

BABEL REAL ESTATE LLC  
KELBERGEN 130 1104 LG  
AMSTERDAM  
NETHERLANDS

CLAUDE DUFOUR  
4207 RUE ST HUBERT  
MONTREAL PQ H2J2W6  
CANADA

JEAN LUC MARREC ELIZABETH MARREC  
7 CHEMIN DE TY MAB FOREMAN 29000  
QUIMPER  
FRANCE

MIGUEL ANGEL MATESANZ  
URBANIZACION CANALEJAS CHALET 138  
CALLE PENA DEL HOMBRE 1  
OTERO DE HERROS SEGOVIA 40422  
SPAIN

NIKOLAY KHARATINOV LIDIJA PEREPOLOVA  
HILKOV PEREULOK D 1 KV 43  
MOSCOW 119034  
RUSSIA

PAUL CLIFFORD LUKE  
1 RIVERDALE RD FLAT 1  
TWICKENHAM, MIDDLESEX TW128T  
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

1051 COLLINS HOTEL LLC  
DAN BRAN REALTY LLC  
138 E 31 ST #C1  
NEW YORK, NY 10016

1130 COLLINS LLC  
2601 COLLINS AVENUE  
MIAMI BEACH, FL 33140

1131 KENT LLC  
16885 DALLAS PKWY  
ADDISON, TX 75001

1155 COLLINS LLC  
1051 WASHINGTON AVE  
MIAMI BEACH, FL 33139

2K ESSEX LLC  
1001 COLLINS AVE  
MIAMI, FL 33139-5011

2K SOUTH BEACH HOTEL LLC  
1020 OCEAN DR  
MIAMI BEACH, FL 33139-5014

3 6 9 INVESTMENTS LLC  
767 FAIRMONT ST NW  
WASHINGTON, DC 20001

940 OCEAN DR LLC  
C/O NAKASH HOLDING LLC  
1400 BROADWAY 15TH FLOOR  
NEW YORK, NY 10018

940 OCEAN DRIVE LLC  
1400 BROADWAY 15 FLOOR  
NEW YORK, NY 10018

952 COLLINS AVENUE LLC  
100 WILSHIRE BLVD STE#1750  
SANTA MONICA, CA 90401

990 INVESTMENT LLC  
1111 KANE CONCOURSE 209  
BAY HARBOR ISLANDS, FL 33154

AF CAFE LLC  
250 E 96 ST STE 580  
INDIANAPOLIS, IN 46240

ALE REAL ESTATE LLC  
1024 OCEAN DR # A 505  
MIAMI BEACH, FL 33139

ALFREDO RODRIGUEZ  
6121 SHAWNEE RD  
WESTMINSTER, CA 92683

ANDRIE SUN LLC  
1801 COLLINS AVE # 904  
MIAMI BEACH, FL 33139

BEATRIZ DE LA MAZA JTRS  
TERESITA BALDOR JTRS  
10502 SW 46 ST  
MIAMI, FL 33165

BECKIE WEINHEIMER & H ALAN KEARL  
120 CHESTERFIELD PL  
SW LEESBURG, VA 20175

BETTY A FELDER  
3101 PARK CT  
GLENARDEN, MD 20706

BEUNAVENTURA M ARCE LE REM PEDRO M  
ARCE REM ALEX M ARCE  
1150 COLLINS AVE #405  
MIAMI BEACH, FL 33139

BOTANY WOODS LLC  
1100 COLLINS AVE #CU-3  
