors(2-5HP), 1 Motor(6-10HP), 1 Motor(over 25HP)-7/5/57  
 #55268 Claude Neon: 4 Neon Transformers - June 10, 1960  
 #55533 Astor Elec: 1 Motor (HP)- July 26, 1960  
 #61891 Astor Elec. Service, Inc.: 1 appliance outlet; 1 cent. of dist. - 1/11/65  
 #64021 Neon Sign and Service: 4 neon transformers - 10/13/66  
 #72770-Electronic Detection- 1 fire alarm control, 14 bells, 14 pull stations-12-3-75  
 #75980-Ocean Electric- 4 special purpose in kitchen-1-15-80  
 #76745 CountyWide Electric Inc/telephone booth/11-14-80  
 5/14/81 - #77203 - Ocean Electric Co. - 45 window a/c - \$225.00  
 #77574 11/10/81 Ocean Electric Co - 3 switch outlets, 4 light outlets, 3 receptacles, repairs (will file amended permit at time we know what is to be done)



### Plumbing Permits:

48

## Electrical Permits:

# 14051 # 14269 Miami Beach Electric: 280 Light outlets, 4 motors, 150 Fixtures, 6 centers of distribution, Dec. 28, 1939  
 Claude Neon Southern Corp.: 2 Neon transformers: December 8, 1939

# 16764 Bankier Bros: 4 switch outlets, 6 light outlets, 11 receptacles, 1 refrigerator, 1 iron, 1 range, 1 motor, 3 centers of distribution, Jan. 23, 1941

# 16765 Bankier Bros: 6 Fixtures, January 23, 1941 Final L. Brown, Jr. 2/15/41

# 17583 Neon Sign & Display: 1 Neon transformer: September 10, 1941

# 18285 USAFTTC 2 switch outlets, 4 light outlets, 8 receptacles, 4 fixtures, 3 refrigerators, 2 appliances, 1 fan, 4 motors, Sept. 15, 1943

# 19643 USAFTTC 20 light outlets, 8 appliances, 10 light outlets, 10 fixtures, 1 center: 12/4/45

# 21518 Astor Electric: 1 neon transformer: December 15, 1945

# 21752 Tropicalites: 3 centers of distribution, Jan. 16, 1946

# 21856 Astor Electric: 3 switch outlets, 3 light outlets, 27 fixtures, 1 motor, 1 center of distribution, February 1, 1946

# 22042 Astor Electric: 3 switch outlets, 6 light outlets, 2 receptacles, 5 fixtures, 1 motor, 1 center of distribution, February 11, 1946

# 22112 Astor Electric: 8 light outlets, 16 Fixtures, April 2, 1948

# 22173 Astor Electric: 3 motors, 5 centers of distribution, June 15, 1946

# 22399 Astor Electric: 1 appliance outlet, January 6, 1947

# 22675 Astor Electric: 3 switch outlets, 1 receptacle, 1 motor, January 20, 1947

# 23663 Astor Electric: 20 switch outlets, 20 light outlets, 27 receptacles, 20 fixtures-10-29-47

# 23782 Dade Electric: 2 Neon Transformers - Dec. 22, 1947

# 25088 Tropicalites: 2 Neon Transformers - Dec. 22, 1947

# 25509 Astor Electric: 1 water heater outlet, 1 center of distribution- Feb. 20, 1948

# 25880 Astor Electric: 7 motors, 2 centers of distribution - June 9, 1948

# 26479 Fla. Power & Light Co: 1 transformer vault - Oct. 13, 1948

# 27425 Lyon Electric: 10 light outlets, 10 fixtures, 102 fan outlets, 5 motors, 1 meter change - Oct. 19, 1948 Final On Licensee - Dec. 13, 1948

# 27439 Friedmann: television antenna - May 16, 1949

# 28812 Astor Electric: 2 switch outlets, 6 light outlets, 14 fixtures - Dec. 5, 1949-PM 1-13-1950

# 34732 Claude Neon: 5 neon transformers - July 20, 1951

# 35566 Astor Elec. Service: 2 receptacles, 3 appliance outlets, 2 centers of distribution, 1 motor - Nov. 21, 1951 ok 1-10-52 HOR

SHORE CLUB HOTEL

DEPARTMENT OF PLANNING

004

*Enuf*  
**JAM**  
AUG 18 1989

CITY HALL  
1700 CONVENTION CENTER DRIVE  
TELEPHONE: 673-7660

TO: Paul Gioia  
Building Director

FROM: Jud Kurlancheek *P*  
Planning and Zoning Director

SUBJECT: FILE NO. 1405J-A  
ALTON PLAZA HOTEL  
110 TWENTIETH STREET

August 15, 1989  
CITY OF MIAMI BEACH  
BUILDING DEPARTMENT  
AUG 17 AM 11:23

At the August 8, 1989 meeting, the Design Review Board and Historic Preservation Board granted final approval of the above noted project subject to the following conditions:

1. The applicant shall work with staff to develop a landscape plan for the off-street parking lot for Department review and approval.
2. Plans shall specify future use and type of windows on the west elevation which are currently shuttered.
3. Plans shall note the removal of existing chattahoochee stone on building entry, steps, and terraces and replacement with keystone as indicated by the applicant. A detail of the porch railings shall also be provided.
4. Plans shall show replacement of the existing chattahoochee stone on the swimming pool deck with a more attractive material.
5. The applicant shall provide a detail to staff of the security fence proposed for the beach side of the property.



S H O R E C L U B H O T E L

## BUILDING PERMITS:

#31130

10-13-87

- Polomi

Restora

tion : Pa

intina (c

outside) -

\$4,000.

2

---

#31321 - 11-16-87 - F. J. McMe Sandblasting Inc. - Sandblast designated areas - \$1,500.00

#31438 - 12-7-87 - Polonia Restoration - Painting of exterior - \$7,000.00

6. A complete landscape and lighting plan shall be submitted to staff for review and approval. This shall include a landscape buffer between the pool deck and the beach, planting of the dune overlay district, and the south side of the property. The south side of the pool area shall be landscaped, and palm trees provided on the beach.
7. The exhaust fan presently located in the rear of the kitchen shall be screened with landscaping. This screening shall be shown on the landscape plan.
8. The applicant shall provide a south elevation of the cabanas to be reviewed by staff.
9. Parking lot lighting shall be provided by the use of metal halide lights to be mounted on the building.
10. Access control on the south side of the building shall be provided through the use of crime prevention gates at the southeast and southwest corners of the building. The design of the gates shall be submitted to the Department for approval.

order to ensure that the appropriate staff is aware of these requirements, please record this action on the building card for subject property. If the building permit is not issued within (1) year of the meeting date (August 8, 1989) Design Review approval will become void.

k you for your assistance in this matter.

D/ga  
ET\1405J-a

1939 SHARALTON BUILDING CARD 7

COASTAL CONTROL ZONE  
CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE ISSUED	PROCESS NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL %	COMMENTS	BUILDING PERMIT NO.
10-13-87		Painting(outside)	\$4,000.00				31130
11-16-87		Sandblast designated AREAS.	\$1,500.00				31321
12-7-87		Exterior Painting	\$7,000.00				31438

1939 SHARALTON BUILDING CARD 8

## COASTAL CONTROL ZONE

## CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE ISSUED	PROCESS NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL %	COMMENTS	BUILDING PERMIT NO.
10-18-88		5000 sq ft.	\$20,000.00				58880072
11-7-88		REPAIR 294 EXISTING WINDOWS	\$2,537.45				58880184
1-9-89		EXTERIOR PAINTING	\$19,000.00				58890494



BUILDING PERMITS:

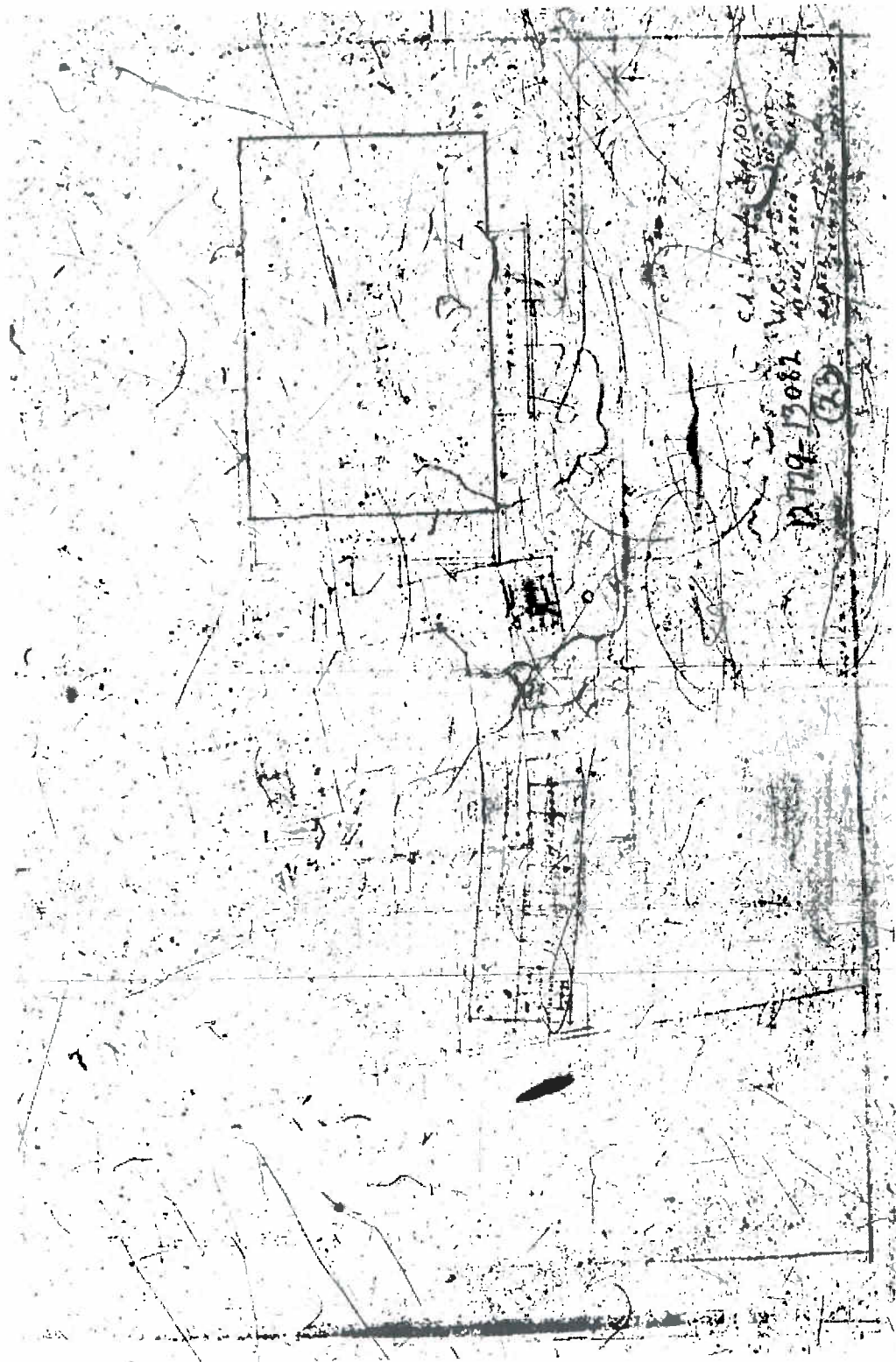
#SB880072 - 10-18-88 - All Dade Roofing - 5000 sqs. reroof - \$20,000.00 ✓  
 #SB880184 - 11-7-88 - Sunshine Glass Inc. - Replace 294 existing windows -  
 \$2,537,645 ✓  
 #SB890494 - 1-9-89 - Eddys Painting - Exterior painting - \$19,000.00 ✓

ELECTRICAL PERMITS:

#83215 - Elna Inc. - 1 Service temporary, 1 general repairs for temporary liti  
 and safety - 5-6-88 ✓  
 #BE891292 - K&R Electric - Temporary power (Security) - 7-6-89 ✓

1939 SHARALTON BUILDING CARD 10

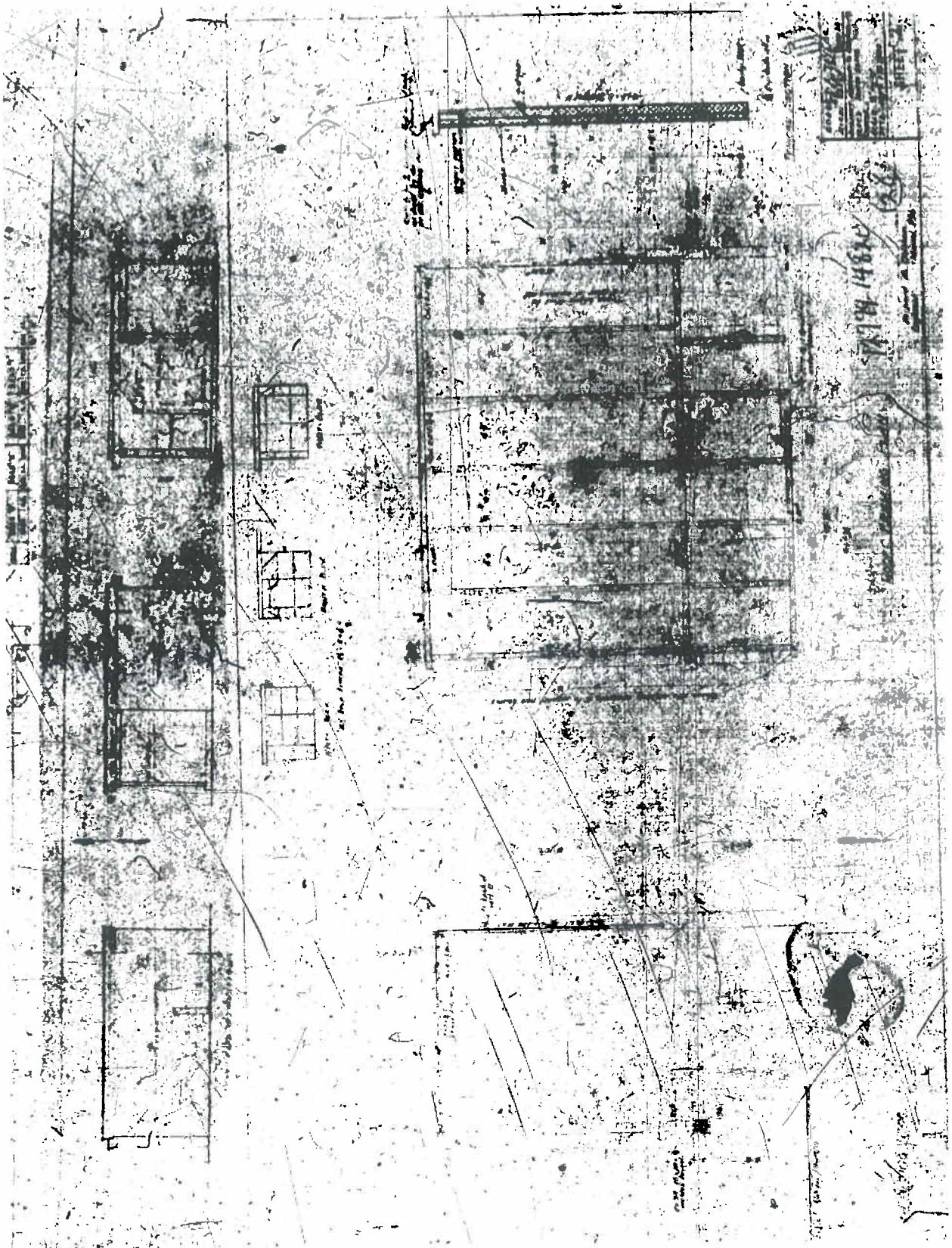
SHORE CLUB HOTEL



1939 SHARALTON HISTORIC SITE PLAN - ROBERT TAYLOR ARCHITECT 1



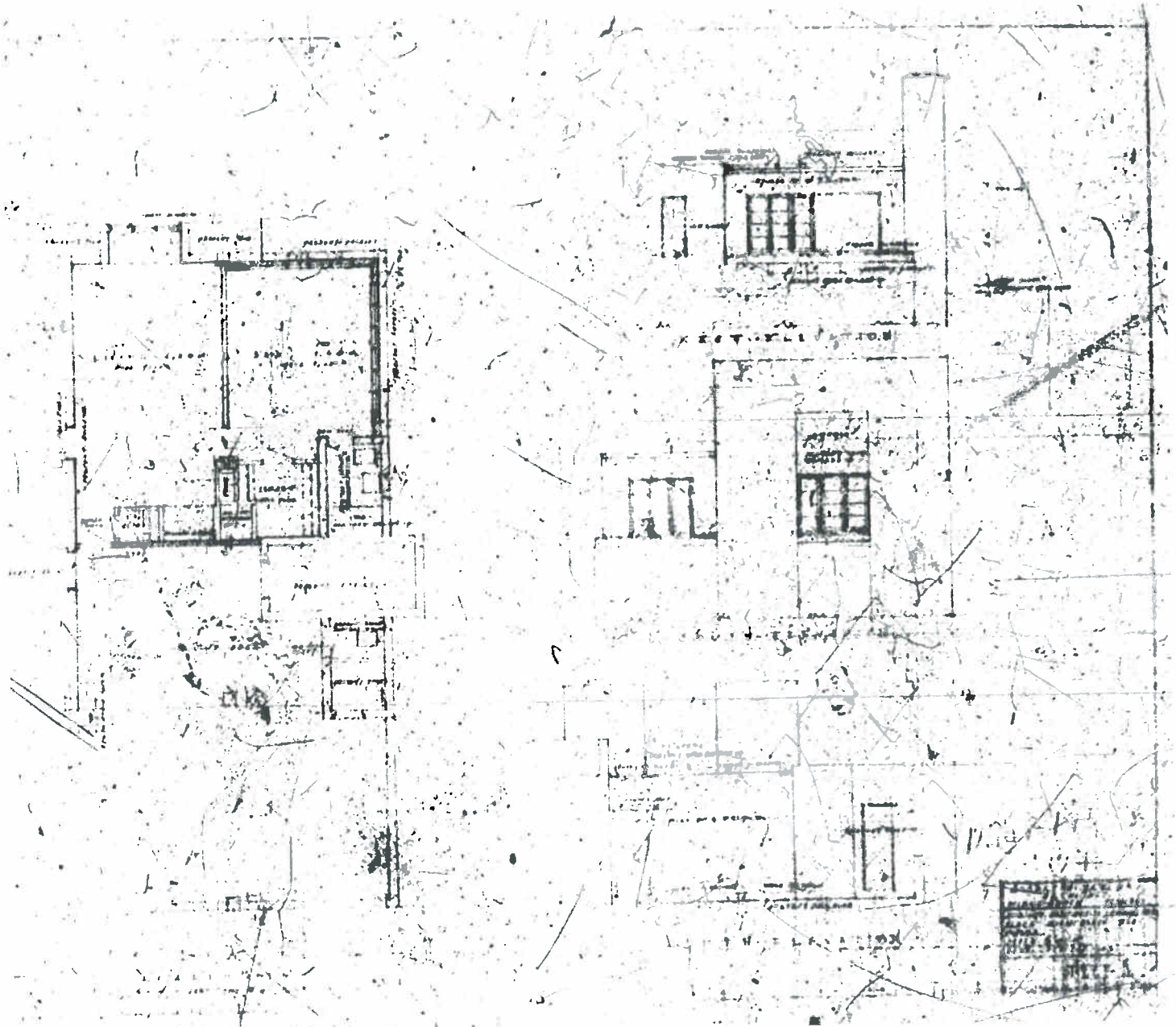
SHORE CLUB HOTEL



1939 SHARALTON HISTORIC ROOF FRAMING PLAN - ROBERT TAYLOR ARCHITECT 2



SHORE CLUB HOTEL



## SHORE CLUB HOTEL



SHORE CLUB PHOTOGRAPH (UNDATED)

## BIBLIOGRAPHY

- (1) United States Department of the Interior / National Park Service, correspondence re: Shore Club dated 2.14.02, page 1.
- (2) Ibid., pp. 1-2.
- (3) Ibid., p. 1.
- (4) Miami Design Preservation League / Ruskin.ARC Historic District Building Survey
- (5) The Crown Hotel Historic Resource Report by Carolyn Klepser, Historian September 8, 2003
- (6) The Making of Miami Beach 1933-1942 by Allan Shulman and Jean Francois Lejeune, 2000 p.33.
- (7) Ibid., p.57.
- (8) MiMo: Miami Modern Revealed by Eric Nash and Randall Robinson, 2004 p.58.
- (9) Ibid., p. 36.
- (10) Miami Architecture AIA Guide by Allan T. Shulman + Randall C. Robinson + James F. Donnelly 2010, p.298.
- (11) Ibid.
- (12) Property Tax Adjusters website

**CITY OF MIAMI BEACH**  
**CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT**

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

TRADE NAME: SHORE CLUB PROPERTY OWNER LLC  
IN CARE OF: JOHN SHANNON  
ADDRESS: 1901 COLLINS AVE  
MIAMI BEACH, FL 33139-1911

RECEIPT NUMBER: RL-10007078  
Beginning: 10/01/2014  
Expires: 09/30/2015  
Parcel No: 0232260010020

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

A certificate of Use / Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

This Receipt may be transferred:

