

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

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: 300-17 INVESTMENT LLC DBA KASKADES
DBA: 300-17 INVESTMENT LLC DBA KASKADES
IN CARE OF:
ADDRESS:

LICENSE NUMBER: RL-10007971
Beginning: 10/01/2016
Expires: 09/30/2017
Parcel No: 0232340190720

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

TRADE ADDRESS: 300 17Th St

| Code | Business Type |
|----------|-------------------------|
| 95009500 | HOTELS (SMOKE DETECTOR) |

| | |
|---------------|----|
| Hotel: #Rooms | 25 |
|---------------|----|

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

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| PRESORTED FIRST CLASS U.S. POSTAGE PAID MIAMI BEACH, FL PERMIT No 1525 |
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3313975018



BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6236

E-Mail: mamster@BRZoningLaw.com

VIA ELECTRONIC SUBMITTAL & HAND DELIVERY

March 2, 2018

Deborah Tackett, Chief of Historic Preservation
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: HPB18-0191 – Kaskades Hotel – Revised Letter of Intent for COA and Variance
Approval for the Property Located at 300 17th Street

Dear Debbie:

This firm represents 300 – 17 Investment, LLC, (the “Applicant”) the owner of the property located at 300 17 Street (the “Property”). See Exhibit A, Property Appraiser Summary. This letter shall serve as the Applicant’s required letter of intent in connection with a request for a Certificate of Appropriateness (“COA”) to allow a first floor addition at the front of the Property, including a variance for the front setback and a variance to permit a projection in excess of the permitted 25% for the rooftop of the new addition, a paved seating area and trellis within the front required yard.

Description of the Property. The Property is approximately 7,500 square feet in size and is located on the south side of 17 Street between James Avenue and Washington Avenue. The Property is zoned CD-3 Commercial, High Intensity, a zoning designation that permits both commercial and hotel uses, and is located in the “Museum Historic District.” The building is a contributing structure within the Museum District. The Property is currently developed with the “Kaskades Hotel.” The existing building is three (3) stories in height and includes twenty-five (25) hotel units.

The building was constructed in 1952 and designed by Melvin Grossman for fifteen (15) apartments and two hotel rooms. The building remained in continuous use as an apartment building until 2013 when the Historic Preservation Board (“HPB”) approved significant renovations, including the addition of a rooftop deck amenity. See Exhibit B, HPB Order No. 7361. In 2015, the renovations were completed and the Kaskades Hotel opened its doors as a 25-unit boutique hotel. The Kaskades Hotel has

been operated in concert with the existing Gale and Regent Hotels. For example, check-in is currently handled at the Gale due to the limited space available at the Kaskades Hotel for a lobby and reception area. Please refer to the Historic Resources Report submitted with this application for further information.

Urbanica will be the new hotel operator of the Kaskades Hotel. Urbanica currently operates the very successful Meridian Hotel in Miami Beach (418 Meridian Avenue) and very soon will be opening the The Sofi Hotel (426 Euclid Avenue) and The Fifth Hotel (803 5th Street), recently approved by the HPB, in Miami Beach. Urbanica hotels offer a boutique experience that speaks to a global, business-oriented and sophisticated audience. The company takes the service and luxury standards from traditional 5-star hotels and delivers a guest experience that offers service, style and fun on a smaller more quaint scale. The Kaskades Hotel will offer the same exquisite levels of service and unique experience to guests that are currently offered at The Meridian.

Description of the Development Program. The Applicant proposes a ground floor addition at the front of the Property along James Avenue in order to provide a much needed lobby and reception area for Kaskades Hotel. The lobby addition will have a green roof and will not be accessible for hotel guests. As previously mentioned, guests of the Kaskades Hotel currently check-in at the Gale Hotel, which is located on 17th and Collins Avenue. After checking in, guests have to cross James Avenue with their luggage and belongings to stay at the Kaskades Hotel. This presents various operational and safety concerns. The proposed ground floor addition will solve this operational difficulty by providing a lobby at The Kaskades Hotel. The new lobby will be located at the front of the Property along James Avenue, with access from the north and southeast corner.

In order to provide access to the lobby and a new bathroom one of the existing units on the ground floor along James Avenue will be relocated to the third (3rd) floor, to an area that presently contains a food service area. While the total number of units will remain the same at twenty-five (25) units, the existing third floor conference/breakfast room will be restructured to allow for the relocation of the ground floor unit. The kitchen area on the third floor will remain and provide food service in the new lobby.

Variance Request. In an effort to add a much needed lobby at the existing Kaskades Hotel, the Applicant seeks a variance of City Code Section 142-338 to permit a 2' front setback where 20' is required and a variance of Code Section 142-1132(o) to permit a projection in excess of the permitted 25% for the rooftop of the new addition, a paved seating area and a decorative trellis in the required front yard. Approval of these variances would permit the Applicant to incorporate a lobby at the only possible location on the Property, accommodate the relocation of existing outdoor seating for hotel guests and provide an architectural feature that protects patrons from the elements. The

Kaskades Hotel currently has a paved seating area along James Avenue covering the entire area where the proposed addition will be located. In order to continue to provide outdoor seating for hotel guests, a modest paved area is proposed along 17th Street requiring a variance to allow a projection in excess of the permitted 25% projection as the paved area would be located in the required front yard. It is worth noting, that the Property is in the CD-3, Commercial High-Intensity District and is not surrounded by any residential uses. Accordingly, all uses except residential uses are permitted a 0' front and interior side setback. As a result, there are other properties in the surrounding area that enjoy a 0' setbacks.

Satisfaction of Hardship Criteria. The Applicant's requests satisfy all hardship criteria as follows:

- (1) **Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;**

Special conditions exist on the Property including that the Property does not currently have a lobby area for its guests. As previously mentioned, guests have to check in at an off-site hotel, which due to walking approximately a block and crossing James Avenue, in order to check-in creates a safety hazard. The most efficient way to provide a new lobby with minimal modification to the existing historic building is by building an addition in the front of the Property. The rooftop and trellis projections are necessary to protect patrons from weather. The seating area is a necessary amenity for hotel guests which is currently located along James Avenue. The fact that the Property does not have a lobby area for guests, requires the addition of the lobby in the existing paved outdoor seating area along James Avenue. As a result, the Applicant will replace the existing outdoor seating area that is lost by the lobby addition with a modest paved seating area along 17th Avenue.

- (2) **The special conditions and circumstances do not result from the action of the applicant;**

The Property's lot size and existing historic structure without an existing lobby create the special condition. Thus, the need for the requested variances directly results from the Property's as-built status, which is not the result of any action by the Applicant.

- (3) **Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district;**

To the contrary, the variance process exists in order to vary the specifications of City Code when special circumstances necessitate. The City's land use boards regularly grant variances for any number of reasons, including related setbacks. The Property is located in the CD-3 zoning district, which permits 0' front and interior setbacks for commercial uses. Accordingly, other properties in the zoning district enjoy 0' setbacks so the requested variances for a hotel use are reasonable, especially as the addition is for the commercial components of the hotel, namely the lobby and reception area. The Code allows other similarly situated property owners to seek a similar variance to accommodate preservations and additions. Therefore, granting of these variances will not confer any special privilege on the Applicant.

- (4) **Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant;**

The requested variances will allow for enhanced design to ensure the Applicant's proposal is not only consistent with the character of the neighborhood, but also to ensure the project's viability and safety of the hotel guests. The Applicant is seeking to add an essential component to any hotel, which is currently not available at the Kaskades Hotel. Other property owners are already permitted setbacks similar to the Applicant's request. Thus, the City has repeatedly determined that a literal interpretation of the provisions of the land development regulations would work an unnecessary and undue hardship on similarly situated properties.

