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www.rdrmiami.com | diana@rdrmiami.com | 305.498.1614

October 26, 2017

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

Re: Property Owners List within 375 feet of:

SUBJECT: 1052 Ocean Drive, Unit CUC100, Miami Beach, FL 33139

FOLIO NUMBER: 02-4203-302-0900

LEGAL DESCRIPTION: THE STRAND ON OCEAN DRIVE CONDO UNIT CU-C100 BLDG
1052 UNDIV 10.360325750% 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,

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
JEAN LUC MARREC ELIZABETH MARREC	7 CHEMIN DE TY MAB FOREMAN 29000	QUIMPER			FRANCE
IMIGUEL ANGEL MATESANZ	URBANIZACION CANALEJAS CHALET 138 CALLE PENA DEL HOMBRE 1	OTERO DE HEROS SEGOVIA 40422			SPAIN
NIKOLAY KHARATINOV ALIDIA PEREPOLOVA	HILKOV PERULOV D 1 KY 43	MOSCOW 119034			RUSSIA
PAUL CLIFFORD LUKE	1 RIVERDALE RD FLAT 1	TWICKENHAM MIDDLESEX TW12BT			UNITED KINGDOM
PAUL LUKE	1 RIVERDALE ROAD FLAT 6	TWICKENHAM MIDDLESEX TW12BT			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 BRIAN 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
1155 COLLINS LLC	1051 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
2K ESSEX LLC	1001 COLLINS AVE	MIAMI BEACH	FL	33139	USA
2K SOUTH BEACH HOTEL LLC	1020 OCEAN DR	MIAMI BEACH	FL	33139-5011	USA
3 6 9 INVESTMENTS LLC	767 FAIRMONT ST NW	MIAMI BEACH	FL	33139-5014	USA
940 OCEAN DR LLC C/O NAKASH HOLDING LLC	1400 BROADWAY 15TH FLOOR	WASHINGTON	DC	20001	USA
940 OCEAN DRIVE LLC	1400 BROADWAY 15 FLOOR	NEW YORK	NY	10018	USA
952 COLLINS AVENUE LLC	100 WILSHIRE BLVD STE#1750	NEW YORK	NY	10018	USA
990 INVESTMENT LLC	1111 KANE CONCOURSE 209	SANTA MONICA	CA	90401	USA
AF CAFE LLC	250 E 96 ST STE 580	BAY HARBOR ISLANDS	FL	33154	USA
ALE REAL ESTATE LLC	1024 OCEAN DR # A 505	INDIANAPOLIS	IN	46240	USA
ALFREDO RODRIGUEZ	6121 SHAWNEE RD	MIAMI BEACH	FL	33139	USA
ANDRIE SUN LLC	1801 COLLINS AVE # 904	WESTMINSTER	CA	92683	USA
BEATRIZ DE LA MAZA JTRS TERESITA BALDOR JTRS	10502 SW 46 ST	MIAMI BEACH	FL	33139	USA
BECKIE WEINHEIMER & H ALAN KEARL	120 CHESTERFIELD PL	MIAMI	FL	33165	USA
BETTY A FELDER	3101 PARK CT	SW LEESBURG	VA	20175	USA
BEUNAVENTURA M ARCE LE REM PEDRO M ARCE REM ALEX M ARCE	1150 COLLINS AVE #405	GLENARDEN	MD	20706	USA
BOTANY WOODS LLC	1150 COLLINS AVE #CU-3	MIAMI BEACH	FL	33139	USA
CAAMANO INVESTMENT PROPERTIES INC	3389 SHERIDAN ST #107	MIAMI BEACH	FL	33139-4660	USA
CARLOS M ALVARINO TRS MADELYN L ALVARINO TRS CARLOS M ALVARINO	1150 COLLINS AVE #401	HOLLYWOOD	FL	33021	USA
CARY SONTAG PHILIP SONTAG	55371 WINGED FOOT	MIAMI BEACH	FL	33139	USA
CG FAIRWINDS LLC C/O OREN LIEBER ESQ	2915 BISCAYNE BLVD #300	LA QUINTA	CA	92253	USA
CHARLES H BURKE JR & W DIONISIA	42 STURGES RD	MIAMI	FL	33137	USA
CHRISTIAN MARTY PASCALE MARTY	1100 COLLINS AVE UNIT 302	WEST ROXBURY	MA	02132	USA
CITY OF MIAMI BEACH CITY HALL	1700 CONVENTION CENTER DR	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	1407 BROADWAY # 503	MIAMI BEACH	FL	33139-1819	USA
CONGRESS 501 LLC C/O LEVINE AND PARTNERS P A	1400 BROADWAY	NEW YORK	NY	10018	USA
CONGRESS C303 LLC	1000 WEST AVE #108	NEW YORK	NY	10018	USA
CONGRESS D205 LLC C/O LEVINE AND PARTNERS P A	3350 MARY ST	MIAMI BEACH	FL	33139	USA
CRP NASH LLC C/O THE CARLYLE GROUP	1001 PENNSYLVANIA AVE NW	MIAMI	FL	33133	USA
CRYSTAL V HOVER LE ANNI I JOHANSSON LE REM CRYSTAL V HOVER TRS JTRS	420 S SAN PEDRO ST #423	WASHINGTON	DC	20004	USA
DAMIAN J AIELLO & PAUL PRESTA & JAMES LEIMA	PO BOX 430	LOS ANGELES	CA	90013	USA
DANIEL CHACON	111 GLASSWYCKE DR	DEER PARK	NY	11729	USA
DANIEL LAUBRY	196 BOWERY FL 6	GLASSBORO	NJ	08028	USA
DEL RIO PH1 LLC C/O BDO	2121 PONCE DE LEON BLVD 11 FL	NEW YORK	NY	10012-4293	USA
DEL RIO PH2 LLC C/O BDO	2121 PONCE DE LEON BLVD 11 FLOOR	CORAL GABLES	FL	33134	USA
DONNA L POWERS TRS DONNA L POWERS REV TR	3671 HIGH PINE DR	CORAL GABLES	FL	33134	USA
DORON DOAR	13441 NW 5 CT	CORAL SPRINGS	FL	33065	USA
DREAMFUTUR LLC	1682M JEFFERSON AVE	PLANTATION	FL	33325	USA
E D Y INC	1036 OCEAN DR #CUB100	MIAMI BEACH	FL	33139-7603	USA
EDUARDO GERSHKOVICH TRS EDUARDO GERSHKOVICH REVOCABLE TR MARGARITA GERSHKOVICH TRS	10100 CHARLOT CT	MIAMI BEACH	FL	33139-5014	USA
EMILIO LABRADA	20864 GRAET FALLS FOREST	ROCKVILLE	MD	20850	USA
ENRICO IORI CLAUDIA M BOMBONATI	1024 OCEAN DR #4406	STERLING	VA	46240	USA
ERNEST BURLEY JR	2720 SUMMERS RIDGE DR	MIAMI BEACH	FL	33139	USA
FARHANG ARYAN	1912 WOODFORD RD	ODONTON	MD	21113	USA
FRANCIS PASSEANT TRS REVEREND FRANCIS J PASSEANT TR	102 00 SHORE FRONT PKWY	VIENNA	VA	22182	USA
FRED MCALPIN III	207 WOODLINE CT	ROCKAWAY PARK	NY	11694	USA
		MULLICA HILL	NJ	08062	USA