A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information

Storage Locations

TRADE ADDRESS: 1901 COLLINS AVE

Code	Certificate of Use/Occupation
SQUARE FOOTAGE	325
C_U # OF UNITS	325
# OF HOTEL ROOMS	325
PER EQUIP ACTIV_LOC	1
BEACH_FOOD	Y
BEACH_DRINK ONLY	Y
BEACH UPLAND FEE	Y

FROM: CITY OF MIAMI BEACH  
1700 CONVENTION CENTER DRIVE  
MIAMI BEACH, FL 33139-1819

PRESORTED  
FIRST CLASS  
U.S. POSTAGE  
PAID  
MIAMI BEACH, FL  
PERMIT No 1525

SHORE CLUB PROPERTY OWNER LLC  
1901 COLLINS AVE  
MIAMI BEACH, FL 33139-1911





**CITY OF MIAMI BEACH  
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT**

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

TRADE NAME: NOBU (REST)  
IN CARE OF: NOBU ASSOCIATES (SOUTH BEACH)  
ADDRESS: 477 MADISON AVE  
NEW YORK, NY 10022

RECEIPT NUMBER: RL-01000888  
Beginning: 10/01/2013  
Expires: 09/30/2014  
Parcel No: 0232260010020

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

A certificate of Use / Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

This Receipt may be transferred:

A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

**Additional Information**

OCCUPANCY LOAD: 131 Lounge 140 Restaurant 271 TOTAL

**Storage Locations**

**TRADE ADDRESS: 1901 COLLINS AVE**

Code	Certificate of Use/Occupation
000701	ALCOHOL BEV. (NO LATER THAN 5AM)
005805	DANCE HALL/ENTERT. W/ALCOHOL
005825	NIGHT CLUB LOAD FEE
016400	RESTAURANT / BARS

CERTIFICATE OF USE	
# OF SEATS	900
NIGHTCLUB LOAD FEE	120
OCCUPANCY LOAD	271
PREVIOUS BALANCE	271
C_U # OF UNITS	\$ 0.00
ALC BEV, THROUGH 5AM	120
DANCE_ENT W_ ALCOHOL	Y
	Y

FROM: CITY OF MIAMI BEACH  
1700 CONVENTION CENTER DRIVE  
MIAMI BEACH, FL 33139-1819

PRESORTED  
FIRST CLASS  
U.S. POSTAGE  
PAID  
MIAMI BEACH, FL  
PERMIT No 1525

MERRICK RHODES  
1901 COLLINS AVE  
MIAMI BEACH, FL 33139-1911



**CITY OF MIAMI BEACH**  
**CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT**

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

TRADE NAME: SCOOP SHORE CLUB LLC  
IN CARE OF: SCOOP MANAGEMENT LLC  
ADDRESS: 532 BROADWAY, FL 4  
NEW YORK, NY 10012

RECEIPT NUMBER: RL-03000748  
Beginning: 10/01/2014  
Expires: 09/30/2015  
Parcel No: 0232260010020

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

A certificate of Use / Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

This Receipt may be transferred:

A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information

Storage Locations

TRADE ADDRESS: 1901 COLLINS AVE

Code 012065	Certificate of Use/Occupation MERCHANTS SALES
CERTIFICATE OF USE RETAIL INVENTORY PREVIOUS BALANCE C_U # OF UNITS	300 \$ 220000 \$ 0.00 1550

FROM: CITY OF MIAMI BEACH  
1700 CONVENTION CENTER DRIVE  
MIAMI BEACH, FL 33139-1819

PRESORTED  
FIRST CLASS  
U.S. POSTAGE  
PAID  
MIAMI BEACH, FL  
PERMIT No 1525

SCOOP SHORE CLUB, LLC  
275 7TH AVE, FL 28  
NEW YORK, FL 10001-0112



**CITY OF MIAMI BEACH**  
**CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT**

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

TRADE NAME: ELA STONE, LLC D/B/A VIOLET & GRACE  
IN CARE OF: LAURENT BENZAQUEN  
ADDRESS: 1901 COLLINS AVE  
MIAMI BEACH, FL 33139-1911

RECEIPT NUMBER: RL-10003554  
Beginning: 10/01/2013  
Expires: 09/30/2014  
Parcel No: 0232260010020

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

A certificate of Use / Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

This Receipt may be transferred:

A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information

Storage Locations

TRADE ADDRESS: 1901 COLLINS AVE

Code	Certificate of Use/Occupation
010800	JEWELERS

CERTIFICATE OF USE	300
SQUARE FOOTAGE	300
C_U # OF UNITS	300
JEWELRY INVENTORY	\$ 6000

FROM: CITY OF MIAMI BEACH  
1700 CONVENTION CENTER DRIVE  
MIAMI BEACH, FL 33139-1819

PRESORTED  
FIRST CLASS  
U.S. POSTAGE  
PAID  
MIAMI BEACH, FL  
PERMIT No 1525

ELA STONE, LLC  
1901 COLLINS AVE  
MIAMI BEACH, FL 33139-1911





**CITY OF MIAMI BEACH**  
**CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT**

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

TRADE NAME: PHILIPS SOUTH BEACH LLC DBA THE SHORE CLUB  
IN CARE OF: PHILIPS SOUTH BEACH LLC  
ADDRESS: 285 MADISON AVE, 2ND FLOOR  
NEW YORK, NY 10017

RECEIPT NUMBER: RL-01000987  
Beginning: 10/01/2013  
Expires: 09/30/2014  
Parcel No: 0232260010020

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

A certificate of Use / Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

This Receipt may be transferred;

A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

**Additional Information**

230-seats restaurant - 250 people total occupant load.  
NO DANCE & ENTERTAINMENT.

-144 Sky Bar

**Storage Locations**

**TRADE ADDRESS: 1901 COLLINS AVE**

Code	Certificate of Use/Occupation
000701	ALCOHOL BEV. (NO LATER THAN 5AM)
003700	CABANAS (EACH)
006806	DANCE HALL/ENTERT. W/ALCOHOL
009500	HOTELS (SMOKE DETECTOR)
016400	RESTAURANT / BARS
018560	SWIMMING POOL

CERTIFICATE OF USE	
# OF CABANAS	8
# OF SEATS	230
OCCUPANCY LOAD	144
C_U # OF UNITS	325
# OF HOTEL ROOMS	325
PER EQUIP ACTIV_LOC	1
# OF SWIMMING POOLS	4
ALC BEV, THROUGH 5AM	Y
BEACH_FOOD	Y
BEACH_DRINK ONLY	Y
BEACH UPLAND FEE	Y
DANCE_ENT W_ ALCOHOL	Y

FROM: CITY OF MIAMI BEACH  
1700 CONVENTION CENTER DRIVE  
MIAMI BEACH, FL 33139-1819

PRESORTED  
FIRST CLASS  
U.S. POSTAGE  
PAID  
MIAMI BEACH, FL  
PERMIT No 1526

THE SHORE CLUB  
1901 COLLINS AVE  
MIAMI BEACH, FL 33139-1911



CFN: 20150741002 BOOK 29861 PAGE 1003  
DATE: 11/20/2015 08:53:46 AM  
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CT'

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

MEETING DATE: November 10, 2015

FILE NO: 7515

PROPERTY: 1901 Collins Avenue

APPLICANT: Shore Club Property Owner LLC

LEGAL: All of Lot 1 and a portion of Lots 2 and 3, Block B, of the OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, According to the Plat Thereof, as Recorded in Plat Book 5, Page 7, of the Public Records of Miami-Dade County, Florida and all of Lots 5, 6, 8, 9 and 10 and a portion of Lots 4 and 7, Block 1, FISHER'S FIRST SUBDIVISION OF ALTION BEACH, According to the Plat Thereof, as Recorded in Plat Book 2, Page 77, of the Public Records of Miami-Dade County, Florida; and a portion of land lying East of and contiguous to the East line of said Blocks B and 1.

IN RE: The Application for modifications to a previously issued Certificate of Appropriateness for the partial demolition and renovation of the existing 'Contributing' structures on the site, total demolition of the existing 2-story cabana structure, the construction of two 2-story ground level cabana structures, modifications to the existing 22-story 'Non-Contributing' structure and landscape and hardscape modifications. Specifically, the applicant is requesting design modifications and additional demolition within the existing Shore Club Hotel building.

**SUPPLEMENTAL ORDER**

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

**I. Certificate of Appropriateness**

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



CFN: 20150741002 BOOK 29861 PAGE 1004

Page 2 of 5  
HPB File No. 7515  
Meeting Date: November 10, 2015

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

1. Is not consistent with the Certificate of Appropriateness Criteria 'a' in Section 118-564(a)(1) of the Miami Beach Code.
2. Is not consistent with Certificate of Appropriateness Criteria 'e' & 'h' in Section 118-564(a)(2) of the Miami Beach Code.
3. Is not consistent with Certificate of Appropriateness Criteria 'c' & 'e' in Section 118-564(a)(3) of the Miami Beach Code.
4. Is consistent with Certificate of Appropriateness Criteria for Demolition in Section 118-564(f)(4) of the Miami Beach Code.

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

1. Revised elevation, site plan and floor plan drawings shall be submitted and, at a minimum, such drawings shall incorporate the following:
  - a. The proposed atriums located at the upper levels shall not be permitted and the level of demolition proposed for the floor plates within the Shore Club Hotel structure shall be minimized and shall be limited to the amount of demolition required to provide the minimum vertical circulation areas required by Code, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
  - b. The following modifications as outlined in the applicant's letter of intent, dated August 6, 2015 are permitted:
    - i. II.1. Changes to layout of Building B (Central Tower) Restaurant
    - ii. II.2. Changes to Courtyard North Facade
    - iii. II.3. Changes to Courtyard South Facade and Shore Club Restaurant Layout
    - iv. II.4. Shore Club North Side Elevators and Stair Relocation
    - v. II.5. Program Location Change of Bar and Front Desk (this shall not include the demolition of the ground floor plate at the southern portion of the ground floor)
    - vi. II.6. New Demolition and Removal of an Existing Stair and Elevator North Side of Shore Club
    - vii. II.7. New Skylights at Rood Level ONLY
    - viii. II.8. Two Proposed Private Terraces at NW corner of Shore Club

In accordance with Section 118-537, the applicant, the owner(s) of the subject property, the City Manager, Miami Design Preservation League, Dade Heritage Trust, or an affected





CFN: 20150741002 BOOK 29861 PAGE 1005

Page 3 of 5  
HPB File No. 7515  
Meeting Date: November 10, 2015

**person may appeal the Board's decision on a Certificate of Appropriateness to a special master appointed by the City Commission.**

**II. Variance(s)**

- A. No variances have been requested as part of the application.

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

- A. A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.
- B. 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.
- C. The Supplemental Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- D. 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.
- E. The Supplemental Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- F. The previous Orders dated May 12, 2015, July 14, 2015 and September 8, 2015 shall remain in full force and effect, except to the extent modified herein.
- 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 "The



CFN: 20150741002 BOOK 29861 PAGE 1006

Page 4 of 5  
HPB File No. 7515  
Meeting Date: November 10, 2015

Shore Club" as prepared by ADD Inc, dated October 19, 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.


Dated this 18<sup>th</sup> day of November, 2015

HISTORIC PRESERVATION BOARD  
THE CITY OF MIAMI BEACH, FLORIDA

BY:   
DEBORAH TACKETT  
PRESERVATION AND DESIGN MANAGER  
FOR THE CHAIR

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

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of November, 2015 by Deborah Tackett, Preservation and Design Manager,



CFN: 20150741002 BOOK 29861 PAGE 1007

Page 5 of 5  
HPB File No. 7515  
Meeting Date: November 10, 2015

Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



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

Approved As To Form  
City Attorney's Office: [Signature] (11/10/2015)

Filed with the Clerk of the Historic Preservation Board on [Signature] (11-18-15)

Strike-Thru denotes deleted language  
Underline denotes new language

EXPLANISHPB15HPB11-10-2015Final OrdersHPB 7515\_1901 Collins Av.Supplemental.Nov15.FO.docx

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

MEETING DATE: July 14, 2015

FILE NO: 7515

PROPERTY: 1901 Collins Avenue

APPLICANT: Shore Club Property Owner LLC

LEGAL: All of Lot 1 and a portion of Lots 2 and 3, Block B, of the OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, According to the Plat Thereof, as Recorded in Plat Book 5, Page 7, of the Public Records of Miami-Dade County, Florida and all of Lots 5, 6, 8, 9 and 10 and a portion of Lots 4 and 7, Block 1, FISHER'S FIRST SUBDIVISION OF ALTION BEACH, According to the Plat Thereof, as Recorded in Plat Book 2, Page 77, of the Public Records of Miami-Dade County, Florida; and a portion of land lying East of and contiguous to the East line of said Blocks B and 1.

IN RE: The Application for a Certificate of Appropriateness for the partial demolition and renovation of the existing 'Contributing' structures on the site, total demolition of the existing 2-story cabana structure, the construction of two 2-story ground level cabana structures, modifications to the existing 22-story 'Non-Contributing' structure and landscape and hardscape modifications.

**SUPPLEMENTAL ORDER**

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

**I. Certificate of Appropriateness**

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





Page 2 of 7  
 HPB File No. 7515  
 Meeting Date: July 14, 2015

- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted:
1. Is not consistent with the Certificate of Appropriateness Criteria 'a' in Section 118-564(a)(1) of the Miami Beach Code.
  2. Is not consistent with Certificate of Appropriateness Criteria 'h' in Section 118-564(a)(2) of the Miami Beach Code.
  3. Is not consistent with Certificate of Appropriateness Criteria 'b', 'c', 'd', 'h', 'j', 'k', 'm', 'n' & 'o' in Section 118-564(a)(3) of the Miami Beach Code.
  1. Is consistent with Certificate of Appropriateness Criteria for Demolition in Section 118-564(f)(4) of the Miami Beach Code.
- C. The project would be consistent with the criteria and requirements of section 118-564 if the following conditions are met:
1. Revised elevation, site plan and floor plan drawings shall be submitted and, at a minimum, such drawings shall incorporate the following:
    - a. The level of demolition proposed for the Cromwell Hotel shall be minimized and the applicant shall submit additional information with regard to the structural integrity of the existing building, in a manner to be reviewed and approved by the Historic Preservation Board. A revised ground level demolition plan shall be submitted, which indicates the demolition required for the new structural columns, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
    - b. The applicant shall submit revised plans substantiating that at least 75% of the front façade and 66% of the interior side walls of the 1999 penthouse rooftop addition shall be retained, preserved and restored. In the event that these thresholds are not met, said addition shall not be permitted to remain or be reconstructed.
    - c. Adequate materials testing of all exterior wall structures as well as all other structural components of the Cromwell Hotel proposed to be retained shall be required to be undertaken to ascertain that the existing structure is capable of withstanding all of the proposed work prior to the issuance of a demolition permit, subject to staff review and approval.
    - d. The balconies proposed for the north elevation of the Cromwell Hotel structure shall not be permitted. The balconies proposed for the east elevation may be permitted, provided the degree of demolition is the minimum required to accommodate the new projecting balconies and sliding glass doors, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

Page 3 of 7  
HPB File No. 7515  
Meeting Date: July 14, 2015

- e. The north elevation of the north cabana building shall be further developed and shall incorporate additional fenestration, changes in material, changes in plane, and/or landscape elements, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- f. Final design and details of the Shore Club Hotel lobby shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board; at a minimum, this shall include the following:
  - i. Existing features of the lobby, including the four cross shaped columns with cloud shaped capitals, terrazzo steps and curved terrazzo planter at the northeast portion of the lobby, terrazzo flooring, curved wall and sculpture shall be retained and restored, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
  - ii. White wood wall cladding shall not be approved in the original lobby space. A plaster finish or a cladding material more consistent with the Post War Modern period of architecture shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
  - iii. Final design and details, including elevation drawings and materials samples shall be provided for the proposed reception desk, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- g. The two existing "Shore Club" open-face neon signs facing Collins Avenue shall be fully restored, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- h. Final design and details of the proposed 20-story tower terraces, including material and finish samples of the proposed architectural screening and details of the planters including method of irrigation and drainage shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- i. Final details of all proposed glazing systems and associated details shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. The finish of the frames shall be clear anodized aluminum and the glass shall be clear.
- j. The final design and details of all exterior lighting shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. Exterior lighting



Page 4 of 7  
HPB File No. 7515  
Meeting Date: July 14, 2015

shall be designed in a manner to not have an adverse overwhelming impact upon the surrounding historic district. No florescent or intensive 'white' lighting (or similar intensive lighting) visible from the adjacent public rights or way or adjacent properties shall be permitted.

- k. A fully enclosed air conditioned trash room that is sufficiently sized to handle the entire trash load of the building at all times shall be required, located within the envelope of the building, in a manner to be approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
  - l. The relocation of all existing required parking spaces either onsite or within 1,200 feet of the site, shall be permitted and constructed, prior to the issuance of any building permit to remove such parking spaces, which may require Planning Board review and approval depending on the proposed location.
2. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
- a. A revised landscape and hardscape plan for the entire site shall be submitted and shall include the following:
    - i. The following canopy shade trees identified on the Tree Disposition Plans (Sheets L-1 through L-3 with a submittal date of March 16, 2015): nos. 56(street tree on 20<sup>th</sup> Street), 111, 138, 192,193, 197, 198, 199, 200, 202, 205, 206, 207, 208, 209, 243, 244, 255 shall be retained; such trees may be relocated within the project site, subject to the review and approval of staff.
    - ii. The overall size of the tree planters for the existing trees that are required to remain shall be significantly enlarged in order to protect the root system and enhance planting conditions.
    - ~~iii. The overall size of the pool and square footage of hardscape within the area delineated by the two cabana structures shall be substantially reduced, and replaced with green space, in a manner to be approved by staff.~~
    - iv. Hedge material of any kind shall not be permitted anywhere along the north, east and west perimeter of the property. The overall height of the understory plant material facing the public ROW's and beachwalk shall naturally not exceed 36" at maturity and shall not require periodic pruning in order to maintain such height subject to the review and approval of staff.



Page 5 of 7  
 HPB File No. 7515  
 Meeting Date: July 14, 2015

- v. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the final revised landscape plan.
- vi. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.

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

## **II. Variance(s)**

- A. No variance(s) were filed as part of this application.

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

- A. A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.
- B. The Applicant agrees that a project manager will be retained to ensure that all aspects of the development permitting and licensing processes are coordinated and consistent with the approved plans. The applicant agrees to submit the name and contact information for the project manager to the Planning Department within 90 days of the April 14, 2015 meeting. Failure to comply with this condition within the specified time shall result in notice and a hearing before the Board to extend the timeframe.
- C. A modification to the current Conditional Use Permit shall be reviewed and approved by the Planning Board prior to the issuance of a full building permit or phased building permit.
- D. 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.
- E. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- F. 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.
- G. 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



Page 6 of 7  
 HPB File No. 7515  
 Meeting Date: July 14, 2015

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.

- H. 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.
- I. The Supplemental Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- J. The previous Final Order dated May 12, 2005 shall remain in full force and effect, except to the extent modified herein.
- K. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- L. 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 April 14, 2015, May 12, 2015 and July 14, 2015 public hearings, which are part of the record for this matter, and the staff report and analysis from the April 14, 2015, May 12, 2015 and July, 14 2015 public hearings, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the application is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans entitled "The Shore Club" as prepared by ADD Inc, dated March 16, 2015 and June 5, 2015, and as approved by the Historic Preservation Board, as determined by staff.

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

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

Page 7 of 7  
 HPB File No. 7515  
 Meeting Date: July 14, 2015

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

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

Dated this 21<sup>st</sup> day of July, 2015.

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 21<sup>st</sup> day of July, 2015 by Deborah Tackett, Preservation and Design Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



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

Approved As To Form:  
 City Attorney's Office: [Signature] (7/21/2015)

Filed with the Clerk of the Historic Preservation Board on [Signature] (7-21-15)

Strike-Thru denotes deleted language  
 Underscore denotes new language



CFN 2015R0342033  
DR BK 29634 Pgs 1580-1587 (8Pgs)  
RECORDED 05/29/2015 10:03:48  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

## DOCUMENT COVER PAGE

For those documents not providing the required 3 x 3 inch space on the first page, this cover page must be attached.

It must describe the document in sufficient detail to prohibit its transference to another document.

An additional recording fee for this page must be remitted.

(Space above this line reserved for recording office use)

**Document Title:** Order  
(Mortgage, Deed, Construction Lien, Etc.)

**Executing Party:** Historic Preservation Board The City of Miami Beach, Florida

**Legal Description:** \_\_\_\_\_  
(If Applicable)

As more fully described in above described document.

**Return Document To / Prepared By:**

Alfredo J. Gonzalez, Greenberg Traurig, P.A.

333 S.E. 2nd Avenue

Miami, FL 33131-3238

**(Relevant excerpts)**

Rule 2.520 (d) On all . . . documents prepared . . . . . which are to be recorded in the public records of any county . . . a 3-inch by 3-inch space at the top right-hand corner on the first page and a 1-inch by 3-inch space at the top right-hand corner on each subsequent page shall be left blank and reserved for use by the clerk of court.

