

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

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1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

TRADE NAME: CONGRESS HOTEL ON OCEAN DRIVE, L.L.C.  
IN CARE OF:  
ADDRESS:

RECEIPT NUMBER: RL-10003994  
Beginning: 10/01/2013  
Expires: 09/30/2014  
Parcel No: 0232340080120

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**

As per Planning & Zoning (M. Belush), Alcohol and tobacco License applies only to Hotel Rooms. No alcohol service at pool deck or outside.

**Storage Locations**

**TRADE ADDRESS: 1060 OCEAN DR**

Code 009500	Certificate of Use/Occupation HOTELS (SMOKE DETECTOR)
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CERTIFICATE OF USE	200
SQUARE FOOTAGE	18
C_U # OF UNITS	18
# OF HOTEL ROOMS	18

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



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

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1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

TRADE NAME: TECTON SOBE HOSPITALITY LLC  
IN CARE OF: TECTON SOBE HOSPITALITY LLC  
ADDRESS:

RECEIPT NUMBER: RL-10000418  
Beginning: 10/01/2009  
Expires: 09/30/2010  
Parcel No: 0232340080120

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

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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: 1060 OCEAN DR

Code	Certificate of Use/Occupation
009500	HOTELS (SMOKE DETECTOR)

CERTIFICATE OF USE	200
C_U # OF UNITS	18
# OF HOTEL ROOMS	18

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

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

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

TRADE NAME: CASILLA CIGARS  
IN CARE OF:  
ADDRESS:

LICENSE NUMBER: RL-10005911  
Beginning: 10/01/2016  
Expires: 09/30/2017  
Parcel No: 0232340080120

TRADE ADDRESS: 1060 Ocean Dr

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

A 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 Additional Information

Storage Locations

Code	Business Type
95012065	MERCHANTS SALES
Merchants Inventory	\$8000

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
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\*3313950141\*

November 30, 2017

Honorable Chair and Planning Board Members  
Planning & Zoning Department  
City of Miami Beach  
1700 Convention Center Drive, Second Floor  
Miami Beach, Florida 33139

Re: Letter of Intent for Conditional Use Permit for a Neighborhood Impact  
Establishment for the ILOV305 Restaurant at 1060 Ocean Drive

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Dear Chair and Planning Board Members:

Our Law Firm represents ILOV305 I LLC (the "Applicant"), the tenant of the restaurant space located on the ground and second floor (the "Restaurant Premises") within the originally constructed Bon Air Hotel (the "Hotel"), located at 1060 Ocean Drive ("Property"). The Applicant is making this application for a Conditional Use Permit for a Neighborhood Impact Establishment ("NIE"), pursuant to §142-1361 and §142-1362 of the City Code, to operate its ILOV305 restaurant concept within the Restaurant Premises. Please allow this letter, as well as the enclosed ILOV305 Restaurant Operations Plan, included with the application materials, to serve as the Applicant's Letter of Intent ("LOI") in connection with the foregoing application.

Historic Bon Air Hotel Site. The Bon Air Hotel was originally constructed in 1934 on the Property wherein the Restaurant Premises is located and was designed by architect Henry Maloney in the Mediterranean Revival style of architecture. In 2001, the Historic Preservation Board approved the renovation and restoration of the building including the removal of a 1944 addition and the demolition of a portion of the second level floor slab and the removal of most of the existing non-load-bearing interior partition walls on all three floors of the Hotel in order to accommodate a restaurant on the ground floor and eighteen (18) hotel units on the remaining two floors. The approved project was completed in 2004, however the approved restaurant space has remained unoccupied until now.

Restaurant Premises. The Restaurant Premises, including all kitchen facilities, will be primarily located within the partial basement level that originally functioned as a back of house area for the Hotel. Within the historic lobby, the Applicant is proposing a cocktail lounge,

seating area, and a daiquiri bar. The renovations of the Restaurant Premises have been designed in a manner which will complement the Mediterranean Revival style of architecture. The property owner recently appeared before the Historic Preservation Board ("HPB") and obtained an approval for the proposed renovations within the historic lobby. Please see the enclosed Historic Preservation Board order approving a Certificate of Appropriateness under HPB File No. 17-0138.

The Property is located within the MXE (Mixed Use Entertainment District) zoning district, which is designed to encourage the substantial restoration of existing structures and allow for new construction. A hotel is a main permitted use, and a Neighborhood Impact Establishment is a conditional use, in the MXE zoning district. The City Code defines a Neighborhood Impact Establishment as an "alcoholic beverage establishment or restaurant, which is also operating as an entertainment establishment ... with an occupant content of 200 or more persons as determined by the chief fire marshal." See §142-1361, City Code. Inasmuch as the patron occupant content for the Applicant's restaurant is anticipated to be 200 or more persons, and also contains an "entertainment" component, a Conditional Use Permit is required to operate the venue.