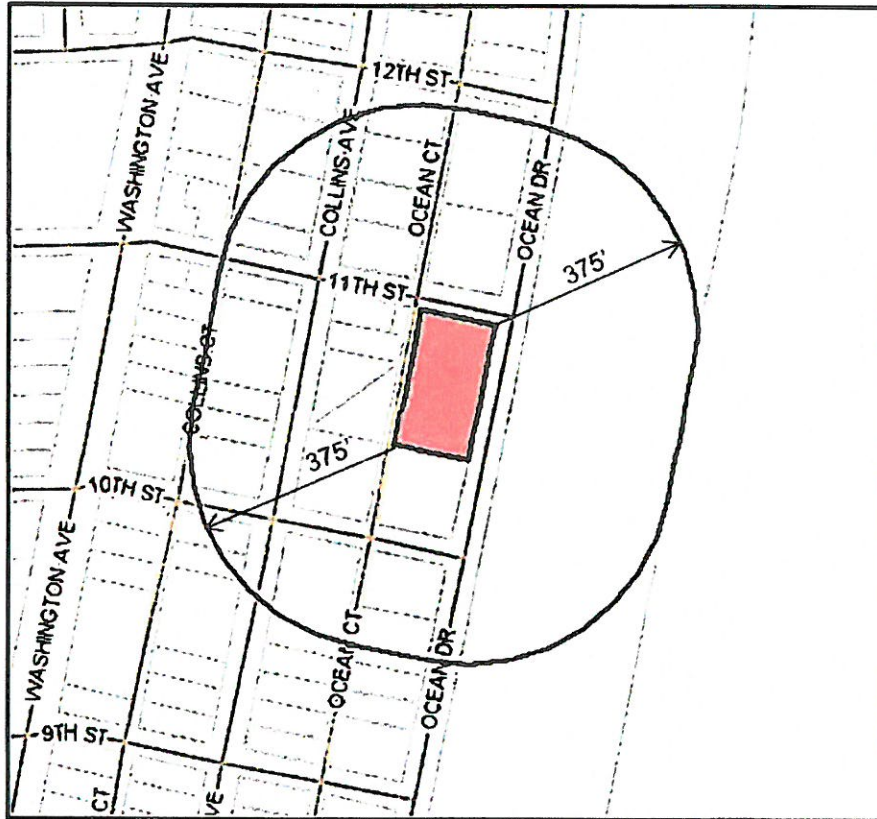
FRIDA NAKASH LLC	2711 CENTERVILLE RD STE 400	WILMINGTON	DE	19808	USA
GATOR EDWARDS PARTNERS LLP	7850 NW 146 ST 4TH FLOOR	MIAMI LAKES	FL	33016	USA
GEORGE FRANKLIN & W SUELLEN B WEST	7417 REBECCA DR	ALEXANDRIA	VA	22307	USA
GEORGE STAVROS	6 FLINT CT	PINEHURST	NC	28374	USA
GKK HOLDINGS LLC	4152 SW 137 AVE	FORT LAUDERDALE	FL	33330	USA
GORAV JINDAL & W SOHINI	19513 MILL DAM PLACE	LANDSDAWE	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
ISAIAH RAMIREZ IGNACIO M VRLJICAK	2109 BAMBOO WAY	ANTIOCH	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 CAIGOS CT	LEXINGTON	KY	40509	USA
JAMES P RIDDLE JR	116 ASHFORD DR	CHADSFORD	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 FIRPO	240 KENT AVE STE B-30	BROOKLYN	NY	11249-4121	USA
KIDSCODE USA LLC	PO BOX 398328	MIAMI BEACH	FL	33239	USA
KIKI PATRICK HALFON PASCALE S SOULEYRAUX HALFON	10727 MAPLE CHASE DR	BOCA RATON	FL	33498	USA
KIKITO MIAMI LLC	1100 COLLINS AVE #309	MIAMI BEACH	FL	33139	USA
KIMBERLY A WILLARD & H 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
LILA MATEO	6035 BROADWAY #6R	RIVERDALE	NY	10471	USA
LIPT 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
MAJCI 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 BEACH	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 GOIZAD	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 #101S	NEW YORK	NY	10011	USA
MICHAEL D ROSEN & W PATRICIA A ROSEN	58 HONEYUCKLE 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
MIKHAIL 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
MYSPECER 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- LADREDA	1150 COLLINS AVE # 303	SUNRISE	FL	33322	USA
RAUL ASATO	8200 SUNRISE LAKES BLVD #58-107	MIAMI	FL	33165-7623	USA
RAUL GONZALEZ & W ROSINA	9657 SW 18 TERR	BRONX	NY	10468	USA
REWATTIE PERSAUD	2607 SEDGWICK AVE #1	VENTURA	CA	93001-4357	USA
RICHARD SILVERMAN & W KAREN	1363 SPINNAKER DR #19	EAST WINDSOR	NJ	08520	USA
RINN LLC	30 REMBRANDT WAY	MIAMI BEACH	FL	33139	USA
ROBERT M CHAVEZ	1521 ALTON RD # 483	NORTHPORT	NY	11768	USA
ROBERT P HOEV & W CYNTHIA A	497 ASHROKEN AVE				