**F.S. 695.26 Requirements for recording instruments affecting real property—**

(1) No instrument by which the title to real property or any interest therein is conveyed, assigned, encumbered, or otherwise disposed of shall be recorded by the clerk of the circuit court unless:

(c) A 3-inch by 3-inch space at the top right-hand corner on the first page and a 1-inch by 3-inch space at the top right-hand corner on each subsequent page are reserved for use by the clerk of the court . . .



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

MEETING DATE: May 12, 2015

FILE NO: 7515

PROPERTY: 1901 Collins Avenue

APPLICANT: Shore Club Property Owner LLC

**LEGAL:**

All of Lot 1 and a portion of Lots 2 and 3, Block B, of the OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, According to the Plat Thereof, as Recorded in Plat Book 5, Page 7, of the Public Records of Miami-Dade County, Florida and all of Lots 5, 6, 8, 9 and 10 and a portion of Lots 4 and 7, Block 1, FISHER'S FIRST SUBDIVISION OF ALTION BEACH, According to the Plat Thereof, as Recorded in Plat Book 2, Page 77, of the Public Records of Miami-Dade County, Florida; and a portion of land lying East of and contiguous to the East line of said Blocks B and 1.

**IN RE:**

The Application for a Certificate of Appropriateness for the partial demolition and renovation of the existing 'Contributing' structures on the site, total demolition of the existing 2-story cabana structure, the construction of two 2-story ground level cabana structures, modifications to the existing 22-story 'Non-Contributing' structure and landscape and hardscape modifications.

**ORDER**

The applicant filed an application with the City of Miami Beach Planning Department for a Certificate of Appropriateness and for one or more variances.

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

**I. Certificate of Appropriateness**

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

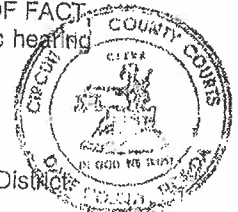
**CERTIFICATION**

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

*[Signature]* 5/14/15  
(Date)  
Personally known to me or Produced ID: *[Signature]*

Notary Public, State of Florida at Large  
Printed Name: STEVEN GREENE  
My Commission Expires: (Seal)

This document contains 7 pages.



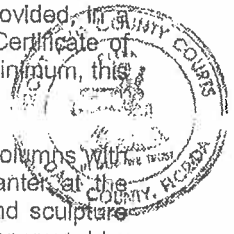


B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted:

1. Is not consistent with the Certificate of Appropriateness Criteria 'a' in Section 118-564(a)(1) of the Miami Beach Code.
2. Is not consistent with Certificate of Appropriateness Criteria 'a', 'b', 'c', 'd', 'f' & 'h' in Section 118-564(a)(2) of the Miami Beach Code.
3. Is not consistent with Certificate of Appropriateness Criteria 'a', 'b', 'c', 'd', 'h', 'j', 'k', 'm', 'n' & 'o' in Section 118-564(a)(3) of the Miami Beach Code.
1. Is consistent with Certificate of Appropriateness Criteria for Demolition in Section 118-564(f)(4) of the Miami Beach Code.

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

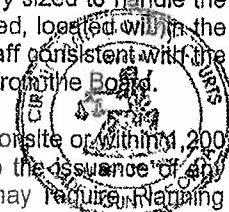
1. Revised elevation, site plan and floor plan drawings shall be submitted and, at a minimum, such drawings shall incorporate the following:
  - a. The level of demolition proposed for the Cromwell Hotel shall be minimized and the applicant shall submit additional information with regard to the structural integrity of the existing building, in a manner to be reviewed and approved by the Historic Preservation Board.
  - b. The balconies proposed for the north elevation of the Cromwell Hotel structure shall not be permitted. The balconies proposed for the east elevation may be permitted, provided the degree of demolition is the minimum required to accommodate the new projecting balconies and sliding glass doors, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
  - c. The north elevation of the north cabana building shall be further developed and shall incorporate additional fenestration, changes in material, changes in plane, and/or landscape elements, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
  - d. Final design and details of the Shore Club Hotel lobby shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board; at a minimum, this shall include the following:
    - i. Existing features of the lobby, including the four cross shaped columns with cloud shaped capitals, terrazzo steps and curved terrazzo planter at the northeast portion of the lobby, terrazzo flooring, curved wall and sculpture shall be retained and restored, in a manner to be reviewed and approved by



501

staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

- ii. White wood wall cladding shall not be approved in the original lobby space. A plaster finish or a cladding material more consistent with the Post War Modern period of architecture shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- iii. Final design and details, including elevation drawings and materials samples shall be provided for the proposed reception desk, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- e. The two existing "Shore Club" open-face neon signs facing Collins Avenue shall be fully restored, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- f. Final design and details of the proposed 20-story tower terraces, including material and finish samples of the proposed architectural screening and details of the planters including method of irrigation and drainage shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- g. Final details of all proposed glazing systems and associated details shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. The finish of the frames shall be clear anodized aluminum and the glass shall be clear.
- h. The final design and details of all exterior lighting shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. Exterior lighting shall be designed in a manner to not have an adverse overwhelming impact upon the surrounding historic district. No florescent or intensive 'white' lighting (or similar intensive lighting) visible from the adjacent public rights of way or adjacent properties shall be permitted.
- i. A fully enclosed air conditioned trash room that is sufficiently sized to handle the entire trash load of the building at all times shall be required, located within the envelope of the building, in a manner to be approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- j. The relocation of all existing required parking spaces either on-site or within 200 feet of the site, shall be permitted and constructed, prior to the issuance of any building permit to remove such parking spaces, which may require Planning Board review and approval depending on the proposed location.

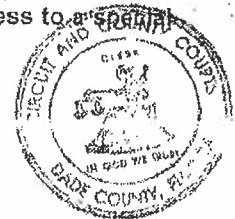


2. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
  - a. A revised landscape and hardscape plan for the entire site shall be submitted and shall include the following:
    - i. The following canopy shade trees identified on the Tree Disposition Plans (Sheets L-1 through L-3 with a submittal date of March 16, 2015): nos. 56(street tree on 20<sup>th</sup> Street), 111, 138, 192,193, 197, 198, 199, 200, 202, 205, 206, 207, 208, 209, 243, 244, 255 shall be retained; such trees may be relocated within the project site, subject to the review and approval of staff.
    - ii. The overall size of the tree planters for the existing trees that are required to remain shall be significantly enlarged in order to protect the root system and enhance planting conditions.
    - iii. The overall size of the pool and square footage of hardscape within the area delineated by the two cabana structures shall be substantially reduced, and replaced with green space, in a manner to be approved by staff.
    - iv. Hedge material of any kind shall not be permitted anywhere along the north, east and west perimeter of the property. The overall height of the understory plant material facing the public ROW's and beachwalk shall naturally not exceed 36" at maturity and shall not require periodic pruning in order to maintain such height subject to the review and approval of staff.
  - b. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the final revised landscape plan.
  - c. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.

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

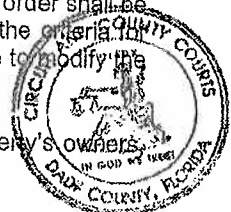
**II. Variance(s)**

- A. No variance(s) were filed as part of this application.



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

- A. A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.
- B. The Applicant agrees that a project manager will be retained to ensure that all aspects of the development permitting and licensing processes are coordinated and consistent with the approved plans. The applicant agrees to submit the name and contact information for the project manager to the Planning Department within 90 days of the April 14, 2015 meeting. Failure to comply with this condition within the specified time shall result in notice and a hearing before the Board to extend the timeframe.
- C. A modification to the current Conditional Use Permit shall be reviewed and approved by the Planning Board prior to the issuance of a full building permit or phased building permit.
- D. 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.
- E. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- F. 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.
- G. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- H. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- I. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- J. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.





Page 6 of 7  
HPB File No. 7515  
Meeting Date: May 12, 2015

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 Certificate of Appropriateness 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 approved by the Historic Preservation Board, as determined by staff, entitled "The Shore Club" as prepared by ADD Inc, dated March 16, 2015.

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.

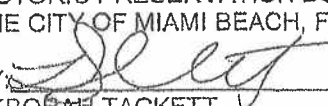
The issuance of a Certificate of Appropriateness does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean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

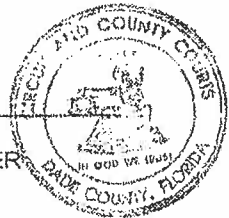
If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original Certificate of Appropriateness was granted, the Certificate of Appropriateness will expire and become null and void. If the Full Building Permit for the project should expire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

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

Dated this 18<sup>th</sup> day of May, 2015.

HISTORIC PRESERVATION BOARD  
THE CITY OF MIAMI BEACH, FLORIDA

BY:   
DEBORAH TACKETT  
PRESERVATION AND DESIGN MANAGER  
FOR THE CHAIR

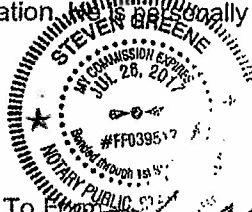


C

Page 7 of 7  
HPB File No. 7515  
Meeting Date: May 12, 2015

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

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of May 2015 by Deborah Tackett, Preservation and Design Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation, who is personally known to me.



St de  
NOTARY PUBLIC  
Miami-Dade County, Florida  
My commission expires: July 26, 2017

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

Filed with the Clerk of the Historic Preservation Board on 5/18/2015 [Signature] 5-19-15

F:\PLAN\HPB\15HPB\05-12-2015\Orders\HPB 7515\_1901 Collins Av St.May15.FO.docx

STATE OF FLORIDA, COUNTY OF DADE  
I HEREBY CERTIFY that this is a true copy of the  
original filed in this office on MAY 28 2015 day of  
WITNESS my hand and Official Seal.  
HARVEY F. JONES, Clerk of Circuit and County Courts  
By [Signature] D.C.



**CARLOS J. MARADIAGA**  
**GEORGINA CABRERA**  
Property Owners Data Research  
3802 SW 79th Avenue, #117  
Miami, Florida 33155  
PHONE: (305) 262-8965 FAX: (305) 269-3801  
E-MAIL: DataResearchAssociates@gmail.com

**Date:** February 3, 2016

**Number of Owners:** 425 (including Subject)

## COVER LETTER & CERTIFICATION

**To:** CITY OF MIAMI BEACH  
Department of Building,  
Planning & Zoning  
1700 Convention Center Drive  
Miami Beach, FL 33139

**RE:** Property Owners within a 375' Foot Radius of:  
**1901 COLLINS AVENUE**  
**MIAMI BEACH, FL 33139**


**Legal Description:** As described in Exhibit "A":

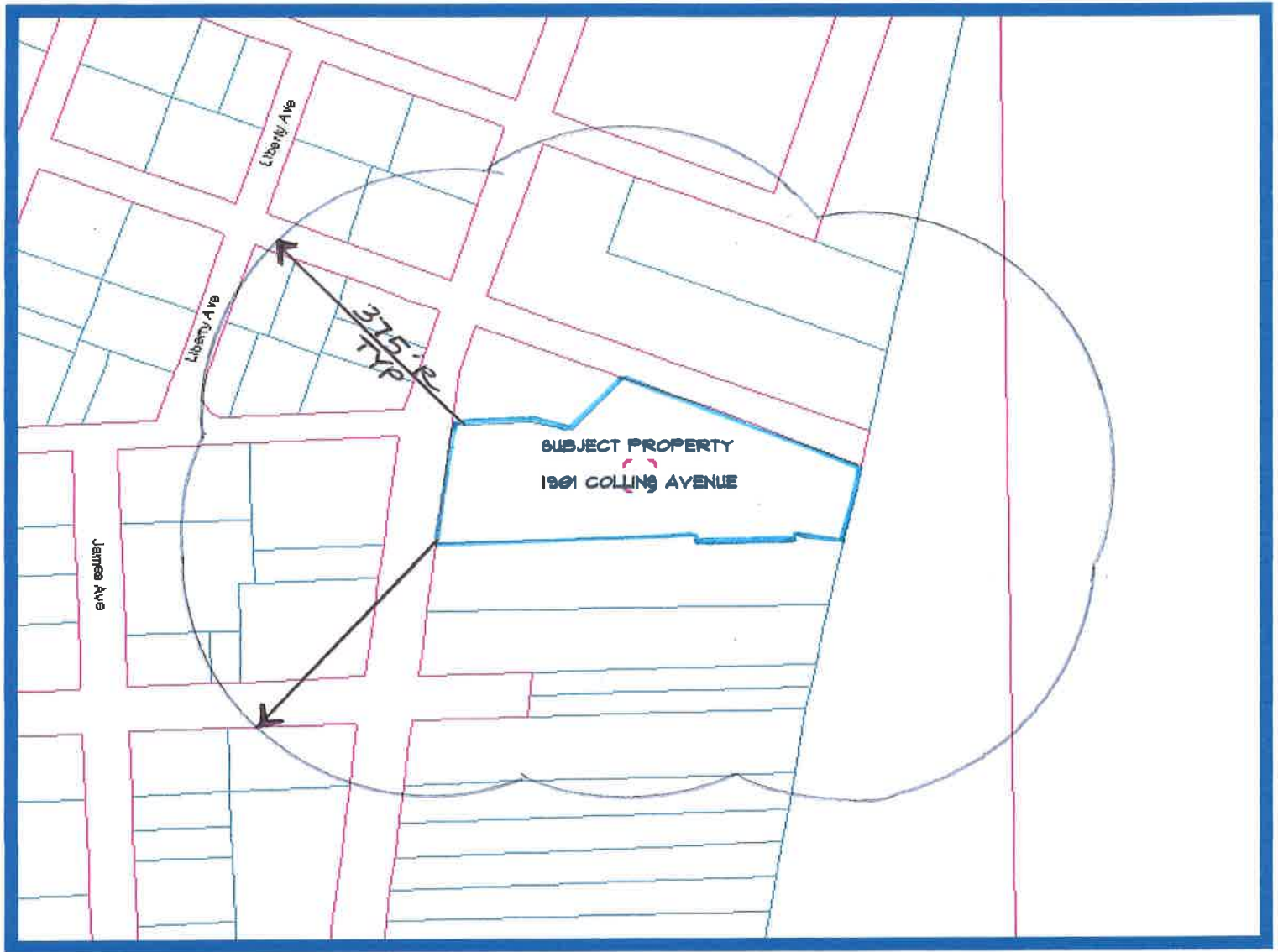
MIAMI BEACH IMP PB 2-77 PB 5-7  
BEG SW COR LOT 10 BLK 1 ALTON BCH  
PB 2-77 NELY AL ELY/L COLLINS AVE  
200FT TO A PT RUN SELY ON LINE  
PARR TO N/L BLK B PB 5-7 & 8  
19.34FT TH RUN E PARR TO S LINE  
LOT 7 BLK 1 PB 2-77 101.32FT TH  
SELY PARR TO N LINE OF SAID BLK B  
56.16FT NELY 110FT TH SE345.52FT  
TO SEAWALL ON OCEAN RUN TH SWLY

I hereby certify that I have prepared the attached ownership list, map, and mailing labels which are a complete and accurate representation of all real estate property and property owners who live (or own) real estate property within a **375' foot radius** of the external boundaries of the subject property listed above. All of which reflects the latest ad-valorem tax records on file in the Miami-Dade County Tax Assessor's Office.

**NOTE:** *Unless otherwise specified, all property owners are listed in numerical order by folio number.*

Sincerely,

  
Georgina Cabrera, Data Researcher



## 375' FOOT RADIUS MAP

APPROXIMATE SCALE = 1" = 250'

**PROPERTY ADDRESS:** 1901 COLLINS AVENUE / MIAMI BEACH, FL 33139

**PROPERTY LEGAL:**

MIAMI BEACH IMP PB 2-77 PB 5-7 BEG SW COR LOT 10 BLK 1  
ALTON BCH PB 2-77 NELY AL ELY/L COLLINS AVE 200FT TO A  
PT RUN SELY ON LINE PARR TO N/L BLK B PB 5-7 & 8 19.34FT  
TH RUN E PARR TO S LINE LOT 7 BLK 1 PB 2-77 101.32FT TH  
SELY PARR TO N LINE OF SAID BLK B 56.16FT NELY 110FT TH  
SE345.52FT TO SEAWALL ON OCEAN RUN TH SWLY

**AS DESCRIBED IN EXHIBIT "A"  
COUNTY OF MIAMI-DADE, FLORIDA**





NAME	ADDRESS	CITY	STATE	ZIP	COUNTRY
MOTIVI LIMITED	PO BOX 146	WICKHAMS CAY	ROADTOWN	TORTOLA	BVI
LEON LAVOIE	3932 CLARK	MONTREAL	QUEBEC	H2W 1W7	CANADA
BENOIT DESCHAMPS JTRS	3932 RUE CLARK	MONTREAL	QUEBEC	H2W 1W7	CANADA
TOMMY GOMATOS & CONSTANTINA GOMATOS	4037 MACKENZIE	LAVAL	QUEBEC	H7W1M6	CANADA
CORMACK DEVELOPMENTS LP	1842 LAKE SHORE BLVD	TORONTO	ONTARIO	M4	CANADA
INVERSIONES HOLANDA SA	PO BOX 578-1000	SAN JOSE			COSTA RICA
CARDASH 2602 LLC	PIAZZA AETTORE TRILO 11	PESCARA		65127	ITALY
JOSE ESTEFAN ACAR LE	CERRADA DE AMEYALCO #7	COLONIA DEL VALLE	DF CP	03100	MEXICO
UNIVERSAL INVS UN LTD INC	17201 COLLINS AVENUE	SUNNY ISLES BEACH	FL	33160	
PHILIPS SOUTH BEACH LTD PRTRN	417 5 <sup>TH</sup> AV	NEW YORK	NY	10016	
JCS SOUTH BEACH LLC	4333 COLLINS AVENUE	MIAMI BEACH	FL	33140	
RNT REAL ESTATE HOLDING LL	7 TRAPPING WY	PLEASANTVILLE	NY	10570	
COLLINS PARK HOTEL LLC	236 21 <sup>ST</sup> STREET	MIAMI BEACH	FL	33139	
JUST AROUND THE CORNER LLC	26 HARBOR PARK DR	PORT WASHINGTON	NY	11050	
GREYSTONE TERRA FIRMA LLC	4111 ANDOVER RD	BLOOMFIELD HILLS	MI	48302	
LUIS MANUEL & MIGUEL ANGEL CHIBRAS ROMERO	325 S.BISCAYNE BLVD	MIAMI	FL	33131	
SANTA BARBARA 230 LLC	1691 MICHIGAN AVENUE	MIAMI BEACH	FL	33139	
1941 LIBERTY LLC	230 20TH STREET	MIAMI BEACH	FL	33139	
LENNOX MIAMI CORP	1900 COLLINS AVENUE	MIAMI BEACH	FL	33139	
ABBEY OWNERS LLC	300 21 STREET	MIAMI BEACH	FL	33139	
PHILIPS SOUTH BEACH LTD PRTRN	1680 MERIDIAN AVE SUITE #1-2	MIAMI BEACH	FL	33139	
RIVIERA LOFTS HOTEL LLC	1680 MERIDIAN AVENUE	MIAMI BEACH	FL	33139	
EISENBERG DEVELOPMENT CORP	1900 LIBERTY AVENUE	MIAMI BEACH	FL	33139	
1918 APARTMENTS LTD	PO BOX 403303	MIAMI BEACH	FL	33140	
SHORE CLUB PROPERTY OWNER LLC	600 MADISON AVENUE #17TH FLR	NEW YORK	NY	10022	
JOBROTAM DEVELOPMENT CORP	1900 LIBERTY AVENUE	MIAMI BEACH	FL	33139	
IC LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	
PESTANA MIAMI LLC	300 71 STREET, SUITE 528A	MIAMI	FL	33141	
DECO BEACH INNS LTD	1741 COLLINS AVENUE	MIAMI	FL	33139	
STANLEY JONAS TRUST	1560 S. TREASURE DRIVE	NORTH BAY VILLAGE	FL	33141	
SOUTH BEACH 18 LLC	1005 PARK CENTRE BLVD	MIAMI	FL	33169	
CATALINA HANAT LLC	1680 MERIDIAN AVE SUITE	MIAMI BEACH	FL	33139	
SOBE HOTEL MIAMI BEACH LLLP	1776 COLLINS AVENUE	MIAMI BEACH	FL	33139	
1775 JAMES AVENUE LLC	200 PARK AVENUE	NEW YORK	NY	10003	
RICHMOND HOTEL CORP	1757 COLLINS AVENUE	MIAMI BEACH	FL	33139	
ELMIRA MIAMI LLC	1133 BROADWAY	NEW YORK	NY	10010	
SEAN MIRMELLI TRS	1717 COLLINS AVENUE	MIAMI BEACH	FL	33139	
M C M CORP LESSEE	1741 COLLINS AVENUE	MIAMI BEACH	FL	33139	
SYNERGETIC REAL EST OF FLA LLC	CHRISTIES LN	NEWPORT	RI	2840	
WALLACE CORPORATION	1757 COLLINS AVENUE	MIAMI BEACH	FL	33139	
EMILIO A. ALEN TRS	13648 CAMBRIDGE PLAC	CHINO	CA	91710-6603	
LEON BEREN TRS	526 BEACH 132 STREET	BELLE HARBOR	NY	11694-1414	
JORGE MARRERO & W LUCIA	245 18 ST 304	MIAMI BEACH	FL	33139	
MERCEDES A. GODINHO	24 PELHAM ROAD	KENDALL PARK	NJ	08824	
CONRADO BAEZ & CONRAD BAEZ JR	22 PARK PLACE	LYNBROOK	NY	11563	
RAMON J SUAREZ	245 18 ST 402	MIAMI BEACH	FL	33139	
F2 SOVE LLC	942 LAFAYETTE AVENUE	BROOKLYN	NY	11221	
PEDRO H VALDES & W AGUSTINA R	245 18 ST 404	MIAMI BEACH	FL	33139	
AMANDA SABALJA & H JOHN SABALJA	245 18 ST 405	MIAMI BEACH	FL	33139	
MICHAEL ZACKMAN & W LESLIE	420 12 STREET # D1L	BROOKLYN	NY	11215	
BRENDA N STEELE & NICOLAS STEELE	255 EASTERN PKWY, APT C6	BROOKLYN	NY	11238	
JON S BUCHWALD	17 ALLSMEER DRIVE	WEST GROVE	PA	33904	
DEDA D. GOJCAJ	321 MILLTOWN ROAD	BREWSTER	NY	10509	
JULIA REY & SONIA COSSIO	245 18 ST 505	MIAMI BEACH	FL	33139	
ROBERTO H. PEREZ & W OMAIDA TRS	3729 SE 8 PLACE	CAPE CORAL	FL	33904	
JOAQUIN FERNANDEZ LE	245 18 ST 602	MIAMI BEACH	FL	33139	
JEAN CHARNEY	424 N. PALM DRIVE #205	BEVERLY HILLS	CA	90210	
F2 SOVE LLC	1786 N. COMMERCE PKWY	WESTON	FL	33326	
ROBERT MANARI	245 18 ST 605	MIAMI BEACH	FL	33139	
ANGELA C. RAMEY	245 18 ST 701	MIAMI BEACH	FL	33139	
RAUL APARACIO	245 18 ST 702	MIAMI BEACH	FL	33139	
MARIO MARTIN & W CRISTINA LE	245 18 ST 703	MIAMI BEACH	FL	33139	
ROLANDO ESPINOSA & W FRANCISCA	1800 COLLINS AVENUE #7B	MIAMI BEACH	FL	33139	
ANNA CHU	245 18 ST 705	MIAMI BEACH	FL	33139	
MYRNA MILAN	245 18 ST 801	MIAMI BEACH	FL	33139	
JOSE G GONZALEZ & W JOSEFINA	245 18 ST 802	MIAMI BEACH	FL	33139	
MARIA NIKAC	245 18 ST 803	MIAMI BEACH	FL	33139	
MELAT MB LLC	1330 WEST AVENUE #602	MIAMI BEACH	FL	33139	
MIGUEL T. LOPEZ	9340 SW 54 STREET	MIAMI	FL	33165	