MIAMI BEACH, FL 33139-4660

CAAMANO INVESTMENT PROPERTIES INC  
3389 SHERIDAN ST #107  
HOLLYWOOD, FL 33021

CARLOS M ALVARINO TRS MADELYN L  
ALVARINO TRS CARLOS M ALVARINO  
1150 COLLINS AVE #401  
MIAMI BEACH, FL 33139

CARY SONTAG PHILLIP SONTAG  
55371 WINGED FOOT  
LA QUINTA, CA 92253

CG FAIRWINDS LLC C/O OREN LIEBER ESQ  
2915 BISCAYNE BLVD #300  
MIAMI, FL 33137

CHARLES H BURKE JR &W DIONISIA  
42 STURGES RD  
WEST ROXBURY, MA 02132

CHRISTIAN MARTY PASCALE MARTY  
1100 COLLINS AVE UNIT 302  
MIAMI BEACH, FL 33139

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

CITY OF MIAMI BEACH ECONOMIC  
DEVELOPMENT  
1700 CONVENTION CENTER DR  
MIAMI BEACH, FL 33139-1819

COLLINS AVENUE INVESTORS LLC  
255 THIRD AVENUE CORP  
1407 BROADWAY # 503  
NEW YORK, NY 10018

CONGRESS 501 LLC C/O LEVINE AND  
PARTNERS P A  
1400 BROADWAY  
NEW YORK, NY 10018

CONGRESS C303 LLC  
1000 WEST AVE #108  
MIAMI BEACH, FL 33139

CONGRESS D205 LLC C/O LEVINE AND  
PARTNERS PA  
3350 MARY ST  
MIAMI, FL 33133

CRP NASH LLC C/O THE CARLYLE GROUP  
1001 PENNSYLVANIA AVE NW  
WASHINGTON, DC 20004

CRYSTAL V HOVER LE  
ANN I JOHANSSON LE REM  
CRYSTAL V HOVER TRS JTRS  
420 S SAN PEDRO ST #423  
LOS ANGELES, CA 90013

DAMIAN J AIELLO & PAUL PRESTA & JAMES  
LEMA  
PO BOX 430  
DEER PARK, NY 11729

DANIEL CHACON  
111 GLASSWYCKE DR  
GLASSBORO, NJ 08028

DANIEL L AUBRY  
196 BOWERY FL 6  
NEW YORK, NY 10012-4293

DEL RIO PH1 LLC C/O BDO  
2121 PONCE DE LEON BLVD 11 FL  
CORAL GABLES, FL 33134

DEL RIO PH2 LLC C/O BDO  
2121 PONCE DE LEON BLVD 11 FLOOR  
CORAL GABLES, FL 33134

DONNA L POWERS TRS  
DONNA L POWERS REV TR  
3671 HIGH PINE DR  
CORAL SPRINGS, FL 33065

DORON DOAR  
13441 NW 5 CT  
PLANTATION, FL 33325

DREAM2FUTUR LLC  
1682M JEFFERSON AVE  
MIAMI BEACH, FL 33139-7603

E D Y INC  
1036 OCEAN DR #CUB100  
MIAMI BEACH, FL 33139-5014

EDUARD GERSHKOVICH TRS EDUARD  
GERSHKOVICH REVOCABLE TR MARGARITA  
GERSHKOVICH TRS  
10100 CHARIOT CT  
ROCKVILLE, MD 20850