- (5) **The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;**

The Applicant's requests are the minimum variances necessary to allow the Applicant to make full use of the Property. The Applicant is requesting the proposed setbacks and projections in order to accommodate the lobby addition and provide an architectural feature that will make the new addition more compatible with the neighborhood, permit the maintenance of a modest outdoor seating area, as well as provide shelter from the elements. The requests are the minimum necessary to ensure the project's viability, since the existing operation to have guests check-in at an off-site hotel is a serious operational difficulty and safety hazard.

- (6) **The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and**

The variances will not be injurious to the area or otherwise detrimental to the public welfare. The variances will, in fact, facilitate enhanced utilization of property within a historic district in a commercial area, which is in line with the general intent of the land development regulations and a benefit to the public welfare. Further the granting of the variances ensures for a safer check-in experience for the hotel guests.

- (7) **The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan. The planning and zoning director may require applicants to submit documentation to support this requirement prior to the scheduling of a public hearing or any time prior to the board of adjustment voting on the applicant's request.**

The variances requested are consistent with the City's comprehensive plan and do not reduce the levels of service as set forth in the plan.

Practical Difficulty. The existing hotel configuration without a lobby area for guests creates significant operational challenges and a safety hazard as guests have to check-in at an off-site hotel. The lobby addition in the front of the Property is the only viable location for the new lobby to ensure minimal impact on the contributing building. As such, the requested variances are necessary to both create a lobby for the hotel and provide an architectural feature that will serve to beautify the Property and provide patron's with protection from the weather. Additionally, as previously stated, the new necessary lobby addition will be taking the place of existing outdoor paved seating along James Avenue, as such this presents a practical difficulty for the Applicant as they will lose valuable outdoor seating for hotel guests. Therefore, the Applicant proposes to replace a modest portion of the existing paved outdoor seating along 17th Street and a variance to allow a projection in excess of the permitted 25% projection onto the required front yard is necessary. While there are practical difficulties inhibiting the Applicant from meeting all the Code requirements, the Applicant's proposal satisfies the intent and purpose of the Code to provide for a compatible building that does not adversely impact the neighborhood.

Sea Level Rise and Resiliency Criteria. The proposed project advances the sea level rise and resiliency criteria in Section 133-50(a) as follows:

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

The Applicant will provide a recycling or salvage plan during permitting.

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

The Applicant proposes hurricane impact windows in the new lobby addition.

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

Operable windows will be provided.

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

The Applicant will provide appropriate landscaping at the Property. Proposed species include native and Florida-friendly plants appropriate for the area, including salt tolerant species.

- (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.**

The Applicant will look into ways to protect the ground floor during potential flooding events and the ground finished floor is located at Base Flood Elevation.

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

The historic nature of the Property that will be preserved is located below BFE. However, an increase in the roadways may be accommodated. Where feasible and appropriate, all critical mechanical and electrical systems will be located above base flood elevation.

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

Proper precautions will be taken to ensure the critical mechanical and electrical systems are located above base flood elevation.

- (8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.

The existing building's Finished Floor is currently at Base Flood Elevation and the new Additional will be as well.

- (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 of 54 of the City Code.

Proper precautions will be taken to protect the Property from potential floods.

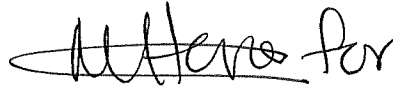
- (10) Where feasible and appropriate, water retention systems shall be provided.

Given the nature of the proposed development, providing a water retention system is not feasible.

Conclusion. The Applicant's proposal is consistent with the character of this commercial neighborhood, as well as the intent of the Code and its design considerations. The variances requested are the minimal necessary to address the challenges of development.

We respectfully request your review and favorable recommendation of the proposed design and the requested variances. If you have any questions or comments with regard to the application, please do not hesitate to contact me at (305) 377-6236.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Amster", with a stylized flourish at the end.

Matthew Amster

Attachments

cc: Mr. Michael Belush
Ms. Irina Villegas
Michael W. Larkin, Esq.
Maritza Haro Salgado, Esq.



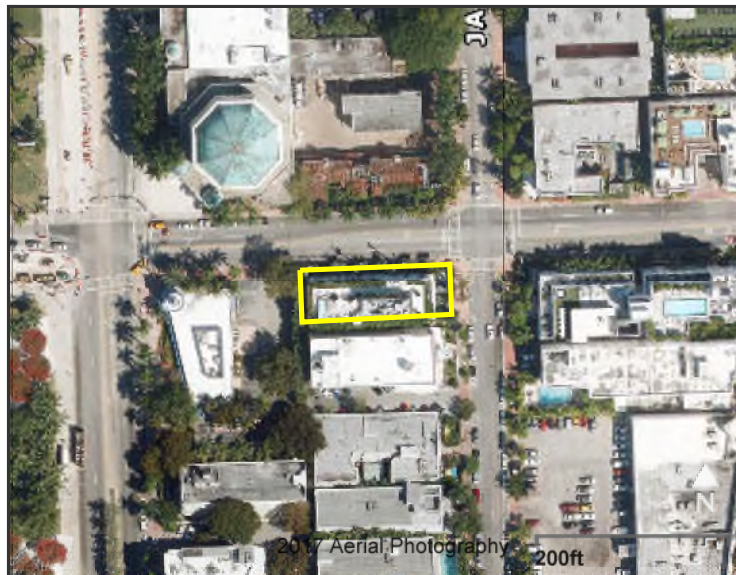
OFFICE OF THE PROPERTY APPRAISER

Summary Report

EXHIBIT A

Generated On : 2/2/2018

| Property Information | |
|----------------------|--|
| Folio: | 02-3234-019-0720 |
| Property Address: | 300 17 ST Miami Beach, FL 33139-7509 |
| Owner | 300 17TH STREET INVESTMENT LLC |
| Mailing Address | 4770 BISCAYNE BLVD STE #640 MIAMI, FL 33137 USA |
| PA Primary Zone | 6600 COMMERCIAL - LIBERAL |
| Primary Land Use | 3921 HOTEL OR MOTEL : HOTEL |
| Beds / Baths / Half | 0 / 0 / 0 |
| Floors | 4 |
| Living Units | 24 |
| Actual Area | 18,724 Sq.Ft |
| Living Area | 18,724 Sq.Ft |
| Adjusted Area | 15,754 Sq.Ft |
| Lot Size | 7,500 Sq.Ft |
| Year Built | 1952 |



| Assessment Information | | | |
|------------------------|-------------|-------------|-------------|
| Year | 2017 | 2016 | 2015 |
| Land Value | \$1,800,000 | \$1,800,000 | \$1,350,000 |
| Building Value | \$600,000 | \$600,000 | \$280,000 |
| XF Value | \$0 | \$0 | \$0 |
| Market Value | \$2,400,000 | \$2,400,000 | \$1,630,000 |
| Assessed Value | \$2,148,850 | \$1,953,500 | \$1,485,000 |

| Benefits Information | | | | |
|--|----------------------|-----------|-----------|-----------|
| Benefit | Type | 2017 | 2016 | 2015 |
| Non-Homestead Cap | Assessment Reduction | \$251,150 | \$446,500 | \$145,000 |
| Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional). | | | | |

| Short Legal Description | |
|--|--|
| 33-34 53 42 ALTON BEACH 1ST SUB PB 2-77 LOT 13 BLK 31 LOT SIZE 50.000 X 150 OR 17543-0811 0197 4 | |

| Taxable Value Information | | | |
|---------------------------|-------------|-------------|-------------|
| | 2017 | 2016 | 2015 |
| County | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$2,148,850 | \$1,953,500 | \$1,485,000 |
| School Board | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$2,400,000 | \$2,400,000 | \$1,630,000 |
| City | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$2,148,850 | \$1,953,500 | \$1,485,000 |
| Regional | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$2,148,850 | \$1,953,500 | \$1,485,000 |

| Sales Information | | | |
|-------------------|-------------|--------------|--|
| Previous Sale | Price | OR Book-Page | Qualification Description |
| 04/08/2013 | \$2,018,000 | 28587-0467 | Trustees in bankruptcy, executors or guardians |
| 03/26/2013 | \$100 | 28587-0466 | Corrective, tax or QCD; min consideration |
| 03/21/2013 | \$100 | 28587-0465 | Corrective, tax or QCD; min consideration |
| 03/05/2013 | \$100 | 28587-0463 | Corrective, tax or QCD; min consideration |