GETA CONSTANTINESCU	245 18 ST 901	MIAMI BEACH	FL	33139
ELVIRA DUARTE TRUST	9520 SW 34 STREET	MIAMI	FL	33165
PABLO G. MARGOLLES &W ISABEL	600 EAST 47 STREET	HIALEAH	FL	33013
MYRNA MILAN	245 18 ST 905	MIAMI BEACH	FL	33139
NANCY FERNANDEZ	2 CHELSEA COURT	DAYTON	NJ	08810
WALTER MANTEY &W TEREZINHA	245 18 ST 1002	MIAMI BEACH	FL	33139
FELICE G GRODIN	245 18 ST 1003	MIAMI BEACH	FL	33139
LEONID ZOLOTAREV TRS	1733 OCEAN AVENUE	BROOKLYN	NY	11230
GRIGORY FRIDKIN &W KHAVA	230 174 STREET #1808	SUNNY ISLES BEACH	FL	33160
JORGE FONDON	245 18 ST 1101	MIAMI BEACH	FL	33139
A D REGARD LLC	400 KINGS POINT DRIVE #1222	SUNNY ISLES BEACH	FL	33160
STEVEN D. GAGNON	245 18 ST 1103	MIAMI BEACH	FL	33139
MARUJA NIETO & JEANNIE GOODRICH	10 PEABODY ROAD	STONEHAM	MA	02180
JOSEPH CARILLO JTRS	236 HENRY STREET, APT #6	BROOKLYN	NY	11201
ANNA MARIE CARRILLO	236 HENRY STREET, APT #6	BROOKLYN	NY	11201
PHILIPPE CARADEC	155 EAST 93 STREET #6D	NEW YORK	NY	10128
GASPAR ARREDONDO JR	1800 COLLINS AV 3H	MIAMI BEACH	FL	33139
TERENCE O KEEFFE	1800 COLLINS AV 3J	MIAMI BEACH	FL	33139
INVERSIONES EMMER INC	PO BOX 2518	HOUSTON	TX	77252
OLGA SALGUEIRO	1800 COLLINS AV 4J	MIAMI BEACH	FL	33139
OCTAVIO MOURE	1800 COLLINS AV 5A	MIAMI BEACH	FL	33139
VERA M ZUPAN-BONINO	1800 COLLINS AV 5B	MIAMI BEACH	FL	33139
ALICIA CARRO	1800 COLLINS AV 5C	MIAMI BEACH	FL	33139
PASCAL JETTE	1800 COLLINS AV 5D	MIAMI BEACH	FL	33139
LUCILLE CASTRO	1800 COLLINS AV 5E	MIAMI BEACH	FL	33139
ELISA KUZMENSKI GARBARZ LE	1800 COLLINS AV 5F	MIAMI BEACH	FL	33139
GEORGE E BOLENDER	575 W END AVENUE # 5A	NEW YORK	NY	10024
SUNBED INC.	1333 W. LUNT AVENUE #2H	CHICAGO	IL	60626
SYLVIA CARRO	1800 COLLINS AV 6C	MIAMI BEACH	FL	33139
ALBERTO CHAYA &W DORIS	150 SE 2 AVENUE #1110	MIAMI	FL	33131
JON WILSON	1800 COLLINS AV 6E	MIAMI BEACH	FL	33139
RAUL E. FIGUEROA TRS	1800 COLLINS AV 6F	MIAMI BEACH	FL	33139
MARCOS E. CINTRON	8540 DUNDEE TERRACE	HIALEAH	FL	33016
ANTONIO CASALS & ALINA GARCIA	8721 SW 79 PLACE	MIAMI	FL	33165
VICTOR ESTEFAN CHAUL JTRS	1800 COLLINS AV 7E	MIAMI BEACH	FL	33139
JOHN STACHL	PO BOX 524141	MIAMI	FL	33152
GLADIS C OLIVEIRA	9281 ABBOTT AVENUE	SURFSIDE	FL	33154
MICHAEL D. STAPLETON	1800 COLLINS AV 8B	MIAMI BEACH	FL	33139
GIULIANA SCHLEMPF & ALEXANDER M SCHLEMPF JTRS	1800 COLLINS AV 8C	MIAMI BEACH	FL	33139
MAKKARI SAMPSON	1800 COLLINS AV 8D	MIAMI BEACH	FL	33139
GOLDENEGGS5 LLC	1800 COLLINS AV 10F	MIAMI BEACH	FL	33139
YAJAYRA AYLLON	1800 COLLINS AV 8F	MIAMI BEACH	FL	33139
FORTUNATO OBADIA &W BETTY A	1745 E HALLANDALE BCH BLVD, #W408	HALLANDALE BEACH	FL	33009
SANDRA LEE CALO	1800 COLLINS AV 9C	MIAMI BEACH	FL	33139
GIUSEPPE CAVALLERI	1800 COLLINS AV 9D	MIAMI BEACH	FL	33139
EDWARD W. WALSH JTRS	PO BOX 1598	PRINCETOWN	MA	02657
ERMAR MB INC	420 LINCOLN ROAD #248	MIAMI BEACH	FL	33139
FRANCESCA MOSCOLONI	1800 COLLINS AV 10A	MIAMI BEACH	FL	33139
MARCO GIANNINI & ROSSANA CORUZZI	1800 COLLINS AV 10C	MIAMI BEACH	FL	33139
GLARUS REVOCABLE TRUST	1800 COLLINS AV 15F	MIAMI BEACH	FL	33139
MATO COLAK	1800 COLLINS AV 10E	MIAMI BEACH	FL	33139
JONMITO LLC	8620 NE 2 AVENUE	EL PORTAL	FL	33138
JOSE LUCHSINGER LE	1800 COLLINS AV 11A	MIAMI BEACH	FL	33139
RYSZARD SZALA &W MARIA	83 CALYER STREET #APT 1	BROOKLYN	NY	11222
JOSEPH ASSAF	7118 MAIN STREET	FLUSHING	NY	11367
GAGCUBE CORP	8301 NW 197 STREET	MIAMI GARDENS	FL	33015
SCOTT W. BARGER &W MAGALIS J GONZALEZ	1800 COLLINS AV 11F	MIAMI BEACH	FL	33139
WILLIAM R. HIEBELTRS	666 W. IRVING PARK RD #12	CHICAGO	IL	60613
IRVING S. DANESH	420 ATLANTIC AVENUE	MARBLEHEAD	MA	01945
650592 CORPORATION	1800 COLLINS AV 12C	MIAMI BEACH	FL	33139
MARISSA BOYESCU	1800 COLLINS AV 12D	MIAMI BEACH	FL	33139
COOKER MB LLC	420 LINCOLN ROAD #248	MIAMI BEACH	FL	33139
PAULA RAMOS	1800 COLLINS AV 12F	MIAMI BEACH	FL	33139
JOSE FERNANDO TORRE SARLAT	1800 COLLINS AV 14A	MIAMI BEACH	FL	33139
EDUARDO RUIZ	1800 COLLINS AV 14B	MIAMI BEACH	FL	33139
ANTONIO TREVISI	1800 COLLINS AV 14C	MIAMI BEACH	FL	33139
SQUARE MB LLC	1800 COLLINS AV 14D	MIAMI BEACH	FL	33139
SQUARE MB LLC	420 LINCOLN ROAD #248	MIAMI BEACH	FL	33139
JOSE CARLOS MENDOZA	3440 SW 16 TERRACE	MIAMI	FL	33145
ELISA KUZMENSKI GARBARZ LE	1800 COLLINS AV 15A	MIAMI BEACH	FL	33139

CARNIA LLC	1800 COLLINS AV 15B	MIAMI BEACH	FL	33139
THE GLARUS REVOC TRUST	1800 COLLINS AV 15C	MIAMI BEACH	FL	33139
JEB KALAF	1859 SW 17 STREET	BOCA RATON	FL	33486
KEITH F BACKER TRS	400 S. DIXIE HWY, SUITE #420	BOCA RATON	FL	33432
ROMAN ADLER &W CELIA	84 SERRELL AVENUE	STANTEN ISLAND	NY	10312
ANDRZEJ & ELZBIETA GLAB	421 HAROLD AVENUE	STANTEN ISLAND	NY	10312
JOSEPH ASSAF	1800 COLLINS AV 16C	MIAMI BEACH	FL	33139
ELISA KUZMENSKI GARBARZ LE	1800 COLLINS AV 16E	MIAMI BEACH	FL	33139
PAWEL BARTOSZEK	1800 COLLINS AV 16F	MIAMI BEACH	FL	33139
KSENIA SAAVEDRA & CARMEN L DEL CUETO JTRS	15121 SW 34 TERRACE	MIAMI	FL	33185
ELISA KUZMENSKI GARBARZ LE	1800 COLLINS AV 17B	MIAMI BEACH	FL	33139
RAUL CASARES &W PILAR GONZALEZ	1800 COLLINS AV 17C	MIAMI BEACH	FL	33139
AYSE AYTEN SUNAR	1800 COLLINS AV 17D	MIAMI BEACH	FL	33139
INES M. FERNANDEZ	1800 COLLINS AV 17E	MIAMI BEACH	FL	33139
HERVE MERLINO	1800 COLLINS AV 17F	MIAMI BEACH	FL	33139
ERIC DEMARCHELIER &W CATHERINE	1800 COLLINS AV 18A	MIAMI BEACH	FL	33139
S A IMMOBILIARE USA LLC	1680 MICHIGAN AVENUE #910	MIAMI BEACH	FL	33139
YETTA BERGER	1800 COLLINS AV 18C	MIAMI BEACH	FL	33139
MARGARITA & AYDA GONZALEZ	2613 DOOLITTLE DRIVE	BRIDGEWATER	NJ	08807
PRAKASH CHATANI JTRS C/O SHEVAK CHATANI	407 LINCOLN ROAD SUITE #708	MIAMI BEACH	FL	33139
NIRMLA ALWANI	1800 COLLINS AV 19G	MIAMI BEACH	FL	33139
VIANGLO LLC	5200 SW 89 TERRACE	COOPER CITY	FL	33328
INSITE MIAMI BEACH LLC	1825 MAIN STREET, SUITE #235	WESTON	FL	33326
1825 COLLINS AVE OWNER LLC	390 PARK AVENUE	NEW YORK	NY	10022
STEPHEN CARL	PO BOX 360	CROWNSVILLE	MD	21032
DANIEL MATERDOMINI TRS	1801 COLLINS AV T3	MIAMI BEACH	FL	33139
GUDRUN TRIFUNOVICH	1801 COLLINS AV T4	MIAMI BEACH	FL	33139
CHRISTOPHER .P D'ANNA (TR)	1309 MARGARETTE AVENUE	BALTIMORE	MD	21286
DIDIER DEMESMIN	18 ROCKLEDGE COURT	BELLE MEAD	NJ	08502
SA T7 LLC	1801 COLLINS AV T7	MIAMI BEACH	FL	33139
ROBERT C. SANFORD	PO BOX 563100	MIAMI	FL	33256
NEARY ASSOCIATES LP	26 MINEOLA AVENUE	POINT LOOKOUT	NY	11569
SHELBORNE OCN BCH HOTEL CONDO	1801 COLLINS AV T10	MIAMI BEACH	FL	33139
ABCAA V LLC	25 NW 27 AVENUE	MIAMI	FL	33125
WENDY ANNE CAPLIN &W LARRY HARLOW	114 W 86 STREET #12A	NEW YORK	NY	10024
REED H & ANNE G BEMENT TRUST	75 FOLSOM STREET #1800	SAN FRANCISCO	CA	94105
EXQUISITE REAL ESTATE LLC	1801 COLLINS AV L1	MIAMI BEACH	FL	33139
SHELBORNE PROPERTY ASSOC LLC	4770 BISCAYNE BLVD #1400	MIAMI	FL	33137
SOFIA KESEP	2950 SW 12 STREET	MIAMI	FL	33135
ARTHUR C. FUGNER	25024 41 ROAD	FLUSHING	NY	11363
SHELBORNE PROPERTY ASSOCIATES LLC	1801 COLLINS AV L5	MIAMI BEACH	FL	33139
ROBERT S. FARNIK	1526 N. HOYNE AVENUE	CHICAGO	IL	60622
HOMESTEAD EQUITIES INC	250 W. 24 STREET #2FW	NEW YORK	NY	10011
HUBER W. BLOKFORD	1702 KALMIA ROAD NW	WASHINGTON	DC	20012
HILDA FERRA REVOC LIVING TRUST	6085 W 10 AVENUE	HIALEAH	FL	33012
SWGSB LLC	1801 COLLINS AV 1501	MIAMI BEACH	FL	33139
DAMIAN SANTIAGO BRUNO	5600 COLLINS AVENUE APT #8B	MIAMI BEACH	FL	33140
ALAN G MARKOPOULOS	315 E. 106 STREET APT. #10F	NEW YORK	NY	10029
FELIX HORACIO RIVERO	500 89 STREET	SURFSIDE	FL	33154
DORA ESCOBEDO	1801 COLLINS AV 803	MIAMI BEACH	FL	33139
GINNY LEVA	18 VILLAGE HILL DRIVE	HUNTINGTON STATION	NY	11746
AGLAIA VIANES	103 COURT HOUSE PLACE	JERSEY CITY	NJ	07306
MARTIN S. BILSKER	40 MORNIGSIDE DRIVE	CORAL GABLES	FL	33133
LE PARC MIAMI LLC	2222 PONCE DE LEON BLVD #PH	CORAL GABLES	FL	33134
SWGSB LLC	1801 COLLINS AV 904	MIAMI BEACH	FL	33139
EVARISTO JAVIER RIVERO	7520 COQUINA DRIVE	NORTH BAY VILLAGE	FL	33141
USARES INC	4775 COLLINS AVENUE #3404	MIAMI BEACH	FL	33140
PAUL LEVA	1801 COLLINS AV 1105	MIAMI BEACH	FL	33139
COSME SALAS &W YVETTE	1801 COLLINS AV 606	MIAMI BEACH	FL	33139
DAVID KRAUS	15 WEST 11 STREET	NEW YORK	NY	10011
HERKA INVESTMENTS LLC	920 N. VENETIAN DRIVE	MIAMI BEACH	FL	33139
SINAN DUZUREK & ALLEN LAWRENCE	1520 16 STREET NW APT #503	WASHINGTON	DC	20036
BELSA TSAY	5301 NW 105 COURT	DORAL	FL	33178
ALEJANDRO J JANE JTRS	1801 COLLINS AV 1207	MIAMI BEACH	FL	33139
SHELBORNE 608 LLC	34 W SAN MARINO DRIVE	MIAMI BEACH	FL	33139
SRA FINANCIAL SERVICES INC	4770 BISCAYNE BLVD #1400	MIAMI	FL	33131
RICHARD STREATFIELD	1801 COLLINS AV 808	MIAMI BEACH	FL	33139
OLGA ELENA ESCOBAR 2003 TR	431 NW 132 AVENUE	MIAMI	FL	33182
GIL NEARY	250 W 24 STREET APT #2E	NEW YORK	NY	10011
SCOTT POPE	1801 COLLINS AV 709	MIAMI BEACH	FL	33139