ROBERT PAHNKE & GREGG LEMPP & EDOUARD DAUNAS	1060 OCEAN DR #D308	MIAMI BEACH	FL	33139	USA
ROBERT SPIGELMAN TRS C/O DANIEL TAMIR EDDIE BEN ADERET 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
RONUVI 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 BEACH	FL	33139-8755	USA
SANDI SAGE & H 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 #27F	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
STR OCEAN LLC	1400 BROADWAY 15 FLOOR	NEW YORK	NY	10018	USA
STRAND 505 LLC	18851 NE 29 AVENUE SUITE 732	AVENTURA	FL	33180	USA
STRAND D302 LLC C/O HOTEL VICTOR DANIEL TAMIR	1144 OCEAN DR	MIAMI BEACH	FL	33139	USA
SZD LLC	929 THOMPSON ST	GLASTONBURY	CT	06033	USA
TALYA SHARON OCEAN DRIVE LLC	1400 BROADWAY 15 FLOOR	NEW YORK	NY	11018	USA
TAMARA Y PEREZ	1100 COLLINS AVE #306	MIAMI BEACH	FL	33139	USA
TERESA RODRIGUEZ	1150 COLLINS AVE #305	MIAMI BEACH	FL	33139-4645	USA
TERESITA MARIA BALDOR	10502 SW 46 ST	MIAMI	FL	33165-5621	USA
THOMAS GOLDEN	4000 WESTERLY PL	NEWPORT BEACH	CA	92660	USA
TORDILLOS INVESTMENTS LLC	10881 SW 78 AVE	MIAMI	FL	33156	USA
TREXAR INC	2504 SW 22 AVE	MIAMI	FL	33133	USA
TUTO & SONS CORP	1430 MICHIGAN AVE	MIAMI BEACH	FL	33139-3825	USA
VALERIE BASTOU	12985 IMPALA CT	GARDEN GROVE	CA	92840	USA
VALERIYA V KETTELHUT LE REM VLADISLAV E MATVEYEV	2011 SOUTH 189 CIRCLE	OMAHA	NE	68130	USA
VERSANI SOUTH BEACH INC	1100 COLLINS AVE #CL16	MIAMI BEACH	FL	33139-4660	USA
VISCAY LLC	960 COLLINS AVE	MIAMI BEACH	FL	33139	USA
VMSB LLC	1400 BROADWAY #15 FL	NEW YORK	NY	10018	USA
WESTON ALEXANDER WILLIS & W NANCY MCNEIL WILLIS	531 DEER CREEK DR	CAPE CARTERET	NC	28584	USA
YOLANDA VALDES FLORES & RICARDO VALDES FLORES JR	812 EL RADO ST	CORAL GABLES	FL	33134-2202	USA
ZINAIDA GENDEL TRS MIKHAIL GENDEL REVOCABLE TR MILHAIL GENDEL TRS	1 YEARLING CT	ROCKVILLE	MD	20850	USA
ZIZ LLC	137 14 ST S	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