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



CFN 2013R0513890
DR Bk 28700 Pgs 2537 - 25451 (9pgs)
RECORDED 06/27/2013 15:23:34
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

EXHIBIT B

MEETING DATE: May 14, 2013

FILE NO: 7361

PROPERTY: 300 17th Street

LEGAL: Lot 13, Block 31, Alton Beach 1st Subdivision, According to the Plat Thereof, as Recorded in Plat Book 2, Page 77, of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 2-story building, including the construction of a 1-story rooftop addition, as part of a new hotel development.

ORDER

The applicant, Richard Kroop, Esq., filed an application with the City of Miami Beach Planning Department for a Certificate of Appropriateness.

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:

- A. The subject structure is classified as 'Contributing' in the Miami Beach Historic Properties Database and is located within the Museum Historic District and the National Register Architectural 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 is consistent with the Certificate of Appropriateness Criteria in Section 118-564(a)(1) of the Miami Beach Code, is not consistent with Certificate of Appropriateness Criteria 'a' in Section 118-564(a)(2) of the Miami Beach Code, is not consistent with Certificate of Appropriateness Criteria 'b' in Section 118-564(a)(3) of the

CERTIFICATION

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

CITY OF MIAMI BEACH

(Signature of Planning Director or Designee)

Personally known to me or Produced ID:

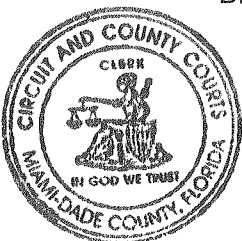
Notary Public, State of Florida at Large

Printed Name: TERESA MARIA

My Commission Expires: (Seal)

This document contains 9 pages.

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



Handwritten signature/initials.

Miami Beach Code, and is consistent with Certificate of Appropriateness for Demolition Criteria in Section 118-564(f)(4) of the Miami Beach Code.

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

1. Revised elevation, site plan and floor plan drawings shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:
 - a. The original "Kaskades" sign shall be reintroduced on the north elevation, consistent with historical documentation, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - b. Section drawings shall be required, which clearly delineate the height of the top of the parapets and the finished floor of the proposed roof-decks, as well as the location of any railings required by current code.
 - c. The final design details and surface materials and surface finishes for the proposed roof top retractable canopy, 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. The elevator override structure shall be minimized to the greatest extent possible, 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. A museum quality historic analysis and display of the existing structure, inclusive of a photographic and written description of the history and evolution of the original building and its changes of use over time, shall be submitted to and approved by staff, prior to the issuance of a Certificate of Occupancy or a Temporary Certificate of Occupancy; such historic analysis shall be displayed prominently within the public area of the historic structure, in a location to be determined by staff.
 - f. The final design details of all exterior surface materials and surface finishes shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - g. Manufacturers drawings and Dade County product approval numbers for all new windows, doors and glass shall be required and all new proposed windows shall substantially match the original window configurations, in a manner to be reviewed and approved by staff in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - h. 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 directions from the Board and/or the Certificate of Appropriateness Criteria. Exterior lighting shall be



designed in a manner to not have an adverse overwhelming impact upon the historic hotel structures or the surrounding historic district.

- i. The applicant shall submit a complete structural report for the shoring, bracing, and stabilization of the building during the removal and replacement of the second floor slab, prior to the issuance of a demolition permit.
 - j. A detailed screening plan for all roof-top fixtures and mechanical devices shall be required, as part of the building permit plans, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - k. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.
2. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
- a. Additional understory landscape material for the proposed roof deck shall be added at the eastern portion of the deck, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - b. Hedge material of any kind shall not be permitted anywhere along the east and north of the property.
 - c. Any trees adjacent to the right-of-way shall be consistent compatible with the streetscape plan for the neighborhood, 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. All exterior walkways shall consist of decorative pavers, decorative concrete or other decorative material, 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. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
 - f. The utilization of root barriers and/or structural soil, as applicable, shall be clearly delineated on the revised landscape plan.
 - g. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventers and all other related devices and fixtures; such



fixtures and devices shall not be permitted within any required yard or any area fronting a street or sidewalk. The location of backflow preventers, siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

- h. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. In the event a pad mounted transformer is required, such transformer shall be surrounded by a fixed topiary structure. The location and dimensions of the exterior transformer, and the details, dimensions, design and planting of the topiary structure shall be clearly indicated on revised site and landscape plans, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - i. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect for the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.
- 3. All new building signage shall be consistent in type, composed of flush mounted, non-plastic, individual letters and shall require a separate permit.
- 4. The final exterior surface color scheme, including color samples in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- 5. A traffic mitigation plan, which addresses all roadway Level of Service (LOS) deficiencies relative to the concurrency requirements of the City Code, if required, shall be submitted prior to the issuance of a Building Permit and the final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
- 6. All 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.
- 7. All new and altered elements, spaces and areas shall meet the requirements of the Florida Accessibility Code (FAC).
- 8. The project shall comply with any landscaping or other sidewalk/street improvement standards as may be prescribed by a relevant Urban Design Master Plan approved prior to the completion of the project and the issuance of a Certificate of Occupancy.
- 9. The applicant may be required to submit a separate analysis for water and sewer requirements, at the discretion of the Public Works Director, or designee. Based on a

preliminary review of the proposed project, the following may be required by the Public Works Department:

- a. A traffic and neighborhood impact study shall be conducted as a means to measure a proposed development's impact on transportation and neighborhoods. The study shall address all roadway Level of Service (LOS) deficiencies relative to the concurrency requirements of the City Code, and if required, shall be submitted prior to the issuance of a Building Permit. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code. The developer shall refer to the most recent City of Miami Beach's Traffic and Neighborhood Impact Methodology as issued by the Public Works Department.
 - b. Remove/replace sidewalks, curbs and gutters on all street frontages, if applicable. Unless otherwise specified, the standard color for city sidewalks is red, and the standard curb and gutter color is gray.
 - c. Mill/resurface asphalt in rear alley along property, if applicable.
 - d. Provide underground utility service connections and on-site transformer location, if necessary.
 - e. Provide back-flow prevention devices on all water services.
 - f. Provide on-site, self-contained storm water drainage for the proposed development.
 - g. Meet water/sewer concurrency requirements including a hydraulic water model analysis and gravity sewer system capacity analysis as determined by the Department and the required upgrades to water and sewer mains servicing this project.
 - h. Payment of City utility impact fees for water meters/services.
 - i. Provide flood barrier ramps to underground parking or minimum slab elevation to be at highest adjacent crown road elevation plus 8".
 - j. Right-of-way permit must be obtained from Public Works.
 - k. All right-of-way encroachments must be removed.
 - l. All planting/landscaping in the public right-of-way must be approved by the Public Works and Parks Departments.
10. The Applicant agrees to the following operational conditions for any and all permitted hotel and accessory uses and shall bind itself, lessees, permittees, concessionaires, renters, guests, users, and successors and assigns and all successors in interest in

whole or in part to comply with the following operational and noise attenuation requirements and/or limitations.