EMILIO LABRADA  
20864 GRAET FALLS FOREST  
STERLING, VA 46240

ENRICO IORI CLAUDIA M BOMBONATI  
1024 OCEAN DR #A406  
MIAMI BEACH, FL 33139

ERNEST BURLEY JR  
2720 SUMMERS RIDGE DR  
ODENTON, MD 21113

FARHANG ARYAN  
1912 WOODFORD RD  
VIENNA, VA 22182

FRANCIS PASSENANT TRS REVEREND  
FRANCIS J PASSENANT TR  
102 00 SHORE FRONT PKWY  
ROCKAWAY PARK, NY 11694

FRED MCALPIN III  
207 WOODLINE CT  
MULLICA HILL, NJ 08062

FRIDA NAKASH LLC  
2711 CENTERVILLE RD STE 400  
WILMINGTON, DE 19808

GATOR EDWARDS PARTNERS LLLP  
7850 NW 146 ST 4TH FLOOR  
MIAMI LAKES, FL 33016

GEORGE FRANKLIN &W SUELLEN B WEST  
7417 REBECCA DR  
ALEXANDRIA, VA 22307

GEORGE STAVROS  
6 FLINT CT  
PINEHURST, NC 28374

GKK HOLDINGS LLC  
4152 SW 137 AVE  
FORT LAUDERDALE, FL 33330

GORAV JINDAL &W SOHINI  
19513 MILL DAM PLACE  
LANDSDAWNE, VA 20176

GRAZINA BABUSIS TRS GRAZINA BABUSIS  
REVOCABLE TRUST  
7330 OCEAN TER 803  
MIAMI BEACH, FL 33141

IBISCUS LLC  
1410 20 ST #203  
MIAMI BEACH, FL 33139

ISAIAS RAMIREZ IGNACIO M VRLJICAK  
2109 BAMBOO WAY  
ANTIOCH, CA 94509

ITALIAN STUDIOS LLC  
124 11 ST  
MIAMI BEACH, FL 33139

J EDWIN MARTIN  
3308 OAK GROVE AVE  
DALLAS, TX 75204

JAD FARHAT IRREVOCABLE TRUST  
3509 CAICOS CT  
LEXINGTON, KY 40509

JAMES P RIDDLE JR  
116 ASHFORD DR  
CHADDSFORD, PA 19317

JEFFREY HAYM  
1330 W AVE #2506  
MIAMI BEACH, FL 33139-0910

JOHN J PEDRO  
28C UNION ST  
ROCKLAND, MA 02370

JOHN PATTERSON & BENJAMIN FELDMAN  
1024 OCEAN DR A304  
MIAMI BEACH, FL 33139

JORGE GALEANO KARINA RIESGO  
1100 COLLINS AVE # 307  
MIAMI BEACH, FL 33139

JOSE FERNANDEZ  
1207 DREXEL UNIT 10  
MIAMI BEACH, FL 33139

JOSEF BARNES BARANES  
INVESTMENTS LLC  
4230 POST AVE  
MIAMI BEACH, FL 33140

JUAN F GARCIA &W BARBARA J  
3981 SW 147 AVE  
MIRAMAR, FL 33027-3720

JULIA PEREZ  
1150 COLLIN AVE #306  
MIAM BEACH, FL 33139

KENNETH FIRPO  
240 KENT AVE STE# B-30  
BROOKLYN, NY 11249-4121

KIDSCODE USA LLC  
PO BOX 398328  
MIAMI BEACH, FL 33239

KIKI PATRICK HALFON PASCALE S  
SOULEYRAUX HALFON  
10727 MAPLE CHASE DR  
BOCA RATON, FL 33498

KIKITO MIAMI LLC  
1100 COLLINS AVE #309  
MIAMI BEACH, FL 33139

KIMBERLY A WILLARD &H JOHN M  
224 PLYMOUTH RD  
WILMINGTON, DE 19803

LAMARR LLC  
6515 COLLINS AVE #1709  
MIAMI BEACH, FL 33141

LEONEL S MADEIROS JR  
2189 MARKET ST #3  
SAN FRANCISCO, CA 94114

LILA MATEO  
6035 BROADWAY #6R  
RIVERDALE, NY 10471

LIPT COLLINS AVE LLC C/O LASALLE  
INVESTMENTS MANAGMENT  
100 EAST PRATT ST  
BALTIMORE, MD 21202

LUIS ERNESTO MATA BELLO JENNIE CORINA  
GUERRERO  
1100 COLLINS AVE 210  
MIAMI BEACH, FL 33139

MAHER LLC  
44 WEST FLAGLER ST #1100  