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FOLIO NUMBER: 02-4203-302-0900

LEGAL DESCRIPTION: THE STRAND ON OCEAN DRIVE CONDO UNIT CU-C100 BLDG
1052 UNDIV 10.360325750% INT IN COMMON ELEMENTS OFF REC 23668-2131

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 BEACH, 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 PASSENAANT TRS REVEREND
FRANCIS J PASSENAANT 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
LANDSDAUNE, 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
MIAMI 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 BEACH, 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 BEACH, 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 #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 #15 FL
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

**PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA**

PROPERTY: 1200 Ocean Drive

FILE NO: 1901

IN RE: The Application by Sobe Miami, LLC requesting a modification to a Conditional Use permit to modify the hours for entertainment of the approved outdoor entertainment/open air establishment by adding Sunday brunch.

LEGAL DESCRIPTION: Lot 8, Block 17, Ocean Beach Addition No. 2, according to the plat thereof, recorded in Plat Book 2, Page 56 of the public records of Miami-Dade County, Florida together with all improvements located thereon.

MEETING DATE: February 23, 2010

MODIFIED CONDITIONAL USE PERMIT

The applicant, Sobe Miami, LLC, filed an application with the Director of Planning for a Modification of Conditional Use Permit pursuant to Section 118-195 of the Land Development Regulations of the Code of the City of Miami Beach, Florida. Notice of the request for Conditional Use was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property, upon which the application was made.