MIGUEL A PENUELA &W ZAIRA	3943 58 SREET #FL 2	WOODSIDE	NY	11377
PAUL J. TERRELL	3673 NW 18 AVENUE	OAKLAND PARK	FL	33309
MIAMI HOLIDAYS INC	8714 SW 103 AVENUE	MIAMI	FL	33173
SPARER SOL LIVING TRUST	1801 COLLINS AV 1110	MIAMI BEACH	FL	33139
DOMINGO RODRIGUEZ &W PILAR	26 HILLCROFT ROAD	JAMAICA PLAINS	MA	02130
GERALDINE VERGARA	1801 COLLINS AV 1410	MIAMI BEACH	FL	33139
NICOLA MARCHI	1801 COLLINS AV 411	MIAMI BEACH	FL	33139
MARISSA SANTOS	1801 COLLINS AV63 CARRIAGE ROAD 711	ROSLYN	NY	11576
GERARD K. DUVILLIER	851 MORROW STREET	STANTEN ISLAND	NY	10303
KEITH MENIN	2200 BISCAYNE BLVD	MIAMI	FL	33137
REBECA GONZALEZ	3342 SW 141 AVENUE	MIAMI	FL	33175
COLLINS AVENUE LAND TRUST TRS	1801 COLLINS AV 620	MIAMI BEACH	FL	33139
COLLINS AVENUE LAND TRUST TRS	1801 COLLINS AV 820	MIAMI BEACH	FL	33139
ALBERTE WADLER	250 W 24 STREET APT #2FW	NEW YORK	NY	10011
LEONARD WADLER TRS	1801 COLLINS AV 721	MIAMI BEACH	FL	33139
LEONARD WADLER TRS	3132 14 STREET	LONG ISLAND CITY	NY	11106
POOL INMOBILARION LLC	275 NE 18 STREET, #1503	MIAMI	FL	33132
GUSTAVO CUINA	1801 COLLINS AV 922	MIAMI BEACH	FL	33139
ERIC HARARI	1329 ALTON ROAD	MIAMI BEACH	FL	33139
EVELYN A. BAILEY	3445 STRATFORD RD NE #2604	ATLANTA	GA	30326
FADI KARNABY	239 74 STREET	BROOKLYN	NY	11209
FRANK ZIMMERMAN	1801 COLLINS AV 630	MIAMI BEACH	FL	33139
GIOVANNI PORRETTO &W PAULETTE	6123 BEECKER STREET	RIDGEWOOD	NY	11385
OSCAR G. PEREZ	28 BROADWAY	PASSAIC	NJ	07055
LAWRENCE HUTT & GILMYCEL HUTRT	58 CHURCH LANE	MANALAPAN	NJ	07726
CRUMAN FAMILY LTD PARTNERSHIP	PO BOX 441735	MIAMI	FL	33144
GURSEL SEZGIN	201 CRANDON BLVD APT #1023	KEY BISCAYNE	FL	33149
ANNA A SHVEDOVA KAGAN &W VALERAIN KAGAN	1801 COLLINS AV 540	MIAMI BEACH	FL	33139
JOSEPH ASSAF	737 LENOX AVENUE	MIAMI BEACH	FL	33139
PARAGON SHELBORNE INVESTMENTS	3550 SW 139 AVENUE	MIRAMAR	FL	33027
ROBERT WILLIAM TIMMS TRS	1211 CONSTITUTION AVENUE NE	WASHINGTON	DC	20002
MICHAEL LANZALOTTO	1801 COLLINS AV 1000	MIAMI BEACH	FL	33139
SOUTHERNPOINT LIMITED A BVI CO	1441 BRICKELL AVENUE, #1700	MIAMI	FL	33131
SETAI OWNERS LLC	2001 COLLINS AV 201	MIAMI BEACH	FL	33139
SETAI 1415 LLC C/O DITTO APPAREL	229 WEBB SMITH DR	COLFAX	LA	71417
SREEDHAR CHINTAMANENI	9 W 31 STREET #35B	NEW YORK	NY	10001
SETAI 402 INC	2001 COLLINS AV 402	MIAMI BEACH	FL	33139
PRINCESS SERENITY LLC	1 E 66 STREET	NEW YORK	NY	10065
LFL0411 HOLDINGS LLC	1109 APPLE ROAD	QUAKERTOWN	PA	18951
KF Setai 511 LLC	1111 LINCOLN ROAD SUITE 400	MIAMI BEACH	FL	33139
DOUGLAS CHARLES & MELISSA ROGERS	8404 HOLLYWOOD BLVD	LOS ANGELES	CA	90069
101 20TH ST MIAMI LLC	101 20 STREET	MIAMI BEACH	FL	33139
JOHN BARMAN	101 20 ST TH C	MIAMI BEACH	FL	33139
BENBO INTERNATIONAL LTD	7491 W OAKLAND PARK BLVD #306	TAMARAC	FL	33319
MARCUS R. ROWAN	101 20 ST TH E	MIAMI BEACH	FL	33139
MEADOW LANE VENTURES LLC	590 MADISON AVENUE #FL 28	NEW YORK	NY	10022
SETAI 1801 LLC	2 AVERY ST APT 23D	BOSTON	MA	02111
FRAN INVESTMENT LLC	20165 NE 39 PLACE #504	AVENTURA	FL	33180
LAS CATONAS CORP	2875 NE 191 STREET SUITE 801	AVENTURA	FL	33180
JEFFREY T APTER	256 BUNN DRIVE, SUITE #6	BOSTON	MA	02111
ELARA CONTINUM CORP	2601 S. BAYSHORE DRIVE #725	MIAMI	FL	33133
RICCARDO CAPUA	1395 BRICKELL AVENUE 14TH FLR	MIAMI	FL	33131
RIPA LLC	651 OKEECHOBEE BLVD #10	WEST PALM BEACH	FL	33401
GARDENIA 1 Setai INC	444 MADISON AVENUE, STE 1206	NEW YORK	NY	10022
JVN HOLDINGS INC	3556 FLAMINGO DRIVE	MIAMI BEACH	FL	33140
SETAI MIAMI 2801 LLC	1410 20 STREET SUITE 214	MIAMI BEACH	FL	33139
VADE RETRO INC	PO BOX 3156	GENEVA	TX	75959
EVAN SACKS	200 E. END AVENUE APT# 4J	NEW YORK	NY	10128
RAN 3101 LLC	101 20 ST 3101	MIAMI BEACH	FL	33139
GLENN R HEAD	101 20 ST 3201	MIAMI BEACH	FL	33139
SOUTH BCH Setai 3301 LLC	PO BOX 770531	NAPLES	FL	34107
STEVEN C. SIMON	101 20 ST 3401	MIAMI BEACH	FL	33139
ONE INVEST LLC	407 LINCOLN ROAD SUITE #121	MIAMI BEACH	FL	33139
3601 Setai LLC	PO BOX 140668	CORAL GABLES	FL	33114
STEPHEN SOLOWAY	825 DAMASK ROSE CT	VINELAND	NJ	08360
3801 INVESTMENTS LLC	2200 ROSS AVE, STE 2200	DALLAS	TX	75201
OJB TRUST	80 COLUMBUS CIRCLE #71-C	NEW YORK	NY	10023
ONE WAY PROPERTIES LLC	2666 TIGERTAIL AVENUE, STE 106	COCONUT GROVE	FL	33133
TYNESIDE PROPERTIES LTD	1395 BRICKELL AVENUE 14TH FLR	MIAMI	FL	33131
DESING ITALINO LLC	1643 BRICKELL AVENUE #2902	MIAMI	FL	33129



CHARLES T. CLOSE	25 BOND STREET	NEW YORK	NY	10012
RICHARD BENNETT & ANDREW C FRAKE JTRS	101 20 ST 2202	MIAMI BEACH	FL	33139
SETAI 2302 LLC	101 20 ST 2302	MIAMI BEACH	FL	33139
SERGEY KALVARSKIY	101 20 ST 2402	MIAMI BEACH	FL	33139
JAY BLOOM	9 COOPER ROAD	SCARSDALE	NY	10583
JYANINVEST USA INC	1001 BRICKELL BAY DR STE 1400	MIAMI	FL	33131
2802/2804 SETAI LLC	4735 MALLARD POND DRIVE	AKRON	OH	44333
SYNDECO INVEST CORP	2455 E. SUNRISE BLVD STE #504	FT. LAUDERDALE	FL	33304
ALBERT N BRUNO	101 20 ST 3002	MIAMI BEACH	FL	33139
ANDREA LEONE	101 20 ST 3102	MIAMI BEACH	FL	33139
AKHUNDOV IKHTIYAR	101 20 ST 3202	MIAMI BEACH	FL	33139
GOLD FALCON LLC	3500 S. DUPONT HWY	DOVER	DE	19901
MADISON K. KARLOCK	995 VENETIAN DRIVE	MIAMI BEACH	FL	33139
OCEAN BOX INC.	2721 EXECUTIVE PARK DRIVE, STE 3	WESTON	FL	33331
ECEMIR INC	101 20 ST 1903	MIAMI BEACH	FL	33139
NYMI 2003 SETAI MIAMI LLC	101 20 ST 2003	MIAMI BEACH	FL	33139
DOV GOLDSTEIN &W SUSANNA GOLDSTEIN	24 CENTRAL PARK S. #18E	NEW YORK	NY	10019
SETAI UNIT 2203 LLC	101 20 ST 2203	MIAMI BEACH	FL	33139
BLOFELD LLC	1390 BRICKELL AVENUE	MIAMI	FL	33131
SETAI 2503 LLC	7491 W. OAKLAND PARK BLVD, STE. 306	TAMARAC	FL	33319
CARL S. ROSENDORF	101 20 ST 2603	MIAMI BEACH	FL	33139
GERSON GOMES	PO BOX 580007	FLUSING	NY	11358
NAKASH FLORIDA PROPERTIES LLC	1400 BROADWAY	NEW YORK	NY	10018
NISSAN BOURY	180 EAST 79 STREET, APT #8A	NEW YORK	NY	10075
SETAI UNIT 3003 LLC	101 20 ST 3003	MIAMI BEACH	FL	33139
RONNIE W. SUDMAN	620 NEWPORT CENTER DR, #FL 11	NEWPORT BEACH	CA	92660
STEPHEN SOLOWAY	101 20 ST 3403	MIAMI BEACH	FL	33139
SETAI 3503 LLC	200 S. BISANE BLVD #2500	MIAMI	FL	33131
MHHH LLC	101 20 ST 3606	MIAMI BEACH	FL	33139
G200 EXCHANGE LLC	40 W 57 STREET, 23RD FLR	NEW YORK	NY	10019
3803 LLC	101 20 ST 3803	MIAMI BEACH	FL	33139
DAVID B. FRANK	101 20 ST PH D	MIAMI BEACH	FL	33139
DIANE CHANG TRS	1169 REGENCY DRIVE	COLUMBUS	OH	43220
CHARLES T. CLOSE	101 20 ST 1904	MIAMI BEACH	FL	33139
SETAI 2004 INC	101 20 ST 2004	MIAMI BEACH	FL	33139
YASEMIN E. AKDEMIR MUKADDES	1691 MICHIGAN AVENUE, STE #320	MIAMI BEACH	FL	33139
MM HOLDINGS 2204 INC	101 20 ST 2204	MIAMI BEACH	FL	33139
SETAI 2304 LLC	1111 KANE CONCOURSE, STE 603	BAY HARBOR ISLANDS	FL	33154
KOHHANN YEE	36 JANE DRIVE	ENGLEWOOD CLIFFS	NJ	07632
HANS BRULAND &W JOSIE	1645 35 STREET NW	WASHINGTON	DC	20007
JOSEPH TESEO TRS	101 20 ST 2604	MIAMI BEACH	FL	33139
SETAI 2704 LLC	2435 DOLEMAN DRIVE	WESTBLOOMFIELD	MI	48324
SETAI 2904 CORP	100 SE 2ND STREET, STE #1600	MIAMI	FL	33131
SYNAMON REAL ESTATE LLC	30 FENWICK HALL ALY	JOHNS ISLAND	SC	29455
ROD FELDMAN TRS	101 20 ST 3104	MIAMI BEACH	FL	33139
GERTRAUD E. KIRCHMAYER	101 20 ST 3204	MIAMI BEACH	FL	33139
SETAI MIAMI 3304 LLC	101 20 ST 3304	MIAMI BEACH	FL	33139
UP ALL NIGHT SOUTH BEACH LLC	101 20 ST 3404	MIAMI BEACH	FL	33139
DARBLAY INVESTMENTS LTD	1395 BRICKELL AVENUE 14TH FLR	MIAMI	FL	33131
SETAI 3804 OWNERS LLC	101 20 ST 3804	MIAMI BEACH	FL	33139
BLUM REALTY MANAGEMENT LLC	40 RECTOR STREET, #1502	NEW YORK	NY	10006
LEVIN LOUIS	101 20TH ST 1805	MIAMI BEACH	FL	33139
MARK MILITANA	44 W. 89 STREET, APT #BA	NEW YORK	NY	10024
SCOTT D. & ROXANNE DRAGOO	101 20 ST 2005	MIAMI BEACH	FL	33139
NAKASH PROPERTIES LLC	1400 BROADWAY	NEW YORK	NY	10018
JOHN ABBOTT	324 DATURA STREET STE #114	WEST PALM BEACH	FL	33401
SETAI UNIT 2405 LLC	1400 BROADWAY, 15 FLR	NEW YORK	NY	10018
DANIEL G LAZAREK	101 20 ST 2505	MIAMI BEACH	FL	33139
DAVID P MICHALSKI	1374 NORTHWYCK COURT	MC LEAN	VA	22101
2705 SETAI INVEST LLC	101 20 ST 2705	MIAMI BEACH	FL	33139
JHC REAL ESTATE HOLDINGS I LLC	37 W 57 STREET, 5TH FLR	NEW YORK	NY	33139
SOFTVISION SRL INC	2201 COLLINS AVENUE, UNIT #1610	MIAMI BEACH	FL	33139
PLEASANT PLACE SOUTH IV LLC	245 PARK AVENUE, 27TH FLR	NEW YORK	NY	10167
ALI K FARD	101 20 ST 3105	MIAMI BEACH	FL	33139
JOSEPH LOMBARDI	101 20 ST 3205	MIAMI BEACH	FL	33139
ARTI MEDIA HOLDINGS LLC	1691 MICHIGAN AVENUE STE #320	MIAMI BEACH	FL	33139
GRUPO JESSY FLORIDA INC	101 20 ST 1906	MIAMI BEACH	FL	33139
RAM K SHRIVASTAVA &W SARASWATI	101 20 ST 2006	MIAMI BEACH	FL	33139
SETAI 2106 INC	2001 COLLINS AVENUE #2106	MIAMI BEACH	FL	33139
SETAI MIAMI BEACH 2206 LLC	1395 BRICKELL AVENUE 14TH FLR	MIAMI	FL	33131

HAPPY PLACE SOUTH BEACH LLC	106 COOKE STREET	EDGARTOWN	MA	33139
PLEASANT PLACE SOUTH II LLC	245 PARK AVENUE, 26TH FLR	NEW YORK	NY	10167
MIAMIBOU LLC	250 W 57 STREET, STE #26	NEW YORK	NY	10107
SETAI 2706 LLC	101 20 ST 2706	MIAMI BEACH	FL	33139
NSHE POMONA LLC	175 E. HOUSTON STREET, STE #1300	SAN ANTONIO	TX	78205
STP SETAI LLC	590 MADISON AVENUE #FL 21	NEW YORK	NY	10022
SHAWLINE PROPERTIES LLC	1691 MICHIGAN AVENUE, STE #320	MIAMI BEACH	FL	33139
PLEASANT PLACE SOUTH III LLC	245 PARK AVENUE, 27TH FLR	NEW YORK	NY	10167
RIFFEL FLORIDA PROPERTIES LLC	101 20 ST 3206	MIAMI BEACH	FL	33139
GARY M. SAFADY	101 20 ST 3506	MIAMI BEACH	FL	33139
MH HOLDINGS II LLC	101 20 ST 3606	MIAMI BEACH	FL	33139
MARK MILITANA	101 20 ST 3706	MIAMI BEACH	FL	33139
JOLIA LLC	20801 BISCAYNE BLVD, STE #308	AVENTURA	FL	331380
AMERICAN LATIN ENTERTAINMENT	1001 BRICKELL BAY DR STE 1800	MIAMI	FL	33131
DENNIS H. LEEBOW	31099 CHAGRIN BLVD, STE 150	CLEVELAND	OH	44124
ERMINIA LLC	101 20 ST 1907	MIAMI BEACH	FL	33139
PORTRADE LTD	101 20 ST 2007	MIAMI BEACH	FL	33139
RHOMB2107 LLC	100 S. POINTE DRIVE, APT #2106	MIAMI BEACH	FL	33139
DAVID W. NIEMIEC &W MELANIE M	1 EASTEND AVENUE	NEW YORK	NY	10075
ANDRE ALTHOLZ	950 3RD AVENUE	NEW YORK	NY	10022
ROBERT FETTY &W AMELIA TIERNEY	1223 JUDSON ROAD	LONGVIEW	TX	75601
ALEXANDRE VON FURSTENBERG TRS	555 WEST 18 STREET	NEW YORK	NY	10011
RALPH NAKASH	101 20 ST 2607	MIAMI BEACH	FL	33139
VICIT TRADING CORP	101 20 ST 2707	MIAMI BEACH	FL	33139
CHRISTOPHER D. PARE	101 20 ST 2807	MIAMI BEACH	FL	33139
SETAI 2907 LLC	101 20 ST 2806	MIAMI BEACH	FL	33139
CAMBRIA PROPERTIES LLC	8626 WESTPARK DRIVE	HOUSTON	TX	77063
MARGARITA RUDYAK TRS	101 20 ST 3107	MIAMI BEACH	FL	33139
RICHARD E. GRIFFIN TRS	101 20 ST 3207	MIAMI BEACH	FL	33139
DAVID C. BLOOM TRUST	575 MADISON AVENUE #10 FLR	NEW YORK	NY	10022
RONALD M. GOLDSTEIN	PO BOX 2461	NEW YORK	NY	10021
SETAI 1908 LLC	101 20 ST #2806	MIAMI BEACH	FL	33139
BLUMARK US CORP	2601 S. BAYSHORE DRIVE	MIAMI	FL	33133
BK FAMILY ASSOCIATES LLC	463 FASHION AVENUE, 12 FLR	NEW YORK	NY	10018
WEST BENIDORM LLC	101 20 ST 2208	MIAMI BEACH	FL	33139
DAVID W. DESMOND	101 20 ST 2308	MIAMI BEACH	FL	33139
SETAI 2408 LLC	450 PARK AVENUE, STE #1403	NEW YORK	NY	10022
OCEAN FRONT LLC	101 20 ST 2508	MIAMI BEACH	FL	33139
JOSEPH NAKASH	101 20 ST 2608	MIAMI BEACH	FL	33139
SETAI 2708 LLC	101 20 ST 2708	MIAMI BEACH	FL	33139
ROBERT ZANGRILLO	101 20 ST 2808	MIAMI BEACH	FL	33139
SETAI RESORT & RES CONDO ASSN	150 WEST FLAGLER STREET, 27 FLR	MIAMI	FL	33130
HOLLYBROOK INVEST INC	7491 W. OAKLAND PARK BLVD, STE. 306	TAMARAC	FL	33319
MATTHEW BAYER TRUST	PO BOX 007	BEDFORD PARK	IL	60499
RIVER PHOENIX DEV CORP	1401 BRICKELL AVENUE #700	MIAMI	FL	33131
SETAI 3509 LLC	101 20 ST 3509	MIAMI BEACH	FL	33139
SETAI 3709 LLC	40 W 57 STREET, 23RD FLR	NEW YORK	NY	10019
MG BROWN CO LLC	38 GANSEVORT STREET #5 FLR	NEW YORK	NY	10014
NIVA HOLDING LLC	333 SE 2 AVENUE #44	MIAMI	FL	33131
FLPH LLC	101 20 ST VIL B	MIAMI BEACH	FL	33139
SETAI OWNERS LLC	2009 COLLINS AVENUE	MIAMI BEACH	FL	33139
DURGA G. EDSON TRS	10 NORDEN LN	HUNTINGTON STATION	NY	11746
ALEXANDER YAKUBOV	1521 ALTON RD	MIAMI BEACH	FL	33139
VIS REAL ESTATE LLC	1390 BRICKELL AVE	MIAMI	FL	33131
SAMUEL BEALL III	220 21 ST 403	MIAMI BEACH	FL	33139
THOMAS JAMES NICHOLS	220 21 STREET #404	MIAMI BEACH	FL	33139
PETER ROSTEN	433 E 74 ST	NEW YORK	NY	10021
305 BOULAN SOUTH LLC	206 SPRING ST 5TH FLR	NEW YORK	NY	10012
405 BOULAN LLC	201 E 36 ST	NEW YORK	NY	10016
NYFLAPT LLC	109 W 27 STREET 9 FLR	NEW YORK	NY	10001
BOULAN 306 LLC	7 TANGLEWOOD RD	PLEASANTVILLE	NY	10570
406 BOULAN LLC	66 POWERHOUSE RD	ROSLYN HEIGHTS	NY	11577
MIAMI 505 LLC	1395 BRICKELL AVE 14 FL	MIAMI	FL	33131
BOULAN 207 LLC	32 E 32 ST	NEW YORK	NY	10016
HUNTER GELLIN	225 E 34 ST	NEW YORK	NY	10016
PARC PLACE DEVELOPMENT LLC	26 HARBOR PARK DR	PORT WASHINGTON	NY	11050
THOMAS JAMES NICHOLAS	220 21 STREET #507	MIAMI BEACH	FL	33139
RONALD ABOODY	959 SCIOTO DR	FRANKLIN LAKES	NJ	10001
BOULAN 308 LLC	200 E 61 ST	NEW YORK	NY	10065
BOULAN 309 LLC	9 TRAPPINGWAY	PLEASANTVILLE	NY	10570

FIRE FLY 310 INC	1395 BRICKELL AVE 14 FL	MIAMI	FL	33131
BOULAN HOLDINGS LLC	863 REMSENS LN	OYSTER BAY	NY	11771
BOULAN 411 LLC	2665 S BAYSHORE DR	COCONUT GROVE	FL	33133
DANA VALENTI	220 21 STREET #212	MIAMI BEACH	FL	33139
BOULAN 312 LLC	36 PEBBLE LN	ROSLYN HEIGHTS	NY	11577