As detailed in this LOI, the operational program for the subject restaurant has been designed to minimize the potential impact on the surrounding neighborhood in terms of noise, traffic, parking, security, and waste disposal.

The Applicant's proposed operation of the ILOV 305 Restaurant satisfies the criteria set forth under the NIE review guidelines pursuant to §142-1362(a) of the City Code's Land Development Regulations as follows:

**(1) An operational/business plan which addresses hours of operation, number of employees, menu items, goals of business, and other operational characteristics pertinent to the application:**

**Satisfied.** The Applicant has provided a detailed operational/business plan within the enclosed ILOV305 Restaurant Operations Plans submitted with this application, which addresses the hours of operation, number of employees required to effectively operate the restaurant, menu items, goals of the business, and other operational characteristics pertinent to the application.

**(2) A parking plan which fully describes where and how the parking is to be provided and utilized:**

**Satisfied.** Although the restaurant has no parking requirement under the City Code by virtue of the site's historic designation status, ILOV305 patrons will be serviced by the building's existing valet parking company, which utilizes the parking garage at 1041 Collins Avenue. The restaurant's valet pick up / drop off is located in front of the Restaurant Premises on Ocean Drive. Once dropped off, the vehicles are then driven a short distance to the parking garage. Even considering the foregoing parking accommodations made available to restaurant patrons, the Applicant anticipates many patrons will either walk from nearby hotels or take public transportation, thereby further reducing the demand for parking and potential impact on

traffic.

**(3) An indoor/outdoor crowd control plan which addresses how large groups of people waiting to gain entry into the establishment, or already on the premises will be controlled:**

**Satisfied.** The restaurant's Indoor & Outdoor Crowd Control Plan is contained in the ILOV305 Restaurant Operations Plans submitted with this application. As evidenced by the floor plan, ILOV305's interior layout is designed to accommodate patrons waiting to be seated inside the Restaurant Premises. If needed, the Applicant will have sidewalk stanchions, the placement of which are reflected on the enclosed Crowd Control/Stanchion Plan. *See also* Security Plan contained in the ILOV305 Restaurant Operations Plans submitted with this application.

**(4) A security plan for the establishment and any parking facility, including enforcement of patron age restrictions:**

**Satisfied.** The Security Plan is contained in the ILOV305 Restaurant Operations Plans submitted with this application. The Applicant will employ its own security staff and will have three to six (3-6) security officers on shift during operations on weekends and holidays. The Applicant's staff will specifically enforce patron age restrictions.

**(5) A traffic circulation analysis and plan which details the impact of projected traffic on the immediate neighborhood and how this impact is to be mitigated:**

**Satisfied.** The Applicant has engaged Traf Tech Engineering, Inc. ("Traf Tech") to conduct a traffic impact analysis to confirm and ensure the Applicant's traffic circulation plan will not have an adverse impact on the immediate neighborhood. Traf Tech's report concludes "[a]ll study intersections are currently operating at an acceptable level of service" and that "[i]n the year 2018 with the proposed project in place, all intersections are expected to continue to operate at an acceptable level of service." Further, the traffic study confirms "[t]he sidewalk adjacent to the site has adequate capacity to accommodate the peak pedestrian traffic recorded within this area." *See* Traffic Study. Also, the Applicant anticipates many patrons will either walk from nearby hotels, or take public transportation.

**(6) A sanitation plan which addresses on-site facilities as well as off-premises issues resulting from the operation of the establishment:**

**Satisfied.** The Sanitation Plan is contained in the ILOV305 Restaurant Operations Plans submitted with this application and is designed to minimize the potential impact of the restaurant operation on local residents and traffic. The restaurant will use existing sanitation facilities, located on the west end of the building. Trash pickup occurs seven (7) days a week from approximately 7:00 a.m. to 10:00 a.m.

**(7) A noise attenuation plan which addresses how noise will be controlled to meet the requirements of the noise ordinance:**

**Satisfied.** The Applicant has engaged Edward Duggar & Associates, P.A. to conduct a sound impact analysis and recommend sound mitigation measures to ensure the entertainment within the restaurant complies with the City's noise ordinance and does not create any adverse impact on the immediate neighborhood. The entertainment component of the restaurant concept will consist of both a DJ and live entertainment, which will all take place indoors, with no outdoor entertainment and no outdoor speakers. The Acoustic Study submitted by the Applicant's sound consultant confirms "sound generated by the establishment will comply with the requirements of the Code of the City of Miami Beach Article IV – Noise" and goes on to confirm "ambient sound pressure levels along this area of Ocean Drive are consistently at a level which would be unlikely to be increased by ILOV305's indoor operations." See Acoustic Study.

**(8) Proximity of proposed establishment to residential uses:**

**Satisfied.** The Applicant's operations are not anticipated to have any adverse effect on the surrounding residential uses.