MIAMI, FL 33130

MAJC1 LLC  
343 LAYNE BLVD  
HALLANDALE, FL 33309

MAJC1 LLC C/O JADE ASSOCIATES  
1000 NORTH BISCAYNE BLVD  
MIAMI, FL 33132

MANI HAMED  
115 4 AVE #7E  
NEW YORK, NY 10003

MARIA G MORILLO  
1150 COLLINS AVE 302  
MIAMI, FL 33139-4622

MARY G & MARIA G & JUAN M MORILLO  
1150 COLLINS AVE UNIT 301  
MIAMI BEACH, FL 33139-4645

MATTEO CHIALASTRI  
1100 COLLINS AVE 209  
MIAMI BEACH, FL 33139

MEHRDAD GOLZAD  
9131 QUEEENS BLVD # 601  
ELMHURST, NY 11373

MHR GROUP LLC LAND TRUST 429095  
13190 SW 134 ST #107  
MIAMI, FL 33186

MICELI GROUP LLC  
16 WEST 16 ST #10JS  
NEW YORK, NY 10011

MICHAEL D ROSEN &W PATRICIA A ROSEN  
58 HONEYSUCKLE RD  
LEVITTOWN, NY 11756

MICHAEL J DEPOLI TRS  
3237 NEWBURY PLACE  
TROY, MI 48084

MICHAEL ROBERT DROBOT  
311 KINGS RD  
NEWPORT BEACH, CA 92663-5706

MIKHAIL GENDEL TRS THE MIKHAIL GENDEL  
REV TRUST ZINAIDA GENDEL TRS  
1 YEARLING CT  
ROCKVILLE, MD 20850

MONICA LEU  
857 NE 16 TER  
FORT LAUDERDALE, FL 33304

MYSPECER LLC  
VANDREK MANAGEMENT INC  
495 BRICKELL AVE #2403  
MIAMI, FL 33131

NAKASH STRAND LLC C/O JORDACHE  
ENTERPRISES  
1400 BROADWAY  
NEW YORK, NY 10018

NOBI WAY LLC  
465 OCEAN DR 722  
MIAMI BEACH, FL 33139

OCEAN 1060 LLC  
1060 OCEAN DR # D204  
MIAMI BEACH, FL 33139

PABLO LAZARTE  
1100 COLLINS AVE 207  
MIAMI BEACH, FL 33139

RAFAEL CORES FERNANDEZ- LADREDA  
1150 COLLINS AVE # 303  
MIAMI BEACH, FL 33139

RAQUEL ASATO  
8200 SUNRISE LAKES BLVD #58-107  
SUNRISE, FL 33322

RAUL GONZALEZ &W ROSINA  
9657 SW 18 TERR  
MIAMI, FL 33165-7623

REWATTIE PERSAUD  
2607 SEDGWICK AVE #1  
BRONX, NY 10468

RICHARD SILVERMAN &W KAREN  
1363 SPINNAKER DR #19  
VENTURA, CA 93001-4357

RJNN LLC  
30 REMBRANDT WAY  
EAST WINDSOR, NJ 08520

ROBERT M CHAVEZ  
1521 ALTON RD # 483  
MIAMI BEACH, FL 33139

ROBERT P HOEY &W CYNTHIA A  
497 ASHAROKEN AVE  
NORTHPORT, NY 11768

ROBERT PAHNKE & GREGG LEMPP &  
EDOUARD DAUNAS  
1060 OCEAN DR #D308  
MIAMI BEACH, FL 33139

ROBERT SPIEGELMAN TRS  
C/O DANIEL TAMIR EDDIE BEN ADERET TRS  
1144 OCEAN DR  
MIAMI BEACH, FL 33139

ROBERT SPIEGELMAN TRS  
C/O DANIEL TAMIR HOTEL VICTOR  
JONATHAN NAKASH 2014 TR  
1144 OCEAN DR  
MIAMI BEACH, FL 33139

ROBERT W LEWIS  
1100 COLLINS AVE UNIT 301  
MIAMI BEACH, FL 33139

ROBERT WILLIAM CALKINS ANNEMARIE  
CALKINS  
1100 COLLINS AVE #310  
MIAMI BEACH, FL 33139

RONUVI INVESTMENT LLC  
19531 S WHITEWATER AVE  
WESTON, FL 33332

ROSANNA BOCCONCELLI  
1150 COLLINS AVE #202  
MIAMI BEACH, FL 33139-4629

S & M AIRPLAINE ENTERPRISES LLC C/O  
JORDACHE ENTERPRISES  
HOTEL VICTOR LLC  
1400 BROADWAY 15TH FLR  
NEW YORK, NY 10018