MOTIVI LIMITED  
PO BOX 146  
WICKHAMS CAY, ROADTOWN TORTOLA  
BVI

LEON LAVOIE  
3932 CLARK  
MONTREAL, QUEBEC H2W 1W7  
CANADA

BENOIT DESCHAMPS JTRS  
3932 RUE CLARK  
MONTREAL, QUEBEC H2W 1W7  
CANADA

TOMMY & CONSTANTINA GOMATOS  
4037 MACKENZIE  
LAVAL, QUEBEC H7W1M6  
CANADA

CORMACK DEVELOPMENTS LP  
1842 LAKE SHORE BLVD  
TORONTO, ONTARIO M4  
CANADA

INVERSIONES HOLANDA SA  
PO BOX 578-1000  
SAN JOSE,  
COSTA RICA

CARDASH 2602 LLC  
PIAZZA AETTORE TRILO 11  
PESCARA, 65127  
ITALY

JOSE ESTEFAN ACAR LE  
CERRADA DE AMEYALCO #7  
COLONIA DEL VALLE, DF CP 03100  
MEXICO

UNIVERSAL INVS UN LTD INC  
17201 COLLINS AVENUE  
SUNNY ISLES BEACH, FL 33160

PHILIPS SOUTH BEACH LTD PRTR  
417 5<sup>TH</sup> AVENUE  
NEW YORK, NY 10016

JCS SOUTH BEACH LLC  
4333 COLLINS AVENUE  
MIAMI BEACH, FL 33140

RNT REAL ESTATE HOLDING LLC  
7 TRAPPING WY  
PLEASANTVILLE, NY 10570

COLLINS PARK HOTEL LLC  
236 21<sup>ST</sup> STREET  
MIAMI BEACH, FL 33139

JUST AROUND THE CORNER LLC  
26 HARBOR PARK DR  
PORT WASHINGTON, NY 11050

GREYSTONE TERRA FIRMA LLC  
4111 ANDOVER RD  
BLOOMFIELD HILLS, MI 48302

LUIS MANUEL & MIGUEL ANGEL  
CHIBRAS ROMERO  
325 S.BISCAYNE BLVD  
MIAMI, FL 33131

SANTA BARBARA 230 LLC  
1691 MICHIGAN AVENUE  
MIAMI BEACH, FL 33139

1941 LIBERTY LLC  
230 20<sup>TH</sup> STREET  
MIAMI BEACH, FL 33139

LENNOX MIAMI CORP  
1900 COLLINS AVENUE  
MIAMI BEACH, FL 33139

ABBAY OWNERS LLC  
300 21 STREET  
MIAMI BEACH, FL 33139

PHILIPS SOUTH BEACH LTD PRTR  
1680 MERIDIAN AVE SUITE #1-2  
MIAMI BEACH, FL 33139

RIVIERA LOFTS HOTEL LLC  
1680 MERIDIAN AVENUE  
MIAMI BEACH, FL 33139

EISENBERG DEVELOPMENT CORP  
1900 LIBERTY AVENUE  
MIAMI BEACH, FL 33139

1918 APARTMENTS LTD  
PO BOX 403303  
MIAMI BEACH, FL 33140

SHORE CLUB PROPERTY OWNER LLC  
600 MADISON AVENUE #17<sup>TH</sup> FLR  
NEW YORK, NY 10022

JOBROTAM DEVELOPMENT CORP  
1900 LIBERTY AVENUE  
MIAMI BEACH, FL 33139

IC LLC  
2200 BISCAYNE BLVD  
MIAMI, FL 33137

PESTANA MIAMI LLC  
300 71 STREET, SUITE 528A  
MIAMI, FL 33141

DECO BEACH INNS LTD  
1741 COLLINS AVENUE  
MIAMI, FL 33139

STANLEY JONAS TRUST  
1560 S. TREASURE DRIVE  
NORTH BAY VILLAGE, FL 33141



SOUTH BEACH 18 LLC  
1005 PARK CENTRE BLVD  
MIAMI, FL 33169

CATALINA HALNAT LLC  
1680 MERIDIAN AVE SUITE 102  
MIAMI BEACH, FL 33139

SOBE HOTEL MIAMI BEACH LLP  
1776 COLLINS AVENUE  
MIAMI BEACH, FL 33139

1775 JAMES AVENUE LLC  
200 PARK AVENUE  
NEW YORK, NY 10003

RICHMOND HOTEL CORP  
1757 COLLINS AVENUE  
MIAMI BEACH, FL 33139

ELMIRA MIAMI LLC  
1133 BROADWAY  
NEW YORK, NY 10010

SEAN MIRMELLI TRS  
1717 COLLINS AVENUE  
MIAMI BEACH, FL 33139

M C M CORP LESSEE  
1741 COLLINS AVENUE  
MIAMI BEACH, FL 33139

SYNERGETIC REAL EST. OF FLA LLC  
CHRISTIES LN  
NEWPORT, RI 02840

WALLACE CORPORATION  
1757 COLLINS AVENUE  
MIAMI BEACH, FL 33139

EMILIO A. ALLEN TRS  
13648 CAMBRIDGE PLAC  
CHINO, CA 91710-6603

LEON BEREN TRS  
526 BEACH 132 STREET  
BELLE HARBOR, NY 11694-1414

JORGE MARRERO &W LUCIA  
245 18 ST #304  
MIAMI BEACH, FL 33139

MERCEDES A. GODINHO  
24 PELHAM ROAD  
KENDALL PARK, NJ 08824

CONRADO BAEZ  
CONRAD BAEZ JR  
22 PARK PLACE  
LYNBROOK, NY 11563

RAMON J. SUAREZ  
245 18 ST 402  
MIAMI BEACH, FL 33139

F2 SOVE LLC  
942 LAFAYETTE AVENUE  
BROOKLYN, NY 11221

PEDRO H. VALDES &W AGUSTINA R  
245 18 ST 404  
MIAMI BEACH, FL 33139

AMANDA SABALJA  
JOHN SABALJA  
245 18 ST 405  
MIAMI BEACH, FL 33139

MICHAEL ZACKMAN &W LESLIE  
420 12 STREET # D1L  
BROOKLYN, NY 11215

BRENDA N. STEELE  
NICOLAS STEELE  
255 EASTERN PKWY, APT C6  
BROOKLYN, NY 11238

JON S BUCHWALD  
17 ALLSMEER DRIVE  
WEST GROVE, PA 33904

DEDA D. GOJCAJ  
321 MILLTOWN ROAD  
BREWSTER, NY 10509

JULIA REY & SONIA COSSIO  
245 18 ST 505  
MIAMI BEACH, FL 33139

ROBERTO H. PEREZ &W OMAIDA TRS  
3729 SE 8 PLACE  
CAPE CORAL, FL 33904

JOAQUIN FERNANDEZ LE  
245 18 ST 602  
MIAMI BEACH, FL 33139

JEAN CHARNEY  
424 N. PALM DRIVE #205  
BEVERLY HILLS, CA 90210

F2 SOVE LLC  
1786 N. COMMERCE PKWY  
WESTON, FL 33326

ROBERT MANARI  
245 18 ST 605  
MIAMI BEACH, FL 33139

ANGELA C. RAMEY  
245 18 ST 701  
MIAMI BEACH, FL 33139

RAUL APARACIO  
245 18 ST 702  
MIAMI BEACH, FL 33139

MARIO MARTIN &W CRISTINA LE  
245 18 ST 703  
MIAMI BEACH, FL 33139

ROLANDO & FRANCISCA ESPINOSA  
1800 COLLINS AVENUE #7B  
MIAMI BEACH, FL 33139

ANNA CHU  
245 18 ST 705  
MIAMI BEACH, FL 33139

MYRNA MILAN  
245 18 ST 801  
MIAMI BEACH, FL 33139

JOSE G GONZALEZ &W JOSEFINA  
245 18 ST 802  
MIAMI BEACH, FL 33139

MARIA NIKAC  
245 18 ST 803  
MIAMI BEACH, FL 33139

MELAT MB LLC  
1330 WEST AVENUE #602  
MIAMI BEACH, FL 33139

MIGUEL T. LOPEZ  
9340 SW 54 STREET  
MIAMI, FL 33165

GETA CONSTANTINESCU  
245 18 ST 901  
MIAMI BEACH, FL 33139

ELVIRA DUARTE TRUST  
9520 SW 34 STREET  
MIAMI, FL 33165

PABLO G. MARGOLLES &W ISABEL  
600 EAST 47 STREET  
HIALEAH, FL 33013

MYRNA MILAN  
245 18 ST 905  
MIAMI BEACH, FL 33139

NANCY FERNANDEZ  
2 CHELSEA COURT  
DAYTON, NJ 08810

WALTER MANTEY &W TEREZINHA  
245 18 ST 1002  
MIAMI BEACH, FL 33139

FELICE G GRODIN  
245 18 ST 1003  
MIAMI BEACH, FL 33139

LEONID ZOLOTAREV TRS  
1733 OCEAN AVENUE  
BROOKLYN, NY 11230

GRIGORY FRIDKIN &W KHAVA  
230 174 STREET #1808  
SUNNY ISLES BEACH, FL 33160

JORGE FONDON  
245 18 ST 1101  
MIAMI BEACH, FL 33139

A D REGARD LLC  
400 KINGS POINT DRIVE #1222  
SUNNY ISLES BEACH, FL 33160

STEVEN D. GAGNON  
245 18 ST 1103  
MIAMI BEACH, FL 33139

MARUJA NIETO & JEANNIE GOODRICH  
10 PEABODY ROAD  
STONEHAM, MA 02180

JOSEPH CARILLO JTRS  
236 HENRY STREET, APT #6  
BROOKLYN, NY 11201

ANNA MARIE CARRILLO  
236 HENRY STREET, APT #6  
BROOKLYN, NY 11201

PHILIPPE CARADEC  
155 EAST 93 STREET #6D  
NEW YORK, NY 10128

GASPAR ARREDONDO JR  
1800 COLLINS AVENUE 3H  
MIAMI BEACH, FL 33139

TERENCE O KEEFFE  
1800 COLLINS AVENUE 3J  
MIAMI BEACH, FL 33139

INVERSIONES EMMER INC  
PO BOX 2518  
HOUSTON, TX 77252

OLGA SALGUEIRO  
1800 COLLINS AVENUE 4J  
MIAMI BEACH, FL 33139

OCTAVIO MOURE  
1800 COLLINS AVENUE 5A  
MIAMI BEACH, FL 33139

VERA M ZUPAN-BONINO  
1800 COLLINS AVENUE 5B  
MIAMI BEACH, FL 33139

ALICIA CARRO  
1800 COLLINS AVENUE 5C  
MIAMI BEACH, FL 33139

PASCAL JETTE  
1800 COLLINS AVENUE 5D  
MIAMI BEACH, FL 33139

LUCILLE CASTRO  
1800 COLLINS AVENUE 5E  
MIAMI BEACH, FL 33139

ELISA KUZMENSKI GARBARZ LE  
1800 COLLINS AVENUE 5F  
MIAMI BEACH, FL 33139

GEORGE E BOLENDER  
575 W END AVENUE # 5A  
NEW YORK, NY 10024

SUNBED INC.  
1333 W. LUNT AVENUE #2H  
CHICAGO, IL 60626

SYLVIA CARRO  
1800 COLLINS AVENUE 6C  
MIAMI BEACH, FL 33139

ALBERTO CHAYA &W DORIS  
150 SE 2 AVENUE #1110  
MIAMI, FL 33131

JON WILSON  
1800 COLLINS AVENUE 6E  
MIAMI BEACH, FL 33139

RAUL E. FIGUEROA TRS  
1800 COLLINS AVENUE 6F  
MIAMI BEACH, FL 33139

MARCOS E. CINTRON  
8540 DUNDEE TERRACE  
HIALEAH, FL 33016

ANTONIO CASALS & ALINA GARCIA  
8721 SW 79 PLACE  
MIAMI, FL 33165

VICTOR ESTEFAN CHAUL JTRS  
1800 COLLINS AVENUE 7E  
MIAMI BEACH, FL 33139

JOHN STACHL  
PO BOX 524141  
MIAMI, FL 33152

GLADIS C OLVEIRA  
9281 ABBOTT AVENUE  
SURFSIDE, FL 33154

MICHAEL D. STAPLETON  
1800 COLLINS AVENUE 8B  
MIAMI BEACH, FL 33139

GIULIANA SCHLEMP  
ALEXANDER M. SCHLEMP JTRS  
1800 COLLINS AVENUE 8C  
MIAMI BEACH, FL 33139

MAKKARI SAMPSON  
1800 COLLINS AVENUE 8D  
MIAMI BEACH, FL 33139

GOLDENEGGS5 LLC  
1800 COLLINS AVENUE 10F  
MIAMI BEACH, FL 33139

YAJAYRA AYLLON  
1800 COLLINS AVENUE 8F  
MIAMI BEACH, FL 33139

FORTUNATO OBADIA &W BETTY A  
1745 E HALLANDALE BCH BLVD  
#W408  
HALLANDALE BEACH, FL 33009

SANDRA LEE CALO  
1800 COLLINS AVENUE 9C  
MIAMI BEACH, FL 33139

GIUSEPPE CAVALLERI  
1800 COLLINS AVENUE 9D  
MIAMI BEACH, FL 33139

EDWARD W. WALSH JTRS  
PO BOX 1598  
PRINCETOWN, MA 02657

ERMAR MB INC  
420 LINCOLN ROAD #248  
MIAMI BEACH, FL 33139

FRANCESCA MOSCOLONI  
1800 COLLINS AVENUE 10A  
MIAMI BEACH, FL 33139

MARCO GIANNINI & ROSSANA CORUZZI  
1800 COLLINS AVENUE 10C  
MIAMI BEACH, FL 33139

GLARUS REVOCABLE TRUST  
1800 COLLINS AVENUE 15F  
MIAMI BEACH, FL 33139

MATO COLAK  
1800 COLLINS AVENUE 10E  
MIAMI BEACH, FL 33139

JONMITO LLC  
8620 NE 2 AVENUE  
EL PORTAL, FL 33138

JOSE LUCHSINGER LE  
1800 COLLINS AVENUE 11A  
MIAMI BEACH, FL 33139

RYSZARD SZALA &W MARIA  
83 CALYER STREET #APT 1  
BROOKLYN, NY 11222

JOSEPH ASSAF  
7118 MAIN STREET  
FLUSHING, NY 11367

GAGCUBE CORP  
8301 NW 197 STREET  
MIAMI GARDENS, FL 33015

SCOTT W. BARGER &W MAGALIS J  
GONZALEZ  
1800 COLLINS AVENUE 11F  
MIAMI BEACH, FL 33139

WILLIAM R. HIEBELTRS  
666 W. IRVING PARK RD #12  
CHICAGO, IL 60613

IRVING S. DANESH  
420 ATLANTIC AVENUE  
MARBLEHEAD, MA 01945

650592 CORPORATION  
1800 COLLINS AVENUE 12C  
MIAMI BEACH, FL 33139

MARISSA BOYESCU  
1800 COLLINS AVENUE 12D  
MIAMI BEACH, FL 33139

COOKER MB LLC  
420 LINCOLN ROAD #248  
MIAMI BEACH, FL 33139

PAULA RAMOS  
1800 COLLINS AVENUE 12F  
MIAMI BEACH, FL 33139

JOSE FERNANDO TORRE SARLAT  
1800 COLLINS AVENUE 14A  
MIAMI BEACH, FL 33139

EDUARDO RUIZ  
1800 COLLINS AVENUE 14B  
MIAMI BEACH, FL 33139

ANTONIO TREVISI  
1800 COLLINS AVENUE 14C  
MIAMI BEACH, FL 33139

SQUARE MB LLC  
1800 COLLINS AVENUE 14D  
MIAMI BEACH, FL 33139

SQUARE MB LLC  
420 LINCOLN ROAD #248  
MIAMI BEACH, FL 33139

JOSE CARLOS MENDOZA  
3440 SW 16 TERRACE  
MIAMI, FL 33145

ELISA KUZMENSKI GARBARZ LE  
1800 COLLINS AVENUE 15A  
MIAMI BEACH, FL 33139

CARNIA LLC  
1800 COLLINS AVENUE 15B  
MIAMI BEACH, FL 33139

THE GLARUS REVOC TRUST  
1800 COLLINS AVENUE 15C  
MIAMI BEACH, FL 33139

JEB KALAF  
1859 SW 17 STREET  
BOCA RATON, FL 33486

KEITH F BACKER TRS  
400 S. DIXIE HWY, SUITE #420  
BOCA RATON, FL 33432

ROMAN ADLER &W CELIA  
84 SERRELL AVENUE  
STANTEN ISLAND, NY 10312

ANDRZEJ & ELZBIETA GLAB  
421 HAROLD AVENUE  
STANTEN ISLAND, NY 10312

JOSEPH ASSAF  
1800 COLLINS AVENUE 16C  
MIAMI BEACH, FL 33139

ELISA KUZMENSKI GARBARZ LE  
1800 COLLINS AVENUE 16E  
MIAMI BEACH, FL 33139

PAWEL BARTOSZEK  
1800 COLLINS AVENUE 16F  
MIAMI BEACH, FL 33139

KSENIA SAAVEDRA  
CARMEN L. DEL CUETO JTRS  
15121 SW 34 TERRACE  
MIAMI, FL 33185

ELISA KUZMENSKI GARBARZ LE  
1800 COLLINS AVENUE 17B  
MIAMI BEACH, FL 33139



RAUL CASARES  
PILAR GONZALEZ  
1800 COLLINS AVENUE 17C  
MIAMI BEACH, FL 33139

HERVE MERLINO  
1800 COLLINS AVENUE 17F  
MIAMI BEACH, FL 33139

YETTA BERGER  
1800 COLLINS AVENUE 18C  
MIAMI BEACH, FL 33139

NIRMLA ALWANI  
1800 COLLINS AVENUE 19G  
MIAMI BEACH, FL 33139

1825 COLLINS AVENUEE OWNER LLC  
390 PARK AVENUE  
NEW YORK, NY 10022

GUDRUN TRIFUNOVICH  
1801 COLLINS AVENUE T4  
MIAMI BEACH, FL 33139

SA T7 LLC  
1801 COLLINS AVENUE T7  
MIAMI BEACH, FL 33139

SHELBORNE OCN BCH HOTEL CONDO  
1801 COLLINS AVENUE T10  
MIAMI BEACH, FL 33139

REED H. & ANNE G. BEMENT TRUST  
75 FOLSOM STREET #1800  
SAN FRANCISCO, CA 94105

SOFIA KESEP  
2950 SW 12 STREET  
MIAMI, FL 33135

AYSE AYTEN SUNAR  
1800 COLLINS AVENUE 17D  
MIAMI BEACH, FL 33139

ERIC DEMARCHELIER &W CATHERINE  
1800 COLLINS AVENUE 18A  
MIAMI BEACH, FL 33139

MARGARITA & AYDA GONZALEZ  
2613 DOOLITTLE DRIVE  
BRIDGEWATER, NJ 08807

VIANGLO LLC  
5200 SW 89 TERRACE  
COOPER CITY, FL 33328

STEPHEN CARL  
PO BOX 360  
CROWNSVILLE, MD 21032

CHRISTOPHER .P D'ANNA (TR)  
1309 MARGARETTE AVENUE  
BALTIMORE, MD 21286

ROBERT C. SANFORD  
PO BOX 563100  
MIAMI, FL 33256

ABCAA V LLC  
25 NW 27 AVENUE  
MIAMI, FL 33125

EXQUISITE REAL ESTATE LLC  
1801 COLLINS AVENUE # L1  
MIAMI BEACH, FL 33139

ARTHUR C. FOUGNER  
25024 41 ROAD  
FLUSHING, NY 11363

INES M. FERNANDEZ  
1800 COLLINS AVENUE 17E  
MIAMI BEACH, FL 33139

S A IMMOBILIARE USA LLC  
1680 MICHIGAN AVENUE #910  
MIAMI BEACH, FL 33139

PRAKASH CHATANI JTRS  
C/O SHEVAK CHATANI  
407 LINCOLN ROAD SUITE #708  
MIAMI BEACH, FL 33139

INSITE MIAMI BEACH LLC  
1825 MAIN STREET, SUITE #235  
WESTON, FL 33326

DANIEL MATERDOMINI TRS  
1801 COLLINS AVENUE T3  
MIAMI BEACH, FL 33139

DIDIER DEMESMIN  
18 ROCKLEDGE COURT  
BELLE MEAD, NJ 08502

NEARY ASSOCIATES LP  
26 MINEOLA AVENUE  
POINT LOOKOUT, NY 11569

WENDY ANNE CAPLIN  
LARRY HARLOW  
114 W 86 STREET #12A  
NEW YORK, NY 10024

SHELBORNE PROPERTY ASSOC LLC  
4770 BISCAYNE BLVD #1400  
MIAMI, FL 33137

SHELBORNE PROPERTY ASSOC LLC  
1801 COLLINS AVENUE #L5  
MIAMI BEACH, FL 33139

ROBERT S. FARNIK  
1526 N. HOYNE AVENUE  
CHICAGO, IL 60622

HOMESTEAD EQUITIES INC  
250 W. 24 STREET #2FW  
NEW YORK, NY 10011

HUBER W. BLOKFORD  
1702 KALMIA ROAD NW  
WASHINGTON, DC 20012

HILDA FERRA REVOC LIVING TRUST  
6085 W 10 AVENUE  
HIALEAH, FL 33012

SWGSB LLC  
1801 COLLINS AVENUE 1501  
MIAMI BEACH, FL 33139

DAMIAN SANTIAGO BRUNO  
5600 COLLINS AVENUE APT #8B  
MIAMI BEACH, FL 33140

ALAN G MARKOPOULOS  
315 E. 106 STREET APT. #10F  
NEW YORK, NY 10029

FELIX HORACIO RIVERO  
500 89 STREET  
SURFSIDE, FL 33154

DORA ESCOBEDO  
1801 COLLINS AVENUE 803  
MIAMI BEACH, FL 33139

GINNY LEVA  
18 VILLAGE HILL DRIVE  
HUNTINGTON STATION, NY 11746

AGLAIA VIANES  
103 COURT HOUSE PLACE  
JERSEY CITY, NJ 07306

MARTIN S. BILSKER  
40 MORNIGSIDE DRIVE  
CORAL GABLES, FL 33133

LE PARC MIAMI LLC  
2222 PONCE DE LEON BLVD #PH  
CORAL GABLES, FL 33134

SWGSB LLC  
1801 COLLINS AVENUE 904  
MIAMI BEACH, FL 33139

EVARISTO JAVIER RIVERO  
7520 COQUINA DRIVE  
NORTH BAY VILLAGE, FL 33141

USARES INC  
4775 COLLINS AVENUE #3404  
MIAMI BEACH, FL 33140

PAUL LEVA  
1801 COLLINS AVENUE 1105  
MIAMI BEACH, FL 33139

COSME SALAS & W YVETTE  
1801 COLLINS AVENUE 606  
MIAMI BEACH, FL 33139

DAVID KRAUS  
15 WEST 11 STREET  
NEW YORK, NY 10011

HERKA INVESTMENTS LLC  
920 N. VENETIAN DRIVE  
MIAMI BEACH, FL 33139

SINAN DUZUREK & ALLEN LAWRENCE  
1520 16 STREET NW APT #503  
WASHINGTON, DC 20036

BELSA TSAY  
5301 NW 105 COURT  
DORAL, FL 33178

ALEJANDRO J JANE JTRS  
1801 COLLINS AVENUE 1207  
MIAMI BEACH, FL 33139

SHELBORNE 608 LLC  
34 W SAN MARINO DRIVE  
MIAMI BEACH, FL 33139

SRA FINANCIAL SERVICES INC  
4770 BISCAYNE BLVD #1400  
MIAMI, FL 33131

RICHARD STREATFIELD  
1801 COLLINS AVENUE 808  
MIAMI BEACH, FL 33139

OLGA ELENA ESCOBAR 2003 TR  
431 NW 132 AVENUE  
MIAMI, FL 33182

GIL NEARY  
250 W 24 STREET APT #2E  
NEW YORK, NY 10011

SCOTT POPE  
1801 COLLINS AVENUE 709  
MIAMI BEACH, FL 33139

MIGUEL A PENUELA & W ZAIRA  
3943 58 SREET #FL 2  
WOODSIDE, NY 11377

PAUL J. TERRELL  
3673 NW 18 AVENUE  
OAKLAND PARK, FL 33309

MIAMI HOLIDAYS INC  
8714 SW 103 AVENUE  
MIAMI, FL 33173

SPARER SOL LIVING TRUST  
1801 COLLINS AVENUE 1110  
MIAMI BEACH, FL 33139

DOMINGO RODRIGUEZ &W PILAR  
26 HILLCROFT ROAD  
JAMAICA PLAINS, MA 02130

GERALDINE VERGARA  
1801 COLLINS AVENUE 1410  
MIAMI BEACH, FL 33139

NICOLA MARCHI  
1801 COLLINS AVENUE 411  
MIAMI BEACH, FL 33139

MARISSA SANTOS  
1801 COLLINS AVENUE 63 CARRIAGE  
ROAD 711  
ROSLYN, NY 11576

GERARD K. DUVILLIER  
851 MORROW STREET  
STANTEN ISLAND, NY 10303

KEITH MENIN  
2200 BISCAYNE BLVD  
MIAMI, FL 33137

REBECA GONZALEZ  
3342 SW 141 AVENUE  
MIAMI, FL 33175

COLLINS AVENUE LAND TRUST TRS  
1801 COLLINS AVENUE 620  
MIAMI BEACH, FL 33139

COLLINS AVENUE LAND TRUST TRS  
1801 COLLINS AVENUE 820  
MIAMI BEACH, FL 33139

ALBERTE WADLER  
250 W 24 STREET APT #2FW  
NEW YORK, NY 10011

LEONARD WADLER TRS  
1801 COLLINS AVENUE 721  
MIAMI BEACH, FL 33139

LEONARD WADLER TRS  
3132 14 STREET  
LONG ISLAND CITY, NY 11106

POOL INMOBILARION LLC  
275 NE 18 STREET, #1503  
MIAMI, FL 33132

GUSTAVO CUINA  
1801 COLLINS AVENUE 922  
MIAMI BEACH, FL 33139

ERIC HARARI  
1329 ALTON ROAD  
MIAMI BEACH, FL 33139

EVELYN A. BAILEY  
3445 STRATFORD RD NE #2604  
ATLANTA, GA 30326

FADI KARNABY  
239 74 STREET  
BROOKLYN, NY 11209

FRANK ZIMMERMAN  
1801 COLLINS AVENUE 630  
MIAMI BEACH, FL 33139

GIOVANNI PORRETTO &W PAULETTE  
6123 BEECKER STREET  
RIDGEWOOD, NY 11385

OSCAR G. PEREZ  
28 BROADWAY  
PASSAIC, NJ 07055

LAWRENCE HUTT & GILMYCEL HUTRT  
58 CHURCH LANE  
MANALAPAN, NJ 07726

CRUMAN FAMILY LTD PARTNERSHIP  
PO BOX 441735  
MIAMI, FL 33144