The Planning Board of the City of Miami Beach 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 of the record for this matter:

That the property in question is located in the MXE, Mixed Use Entertainment zoning district;

That the Use is consistent with the Comprehensive Plan for the area in which the property is located;

That 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;

That structures and Uses associated with the request are consistent with the Ordinance;

That the public health, safety, morals, and general welfare will not be adversely affected;

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

IT IS THEREFORE ORDERED, based upon the foregoing findings of fact and the staff report and analysis, which are adopted herein, including staff recommendations that a modification to a previously approved Conditional Use Permit as requested and set forth above be granted, upon the following conditions that the applicant has agreed to:

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The applicant shall provide a progress report to the Board. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
2. This Conditional Use Permit is issued to Sobe, Miami LLC, as operator of this Outdoor Entertainment Establishment. Subsequent owners and operators shall be required to appear before the Board to affirm their understanding of the conditions listed herein.
3. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.
4. The applicant, Sobe Miami, LLC, the property owner and operator(s) now and in the future, shall abide by all the documents and statements submitted with this application for an Outdoor Entertainment Establishment.
5. The hours of operation shall be as submitted by the applicant, 10:00 AM through 2:00 AM, seven days a week.
6. The hours of outdoor entertainment performances shall not exceed the following as proffered by the applicant and amended by the Board:

Thursdays ~~8:00~~ 6:00 PM to ~~11:00~~ 10:00 PM
Fridays ~~9:00~~ 6:00 PM to ~~11:30~~ 10:00 PM
Saturdays ~~6:30~~ 6:00 PM to ~~9:30~~ 10:00 PM
Sundays ~~6:30 PM to 9:00 PM during holiday weekends, Gay Pride, Winter Party and White Party~~
11:30 AM to 4:00 PM and 6:30 PM to 9:30 PM
Food service, 10:00 AM to 11:00 PM on weekdays, and 10:00 AM to midnight weekends.
7. The Palace Food Bar personnel shall take positive action to ensure there is a clear pedestrian path on the sidewalk in front of the establishment, which shall be no less than what is required by the City's Sidewalk Cafe Ordinance. In this regard, restaurant personnel shall be posted during performances at the north and south property demarcation to ensure the free flow of pedestrian traffic. Performances shall only occur in those areas approved by the City and shall not spill out into unapproved areas, such as the street, the park, or adjacent properties.
8. The applicant shall submit to the Planning Department for its review and approval a crowd control plan for those times when performances are taking place.

9. Volume controls shall only be accessed by management; the DJ shall not be able to adjust any of the volume controls. The music played between shows after 11:00 PM shall be reduced in level in accordance with the Sound Impact Report by The Audio Bug Inc., and dated November 8, 2008. All music associated with the outdoor entertainment shall be directed to the east, toward Lummus Park.
10. All sound control systems shall be accessible only to management. The sound system shall be installed and operated as per the recommendations of The Audio Bug, Inc. Sound Impact Study Report dated November 8, 2008, as amended by its letter dated November 21, 2008. The sound system shall be tested under the supervision of Mr. Donald J. Washburn, president of The Audio Bug, Inc., before the modification to include outdoor entertainment to the Business Tax Receipt is issued. Operations shall not begin until staff has received and approved in writing a final written report by Mr. Washburn which states that as tested, the system complies with the aforementioned report and supporting materials.
11. A progress report shall be schedule within 30 days of receipt of the final written report from The Audio Bug, Inc.
12. The applicant shall be responsible for maintaining the areas adjacent to the facility, such as the sidewalk and the areas of the street adjacent to the property. When sweeping the sidewalk in front of the establishment, the personnel doing the sweeping shall ensure that they do not merely push the refuse in front of another building, but pick up all trash and dispose of it appropriately. In addition, at the end of business each day sidewalks shall be swept and hosed down.
13. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
14. All unpaid fines shall be paid and all outstanding violations shall be brought into compliance before the modification to include outdoor entertainment to the Business Tax Receipt.
15. A final occupant load certificate for the space shall be obtained before an application is made for a Certificate of Use.
16. The Planning Board shall retain the right to call the operators back before them and modify the hours of operation should there be complaints about loud, excessive, unnecessary, or unusual late night noise.
17. The receipt of a written warning pursuant to section 46-158, Code of the City of Miami Beach, Florida, or a notice of violation of section 46-152, Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as amended and as these sections may in the future be renumbered, shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in section 118-194, Code of the City of Miami Beach, Florida.
18. This Conditional Use Permit shall be recorded in the Public Records of Miami-Dade County at the expense of the applicant.
19. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

20. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.

Dated this 31st day of MARCH, 2010.