a. ROOFTOP CONDITIONS

- i. Entertainment, including live or amplified music, shall not be permitted on the roof or on private balconies, at any time, nor shall loudspeakers or portable music devices be placed on the roof, with the exception of small speakers for ambient or background music, and with the exception of City approved 'Special Events'.
- ii. All rooftop commercial facilities shall be shut down between 2:00 AM and 6:00 AM, seven (7) days a week, unless a variance is granted permitting extended hours of operation.

b. NOISE CONDITIONS:

- i. The Historic Preservation Board (HPB) or the Planning Director shall retain the right to call the owners and/or operators back before the HPB, at the expense of the owners and/ or operators, to impose and/or modify the hours of operation, and the placement or use on the property of exterior loudspeakers, fixed or portable, or amend or impose other conditions, should there be a valid violation (as determined by Code Compliance) about loud, excessive, unnecessary, or unusual noise or other conditions of this approval. An adverse adjudication of a violation against the owner or operator is not necessary for the board to have jurisdiction over the matter under this condition. This condition vests jurisdiction independent of any other condition hereof.
 - ii. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as amended, shall be deemed a violation of this approval and subject the approval to modification in accordance with the procedures for modification of prior approvals as provided for in the Code, and subject the applicant to the review provided for in the first sentence of this subparagraph.
11. A drawn plan and written procedure for the proposed demolition shall be prepared and submitted by a Professional Structural Engineer, registered in the State of Florida, which fully ensures the protection of the public safety, as well as the protection of the existing structure on the subject site and all existing structures adjacent to the subject site during the course of demolition.
 12. The Certificate of Appropriateness for Demolition shall only remain in effect for the period of time that there is an active Certificate of Appropriateness for the associated new construction on the subject property.



13. At the time of completion of the project, only a **Final** Certificate of Occupancy (CO) or **Final** Certificate of Completion (CC) may be applied for; the staging and scheduling of the construction on site shall take this into account. All work on site must be completed in accordance with the plans approved herein, as well as by the Building, Fire, Planning, CIP and Public Works Departments, inclusive of all conditions imposed herein, and by other Development Review Boards, and any modifications required pursuant to field inspections, prior to the issuance of a CO or CC. This shall not prohibit the issuance of a Partial or Temporary CO, or a Partial or Temporary CC.
14. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
15. 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.
16. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
17. 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 by the Board, that the Certificate of Appropriateness is GRANTED for the above-referenced project subject to those certain conditions specified in paragraph C of the Findings of Fact (Condition Nos. 1-17 inclusive) hereof, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Historic Preservation Board, as determined by staff, entitled "Kaskades", as prepared by Urban Robot Associates, dated February 20, 2013.

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

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

with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

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

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

Dated this 29th day of MAY, 2013.

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]
THOMAS R. MOONEY, AICP
DESIGN AND PRESERVATION MANAGER
FOR THE CHAIR

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

The foregoing instrument was acknowledged before me this 29th day of MAY, 2013 by Thomas R. Mooney, Design and Preservation Manager, Planning Department, 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 928146
EXPIRES: December 2, 2013
Bonded Thru Budget Notary Services

[Signature]
NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: 12-2-13

[Signature]

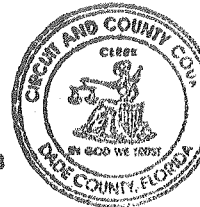
Page 9 of 9
HPB File No. 7361
Meeting Date: May 14, 2013

Approved As To Form: _____
Legal Department: J Heed (5-21-13)

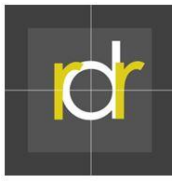
Filed with the Clerk of the Historic Preservation Board on 5-29-13 (WSR)

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STATE OF FLORIDA, COUNTY OF DADE
I HEREBY CERTIFY that this is a true copy of the
original filed in this office on 27 day of
June, A.D. 2013
WITNESS my hand and Official Seal.
HARVEY RUVIN, CLERK of Circuit and County Courts
By [Signature] D.C.



[Signature]



rdr miami | rio development resources

public hearing notification packages: lists of property owners within a specific radius + radius maps + mailing labels
mailouts + site posting

rdrmiami.com | diana@rdrmiami.com | 305.498.1614

February 2, 2018

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

Re: Property Owners List within 375 feet of:

SUBJECT: 300 17th Street, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-019-0720

LEGAL DESCRIPTION: 33-34 53 42 ALTON BEACH 1ST SUB PB 2-77 LOT 13 BLK 31

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,

Diana B. Rio

Total number of property owners without repetition: **186, including 4 international**

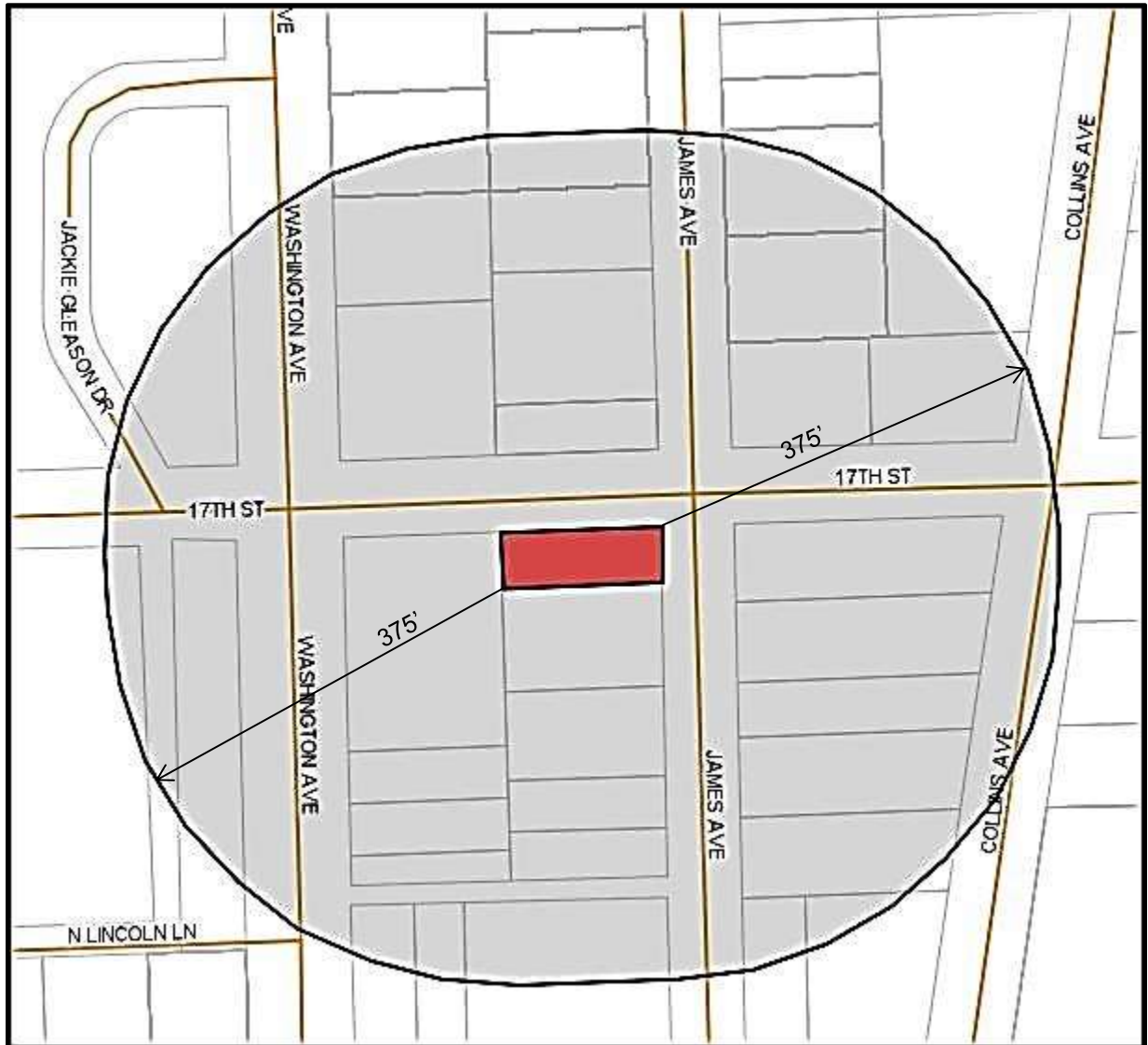


rdr miami | rio development resources

public hearing notification packages: lists of property owners within a specific radius + radius maps + mailing labels
mailouts + site posting

rdrmiami.com | diana@rdrmiami.com | 305.498.1614

375' RADIUS MAP



SUBJECT: 300 17th Street, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-019-0720