GURSEL SEZGIN  
201 CRANDON BLVD APT #1023  
KEY BISCAYNE, FL 33149

ANNA A SHVEDOVA KAGAN &W  
VALERAIN KAGAN  
1801 COLLINS AVENUE 540  
MIAMI BEACH, FL 33139

JOSEPH ASSAF  
737 LENOX AVENUE  
MIAMI BEACH, FL 33139

PARAGON SHELBORNE INVESTMENTS  
3550 SW 139 AVENUE  
MIRAMAR, FL 33027

ROBERT WILLIAM TIMMS TRS  
1211 CONSTITUTION AVENUE NE  
WASHINGTON, DC 20002

MICHAEL LANZALOTTO  
1801 COLLINS AVENUE 1000  
MIAMI BEACH, FL 33139

SOUTHERNPOINT LIMITED A BVI CO  
1441 BRICKELL AVENUE, #1700  
MIAMI, FL 33131

SETAI OWNERS LLC  
2001 COLLINS AVENUE 201  
MIAMI BEACH, FL 33139

SETAI 1415 LLC C/O DITTO APPAREL  
229 WEBB SMITH DR  
COLFAX, LA 71417

SREEDHAR CHINTAMANENI  
9 W 31 STREET #35B  
NEW YORK, NY 10001

SETAI 402 INC  
2001 COLLINS AVENUE 402  
MIAMI BEACH, FL 33139

PRINCESS SERENITY LLC  
1 E 66 STREET  
NEW YORK, NY 10065

LFLO411 HOLDINGS LLC  
1109 APPLE ROAD  
QUAKERTOWN, PA 18951

KF SETAI 511 LLC  
1111 LINCOLN ROAD SUITE 400  
MIAMI BEACH, FL 33139

DOUGLAS CHARLES & MELISSA  
ROGERS  
8404 HOLLYWOOD BLVD  
LOS ANGELES, CA 90069

101 20TH ST MIAMI LLC  
101 20 STREET  
MIAMI BEACH, FL 33139

JOHN BARMAN  
101 20 ST TH C  
MIAMI BEACH, FL 33139

BENBO INTERNATIONAL LTD  
7491 W OAKLAND PARK BLVD #306  
TAMARAC, FL 33319

MARCUS R. ROWAN  
101 20 ST TH E  
MIAMI BEACH, FL 33139

MEADOW LANE VENTURES LLC  
590 MADISON AVENUE #FL 28  
NEW YORK, NY 10022

SETAI 1801 LLC  
2 AVERY ST APT 23D  
BOSTON, MA 02111

FRAN INVESTMENT LLC  
20165 NE 39 PLACE #504  
AVENTURA, FL 33180

LAS CATONAS CORP  
2875 NE 191 STREET SUITE 801  
AVENTURA, FL 33180

JEFFREY T APTER  
256 BUNN DRIVE, SUITE #6  
BOSTON, MA 02111

ELARA CONTINUM CORP  
2601 S. BAYSHORE DRIVE #725  
MIAMI, FL 33133

RICCARDO CAPUA  
1395 BRICKELL AVENUE 14TH FLR  
MIAMI, FL 33131

RIPA LLC  
651 OKEECHOBEE BLVD #10  
WEST PALM BEACH, FL 33401

GARDENIA 1 SETAI INC  
444 MADISON AVENUE, STE 1206  
NEW YORK, NY 10022

JVN HOLDINGS INC  
3556 FLAMINGO DRIVE  
MIAMI BEACH, FL 33140

SETAI MIAMI 2801 LLC  
1410 20 STREET SUITE 214  
MIAMI BEACH, FL 33139

VADE RETRO INC  
PO BOX 3156  
GENEVA, TX 75959

EVAN SACKS  
200 E. END AVENUE APT# 4J  
NEW YORK, NY 10128

RAN 3101 LLC  
101 20 ST 3101  
MIAMI BEACH, FL 33139

GLENN R HEAD  
101 20 ST 3201  
MIAMI BEACH, FL 33139

SOUTH BCH SETAI 3301 LLC  
PO BOX 770531  
NAPLES, FL 34107



STEVEN C. SIMON  
101 20 ST 3401  
MIAMI BEACH, FL 33139

ONE INVEST LLC  
407 LINCOLN ROAD SUITE #121  
MIAMI BEACH, FL 33139

3601 SETAI LLC  
PO BOX 140668  
CORAL GABLES, FL 33114

STEPHEN SOLOWAY  
825 DAMASK ROSE CT  
VINELAND, NJ 08360

3801 INVESTMENTS LLC  
2200 ROSS AVE, STE 2200  
DALLAS, TX 75201

OJB TRUST  
80 COLUMBUS CIRCLE #71-C  
NEW YORK, NY 10023

ONE WAY PROPERTIES LLC  
2666 TIGERTAIL AVENUE, STE 106  
COCONUT GROVE, FL 33133

TYNESIDE PROPERTIES LTD  
1395 BRICKELL AVENUE 14TH FLR  
MIAMI, FL 33131

DESING ITALINO LLC  
1643 BRICKELL AVENUE #2902  
MIAMI, FL 33129

CHARLES T. CLOSE  
25 BOND STREET  
NEW YORK, NY 10012

RICHARD BENNETT  
ANDREW C. FRAKE JTRS  
101 20 ST 2202  
MIAMI BEACH, FL 33139

SETAI 2302 LLC  
101 20 ST 2302  
MIAMI BEACH, FL 33139

SERGEY KALVARSKIY  
101 20 ST 2402  
MIAMI BEACH, FL 33139

JAY BLOOM  
9 COOPER ROAD  
SCARSDALE, NY 10583

JYANINVEST USA INC  
1001 BRICKELL BAY DR STE 1400  
MIAMI, FL 33131

2802/2804 SETAI LLC  
4735 MALLARD POND DRIVE  
AKRON, OH 44333

SYNDECO INVEST CORP  
2455 E. SUNRISE BLVD STE #504  
FT. LAUDERDALE, FL 33304

ALBERT N BRUNO  
101 20 ST 3002  
MIAMI BEACH, FL 33139

ANDREA LEONE  
101 20 ST 3102  
MIAMI BEACH, FL 33139

AKHUNDOV IKHTIYAR  
101 20 ST 3202  
MIAMI BEACH, FL 33139

GOLD FALCON LLC  
3500 S. DUPONT HWY  
DOVER, DE 19901

MADISON K. KARLOCK  
995 VENETIAN DRIVE  
MIAMI BEACH, FL 33139

OCEAN BOX INC.  
2721 EXECUTIVE PARK DRIVE, STE 3  
WESTON, FL 33331

ECEMIR INC  
101 20 ST 1903  
MIAMI BEACH, FL 33139

NYMI 2003 SETAI MIAMI LLC  
101 20 ST 2003  
MIAMI BEACH, FL 33139

DOV GOLDSTEIN  
SUSANNA GOLDSTEIN  
24 CENTRAL PARK S. #18E  
NEW YORK, NY 10019

SETAI UNIT 2203 LLC  
101 20 ST 2203  
MIAMI BEACH, FL 33139

BLOFELD LLC  
1390 BRICKELL AVENUE  
MIAMI, FL 33131

SETAI 2503 LLC  
7491 W. OAKLAND PARK BLVD  
STE. 306  
TAMARAC, FL 33319

CARL S. ROSENDORF  
101 20 ST 2603  
MIAMI BEACH, FL 33139

GERSON GOMES  
PO BOX 580007  
FLUSING, NY 11358

NAKASH FLORIDA PROPERTIES LLC  
1400 BROADWAY  
NEW YORK, NY 10018

NISSAN BOURY  
180 EAST 79 STREET, APT #8A  
NEW YORK, NY 10075

SETAI UNIT 3003 LLC  
101 20 ST 3003  
MIAMI BEACH, FL 33139

RONNIE W. SUDMAN  
620 NEWPORT CENTER DR, #FL 11  
NEWPORT BEACH, CA 92660

STEPHEN SOLOWAY  
101 20 ST 3403  
MIAMI BEACH, FL 33139

SETAI 3503 LLC  
200 S. BISANE BLVD #2500  
MIAMI, FL 33131

MHHH LLC  
101 20 ST 3606  
MIAMI BEACH, FL 33139

G200 EXCHANGE LLC  
40 W 57 STREET, 23RD FLR  
NEW YORK, NY 10019

3803 LLC  
101 20 ST 3803  
MIAMI BEACH, FL 33139

DAVID B. FRANK  
101 20 ST PH D  
MIAMI BEACH, FL 33139

DIANE CHANG TRS  
1169 REGENCY DRIVE  
COLUMBUS, OH 43220

CHARLES T. CLOSE  
101 20 ST 1904  
MIAMI BEACH, FL 33139

SETAI 2004 INC  
101 20 ST 2004  
MIAMI BEACH, FL 33139

YASEMIN E. AKDEMIR MUKADDES  
1691 MICHIGAN AVENUE, STE #320  
MIAMI BEACH, FL 33139

MM HOLDINGS 2204 INC  
101 20 ST 2204  
MIAMI BEACH, FL 33139

SETAI 2304 LLC  
1111 KANE CONCOURSE, STE 603  
BAY HARBOR ISLANDS, FL 33154

KOHHANN YEE  
36 JANE DRIVE  
ENGLEWOOD CLIFFS, NJ 07632

HANS BRULAND &W JOSIE  
1645 35 STREET NW  
WASHINGTON, DC 20007

JOSEPH TESEO TRS  
101 20 ST 2604  
MIAMI BEACH, FL 33139

SETAI 2704 LLC  
2435 DOLEMAN DRIVE  
WESTBLOOMFIELD, MI 48324

SETAI 2904 CORP  
100 SE 2ND STREET, STE #1600  
MIAMI, FL 33131

SYNAMON REAL ESTATE LLC  
30 FENWICK HALL ALY  
JOHNS ISLAND, SC 29455

ROD FELDMAN TRS  
101 20 ST 3104  
MIAMI BEACH, FL 33139

GERTRAUD E. KIRCHMAYER  
101 20 ST 3204  
MIAMI BEACH, FL 33139

SETAI MIAMI 3304 LLC  
101 20 ST 3304  
MIAMI BEACH, FL 33139

UP ALL NIGHT SOUTH BEACH LLC  
101 20 ST 3404  
MIAMI BEACH, FL 33139

DARBLAY INVESTMENTS LTD  
1395 BRICKELL AVENUE 14TH FLR  
MIAMI, FL 33131

SETAI 3804 OWNERS LLC  
101 20 ST 3804  
MIAMI BEACH, FL 33139

BLUM REALTY MANAGEMENT LLC  
40 RECTOR STREET, #1502  
NEW YORK, NY 10006

LEVIN LOUIS  
101 20TH ST 1805  
MIAMI BEACH, FL 33139

MARK MILITANA  
44 W. 89 STREET, APT #BA  
NEW YORK, NY 10024

SCOTT D. & ROXANNE DRAGOO  
101 20 ST 2005  
MIAMI BEACH, FL 33139

NAKASH PROPERTIES LLC  
1400 BROADWAY  
NEW YORK, NY 10018

JOHN ABBOTT  
324 DATURA STREET STE #114  
WEST PALM BEACH, FL 33401

SETAI UNIT 2405 LLC  
1400 BROADWAY, 15 FLR  
NEW YORK, NY 10018

DANIEL G LAZAREK  
101 20 ST 2505  
MIAMI BEACH, FL 33139

DAVID P MICHALSKI  
1374 NORTHWYCK COURT  
MC LEAN, VA 22101

2705 SETAI INVEST LLC  
101 20 ST 2705  
MIAMI BEACH, FL 33139

JHC REAL ESTATE HOLDINGS I LLC  
37 W 57 STREET, 5TH FLR  
NEW YORK, NY 33139

SOFTVISION SRL INC  
2201 COLLINS AVENUE, UNIT #1610  
MIAMI BEACH, FL 33139

PLEASANT PLACE SOUTH IV LLC  
245 PARK AVENUE, 27TH FLR  
NEW YORK, NY 10167

ALI K FARD  
101 20 ST 3105  
MIAMI BEACH, FL 33139

JOSEPH LOMBARDI  
101 20 ST 3205  
MIAMI BEACH, FL 33139

ARTI MEDIA HOLDINGS LLC  
1691 MICHIGAN AVENUE STE #320  
MIAMI BEACH, FL 33139

GRUPO JESSY FLORIDA INC  
101 20 ST 1906  
MIAMI BEACH, FL 33139

RAM K SHRIVASTAVA &W SARASWATI  
101 20 ST 2006  
MIAMI BEACH, FL 33139

SETAI 2106 INC  
2001 COLLINS AVENUE #2106  
MIAMI BEACH, FL 33139

SETAI MIAMI BEACH 2206 LLC  
1395 BRICKELL AVENUE 14TH FLR  
MIAMI, FL 33131

HAPPY PLACE SOUTH BEACH LLC  
106 COOKE STREET  
EDGARTOWN, MA 33139

PLEASANT PLACE SOUTH II LLC  
245 PARK AVENUE, 26TH FLR  
NEW YORK, NY 10167

MIAMIBOU LLC  
250 W 57 STREET, STE #26  
NEW YORK, NY 10107

SETAI 2706 LLC  
101 20 ST 2706  
MIAMI BEACH, FL 33139

NSHE POMONA LLC  
175 E. HOUSTON STREET, STE #1300  
SAN ANTONIO, TX 78205

STP SETAI LLC  
590 MADISON AVENUE #FL 21  
NEW YORK, NY 10022

SHAWLINE PROPERTIES LLC  
1691 MICHIGAN AVENUE, STE #320  
MIAMI BEACH, FL 33139

PLEASANT PLACE SOUTH III LLC  
245 PARK AVENUE, 27TH FLR  
NEW YORK, NY 10167

RIFFEL FLORIDA PROPERTIES LLC  
101 20 ST 3206  
MIAMI BEACH, FL 33139

GARY M. SAFADY  
101 20 ST 3506  
MIAMI BEACH, FL 33139

MH HOLDINGS II LLC  
101 20 ST 3606  
MIAMI BEACH, FL 33139

MARK MILITANA  
101 20 ST 3706  
MIAMI BEACH, FL 33139

JOLIA LLC  
20801 BISCAYNE BLVD, STE #308  
AVENTURA, FL 331380

AMERICAN LATIN ENTERTAINMENT  
1001 BRICKELL BAY Drive  
STE 1800  
MIAMI, FL 33131

DENNIS H. LEEBOW  
31099 CHAGRIN BLVD, STE 150  
CLEVELAND, OH 44124

ERMINIA LLC  
101 20 ST 1907  
MIAMI BEACH, FL 33139

PORTRADE LTD  
101 20 ST 2007  
MIAMI BEACH, FL 33139

RHOMB2107 LLC  
100 S. POINTE DRIVE, APT #2106  
MIAMI BEACH, FL 33139

DAVID W. NIEMIEC & W MELANIE M  
1 EASTEND AVENUE  
NEW YORK, NY 10075

ANDRE ALTHOLZ  
950 3RD AVENUE  
NEW YORK, NY 10022

ROBERT FETTY  
AMELIA TIERNEY  
1223 JUDSON ROAD  
LONGVIEW, TX 75601

ALEXANDRE VON FURSTENBERG TRS  
555 WEST 18 STREET  
NEW YORK, NY 10011

RALPH NAKASH  
101 20 ST 2607  
MIAMI BEACH, FL 33139

VICIT TRADING CORP  
101 20 ST 2707  
MIAMI BEACH, FL 33139

CHRISTOPHER D. PARE  
101 20 ST 2807  
MIAMI BEACH, FL 33139

SETAI 2907 LLC  
101 20 ST 2806  
MIAMI BEACH, FL 33139

CAMBRIA PROPERTIES LLC  
8626 WESTPARK DRIVE  
HOUSTON, TX 77063

MARGARITA RUDYAK TRS  
101 20 ST 3107  
MIAMI BEACH, FL 33139

RICHARD E. GRIFFIN TRS  
101 20 ST 3207  
MIAMI BEACH, FL 33139

DAVID C. BLOOM TRUST  
575 MADISON AVENUE #10 FLR  
NEW YORK, NY 10022

RONALD M. GOLDSTEIN  
PO BOX 2461  
NEW YORK, NY 10021

SETAI 1908 LLC  
101 20 ST #2806  
MIAMI BEACH, FL 33139

BLUMARK US CORP  
2601 S. BAYSHORE DRIVE  
MIAMI, FL 33133

BK FAMILY ASSOCIATES LLC  
463 FASHION AVENUE, 12 FLR  
NEW YORK, NY 10018

WEST BENIDORM LLC  
101 20 ST 2208  
MIAMI BEACH, FL 33139

DAVID W. DESMOND  
101 20 ST 2308  
MIAMI BEACH, FL 33139

SETAI 2408 LLC  
450 PARK AVENUE, STE #1403  
NEW YORK, NY 10022

OCEAN FRONT LLC  
101 20 ST 2508  
MIAMI BEACH, FL 33139

JOSEPH NAKASH  
101 20 ST 2608  
MIAMI BEACH, FL 33139

SETAI 2708 LLC  
101 20 ST 2708  
MIAMI BEACH, FL 33139

ROBERT ZANGRILLO  
101 20 ST 2808  
MIAMI BEACH, FL 33139



SETAI RESORT & RES CONDO ASSN  
150 WEST FLAGLER STREET, 27 FLR  
MIAMI, FL 33130

HOLLYBROOK INVEST INC  
7491 W. OAKLAND PARK BLVD  
STE. 306  
TAMARAC, FL 33319

MATTHEW BAYER TRUST  
PO BOX 007  
BEDFORD PARK, IL 60499

RIVER PHOENIX DEV CORP  
1401 BRICKELL AVENUE #700  
MIAMI, FL 33131

SETAI 3509 LLC  
101 20 ST 3509  
MIAMI BEACH, FL 33139

SETAI 3709 LLC  
40 W 57 STREET, 23RD FLR  
NEW YORK, NY 10019

MG BROWN CO LLC  
38 GANSEVORT STREET #5 FLR  
NEW YORK, NY 10014

NIVA HOLDING LLC  
333 SE 2 AVENUE #44  
MIAMI, FL 33131

FLPH LLC  
101 20 ST VIL B  
MIAMI BEACH, FL 33139

SETAI OWNERS LLC  
2009 COLLINS AVENUE  
MIAMI BEACH, FL 33139

DURGA G. EDSON TRS  
10 NORDEN LN  
HUNTINGTON STATION, NY 11746

ALEXANDER YAKUBOV  
1521 ALTON RD  
MIAMI BEACH, FL 33139

VIS REAL ESTATE LLC  
1390 BRICKELL AVE  
MIAMI, FL 33131

SAMUEL BEALL III  
220 21 ST 403  
MIAMI BEACH, FL 33139

THOMAS JAMES NICHOLS  
220 21 STREET #404  
MIAMI BEACH, FL 33139

PETER ROSTEN  
433 E 74 ST  
NEW YORK, NY 10021

305 BOULAN SOUTH LLC  
206 SPRING ST 5TH FLR  
NEW YORK, NY 10012

405 BOULAN LLC  
201 E 36 ST  
NEW YORK, NY 10016

NYFLAPT LLC  
109 W 27 STREET 9 FLR  
NEW YORK, NY 10001

BOULAN 306 LLC  
7 TANGLEWOOD RD  
PLEASANTVILLE, NY 10570

406 BOULAN LLC  
66 POWERHOUSE RD  
ROSLYN HEIGHTS, NY 11577

MIAMI 505 LLC  
1395 BRICKELL AVE 14 FL  
MIAMI, FL 33131

BOULAN 207 LLC  
32 E 32 ST  
NEW YORK, NY 10016

HUNTER GELLIN  
225 E 34 ST  
NEW YORK, NY 10016

PARC PLACE DEVELOPMENT LLC  
26 HARBOR PARK DR  
PORT WASHINGTON, NY 11050

THOMAS JAMES NICHOLAS  
220 21 STREET #507  
MIAMI BEACH, FL 33139

RONALD ABOODY  
959 SCIOTO DR  
FRANKLIN LAKES, NJ 10001

BOULAN 308 LLC  
200 E 61 ST  
NEW YORK, NY 10065

BOULAN 309 LLC  
9 TRAPPINGWAY  
PLEASANTVILLE, NY 10570

FIRE FLY 310 INC  
1395 BRICKELL AVE 14 FL  
MIAMI, FL 33131

BOULAN HOLDINGS LLC  
863 REMSENS LN  
OYSTER BAY, NY 11771

BOULAN 411 LLC  
2665 S BAYSHORE DR  
COCONUT GROVE, FL 33133

DANA VALENTI  
220 21 STREET #212  
MIAMI BEACH, FL 33139

BOULAN 312 LLC  
36 PEBBLE LN  
ROSLYN HEIGHTS, NY 11577

CFN 2013R1017808  
OR Sk 28972 Pgs 1768 - 17749 (7pgs)  
RECORDED 12/31/2013 14:45:57  
DEED DOC TAX 1,082,022.00  
SURTAX 789,016.50  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

THIS DOCUMENT WAS PREPARED BY  
AND UPON RECORDATION RETURN TO:

Ronald A. Kriss, Esq.  
Stroock & Stroock & Lavan LLP  
200 S. Biscayne Boulevard, Suite 3100  
Miami, FL 33131

Folio No.: 02-3226-001-0020

RECORDING INFORMATION

### SPECIAL WARRANTY DEED

**SPECIAL WARRANTY DEED** dated December 30, 2013, from **PHILIPS SOUTH BEACH, LLC**, a Delaware limited liability company, whose address is c/o Philips International, 295 Madison Avenue, 2<sup>nd</sup> Floor, New York, New York 10017 ("Grantor"), to **SHORE CLUB PROPERTY OWNER LLC**, a Delaware limited liability company, whose address is 600 Madison Avenue, Seventeenth Floor, New York NY 10022 ("Grantee").

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIENATE AND CONVEY** unto Grantee, **FOREVER**, all the following described real estate, situated in the County of Miami-Dade and State of Florida, known and described as follows, to wit:

See Exhibit A.

Together with all and singular hereditaments and appurtenances belonging there, or in anyway appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described premises, with hereditaments and appurtenances,

**TO HAVE AND TO HOLD** the said premises as described above, with the appurtenances, unto Grantee, forever.

**AND** Grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

*[signature page follows next]*

MIA 31198715v2  
LEGAL\_US\_B# 107503471.1

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the day and year first above written.

Signed, sealed and delivered in the presence of:

**GRANTOR**

Philip Pilevsky  
Print Name: Philip Pilevsky

**PHILIPS SOUTH BEACH, LLC,**  
a Delaware limited liability company.

Deane R. Corso  
Print Name: Deane R. Corso

By: SB Realty Corp., a Delaware corporation,  
its Managing Member

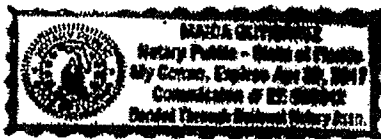
By: [Signature]  
Name: Philip Pilevsky  
Title: President

STATE OF NEW YORK Florida }

COUNTY OF NEW YORK Miami-Dade }

The foregoing instrument was acknowledged before me this 5 day of December, 2013 by Philip Pilevsky as President of SB Realty Corp., the Managing Member of Philips South Beach, LLC, a Delaware limited liability company, on behalf of said corporation and limited liability company. He/she is ☒ personally known to me or ☐ has produced as identification.

(NOTARY SEAL)



[Signature]  
Notary Public, State of ~~New York~~ Florida  
Print Name: Maria Gutierrez  
Commission No.: EE-863642  
My Commission Expires: 4-30-17

Special Warranty Deed Signature Page

**EXHIBIT A**

**Legal Description**

**PARCEL I:**

**(SHARALTON PROPERTY)**

That part of Lots 1 and 2, in Block B, of THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the plat thereof recorded in Plat Book 5, Pages 7 and 8, of the Public Records of Miami-Dade County, Florida and that part of Block 1, FISHER'S FIRST SUBDIVISION OF ALTON Beach, according to the Plat thereof, recorded in Plat Book 2, at Page 77 of the Public Records of Miami-Dade County, Florida, more particularly described as follows: For a Point of Beginning (P.O.B.), commence at a point on the Northerly boundary of said Block B, 190.50 feet Southeasterly from the Northwest corner of said Block B, as the same is shown on the said Plat of THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the plat thereof recorded in Plat Book 5, Pages 7 and 8 of the Public Records of Miami-Dade County, Florida; thence, run Southwesterly at right angles to the Northerly boundary line of said Block B, 110.00 feet to a point; thence run Southeasterly parallel to the Northerly boundary of said Block B, 209.43 feet to a point on the Southerly boundary line of said Block B, as aforesaid; thence run Easterly along the Southerly boundary line of said Block B, 9.071 feet, to the Southeast corner of said Block B; thence run, Northeasterly along the Easterly boundary of said Block B; 109.145 feet, to the Northeast corner of Lot 1, of said Block B; thence run Northwesterly along the Northerly boundary line of said Block B, 194.46 feet, more or less, to the Point of Beginning (P.O.B.).