**(9) Cumulative effect of proposed establishment and adjacent pre-existing uses:**

**Satisfied.** In 2001, the Historic Preservation Board approved the renovation and restoration of the building including the removal of a 1944 addition and the demolition of a portion of the second level floor slab and the removal of most of the existing non-load-bearing interior partition walls on all three floors of the subject building in order to accommodate a restaurant on the ground floor and eighteen hotel units on the remaining two floors. While the project was approved in 2004, the approved restaurant space has remained unoccupied until now. The proposed restaurant operations will provide local residents and visitors with a unique upscale restaurant to frequent on Ocean Drive. In light of the foregoing, the Applicant's operations are not anticipated to have any adverse effect when other adjacent pre-existing uses are considered.

In addition to satisfying the NIE review guidelines criteria set forth above, the Applicant's proposed operation of the Restaurant satisfies the standard Conditional Use Review Guidelines pursuant to §118-192 of the City Code's Land Development Regulations.

**(1) The use is consistent with the comprehensive plan or neighborhood plan if one exists for the area in which the property is located.**

**Satisfied.** The proposed restaurant is a permitted use, and with the "entertainment" component is permitted as a conditional use, in the MXE zoning district. Further, these uses are consistent with the comprehensive plan future land use designation of the Property within the MXE.

**(2) The intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the comprehensive plan.**

**Satisfied.** The Applicant has engaged Traf Tech Engineering, Inc. ("Traf Tech") to conduct a traffic impact analysis to confirm and ensure the Applicant's traffic circulation plan



will not have an adverse impact on the immediate neighborhood. Traf Tech's report concludes "[a]ll study intersections are currently operating at an acceptable level of service" and that "[i]n the year 2018 with the proposed project in place, all intersections are expected to continue to operate at an acceptable level of service." Further, the traffic study confirms "[t]he sidewalk adjacent to the site has adequate capacity to accommodate the peak pedestrian traffic recorded within this area." See Traffic Study. Also, the Applicant anticipates many patrons will either walk from nearby hotels, or take public transportation.

**(3) Structures and uses associated with the request are consistent with the land development regulations.**

**Satisfied.** The proposed restaurant is a permitted use, and with the "entertainment" component is permitted as a conditional use, in the MXE zoning district. Further, these uses are consistent with the comprehensive plan future land use designation of the Property within the MXE.

**(4) The public health, safety, morals, and general welfare will not be adversely affected.**

**Satisfied.** The proposed restaurant is a permitted use, and with the "entertainment" component is permitted as a conditional use, in the MXE zoning district. Further, these uses are consistent with the comprehensive plan future land use designation of the Property within the MXE. In addition, the Applicant has taken measures to ensure the renovation of this existing restaurant are designed in a manner that will not have any adverse impact on the public health, safety, morals and general welfare of the local residents.

**(5) Adequate off-street parking facilities will be provided.**

**Satisfied.** As presented in the Traffic Study by Tech Engineering, Inc. ("Traf Tech"), the Applicant's venue will be serviced by a valet operator, although the venue has no parking requirement. Even considering the foregoing parking accommodations made available to restaurant patrons, the Applicant anticipates many patrons will either walk from nearby hotels or take public transportation, thereby further reducing the demand for parking and potential impact on traffic.

**(6) Necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.**

**Satisfied.** The Applicant has designed its operation to ensure the restaurant will not have any adverse impact on surrounding property, persons and neighborhood values. As set forth in the cumulative application materials, the Applicant has provided for necessary safeguards in the ILOV305 Restaurant Operations Plan.

**(7) The concentration of similar types of uses will not create a negative impact on the surrounding neighborhood. Geographic concentration of similar types of conditional uses should be discouraged.**



**Satisfied.** The Restaurant Premises was previously approved by the Historic Preservation Board in 2004. The safeguards included in the Restaurant Operations Plans attached hereto will ensure there is no negative impact on the surrounding neighborhood. The Applicant's proposed use is unique and should serve to improve the surrounding neighborhood.

Below please find the Applicant's responses to each of the Sea Level Rise and Resiliency Review Criteria pursuant to §133-50 of the City Code's Land Development Regulations.

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

**Not Applicable.**

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

**Not Applicable.**

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

**Not Applicable.**

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

**Not Applicable.**

**(5) Whether adopted sea level rise projections in the Southeast Florida regional Climate Action Plan, as may be revised from time to time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.**

**Not Applicable.**

**(6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public right-of-ways and adjacent land.**

**Not Applicable.**

**(7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.**

**Not Applicable.**

**(8) Existing buildings shall be, where reasonable feasible and appropriate, elevated to base flood elevation.**

**Not Applicable.**

**(9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter 54 of the City Code.**

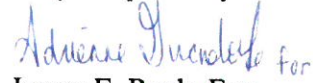
**Not Applicable.**

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

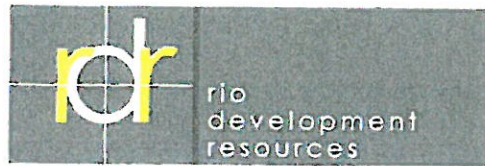
**Not Applicable.**

In light of the foregoing, and the cumulative application materials submitted herewith, we respectfully request your favorable review and approval of this application.