LEGAL DESCRIPTION: 33-34 53 42 ALTON BEACH 1ST SUB PB 2-77 LOT 13 BLK 31

| Name | Address | City | State | Zip | Country |
|--|---|----------------------------|-------|------------|---------|
| GADIROU DIAKITE &W ROSALIE JELENCIC | 28 WOODLAND AVE | BEACONSFIELD QUEBEC H9W4V9 | | | CANADA |
| GIOVANNI MELIADO | VIA LE PINTURICCHIO 44 | ROME 196 | | | ITALY |
| MADDAELENA DE SIMONE | VIA DEGLIL ORTI DELLA FARNESINA 126 00194 | ROME | | | ITALY |
| PEARL DRABINSKY MARILYN KAPLAN DAVIS | 587 ST CLEMENTS AVE | TORONTO ONTARIO M5N1M5 | | | CANADA |
| 1665 WASHINGTON AVE LLC | 1665 WASHINGTON AVE STE 400 | MIAMI BEACH | FL | 33139-3172 | USA |
| 1676 JAMES LLC | 227 E RIVO ALTO DR | MIAMI BEACH | FL | 33139 | USA |
| 1725 JAMES AVE NO 26 LLC | 1760 NE 144 ST | MIAMI | FL | 33181 | USA |
| 1745 JAMES AVE 210 LAND TRUST THE TRUST COMPANY TRS | 1602 ALTON ROAD STE 72 | MIAMI BEACH | FL | 33139 | USA |
| 1755 WASHINGTON CORP | 1688 MERIDIAN AVE 803 | MIAMI BEACH | FL | 33139 | USA |
| 300 17TH STREET INVESTMENT LLC | 4770 BISCAYNE BLVD STE #640 | MIAMI | FL | 33137 | USA |
| 7 BUTTERFLIES LLC | 87889 OVERSEAS HWY | ISLAMORADA | FL | 33036 | USA |
| 7H-1750 JAMES LLC | 1750 JAMES AVE #7H | MIAMI BEACH | FL | 33139 | USA |
| ABDEL EL KHRIM FOUDI | 1755 WASHINGTON AVE 2D | MIAMI BEACH | FL | 33139 | USA |
| ADELINA G LARENA | 2130 N 49TH AVE | HOLLYWOOD | FL | 33021-4040 | USA |
| ADHY ADVISORS LLC LESSEE: NEW REX CORP | 515 E LAS OLAS BLVD #400 | FT LAUDERDALE | FL | 33301 | USA |
| ADHY INVEST PROP LLC LESSEE: NEW REX CORP | 500 W CYPRESS CREEK RD STE 350 | FORT LAUDERDALE | FL | 33309-6155 | USA |
| ADRIANA CANTA KNAPP | 1750 JAMES AVE #6-A | MIAMI BEACH | FL | 33139-7514 | USA |
| AGNES E RODRIGUEZ JORGE I RODRIGUEZ | 1751 WASHINGTON AVE #3F | MIAMI BEACH | FL | 33139-7542 | USA |
| ALAIN M PEWZNER | 1755 WASHINGTON AVE 2C | MIAMI BEACH | FL | 33139 | USA |
| ALBERTO CORTES TRS ALBERTO CORTES AMENDED & RESTATED REVOCABLE TRUST | 1750 JAMES AVE #6H | MIAMI BEACH | FL | 33139 | USA |
| ALBERTO RIVERO & JUAN B SUAREZ &W MIRIAM | 1725 JAMES AVE UNIT 4 | MIAMI BEACH | FL | 33139-7510 | USA |
| ALBERTO RIVERO MIRIAM SUAREZ | 1725 JAMES AVE #12A | MIAMI BEACH | FL | 33139-7511 | USA |
| ALBION ASSOCIATES LTD | 311 LINCOLN ROAD SUITE 200 | MIAMI BEACH | FL | 33139-3150 | USA |
| ALCIDES GONZALEZ CHRISTINA GONZALEZ | 39-19 220 ST | BAYSIDE | NY | 11361 | USA |
| ALFREDO A ACUNA &W ESTELA & MARGARITA SALABERRY EST OF | 13311 SW 99 ST | MIAMI | FL | 33186 | USA |
| ALVARO MORENO &W CARMELITA & CHARITO J DAVIS | 312 LAMELLA LN | PEACHTREE CITY | GA | 30269 | USA |
| ANA ROSA SISMONDI | 1750 JAMES AVE UNIT 4K | MIAMI BEACH | FL | 33139 | USA |
| ANDRES LUCAS SILVA WOOD | 1750 JAMES AVE #8L | MIAMI BEACH | FL | 33139 | USA |
| ANDREW MIRMELLI | 1210 MICHIGAN AVE | MIAMI BEACH | FL | 33139 | USA |
| ANGEL O MOREYRA &W PETRONA | 1755 WASHINGTON AVE #1A | MIAMI BEACH | FL | 33139-7548 | USA |
| ANGELO P PANOS &W MAGDALENA K & JOHN KALB &W EFFIE | 1750 JAMES AVE #9D | MIAMI BEACH | FL | 33139 | USA |
| ANO LLC | 3000 JOHN DEERE RD | TOANO | VA | 23168 | USA |
| ANO LLC | 844 ALTON RD # 3 | MIAMI BEACH | FL | 33139 | USA |
| ANTONIO A CEPERO LE ANAIS CEPERO LE REM YOAN CEPERO BURGOS | 1750 JAMES AVE 6K | MIAMI BEACH | FL | 33139 | USA |
| ASHLEY & WENDY MORISSETTE | 1754 MERIDIAN AVE 304 | MIAMI BEACH | FL | 33139 | USA |
| BENITO MARTINEZ &W AIDA G | 1750 JAMES AVE UNIT 7L | MIAMI BEACH | FL | 33139-7537 | USA |
| BENJAMIN MARCO &W CARIDAD | 3500 CORAL WAY #601 | MIAMI | FL | 33145-3064 | USA |
| CAITLIN R LEOR FISHMAN | 1720 JAMES AVE 3B | MIAMI BEACH | FL | 33139-7507 | USA |
| CARLOS L ARTOLA ESTHER M CARPIO | 1750 JAMES AVE 8F | MIAMI BEACH | FL | 33139 | USA |
| CARMEN CASTELLANOS | 152 FERNWOOD DR | OLD TAPPAN | NJ | 07675 | USA |
| CATALINA HANAT LLC CATALINA DORSET LLC CATALINA HOTEL LLC | 1680 MERIDIAN AVE SUITE#102 | MIAMI BEACH | FL | 33139-2704 | USA |
| CITY OF MIAMI BEACH | FLA BAY SHORE CLUB COURSE | MIAMI | FL | 33125 | USA |
| CLARA BELLO | 1750 JAMES AVE UNIT 5 E | MIAMI BEACH | FL | 33139-7527 | USA |
| CLARA BELLO TR | 1750 JAMES AVE #5H | MIAMI BEACH | FL | 33139-7533 | USA |
| CLR LINCOLN ASSOCIATES LLC C/O RAND REAL ESTATE SERVICES INC | 265 POST ROAD WEST | WESTPORT | CT | 06880-4702 | USA |
| COLLINS HOTEL ASSN LLC C/O MORGANS HOTEL GROUP LLC | 2200 BISCAYNE BLVD | MIAMI | FL | 33137 | USA |
| CONDOINVEST LLC | 18851 NE 29 AVE STE 732 | AVENTURA | FL | 33180 | USA |
| CREST HOTEL GROUP LLC | 1111 KANE CONCOURSE 217 | BAY HARBOR ISLANDS | FL | 33154 | USA |
| CYNTHIA J OTTCHEN | 1755 WASHINGTON AVE #1D | MIAMI BEACH | FL | 33139-7548 | USA |
| DAKSHESH KUMAR | 1750 JAMES AVE #5J | MIAMI BEACH | FL | 33139-7533 | USA |