**PARCEL II**

The Parcel of land shown on THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the Plat thereof recorded in Plat Book 5, Pages 7 and 8, of the Public Records of Miami-Dade County, Florida, more particularly described as follows: For a Point of Beginning (P.O.B.), commence at the Northeast corner of Lot 1, Block B as shown on the Plat of THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the Plat thereof recorded in Plat Book 5, Pages 7 and 8, of the Public Records of Miami-Dade County, Florida; thence run Southwesterly along the Easterly boundary of said Lot 1, Block B, 109.145 feet, to the Southeast corner of said Lot 1, Block B, thence run East along the prolongation of the extension Easterly of the Southerly boundary line of Lot 1, Block B, a distance of 252.80 feet to the Erosion Control Line of the Atlantic Ocean, said line recorded in the Plat Book 105 at Page 62 of the Public Records of Miami-Dade County, Florida; thence run Northerly, deflecting  $78^{\circ}32'47.4''$  to the left, along the said Erosion Control Line, a distance of 12.36 feet to the Northerly line of said Block B and its extension Easterly; thence run Northwesterly along the Northerly line of said Block B and its extension Easterly, a distance of 255.63 feet to the Point of Beginning (P.O.B.) At the Northeast corner of said Lot 1, Block B.

**PARCEL III:**

**(Shore Club Property)**

MIA 31198715v2  
LEGAL\_US\_B# 107505471.1



All of Lots 5, 6, 8, 9 and 10 and part of lots 4 and 7, in Block 1, of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof recorded in Plat Book 2, at Page 77, of the Public Records of Miami-Dade County, Florida and parts of Lots 1 and 3, in Block "B" of the amended map of OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the Plat thereof recorded in Plat Book 5, Pages 7 and 8, of the Public Records of Miami-Dade County, Florida, being particularly described as follows:

Begin at the Southwest corner of Lot 10, Block 1, of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof recorded in Plat Book 2, Page 77, of the Public Records of Miami-Dade County, Florida; thence Northerly along the Westerly lines of Lots 10, 9, 8 and 7, Block 1, of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, a distance of 192.67 feet to the Northwest corner of said Lot 7, Block 1; thence continue Northerly along the Westerly line of Lot 3, Block "B", of the AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the Plat thereof recorded in Plat Book 5, Pages 7 and 8 of the Public Records of Miami-Dade County, Florida a distance of 7.33 feet to a point; thence Southeasterly parallel to the Northeasterly line of said Lot 3, Block "B", a distance of 19.34 feet to a point located on the Southerly line of said Lot 3, Block "B"; thence Easterly along the Southerly lines of Lots 3 and 2, Block "B" of the AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, a distance of 101.32 feet to a point; thence Southeasterly parallel to the Northeasterly line of said Lot 2, Block "B" a distance of 56.16 feet to a point; thence Northeasterly at right angles to the last mentioned course a distance of 2.0 feet to a point; thence Southeasterly parallel to the Northeasterly line of Block "B", of the AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, a distance of 216.43 feet to a point located on the Southerly line of Lot 1, Block "B", of the AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY; thence Easterly along the Southerly line of Lot 1, Block "B" of the AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, a distance of 9.071 feet to the Southeast corner of Lot 1, Block "B" of the aforesaid Subdivision said corner being also the Northeast corner of Lot 6, Block 1, FISHER'S FIRST SUBDIVISION OF ALTON BEACH; thence Southerly along the Easterly lines of Lots 6, 5 and 4, a distance of 101.42 feet to a point, said point being 10.14 feet Southerly from the Northeast corner of Lot 4, Block 1, of the aforesaid Subdivision; thence Westerly parallel to the Northerly line of Lot 4, Block 1, of the aforesaid Subdivision a distance of 75 feet to a point; thence Northerly parallel to the Easterly line of Lot 4, Block 1, of the aforesaid Subdivision a distance of 10.14 feet to a point located on the Southerly line of Lot 5, Block 1, of the aforesaid Subdivision; thence Westerly along the Southerly line of Lots 5 and 10, Block 1, of the aforesaid Subdivision a distance of 325 feet to the Point of Beginning (POB).

#### PARCEL IV

Begin at the Northeast corner of Lot 6, Block 1, of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof recorded in Plat Book 2, Page 77, of the Public Records of Miami-Dade County, Florida; thence Southerly along the Easterly lines of Lots 6, 5 and 4, Block 1, of the aforesaid Subdivision, a distance of 101.42 feet to a point, said point being

MIA 3119871592  
LEGAL\_US\_# 107503471.1

10.14 feet Southerly from the Northeast corner of Lot 4, Block 1, of the aforesaid Subdivision; thence Easterly parallel to the Easterly Extension of the North line of said Lot 4, Block 1, a distance of 136.47 feet to the high-water mark of the Atlantic Ocean, being the face of steel bulkhead; thence Northerly along the face of the steel bulkhead a distance of 103.33 feet, more or less, to a point where the Northerly line of Lot 6, Block 1 of the aforesaid Subdivision extended Easterly intersects the face of the steel bulkhead; thence Westerly along the Easterly extension of the Northerly line of said Lot 6, Block 1, of the aforesaid Subdivision, a distance of 144.276 feet more or less, to the Point of Beginning; together with any/or all riparian rights that may be appurtenant to said lands that may be vested in the owner of the fee title together with easement in common with persons for the like right the use as set forth in deed recorded in Deed Book 2482, Page 526 of the Public Records of Miami-Dade County, Florida, in and over the following described property:

Begin at a point located on the Northeasterly line of Lot 2, Block "B" of the AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the Plat thereof, recorded in Plat Book 5, at Pages 7 and 8 of the Public Records of Miami-Dade County, Florida; said point 190.5 feet distant from the Northwest corner of Lot 3, Block "B" of said Plat; thence Southwesterly at right angles to the Northeasterly line of said Lot 2, Block "B", a distance of 110.00 feet to a point; thence Northwesterly parallel to the Northeasterly line of said Lot 2, Block "B", a distance of 7 feet to a point; thence Southwesterly at right angles to the last mentioned course, a distance of 2 feet to a point; thence Northwesterly parallel to the Northeasterly line of said Lot 2, Block "B" a distance of 10 feet to a point; thence Northeasterly at right angles to the last mentioned course a distance of 112.00 feet to a point located on the Northeasterly line of said Lot 2, Block "B"; thence Southeasterly along the Northeasterly line of said Lot 2, Block "B", a distance of 17 feet to the Point of Beginning (POB).

**PARCEL V:**

A portion of Lots 9, 10 and 11, Block "F", as shown on the Plat of AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, as recorded in Plat Book 5, at Pages 7 and 8 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Northwesterly corner of said Lot 9; thence South 21° 53'40" West along the Northwesterly line of said Lot 9 for 20.00 feet to the Point of Beginning; thence run South 68° 06'20" East along a line that is 20.00 feet Southwesterly of and parallel to the Southwesterly line of said Lot 9 for 50.00 feet; thence run South 21° 53'40" West parallel to the Northwesterly lines of said lots 9, 10 and 11 for 122.27 feet; thence run due West along the South line of said Lot 11 for 53.89 feet; thence run North 21° 53'40" East along the Northwesterly lines of said Lots 9, 10 and 11 for 142.37 feet to the Point of Beginning.

**PARCEL VI:**

**EASEMENT PARCEL**

MIA 31198715v2  
LEGAL\_US\_B# 107505471.1

Easement for the benefit of Parcel III set forth in Deed recorded in Deed Book 2482, Page 526, of the Public Records of Miami-Dade County, Florida, over the following described property:

Begin at a point located on the Northeasterly line of Lot 2, Block "B" of the Amended Map of the Ocean Front Property of the Miami Beach Improvement Company, according to the Plat thereof, recorded in Plat Book 5, Pages 7 and 8, of the Public Records of Miami-Dade County, Florida, said point being 190.5 feet distant from the Northwest corner of Lot 3, Block B of said Plat; thence Southwesterly at right angles to the Northeasterly line of said Lot 2, Block "B" a distance of 110 feet to a point; thence Northwesterly parallel to the Northeasterly line of said Lot 2, Block "B" a distance of 7 feet to a point; thence Southwesterly at right angles to the last mentioned course, a distance of 2 feet to a point; thence Northwesterly parallel to the Northeasterly line of said Lot 2, Block "B" a distance of 10 feet to a point; thence Northeasterly at right angles to the last mentioned course a distance of 112 feet to a point located on the Northeasterly line of said Lot 2, Block "B", thence Southeasterly along the Northeasterly line of said Lot 2, Block "B" a distance of 17 feet to the Point of Beginning.

**COMBINED LEGAL DESCRIPTION (SHORE CLUB & SHARALTON PROPERTY):**

All Lot 1 and a portion of Lots 2 and 3, Block "B", of THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the Plat thereof, recorded in Plat Book 5, at Page 7, of the Public Records of Miami-Dade County, Florida and all of Lots 5, 6, 8, 9 and 10 and a portion of Lots 4 and 7, Block 1, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof, recorded in Plat Book 2, at Page 77, of the Public Records of Miami-Dade County, Florida; and a portion of land lying East of and contiguous to the East line of said Blocks B and 1 (One) and being more particularly described as follows:

Commence at the Northwest corner of said Block B, thence run South 70° 04'39" East, along the North line of said Block B and along the South Right-of-Way line of 20th Street, for a distance of 190.50 feet to the Point of Beginning of the herein described parcel of land; thence continue, South 70° 04'39" East, along said North line and along said Right-of-Way line, for a distance of 450.09 feet to the Erosion Control Line of the Atlantic Ocean as shown on the Plat thereof, recorded in Plat Book 105, at Page 62, of the Public Records of Miami-Dade County, Florida; thence run South 09° 26'43" West, along said Erosion Control Line, for a distance of 114.40 feet to a point on a line 10.14 feet Southerly, as measured along a line parallel with the Easterly line of said Lot 4 Block 1, of the Easterly projection of the North line of said Lot 4, Block 1; thence run South 87° 58'58" West, along said line parallel with said North line of Lot 4, for a distance of 324.39 feet; thence run North 07° 36'11" East, parallel with the East line of said Lots 4 and 5, Block 1, for a distance of 10.14 feet to a point on the Southerly line of said Lot 5; thence run South 87° 58'58" West, along the Southerly line of said Lots 5 and 10, Block 1, for a distance of 325.00 feet to a point on the Easterly Right-of-Way line of Collins Avenue; thence run North 07° 36'11" East, along said Easterly Right-of-Way line, for a distance of 200.00 feet; thence run South 70° 08'36" East for a distance of 19.36 feet to a point on the Southerly line of said Lots 2 and 3, Block B; thence run North 87° 59'00" East, along said Southerly line, for a distance of 101.32 feet to a point on a line 112.00 feet South of and parallel with the South Right-of-Way line of said 20th Street; thence run South 70° 04'39" East, parallel with said South

MIA 31198715v2  
LEGAL\_US\_B # 107503471.1

Right-of-Way line, for a distance of 56.16 feet; thence run North 19° 55'21" East, at right angles to the last described course, for a distance of 2.00 feet; thence run South 70° 04'39" East, along a line 110.00 feet South of and parallel with said South Right-of-Way line and at right angles to the previous and next courses, for a distance of 7.00 feet; thence run North 19° 55'21" East for a distance of 110.00 feet to the Point of Beginning. Together with any/or all Riparian Rights that may be appurtenant to said lands that may be vested in the owner of the fee title together with Easement in common with persons for the like right to use as set forth in Deed recorded in Deed Book 2482, Page 526, of the Public Records of Miami-Dade County, Florida, in and over the following described property:

Begin at a point located on the Northerly line of Lot 2, Block B of THE AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the Plat thereof, recorded in Plat Book 5, at Pages 7 and 8, of the Public Records of Miami-Dade County, Florida; said point being 190.50 feet distant from the Northwest corner of Lot 3, Block B, of said Plat; thence Southerly at right angles to the Northerly line of said Lot 2, Block B a distance of 110.00 feet to a point; thence Westerly parallel to the Northerly line of said Lot 2, Block B a distance of 7.00 feet to a point; thence Southerly at right angles to the last mentioned course, a distance of 2.00 feet to a point thence Westerly parallel to the Northerly line of said Lot 2, Block B a distance of 10.00 feet to a point; thence Northerly at right angle to the last mentioned course a distance of 112.00 feet to a point located on the Northerly line of said Lot 2, Block B; thence Easterly along the Northerly line of said Lot 2, Block B, a distance of 17.00 feet to the Point of Beginning.

MIA 31193715v2  
LEGAL\_US\_B# 107505471.1

# MIAMI BEACH

## PLANNING DEPARTMENT

### First Submittal Review Comments

### Historic Preservation Board

**SUBJECT:** HPB File No. 7515, 1901 Collins Avenue.

Comments Issued:	<b>March 11, 2016</b>
Revised plans drop-off:	<b>March 17, 2016, 9:00 a.m.</b> (2 signed & sealed sets)
Final Submittal drop-off:	<b>March 21, 2016</b>
Scheduled Board Meeting Date:	<b>May 10, 2016</b>

#### 1. APPLICATION COMMENTS

#### 2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

#### 3. ZONING/VARIANCE COMMENTS

#### 4. DESIGN/APPROPRIATENESS COMMENTS

- a. The geometry of the proposed lounge screen wall interrupts public interior and impacts the highly significant public interior and impacts one's ability to perceive this original design. Further, staff does not believe it is appropriate to mimic the geometry of the original north lobby wall. Staff recommends this element be redesigned so it does not project into the lobby.
- b. Condition I.C.1.d.ii. of the Final order states: "White wood wall cladding shall not be approved in the original lobby space. A plaster finish or a cladding material more consistent with the Post War Modern period of architecture shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board." This condition applies to the proposed curved wall which projects into the lobby.

#### 5. LANDSCAPING COMMENTS

**These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending the further review.**

DJT:JS

F:\PLAN\HPB\16HPB\05-10-2016\First Submittal Comments\HPB 7515 1901 Collins Av\_First Comments.May16.docx