Very Respectfully Submitted,

  
James E. Rauh, Esq.  
For the Firm

Enclosures



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

October 19, 2017

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

**Re: Property Owners List within 375 feet of:**

**SUBJECT:** 1060 Ocean Drive Unit CUD 100, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-4203-302-0910

**LEGAL DESCRIPTION:** THE STRAND ON OCEAN DRIVE CONDO UNIT CU-D100 BLDG 1060 UNDIV  
9.265529870% INT IN COMMON ELEMENTS OFF REC 23668-2131

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

Sincerely,

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RDR | Diana B. Rio

Total number of property owners without repetition: **157, including 7 international**



Name	Address	City	State	Zip	Country
BABEL REAL ESTATE LLC	KELBERGEN 130 1104 LG	AMSTERDAM			NETHERLANDS
CLAUDE DUFOUR	4207 RUE ST HUBERT	MONTREAL PQ H2Z2W6			CANADA
JEANI LUC MARREC ELIZABETH MARREC	7 CHEMIN DE TY MAR FOREMAN 29000	QUIMPER			FRANCE
MIGUEL ANGEL MATEOANZ	URBANIZACION CANALEJAS CHALET 138 CALLE PENA DEL HOMBRE 1	OTERO DE HERROS SEGOVIA 40422			SPAIN
NIKOLAY KHARATINOV LIDIJA PEREPOLOVA	HILKOP PEREULOK D 1 KV 43	MOSCOW 119034			RUSIA
PAUL CLIFFORD LUKE	1 RIVERDALE RD FLAT 1	TWICKENHAM MIDDLESEX TW1 2BT			UNITED KINGDOM
PAUL LUKE	1 RIVERDALE ROAD FLAT 6	TWICKENHAM MIDDLESEX TW1 2BT			UNITED KINGDOM
1024 OCEAN DRIVE APT A507 LLC C/O BUSINESS STRATEGY CONSULTANTS	2 RECTOR ST 1202	NEW YORK	NY	10006	USA
1051 COLLINS HOTEL LLC DAN BRAN REALTY LLC	138 E 31 ST #C1	NEW YORK	NY	10016	USA
1130 COLLINS LLC	2601 COLLINS AVENUE	MIAMI BEACH	FL	33140	USA
1131 KENT LLC	16885 DALLAS PKWY	ADDISON	TX	75001	USA
1135 COLLINS LLC	1051 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
2K ESSEX LLC	1001 COLLINS AVE	MIAMI	FL	33139-5011	USA
2K SOUTH BEACH HOTEL LLC	1020 OCEAN DR	MIAMI BEACH	FL	33139-5014	USA
3 6 9 INVESTMENTS LLC	767 FAIRMONT ST NW	WASHINGTON	DC	20001	USA
940 OCEAN DR LLC C/O NAKASH HOLDING LLC	1400 BROADWAY 15TH FLOOR	NEW YORK	NY	10018	USA
940 OCEAN DRIVE LLC	1400 BROADWAY 15 FLOOR	NEW YORK	NY	10018	USA
952 COLLINS AVENUE LLC	100 WILSHIRE BLVD STE#1750	SANTA MONICA	CA	90401	USA
990 INVESTMENT LLC	1111 KANE CONCOURSE 209	BAY HARBOR ISLANDS	FL	33154	USA
AF CAFE LLC	250 E 96 ST STE 580	INDIANAPOLIS	IN	46240	USA
ALE REAL ESTATE LLC	1024 OCEAN DR # A 505	MIAMI BEACH	FL	33139	USA
ALFREDO RODRIGUEZ	6121 SHAWNEE RD	WESTMINSTER	CA	92683	USA
ANDRIE SUN LLC	1801 COLLINS AVE # 904	MIAMI BEACH	FL	33139	USA
BEATRIZ DE LA MAZA JTRS TERESITA BALDOR JTRS	10502 SW 46 ST	MIAMI	FL	33165	USA
BECKIE WEINHEIMER & H ALAN KEARL	120 CHESTERFIELD PL	SW LEEFSBURG	VA	20175	USA