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|--|--------------------------|-------------------|----|------------|-----|
| DAVID GUNDER MIDGARDEN SILVIA ILACQUA MIDGARDEN | 1755 WASHINGTON AVE 2A | MIAMI BEACH | FL | 33139 | USA |
| DELMONT REALTY WASHINGTON AVE LLC | 179 CANTERBURY GATE | LYNBROOK | NY | 11563 | USA |
| DENIS MISHULIN | 1045 79 ST | MIAMI BEACH | FL | 33141 | USA |
| DENNIS J CHUNG | 201 WEST 21 ST APT 10K | NEW YORK | NY | 10011 | USA |
| EDWARD BOOTH AMYMARIE BOOTH | 20 7TH STREET | BAYVILLE | NY | 11709 | USA |
| ELIO A GARCIA | 1750 JAMES AVE #10J | MIAMI BEACH | FL | 33139-7534 | USA |
| ELMIRA MIAMI LLC | 1133 BROADWAY | NEW YORK | NY | 10010 | USA |
| EMMA MORALES | 1750 JAMES AVE UNIT 9G | MIAMI BEACH | FL | 33139-7531 | USA |
| ENRIQUE J GOMEZ | 1725 JAMES AVE #14 | MIAMI BEACH | FL | 33139 | USA |
| ERNESTO LOPEZ | 1750 JAMES AVE APT 10-L | MIAMI BEACH | FL | 33139-7537 | USA |
| ERNESTO ROBAU &W ELVIRA | 1170 W 50 PL | HIALEAH | FL | 33012 | USA |
| EZEQUIEL F FERNANDEZ PETER LOUIS HYAMS | 2465 TRAPP AVE | COCONUT GROVE | FL | 33133 | USA |
| F2 MIAMI LLC | 8301 NW 197 ST | MIAMI | FL | 33015 | USA |
| FABIO A SERRET LE MILAGROS BENITO LE REM YISBEL SERRET JTRS | 4103 SW 153 PL | MIAMI | FL | 33185 | USA |
| FEDERAL NATIONAL MORTGAGE ASSN C/O REVERSE MTG SOLUTIONS INC | 14405 WALTERS RD STE 200 | HOUSTON | TX | 77014 | USA |
| FRANCESCA MARIA LOSITO | 1750 JAMES AVE #5B | MIAMI BEACH | FL | 33139 | USA |
| FRANK ROA RITA ROA | 1750 JAMES AVE #4 C | MIAMI BEACH | FL | 33139 | USA |
| FRANK ROA RITA ROA | 1750 JAMES AVE 5C | MIAMI BEACH | FL | 33139 | USA |
| FREDERIC G APPLETON | 25 ADAMS AVE # 214 | STANFORD | CT | 06902 | USA |
| GIOVANNI DENICOLAI | 1750 JAMES AVE # 6B | MIAMI BEACH | FL | 33139 | USA |
| GREENVIEW HOTEL LLC | 1671 WASHINGTON AVE | MIAMI BEACH | FL | 33139 | USA |
| GREGORY SOMOZA | 1903 RADCLIFFE AVE C | BRONX | NY | 10462 | USA |
| HAYDEE G BOLADO | PO BOX 140845 | CORAL GABLES | FL | 33114-0845 | USA |
| HEATHER C MORRIS | 1750 JAMES AVE #9B | MIAMI BEACH | FL | 33139-7525 | USA |
| HELENA TETZELI C/O KURZBAN | 2650 SW 27 AVE | MIAMI | FL | 33133-3003 | USA |
| HILDA GOITIA (EST OF) % IVETTE VELAZQUEZ | 6239 BROADWAY APT A19 | BRONX | NY | 10471 | USA |
| HUBERT CRUZ &W MERCEDES | 5760 SW 30 ST | MIAMI | FL | 33155-4009 | USA |
| HUBERTO R CRUZ | 1750 JAMES AVE APT 4B | MIAMI BEACH | FL | 33139-7535 | USA |
| INRES CORPORATION | 210 71 STREET #309 | MIAMI BEACH | FL | 33141 | USA |
| ISRAEL KAHANA TRS MIRIAM KAHANA TRS ISRAEL KAHANA REVOCABLE TR | 985 E 24 ST | BROOKLYN | NY | 11210 | USA |
| JACOB FISHMAN (LESSOR) BELLA FISHMAN (LESSOR) PRIME HOTELS USA LLC (LEASEE) | 1238 COLLINS AVE | MIAMI BEACH | FL | 33139 | USA |
| JAMES J EVANS | 1750 JAMES AVE #8K | MIAMI BEACH | FL | 33139 | USA |
| JANET L EYMAN | 1725 JAMES AVE UNIT 12 | MIAMI BEACH | FL | 33139-7511 | USA |
| JAY MIRMELLI GLENDA MIRMELLI | 2160 NE 190TH TER | NORTH MIAMI BEACH | FL | 33179-4382 | USA |
| JEREMY MICHAEL WILSON | 1750 JAMES AVE 6F | MIAMI BEACH | FL | 33139 | USA |
| JESUS L MORALES JTRS MAXIMILIANO MORALES JTRS | 1750 JAMES AVE #5F | MIAMI BEACH | FL | 33139-7529 | USA |
| JOAQUIN TOYOS LAMADRID TRS JOAQUIN TOYOS LAMADRID TRUST JOAQUIN TOYOS LAMADRID | 1725 JAMES AVE #29 | MIAMI BEACH | FL | 33139 | USA |
| JOHN F REILLY | 1750 JAMES AVE #9A | MIAMI BEACH | FL | 33139-7500 | USA |
| JOHN KALB TRS JOHN KALB AND EFFIE KALB REVOCABLE FAMILY TRUST | 1444 CAVELL AVE | HIGHLAND PARK | IL | 60035 | USA |
| JOHN KALEB TRS THE JOHN KALB AND EFFIE KALB REVOCABLE TRUST | 1444 CAVELL AVE | HIGHLAND PARK | IL | 60035 | USA |
| JOHN MUSARRA | 8 DRING LANE | PUTNAM VALLEY | NY | 10579 | USA |
| JOHN UBINAS EILEEN UBINAS JOHN UBINAS IV | 1750 JAMES AVE #5L | MIAMI BEACH | FL | 33139 | USA |
| JOHN W REID | 211 THOMPSON ST 4A | NEW YORK | NY | 10012 | USA |
| JOSE GARCIGA | 1750 JAMES AVE UNIT 6C | MIAMI BEACH | FL | 33139-7526 | USA |
| JOSE MARTIN SANCHEZ | 1750 JAMES AVE #4A | MIAMI BEACH | FL | 33139-7514 | USA |
| JOSEPH R D'ACOSTA JR | 1725 JAMES AVE UNIT 20 | MIAMI BEACH | FL | 33139-7565 | USA |
| JUAN R CHATTAH | 1750 JAMES AVE #8-B | MIAMI BEACH | FL | 33139 | USA |
| JUAN RUIZ (LE) REM GABRIEL ARAVENA | 1750 JAMES AVE #5A | MIAMI BEACH | FL | 33139-7500 | USA |
| JUDITH C ORTEGA | 1750 JAMES AVE #9F | MIAMI BEACH | FL | 33139-7529 | USA |
| JUDY ORTEGA & MARLENE ORTEGA JTRS | 1750 JAMES AVE #7E | MIAMI BEACH | FL | 33139-7529 | USA |
| JULIA DAVILA JTRS MAYRA A MIRABENT JTRS | 1725 JAMES AVE APT 2 | MIAMI BEACH | FL | 33139-7510 | USA |