SAMIR DEKMAK  
325 OCEAN DR  
MIAMI, FL 33139-8755

SANDI SAGE & H JEFF  
734 N GRANDVIEW AVE  
DAYTONA BEACH, FL 32118

SB HOSPITALITY LLC  
1111 COLLINS AVE  
MIAMI BEACH, FL 33139

SB HOSPITALITY LLC  
1119 COLLINS AVE  
MIAMI BEACH, FL 33139

SEAN GUINNESS & W CHRISTINE  
116 FALLS BRIDGE RD  
BLUE HILL, ME 04614

SHARON MILLER  
159 W 53 ST #27F  
NEW YORK, NY 10019

STEPHEN GORDON  
1150 COLLINS AVE #504  
MIAMI BEACH, FL 33139-4630

STEVEN BRUCE GOLDSMITH & W LIDIA  
SZCZEPANOWSKI & ETAL  
9 ESSINGTON LANE DIX HILLS  
NY, NY 11746

STEVEN C PETTIT  
127 CHOCTAW DR  
HENDERSONVILLE, TN 37075-4639

STR OCEAN LLC  
1400 BROADWAY 15 FLOOR  
NEW YORK, NY 10018

STRAND 505 LLC  
18851 NE 29 AVENUE SUITE 732  
AVENTURA, FL 33180

STRAND D302 LLC  
C/O HOTEL VICTOR DANIEL TAMIR  
1144 OCEAN DR  
MIAMI BEACH, FL 33139

SZD LLC  
929 THOMPSON ST  
GLASTONBURY, CT 06033

TALYA SHARON OCEAN DRIVE LLC  
1400 BROADWAY 15 FLOOR  
NEW YORK, NY 11018

TAMARA V PEREZ  
1100 COLLINS AVE #306  
MIAMI BEACH, FL 33139

TERESA RODRIGUEZ  
1150 COLLINS AVE UNIT 305  
MIAMI BEACH, FL 33139-4645

TERESITA MARIA BALDOR  
10502 SW 46 ST  
MIAMI, FL 33165-5621

THOMAS GOLDEN  
4000 WESTERLY PL  
NEWPORT BEACH, CA 92660

TORDILLOS INVESTMENTS LLC  
10881 SW 78 AVE  
MIAMI, FL 33156

TREXAR INC  
2504 SW 22 AVE  
MIAMI, FL 33133

TUTO & SONS CORP  
1430 MICHIGAN AVE  
MIAMI BEACH, FL 33139-3825

VALERIE BASTOU  
12985 IMPALA CT  
GARDEN GROVE, CA 92840

VALERIYA V KETTELHUT LE REM  
VLADISLAV E MATVEYEV  
2011 SOUTH 189 CIRCLE  
OMAHA, NE 68130

VERSANI SOUTH BEACH INC  
1100 COLLINS AVE #CU6  
MIAMI BEACH, FL 33139-4660

VISCAY LLC  
960 COLLINS AVE  
MIAMI BEACH, FL 33139

VMSB LLC  
1400 BROADWAY #15FL  
NEW YORK, NY 10018

WESTON ALEXANDER WILLIS & W NANCY  
MCNEIL WILLIS  
531 DEER CREEK DR  
CAPE CARTERET, NC 28584

YOLANDA VALDES FLORES &  
RICARDO VALDES FLORES JR  
812 EL RADO ST  
CORAL GABLES, FL 33134-2202

ZINAIDA GENDEL TRS MIKHAIL GENDEL  
REVOCABLE TR MILHAIL GENDEL TRS  
1 YEARLING CT  
ROCKVILLE, MD 20850

ZJZ LLC  
137 14 ST 5  
BROOKLYN, NY 11215

ZJZ LLC  
37 14 ST APT 5  
BROOKLYN, NY 11215

ZJZ LLC  
5 N VILLAGE AVE  
ROCKVILLE CENTRE, NY 11570



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

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MEETING DATE: October 10, 2017