BETTY A FELDER	3101 PARK CT	GLENARDEN	MD	20706	USA
BEUNAVENTURA M ARCE LE REM PEDRO M ARCE REM ALEX M ARCE	1150 COLLINS AVE #405	MIAMI BEACH	FL	33139	USA
BOTANY WOODS LLC	1100 COLLINS AVE #CU-3	MIAMI BEACH	FL	33139-4660	USA
CAAMANO INVESTMENT PROPERTIES INC	3389 SHERIDAN ST #107	HOLLYWOOD	FL	33021	USA
CARLOS M ALVARINO TRS MADELYN L ALVARINO TRS CARLOS M ALVARINO	1150 COLLINS AVE #401	MIAMI BEACH	FL	33139	USA
CARY SONTAG PHILLIP SONTAG	55371 WINGED FOOT	LA QUINTA	CA	92253	USA
CG FAIRWINDS LLC C/O OREN LIEBER ESQ	2915 BISCAYNE BLVD #300	MIAMI	FL	33137	USA
CHRISTIAN MARTY PASCALE MARTY	42 STURGES RD	WEST ROXBURY	MA	02132	USA
CITY OF MIAMI BEACH CITY HALL	1100 COLLINS AVE UNIT 302	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH ECONOMIC DEVELOPMENT	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
COLLINS AVENUE INVESTORS LLC 255 THIRD AVENUE CORP	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139-1819	USA
CONGRESS 501 LLC C/O LEVINE AND PARTNERS P A	1407 BROADWAY # 503	NEW YORK	NY	10018	USA
CONGRESS C303 LLC	1400 BROADWAY	NEW YORK	NY	10018	USA
CONGRESS D205 LLC C/O LEVINE AND PARTNERS PA	1000 WEST AVE #108	MIAMI BEACH	FL	33139	USA
CRP NASH LLC C/O THE CARLYLE GROUP	3350 MARY ST	MIAMI	FL	33133	USA
CRYSTAL V HOVER LE ANN I JOHANSSON LE REM CRYSTAL V HOVER TRS JTRS	1001 PENNSYLVANIA AVE NW	WASHINGTON	DC	20004	USA
DAMIAN J AIELLO & PAUL PRESTA & JAMES LEMA	420 S SAN PEDRO ST #423	LOS ANGELES	CA	90013	USA
DANIEL CHACON	PO BOX 430	DEER PARK	NY	11729	USA
DANIEL L AUBRY	111 GLASSWYCKE DR	GLASSBORO	NJ	08028	USA
DEL RIO PH1 LLC C/O BDO	196 BOWERY FL 6	NEW YORK	NY	10012-4293	USA
DEL RIO PH2 LLC C/O BDO	2121 PONCE DE LEON BLVD 11 FL	CORAL GABLES	FL	33134	USA
DONNA L POWERS TRS DONNA L POWERS REV TR	2121 PONCE DE LEON BLVD 11 FLOOR	CORAL GABLES	FL	33134	USA
DORON DOAR	3671 HIGH PINE DR	CORAL SPRINGS	FL	33065	USA
DREAM2FUTUR LLC	13441 NW 5 CT	PLANTATION	FL	33325	USA
E D Y INC	1682M JEFFERSON AVE	MIAMI BEACH	FL	33139-7603	USA
EDUARD GERSHKOVICH TRS EDUARD GERSHKOVICH REVOCABLE TR MARGARITA GERSHKOVICH TRS	1036 OCEAN DR #CUB100	MIAMI BEACH	FL	33139-5014	USA
EMILIO LABRADA	10100 CHARIOT CT	ROCKVILLE	MD	20850	USA
ENRICO IORI CLAUDIA M BOMBONATI	20864 GRAET FALLS FOREST	STERLING	VA	46240	USA
ERNEST BURLEY JR	1024 OCEAN DR #A106	MIAMI BEACH	FL	33139	USA
FARHANG ARYAN	2720 SUMMERS RIDGE DR	ODONTON	MD	21113	USA
FRANCIS PASSENIANT TRS REVEREND FRANCIS J PASSENIANT TR	1912 WOOLFORD RD	VIENNA	VA	22182	USA
FRED MCALPIN III	102 00 SHORE FRONT PKWY	ROCKAWAY PARK	NY	11694	USA
FRIDA NAKASH LLC	207 WOODLINE CT	MULLICA HILL	NJ	08062	USA
	2711 CENTERVILLE RD STE 400	WILMINGTON	DE	19808	USA