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|--|----------------------------------|-----------------|----|------------|-----|
| KATERINE B DOYLE | 12014 SW 116 TER | MIAMI | FL | 33186 | USA |
| LEE TACHMAN | 120 NASSAU ST | NEW YORK | NY | 10038 | USA |
| LEONARD ZIMMERMAN VALERIE YORK ZIMMERMAN | 7710 SW 61 AVE | SOUTH MIAMI | FL | 33143 | USA |
| LESLIE GRATZ C/O MANHATTAN MANAGEMENT | 703 NW 5 AVE | MIAMI | FL | 33136 | USA |
| LILIANA MILLAN GONZALO ESPINOSA | 8936 NW 180 TER | MIAMI | FL | 33018 | USA |
| LISANIA FLORIN TAYURA | 1750 JAMES AVE UNIT 10-G | MIAMI BEACH | FL | 33139-7532 | USA |
| LOUIS S SCHWEICKART | 1751 WASHINGTON AVE #2F | MIAMI BEACH | FL | 33139-7542 | USA |
| LUZ D COLLAZO LE & REM ILEANA L SHOFEL & JORGE COLLAZO | 1750 JAMES AVE #7A | MIAMI BEACH | FL | 33139-7500 | USA |
| M B JEWISH COMM CTR & L ROMANOFF % PERLMUTTER | 1701 WASHINGTON AVE | MIAMI BEACH | FL | 33139 | USA |
| MAGALY LAPLANA TRS THE MAGALY LAPLANA REV TR 001 | 240 HARBOR DR | KEY BISCAYNE | FL | 33149 | USA |
| MANHAL TOBIA TRS MANHAL TOBIA LIVING TRUST | 850 PIERCE ST | BIRMINGHAM | MI | 48009 | USA |
| MANHATTAN HOUSE INC | 1655 WASHINGTON AVE | MIAMI BEACH | FL | 33139-3106 | USA |
| MANUEL A IRAOLA (JTRS) MARK SCHARNITZ (JTRS) | 517 CADAGUN AVE | CORAL GABLES | FL | 33146 | USA |
| MANUEL MELAND &W CHRISTINE C MELAND | 1775 WASHINGTON AVE UNIT 3C | MIAMI BEACH | FL | 33139-7543 | USA |
| MARBELIA ALVARINO | 33-26 92 ST APT 1M | JACKSON HEIGHTS | NY | 11372 | USA |
| MARIA E SUAREZ | 1750 JAMES AVE #91 | MIAMI BEACH | FL | 33139 | USA |
| MARIA ELENA ESPINOSA | 1750 JAMES AVE UNIT 3G | MIAMI BEACH | FL | 33139-7531 | USA |
| MARIA HERNANDEZ | 1725 JAMES AVE #16 | MIAMI BEACH | FL | 33139-7565 | USA |
| MARIO W VASQUEZ &W CISSIE J LE REM RICHARD E VASQUEZ | 9701 SW 105 AVE | MIAMI | FL | 33176-2745 | USA |
| MARK LYNTON GARDINER | 1750 JAMES AVE 3D | MIAMI BEACH | FL | 33139 | USA |
| MARTA LOURDES LOCKLEAR TONY LOCKLEAR MARGAUX MARIE JESSUP | 6306 WOODBINE RD | WOODBINE | MD | 21797 | USA |
| MAXIMILIANO MORALES JTRS JESUS L MORALES JTRS | 1750 JAMES AVE #8G | MIAMI BEACH | FL | 33139 | USA |
| MELVIN FEIT | 1750 JAMES AVE 10C | MIAMI BEACH | FL | 33139 | USA |
| MIAMI BCH JEWISH COMM CENTER % PERLMUTTER | 1701 WASHINGTON AVE | MIAMI BEACH | FL | 33139 | USA |
| MICHAEL J DEPOLI TRS | 3237 NEWBURY PL | TROY | MI | 48084 | USA |
| MICHAEL KOFMAN RAISA KOFMAN | 4452 E LINCOLN DR | PARADISE VALLEY | AZ | 85253-4020 | USA |
| MIKHAIL MIKHAYLOVICH DVORETSKIY | 1750 JAMES AVE # 6D | MIAMI BEACH | FL | 33139 | USA |
| MJK GROUP LLC | 2200 BISCAYNE BLVD 7TH FLOOR | MIAMI | FL | 33137 | USA |
| MJK GROUP LLC C/O ABRAHAM A GALBUT P A | 4770 BISCAYNE BLVD STE 640 | MIAMI | FL | 33137 | USA |
| MJK GROUP LLC C/O ABRAHAM A GALBUT P A | 4770 BISCAYNE BLVD STE 450 | MIAMI | FL | 33137 | USA |
| NED EDISON JTRS MURIEL EDISON JTRS DEBORAH EDISON JTRS | 1750 JAMES AVE #4G | MIAMI BEACH | FL | 33139 | USA |
| NEW REX CORP | 500 W CYPRESS CREEK ROAD STE 350 | FORT LAUDERDALE | FL | 33309 | USA |
| NINO COLNAGHI | 18851 NE 29 AVE STE 732 | AVENTURA | FL | 33180 | USA |
| ONE BAL HARBOR 601 LLC | 18851 NE 29 AVE #101 | AVENTURA | FL | 33180 | USA |
| PATRICIA BELLE BURNS | 1750 JAMES AVE #6E | MIAMI BEACH | FL | 33139-7528 | USA |
| PAULA LASOCKI & M INZELBUCH & DAVID & STUART & STEVEN BINDER | 50 HILLSIDE BLVD | LAKEWOOD | NJ | 08701 | USA |
| PHILIPPE MULLER &W ANNE MULLER | 1725 JAMES AVENUE #18 | MIAMI BEACH | FL | 33139 | USA |
| PNC BANK NA C/O PNC MORTGAGE | 3232 NEWMARK DR | MIAMISBURG | OH | 45342 | USA |
| RAFAEL GISBERT &W MAURA | 1750 JAMES AVE #8A | MIAMI BEACH | FL | 33139-7514 | USA |
| RAMON ECHEVERRIA &W ELBA (TRS) | 30 W 19 ST | HIALEAH | FL | 33010-2639 | USA |
| RANDOLPH A MIMS | 1725 JAMES AVE #24 | MIAMI BEACH | FL | 33139 | USA |
| ROBELY ROQUE &W LUZ | 1750 JAMES AVE UNIT 9C | MIAMI BEACH | FL | 33139-7525 | USA |
| ROBERT MATTHEWS RITA MATTHEWS | 18 E 94 ST | NEW YORK | NY | 10128 | USA |
| ROBERT REX CASTILLO JANA MITROVA CASTILLO | 2453 23 STREET | ASTORIA | NY | 11102 | USA |
| ROGER L GOLDBLATT | 2127 TUNLAW RD | WASHINGTON | DC | 20000 | USA |
| SAMUEL STRAUCH | 5555 COLLINS AVE #7K | MIAMI BEACH | FL | 33140 | USA |
| SAN JUAN HOTEL LLC | 1680 COLLINS AVE | MIAMI BEACH | FL | 33139 | USA |
| SANCTUARY 211 LLC | 1745 JAMES AVE #211 | MIAMI BEACH | FL | 33139 | USA |
| SANCTUARY RONRUSS PROPERTIES LLC | 2200 BISCAYNE BLVD | MIAMI | FL | 33137 | USA |
| SANCTUARY SB PROPERTIES LLC | 2200 BISCAYNE BLVD | MIAMI | FL | 33137 | USA |
| SANCTUARY SB PROPERTIES LLC | 1745 JAMES AVE | MIAMI BEACH | FL | 33139 | USA |