FILE NO: HPB17-0138

PROPERTY: 1060 Ocean Drive

APPLICANT: Nakash Strand, LLC

LEGAL: Lot 1, Block 15, "Ocean Beach Addition No. 2", according to the plat thereof, as recorded in Plat Book 2 at page 56 of the public records of Miami-Dade County, Florida.

IN RE: The application for a Certificate of Appropriateness for modifications to the ground level public interior spaces.

**ORDER**

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

**I. Certificate of Appropriateness**

- A. The subject site is located within the Ocean Drive/Collins Avenue Local Historic District.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted:
  - 1. Is consistent with the Certificate of Appropriateness Criteria in Section 118-564(a)(1) of the Miami Beach Code.
  - 2. Is consistent with Certificate of Appropriateness Criteria in Section 118-564(a)(2) of the Miami Beach Code.
  - 3. Is not consistent with Certificate of Appropriateness Criteria 'b' in Section 118-564(a)(3) of the Miami Beach Code.
  - 4. Is consistent with Sea Level Rise and Resiliency Review Criteria in Section 133-50(a) of the Miami Beach Code.
- C. The project would be consistent with the criteria and requirements of section 118-564 and 133-50(a) if the following conditions are met:



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1. Revised elevation, site plan and floor plan drawings shall be submitted and, at a minimum, such drawings shall incorporate the following:
  - a. Any signage proposed to project into the right-of-way will require a revocable permit to be reviewed and approved in accordance with Chapter 82, Article III, Division 2 of the City Code.
  - b. Damage to the existing historic tiles located within the lobby shall be minimized to the greatest extent possible during the installation of any plumbing connections or furnishings, 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. of any All lighting, conduits and sprinkler pipes/heads located within the covered terrace shall be fully integrated into the structure, 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 bar structure located within the original lobby area 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.
  - e. The final design and details of all exterior lighting shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. Lighting shall be designed in a manner to not have an adverse overwhelming impact upon the surrounding historic district.
  - f. Outdoor speakers, except those required for life safety purposes, shall not be permitted.
  - g. All new roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and elevation drawings and shall be screened from view, in a manner to be reviewed and approved by staff, consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. An increase in area or height of new rooftop mechanical equipment, structures or screening may require review and approval by the Board.

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

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





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- A. No variance requests have been filed as part of this application.

**The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.**

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

- A. Where one or more parcels are unified for a single development, the property owner shall execute and record a unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.
- B. 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 Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- D. All applicable FPL transformers or vault rooms and backflow prevention devices shall be located within the building envelope with the exception of the valve (PIV) which may be visible and accessible from the street.
- E. 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.
- F. 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.
- G. 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.
- H. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.



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

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

PROVIDED, the applicant shall build substantially in accordance with the plans entitled "Ilov 305", as prepared by Echeverria Design Group, dated July 7, 2017, and as approved by the Historic Preservation Board, as determined by staff.

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

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

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

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

Dated this 16 day of October, 2017.