GATOR EDWARDS PARTNERS LLP	7850 NW 146 ST 4TH FLOOR	MIAMI LAKES	FL	33016	USA
GEORGE FRANKLIN & W SUELLEN B WEST	7417 REBECCA DR	ALEXANDRIA	VA	22307	USA
GEORGE STAVROS	6 FLINT CT	PINEHURST	NC	28374	USA
GKK HOLDINGS LLC	4152 SW 137 AVE	FORT LAUDERDALE	FL	33330	USA
GORAV JINDAL & W SOHINI	19513 MILL DAM PLACE	LANDSDAUNE	VA	20176	USA
GRAZINA BABUSIS TRS GRAZINA BABUSIS REVOCABLE TRUST	7330 OCEAN TER 803	MIAMI BEACH	FL	33141	USA
IBISCUS LLC	1410 20 ST #203	MIAMI BEACH	FL	33139	USA
ISAIAS RAMIREZ IGNACIO M VRLJICAK	2109 BAMBOO WAY	AMTIOCH	CA	94509	USA
ITALIAN STUDIOS LLC	124 11 ST	MIAMI BEACH	FL	33139	USA
J EDWIN MARTIN	3308 OAK GROVE AVE	DALLAS	TX	75204	USA
JAD FARHAT IRREVOCABLE TRUST	3509 CAICOS CT	LEXINGTON	KY	40509	USA
JAMES P RIDDLE JR	116 ASHFORD DR	CHADDSFORD	PA	19317	USA
JEFFREY HAYM	1330 W AVE #2506	MIAMI BEACH	FL	33139-0910	USA
JOHN J PEDRO	28C UNION ST	ROCKLAND	MA	02370	USA
JOHN PATTERSON & BENJAMIN FELDMAN	1024 OCEAN DR A304	MIAMI BEACH	FL	33139	USA
JORGE GALEANO KARINA RIESGO	1100 COLLINS AVE # 307	MIAMI BEACH	FL	33139	USA
JOSE FERNANDEZ	1207 DREXEL UNIT 10	MIAMI BEACH	FL	33139	USA
JOSEF BARNES BARANES INVESTMENTS LLC	4230 POST AVE	MIAMI BEACH	FL	33140	USA
JUAN F GARCIA & W BARBARA J	3981 SW 147 AVE	MIRAMAR	FL	33027-3720	USA
JULIA PEREZ	1150 COLLIN AVE #306	MIAMI BEACH	FL	33139	USA
KENNETH FRPO	240 KENT AVE SIER B-30	BROOKLYN	NY	11249-4121	USA
KIDSCODE USA LLC	PO BOX 398328	MIAMI BEACH	FL	33239	USA
KIRI PATRICK HALFON PASCALE S SOULETRAUX HALFON	10727 MAPLE CHASE DR	BOCA RATON	FL	33498	USA
KIRKTO MIAMI LLC	1100 COLLINS AVE #309	MIAMI BEACH	FL	33139	USA
KIMBERLY A WILLARD & JOHN M	224 PLYMOUTH RD	WILMINGTON	DE	19803	USA
LAMARR LLC	6515 COLLINS AVE #1709	MIAMI BEACH	FL	33141	USA
LEONEL S MADEIROS JR	2189 MARKET ST #3	SAN FRANCISCO	CA	94114	USA
LULA MATEO	6035 BROADWAY #BR	RIVERDALE	NY	10471	USA
LPT COLLINS AVE LLC C/O LASALLE INVESTMENTS MANAGEMENT	100 EAST PRATT ST	BALTIMORE	MD	21202	USA
LUIS ERNESTO MATA BELLO JENNIE CORINA GUERRERO	1100 COLLINS AVE 210	MIAMI BEACH	FL	33139	USA
MAHER LLC	44 WEST FLAGLER ST #1100	MIAMI	FL	33130	USA
MAICI LLC	343 LAYNE BLVD	HALLANDALE	FL	33309	USA
MAICT LLC C/O JADE ASSOCIATES	1000 NORTH BISCAYNE BLVD	MIAMI	FL	33132	USA
MANI HAMED	115 4 AVE #7E	NEW YORK	NY	10003	USA
MARIA G MORILLO	1150 COLLINS AVE 302	MIAMI	FL	33139-4622	USA
MARY G & MARIA G & JUAN M MORILLO	1150 COLLINS AVE UNIT 301	MIAMI BEACH	FL	33139-4645	USA
MATTEO CHIALASTRI	1100 COLLINS AVE 209	MIAMI BEACH	FL	33139	USA
MEHRDAD GOZAD	9131 QUEENS BLVD # 601	ELMHURST	NY	11373	USA
MHR GROUP LLC LAND TRUST 429095	13190 SW 134 ST #107	MIAMI	FL	33186	USA
MICELI GROUP LLC	16 WEST 16 ST #1015	NEW YORK	NY	10011	USA
MICHAEL D ROSEN & W PATRICIA A ROSEN	58 HONEYSUCKLE RD	LEVITTOWN	NY	11756	USA
MICHAEL J DEPOLI TRS	3237 NEWBURY PLACE	TROY	MI	48084	USA
MICHAEL ROBERT DROBOT	311 KINGS RD	NEWPORT BEACH	CA	92663-5706	USA
MIKHAEL GENDEL TRS THE MIKHAIL GENDEL REV TRUST ZINAIDA GENDEL TRS	1 YEARLING CT	ROCKVILLE	MD	20850	USA
MONICA LEU	857 NE 16 TER	FORT LAUDERDALE	FL	33304	USA
MYSAPACER LLC VANDREK MANAGEMENT INC	495 BRICKELL AVE #2403	MIAMI	FL	33131	USA
NAKASH STRAND LLC C/O JORDACHE ENTERPRISES	1400 BROADWAY	NEW YORK	NY	10018	USA
NOBI WAY LLC	465 OCEAN DR 722	MIAMI BEACH	FL	33139	USA
OCEAN 1060 LLC	1060 OCEAN DR # D204	MIAMI BEACH	FL	33139	USA
PABLO LAZARTE	1100 COLLINS AVE 207	MIAMI BEACH	FL	33139	USA
RAFAEL CORES FERNANDEZ- LAOREDA	1150 COLLINS AVE # 303	MIAMI BEACH	FL	33139	USA
RAQUEL ASATO	8200 SUNRISE LAKES BLVD #58-107	SUNRISE	FL	33222	USA
RAUL GONZALEZ & W ROSINA	9657 SW 18 TERR	MIAMI	FL	33165-7623	USA
REWATIE PERSAUD	2607 SEDGWICK AVE #1	BRONX	NY	10468	USA
RICHARD SILVERMAN & W KAREN	1363 SPINNAKER DR #19	VENTURA	CA	93001-4357	USA
RINK LLC	30 REMBRANDT WAY	EAST WINDSOR	NI	08520	USA
ROBERT M CHAVEZ	1521 ALTON RD # 483	MIAMI BEACH	FL	33139	USA
ROBERT P HOEY & W CYNTHIA A	497 ASHAROKEN AVE	NORTHPORT	NY	11768	USA
ROBERT PAHNKE & GREGG LEMPP & EDUARD DAUNAS	1060 OCEAN DR #D308	MIAMI BEACH	FL	33139	USA
ROBERT SPIEGELMAN TRS C/O DANIEL TAMIR EDDIE BEN ADERT TRS	1144 OCEAN DR	MIAMI BEACH	FL	33139	USA