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]
Richard G Lorber, AICP, LEED AP
Acting Planning Director

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 31st day of MARCH, 2010, by, Richard G Lorber, AICP, LEED AP. Acting Planning Director of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



TERESA MARIA
MY COMMISSION # DD 928148
EXPIRES: December 2, 2013
Bonded Thru Budget Notary Services

[NOTARIAL SEAL]

[Signature]
Notary:
Print Name: TERESA MARIA
Notary Public, State of Florida
My Commission Expires: 12-2-13
Commission Number: DD 928148

Approved As To Form:
Legal Department (Held 4-8-10)

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MIAMI BEACH

Page 1 of 4

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

THE PALACE

Property address: 1052-OCEAN DR.

Board:

Date:

1250 OCEAN DR. BOARD APPLICATION CHECK LIST PB

8/15/17

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	Required
	To be uploaded online (CAP) by the applicant before 5:00 pm on first submittal deadline.	
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.	X
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): ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.	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).	X
h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	X
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: 

MIAMI BEACH

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

Property address:

l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	X
m	Demolition Plans (Floor Plans & Elevations with dimensions)	X
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	n/a X
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	X
p	Proposed Section Drawings	n/a X
q	Color Renderings (elevations and three dimensional perspective drawings).	X
10	Landscape Plans and Exhibits (must be 11"x 17" size):	
a	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan, as well as underground and overhead utilities when street trees are required.	
b	Hardscape Plan, i.e. paving materials, pattern, etc.	

ITEM CAP FIRST SUBMITTAL		
#	ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE-APPLICATION MEETING	Required
11	Copy of original Building Permit Card, & Microfilm, if available.	
12	Copy of previously approved building permits. (provide building permit number).	
13	Copy of previously recorded Final Orders if applicable.	
14	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recordation data. See Part 1 / Section 1 / A. Surveying & Mapping Standards and submittal Requirements of the Public Works Manual. http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920	
15	Vacant or Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Department.	
16	Historic Resources Report (This report shall include, but shall not be limited to, copy of the original Building Permit Card and any subsequent evolution, Microfilm, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure).	
17	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	
18	Line of Sight studies.	
19	Structural Analysis of existing building including methodology for shoring and bracing.	
20	Proposed exterior and interior lighting plan, including photometric calculations.	
21	Exploded Axonometric Diagram (showing second floor in relationship to first floor).	
22	Neighborhood Context Study.	
23	Required yards open space calculations and shaded diagrams.	
24	Required yards section drawings.	
25	Variance and/or Waiver Diagram	
26	Schematic signage program	
27	Detailed sign(s) with dimensions and elevation drawings showing exact location.	
28	Elevation drawings showing area of building façade for sign calculation (Building ID signs).	
29	Daytime and nighttime renderings for illuminated signs.	
30	Floor Plan Indicating area where alcoholic beverages will be displayed.	

Indicate N/A If Not Applicable

Initials:

MIAMI BEACH

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

31	Survey showing width of the canal (Dimension shall be certified by a surveyor)	
Property address:		
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 dune 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	
41	Site Plan (Identify streets and alleys)	X
a	Identify: setbacks <u>X</u> Height <u> </u> Drive aisle widths <u> </u> Streets and sidewalks widths <u>X</u>	
b	# parking spaces & dimensions <u> </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> if exist	
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> </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 <u>X</u> from PARKING	
42	Floor Plan (dimensioned)	
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	Letter of Intent - Waivers : Detailed list of all Waivers from the Land Development Regulations that are being requested as part of the application.	
44	Letter of Intent - Sea level rise and resiliency: Include and respond to all review criteria per section 133-50 of the City Code.	X
45	Letter of Intent - Variances: Include and respond to all review guidelines in the code as follows:	
a	Section 118-53 (d) of the City Code for each Variance.	
46	In the Letter of Intent for Planning Board include and respond to all review guidelines in the code as follows:	X
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)	X
d	CU - Structures over 50,000 SQ.FT. - Section 118-192 (b) (1)-(11)	

Indicate N/A If Not Applicable

Initials: L

MIAMI BEACH

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

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:

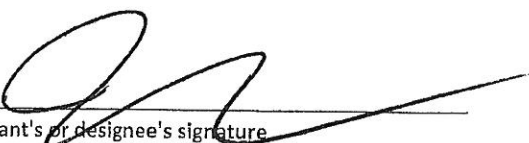
	<i>Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A</i>	
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ITEM #	CAP FINAL SUBMITTAL:	
	Revised and/or supplemented documents and drawings to address Staff Comments. Plans should be 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 City's Transportation Department.	Any
	required permit by FDOT should be obtained prior CAP Final submittal.	

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

8/5/17
Date

Indicate N/A If Not Applicable

Initials: _____