HISTORIC PRESERVATION BOARD  
THE CITY OF MIAMI BEACH, FLORIDA

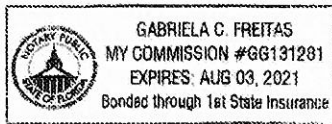


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BY: [Signature]  
DEBORAH TACKETT  
CHIEF OF HISTORIC PRESERVATION  
FOR THE CHAIR

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

The foregoing instrument was acknowledged before me this 16 day of October 2017 by Deborah Tackett, Chief of Historic Preservation, 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: 8-3-21

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

Filed with the Clerk of the Historic Preservation Board on [Signature] (10/16/17)

F:\PLAN\HPB\17HPB\10-10-2017\Final Orders\HPB17-0138\_1060 Ocean Dr.Oct17.FO.docx

[Signature]

# MIAMI BEACH

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Planning Department, 1700 Convention Center Drive 2<sup>nd</sup> Floor  
Miami Beach, Florida 33139, www.miamibeachfl.gov  
305.673.7550

Property address:

Board:

Date:

1060 Ocean Dr. BOARD APPLICATION CHECK LIST PB

8/25/17

- ✓ A pre-application meeting must be scheduled with the Board staff to review all submittals.
- Applications that require a traffic study must meet 60 days prior to CAP first submittal deadline with Planning staff, Transportation Department and peer reviewer to determine the methodology for the traffic impact study.
- After this meeting the applicant must create a CAP application in order to be invoiced and pay fees.
- Applicant must submit online (CAP) the traffic study 30 days prior to CAP first submittal (see Transportation Department list requirements)
- Transportation Department/Peer Reviewer will submit first round of comments 15 days prior first submittal.
- Applicant must address comments and submit revised traffic study/plans for CAP first submittal deadline
- Pre-application meetings for applications that doesn't required a traffic study are schedule on a first come first serve basis and must occur no later that five(5) business days prior to the Cap first submittal
- Incomplete, or submittals found to be insufficient will not be placed on a Board agenda.

ITEM CAP FIRST SUBMITTAL		
#	To be uploaded online (CAP) by the applicant before 5:00 pm on first submittal deadline.	Required
1	Application Fee shall be paid after pre-application meeting and before the first submittal.	X
2	Copy of signed and dated check list issued at pre-application meeting.	X
3	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	X
4	Letter of Intent dated and signed with details of application request. (see also Items # 43,44,45 and 46).	X
5	Mailing Labels (2 printed sets and a CD including: Property owner's list and Original certified letter from provider, see Item #52).	X
6	Copies of all current or previously active Business Tax Receipts.	
7	School Concurrency Application, for projects with a net increase in residential units (no SFH). (Provide Planning Department - Miami Dade - School Concurrency list).	
8	Survey (original signed & sealed) dated less than 6 months old at the time of application. Provide: lot area, grade per Section 114-1 of the City Code. (If no sidewalk exists, provide the elevation of the crown of the road) and spot elevations.	X
9	Architectural Plans and Exhibits (must be 11"x 17" size): <b>ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.</b>	X
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date.	X
b	Copy of the original survey	X
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	X
d	Location Plan, Min 4"x6" Color Aerial 1/2 mile radius, showing name of streets and project site identified.	X
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document if necessary).	X
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams).	X
g	Proposed FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams).	<del>X</del>
h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	<del>X</del>
i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	X
k	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	X

\* 60 day lead time for projects including traffic studies is necessary to ensure completion of review by final submittal deadline and scheduling for hearing.