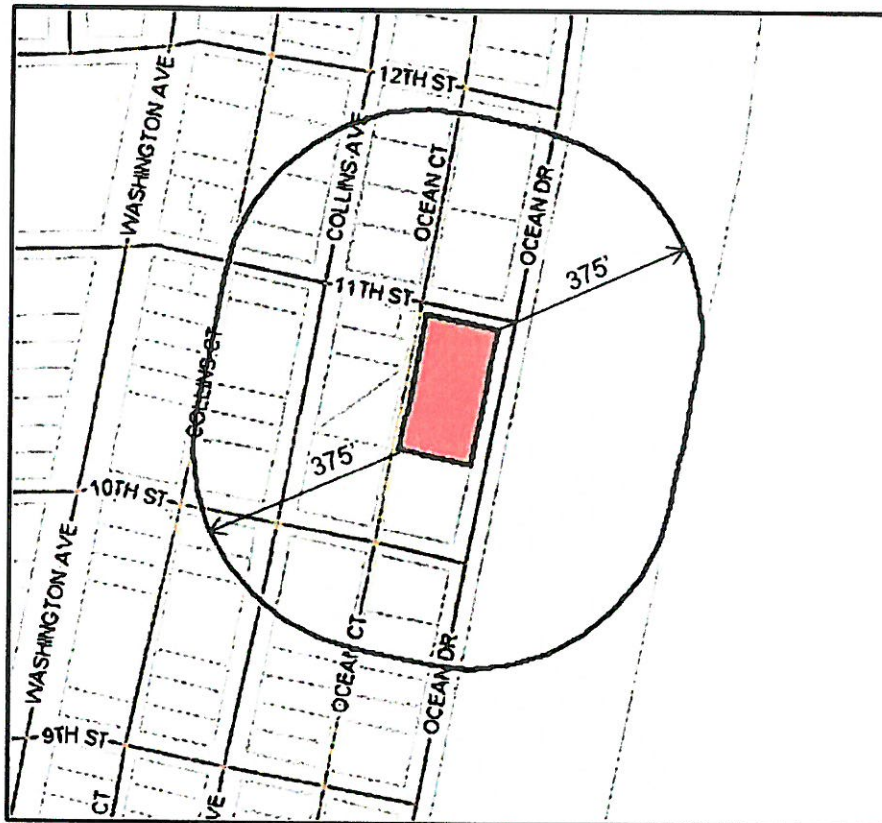
ROBERT SPIGELMAN TRS C/O DANIEL TAMIR HOTEL VICTOR JONATHAN NAKASH 2014 TR	1144 OCEAN DR	MIAMI BEACH	FL	33139	USA
ROBERT W LEWIS	1100 COLLINS AVE UNIT 301	MIAMI BEACH	FL	33139	USA
ROBERT WILLIAM CALKINS ANNEMARIE CALKINS	1100 COLLINS AVE #310	MIAMI BEACH	FL	33139	USA
RONIUVI INVESTMENT LLC	19531 S WHITEWATER AVE	WESTON	FL	33332	USA
ROSANNA BOCCONCELLI	1150 COLLINS AVE #202	MIAMI BEACH	FL	33139-4629	USA
S & M AIRPLANE ENTERPRISES LLC C/O JORDACHE ENTERPRISES HOTEL VICTOR LLC	1400 BROADWAY 15TH FLR	NEW YORK	NY	10018	USA
SAMIR DEKMAK	325 OCEAN DR	MIAMI	FL	33139-8755	USA
SANDI SAGE & JEFF	734 N GRANDVIEW AVE	DAYTONA BEACH	FL	32118	USA
SB HOSPITALITY LLC	1111 COLLINS AVE	MIAMI BEACH	FL	33139	USA
SB HOSPITALITY LLC	1119 COLLINS AVE	MIAMI BEACH	FL	33139	USA
SEAN GUINNESS & W CHRISTINE	116 FALLS BRIDGE RD	BLUE HILL	ME	04614	USA
SHARON MILLER	159 W 53 ST #27E	NEW YORK	NY	10019	USA
STEPHEN GORDON	1150 COLLINS AVE #504	MIAMI BEACH	FL	33139-4630	USA
STEVEN BRUCE GOLDSMITH & W LIDIA SZCZEPANOWSKI & ETAL	9 ESSINGTON LANE DIX HILLS	NY	NY	11746	USA
STEVEN C PETTIT	127 CHOCTAW DR	HENDERSONVILLE	TN	37075-4639	USA
STRAND 505 LLC	1400 BROADWAY 15 FLOOR	NEW YORK	NY	10018	USA
STRAND D302 LLC C/O HOTEL VICTOR DANIEL TAMIR	18851 NE 29 AVENUE SUITE 732	AVENTURA	FL	33180	USA
SZD LLC	1144 OCEAN DR	MIAMI BEACH	FL	33139	USA
TALYA SHARON OCEAN DRIVE LLC	929 THOMPSON ST	GLASTONBURY	CT	06033	USA
TAMARA V PEREZ	1400 BROADWAY 15 FLOOR	NEW YORK	NY	11018	USA