Indicate N/A If Not Applicable

Initials: L



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31	Survey showing width of the canal (Dimension shall be certified by a surveyor)	
<b>Property address:</b>		
32	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	
33	DERM recommendation/preliminary approval. Docks or any structures shall have approval stamp from DERM or other regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended.	
34	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
35	Survey shall include spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the due within the property. Erosion control line and Bulkhead line shall be indicated if present.	
36	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
37	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable).	X
38	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	
39	Traffic Study, Site plan(s) : Revised version addressing first round of comments from Transportation Department and peer review.	
40	Sound Study report	ASK TRANS
41	<b>Site Plan (Identify streets and alleys)</b>	X
a	Identify: setbacks <u>X</u> Height <u>X</u> Drive aisle widths <u>X</u> Streets and sidewalks widths <u>X</u>	X
b	# parking spaces & dimensions <u>X</u> Loading spaces locations & dimensions <u>X</u>	
c	# of bicycle parking spaces <u>X</u>	
d	Interior and loading area location & dimensions <u>X</u>	
e	Street level trash room location and dimensions <u>X</u>	
f	Delivery route <u>X</u> Sanitation operation <u>X</u> Valet drop-off & pick-up <u>X</u> Valet route in and out <u>X</u>	
g	Valet route to and from <u>X</u> auto-turn analysis for delivery and sanitation vehicles <u>X</u>	
h	Indicate any backflow preventer and FPL vault if applicable	
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan	
42	<b>Floor Plan (dimensioned)</b>	
a	Total floor area <u>X</u> Identify # seats indoors <u>X</u> outdoors <u>X</u> seating in public right of way <u>X</u> Total <u>X</u>	
b	Occupancy load indoors and outdoors per venue <u>X</u> Total when applicable <u>X</u>	
43	<b>Letter of Intent - Waivers : Detailed list of all Waivers from the Land Development Regulations that are being requested as part of the application.</b>	
44	<b>Letter of Intent - Sea level rise and resiliency: Include and respond to all review criteria per section 133-50 of the City Code.</b>	
45	<b>Letter of Intent - Variances: Include and respond to all review guidelines in the code as follows:</b>	
a	Section 118-53 (d) of the City Code for each Variance.	
46	<b>In the Letter of Intent for Planning Board include and respond to all review guidelines in the code as follows:</b>	
a	For Conditional Use -Section 118-192 (a)(1)-(7)	X
b	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)	X
c	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)	
d	CU - Structures over 50,000 SQ.FT. - Section 118-192 (b) (1)-(11)	

Indicate N/A If Not Applicable

Initials: L

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e	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	
f	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions	

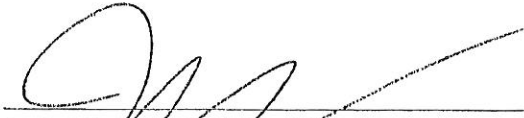
## Property Address:

<i>Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A</i>		
ITEM #	<b>CAP FINAL SUBMITTAL:</b>	
	Revised and/or supplemented documents and drawings to address Staff Comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. To be uploaded online (CAP) by the applicant before 5:00 pm on final submittal deadline. Staff will review and issue a notice to proceed to Paper final submittal or to continue if the application is still incomplete.	
47	Traffic Study, Site plan(s): This is the final traffic study including any modifications required to address comments from the Citi's Transportation Department. required permit by FDOT should be obtained prior CAP Final submittal.	Any

ITEM #	PAPER FINAL SUBMITTAL:	Required
48	Original application with all signed and notarized applicable affidavits and disclosures.	X
49	Original of all applicable items.	X
50	One (1) signed and sealed 11"X17" bound, collated set of all the required documents.	X
51	14 collated copies of all the above documents	X
52	One (1) CD/DVD with electronic copy of entire final application package (plans, application, Letter of Intent, traffic/sound study, etc.) see details for CD/DVD formatting.	X
53	Traffic Study (Hard copy)	
54	Sound Study (Hard copy)	
55	Mailing Labels - 2 printed sets and a CD including: Property owner's list and Original certified letter from provider.	X

## NOTES:

- Other information/documentation required for first submittal will be identified during pre-application meeting.
- Is the responsibility of the applicant to make sure that the CAP submittal, Paper Submittal (sets, 14 copies) and electronic version on CD are consistent.
- Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- All documents required for Board applications must be submitted in an electronic format (PDF) via CD in the manner prescribed herein. The CD is considered the "Formal Submission", and must include the electronic version of all hard copy documents associated with the application. A new Updated CD will be required if any modifications are made before or after hearing. Failure to comply with the aforementioned may result in a rehearing before the applicable board.
- Please note that the applicant will be required to submit revised plans pursuant to applicable Board Conditions no later than 60 days after Board Approval, as applicable.

  
Applicant's or designee's signature

8-25-17  
Date

Indicate N/A If Not Applicable

Initials: 