TERESA RODRIGUEZ	1100 COLLINS AVE #306	MIAMI BEACH	FL	33139	USA
TERESITA MARIA BALDOR	1150 COLLINS AVE UNIT 305	MIAMI BEACH	FL	33139-4645	USA
THOMAS GOLDEN	10502 SW 46 ST	MIAMI	FL	33165-5621	USA
TORDILLOS INVESTMENTS LLC	4000 WESTERLY PL	NEWPORT BEACH	CA	92660	USA
TREXAR INC	10881 SW 78 AVE	MIAMI	FL	33156	USA
TUTO & SONS CORP	2504 SW 22 AVE	MIAMI	FL	33133	USA
VALERIE BASTOU	1430 MICHIGAN AVE	MIAMI BEACH	FL	33139-3825	USA
VALERIYA V KETTELHUT LE REM VLADISLAV E MATVEYEV	12985 IMPALA CT	GARDEN GROVE	CA	92840	USA
VERSANI SOUTH BEACH INC	2011 SOUTH 189 CIRCLE	OMAHA	NE	68130	USA
VISCAY LLC	1100 COLLINS AVE #CU6	MIAMI BEACH	FL	33139-4660	USA
VMSB LLC	960 COLLINS AVE	MIAMI BEACH	FL	33139	USA
WESTON ALEXANDER WILLIS & W NANCY MCNEIL WILLIS	1400 BROADWAY #15FL	NEW YORK	NY	10018	USA
YOLANDA VALDES FLORES & RICARDO VALDES FLORES JR	531 DEER CREEK DR	CAPE CARTERET	NC	28584	USA
ZINAIDA GENDEL TRS MIKHAIL GENDEL REVOCABLE TR MILHAIL GENDEL TRS	812 EL RADO ST	CORAL GABLES	FL	33134-2202	USA
ZIZ LLC	1 YEARLING CT	ROCKVILLE	MD	20850	USA
ZIZ LLC	137 14 ST 5	BROOKLYN	NY	11215	USA
ZIZ LLC	37 14 ST APT 5	BROOKLYN	NY	11215	USA
ZIZ LLC	5 N VILLAGE AVE	ROCKVILLE CENTRE	NY	11570	USA





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## 375' RADIUS MAP



**SUBJECT:** 1060 Ocean Drive Unit CUD 100, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-4203-302-0910

**LEGAL DESCRIPTION:** THE STRAND ON OCEAN DRIVE CONDO UNIT CU-D100 BLDG 1060 UNDIV  
9.265529870% INT IN COMMON ELEMENTS OFF REC 23668-2131