| | | | | | |
|---|--------------------------|-----------------|----|------------|-----|
| SANCTUARY SOUTH BEACH INC | 2200 BISCAYNE BLVD | MIAMI | FL | 33137 | USA |
| SANDEB INC | 100 N BISCAYNE BLVD 2904 | MIAMI | FL | 33132 | USA |
| SARA G LIMA | 1725 JAMES AVE #7 | MIAMI BEACH | FL | 33139 | USA |
| SAUL DYMAN & W HELEN LIFE ESTATE REM TERRY FINE & SUSAN SOBEL | 1 MEADOW DR APT 3-E | WOODMERE | NY | 11598 | USA |
| SERGEI I KOVALEFF | 1750 JAMES AVE #4D | MIAMI BEACH | FL | 33139 | USA |
| SIOCAM USA LLC | 1000 5 STREET # 206 | MIAMI BEACH | FL | 33139 | USA |
| SOBE CENTER LLC | 9425 HARDING AVE | SURFSIDE | FL | 33154 | USA |
| SONIA KINBLAD | 1725 JAMES AVE UNIT 15 | MIAMI BEACH | FL | 33139-7511 | USA |
| SOUTHERN PROPERTY INVT GROUP INC | 1701 JAMES AVE | MIAMI BEACH | FL | 33139-7508 | USA |
| ST ANDREWS PROPERTIES LLC | 205 MICHIGAN AVE | MIAMI BEACH | FL | 33139 | USA |
| STEVEN L SCHARF | 1751 WASHINGTON AVE #4E | MIAMI BEACH | FL | 33139-7542 | USA |
| SUNSY GUERRA | 1750 JAMES AVE #9K | MIAMI BEACH | FL | 33139-7535 | USA |
| SYLVIA E CONCHA | 1750 JAMES AVE UNIT 4L | MIAMI BEACH | FL | 33139-7536 | USA |
| TEMPLE EMANUE-EL | 1701 WASHINGTON AVE | MIAMI BEACH | FL | 33139 | USA |
| TERRENCE PAOLI | 1750 JAMES AVE APT 3C | MIAMI BEACH | FL | 33139 | USA |
| TERRUNIO 21 LLC | 1701 JAMES AVE | MIAMI BEACH | FL | 33139 | USA |
| TERRUNIO 30 LLC | 1701 JAMES AVE | MIAMI BEACH | FL | 33139 | USA |
| TERRUNIO 6 LLC | 1701 JAMES AVE | MIAMI BEACH | FL | 33139 | USA |
| TERRUNIO 8 LLC | 1701 JAMES AVE | MIAMI BEACH | FL | 33139 | USA |
| TIFFANY MADERA | 1725 JAMES AVE #19 | MIAMI BEACH | FL | 33139-7565 | USA |
| TORR INC | 1680 JAMES AVE | MIAMI BEACH | FL | 33139-3115 | USA |
| TRASH TO TREASURES LLC | PO BOX 402247 | MIAMI BEACH | FL | 33140 | USA |
| U S BANK NA TRS C/O OCWEN LOAN SERVICING LLC GSAA HOME EQUITY TRUST | 5720 PREMIER PARK DR | WEST PALM BEACH | FL | 33407 | USA |
| VALERIA PIRES M DE SOUZA | 742 SKYLINE DR | DALY CITY | CA | 94015 | USA |
| VALERIE FROUMENTIN LEONIAS | 1750 JAMES AVE UNIT 10F | MIAMI BEACH | FL | 33139 | USA |
| VICTOR A BENEMELIS & W ISABEL C | 3403 KIMBERLY DR | FALLS CHURCH | VA | 22042 | USA |
| VINCENZA LIMONGELLO | 1750 JAMES AVE #10-D | MIAMI BEACH | FL | 33139 | USA |
| VINCENZA LIMONGELLO | 1750 JAMES AVE #5-D | MIAMI BEACH | FL | 33139 | USA |
| VIRGILIO PEREZ & W LIDIA & JOEL PEREZ | 6447 MAPEWOOD DR | FALLS CHURCH | VA | 22041 | USA |
| WILLIAM JOHN MCGAUL JR | 1750 JAMES AVE #3K | MIAMI BEACH | FL | 33139 | USA |
| XAVIER J SAINZ & W THAIS A | 62 FREELAND | IRVINE | CA | 92602 | USA |
| XUN SUN QIAN LIANG | 1745 JAMES AVE #216 | MIAMI BEACH | FL | 33139 | USA |
| YESHIVA GEDOLAH RAB COLLEGE INC | 6100 PINETREE DR | MIAMI BEACH | FL | 33140 | USA |
| ZELDA W GOLDMAN | 1750 JAMES AVE UNIT 10H | MIAMI BEACH | FL | 33139-7534 | USA |

GADIROU DIAKITE &W ROSALIE JELENCIC
28 WOODLAND AVE
BEACONSFIELD QUEBEC H9W4V9
CANADA

GIOVANNI MELIADO
VIA LE PINTURICCHIO 44
ROME 196
ITALY

MADDAELENA DE SIMONE
VIA DEGLIL ORTI DELLA FARNESINA 126
00194
ROME
ITALY

PEARL DRABINSKY MARILYN KAPLAN DAVIS
587 ST CLEMENTS AVE
TORONTO ONTARIO M5N1M5
CANADA

1665 WASHINGTON AVE LLC
1665 WASHINGTON AVE STE 400
MIAMI BEACH, FL 33139-3172

1676 JAMES LLC
227 E RIVO ALTO DR
MIAMI BEACH, FL 33139

1725 JAMES AVE NO 26 LLC
1760 NE 144 ST
MIAMI, FL 33181

1745 JAMES AVE 210 LAND TRUST
THE TRUST COMPANY TRS
1602 ALTON ROAD STE 72
MIAMI BEACH, FL 33139

1755 WASHINGTON CORP
1688 MERIDIAN AVE 803
MIAMI BEACH, FL 33139

300 17TH STREET INVESTMENT LLC
4770 BISCAYNE BLVD STE #640
MIAMI, FL 33137

7 BUTTERFLIES LLC
87889 OVERSEAS HWY
ISLAMORADA, FL 33036

7H-1750 JAMES LLC
1750 JAMES AVE #7H
MIAMI BEACH, FL 33139

ABDEL EL KHRIM FOU DI
1755 WASHINGTON AVE 2D
MIAMI BEACH, FL 33139

ADELINA G LARENA
2130 N 49TH AVE
HOLLYWOOD, FL 33021-4040

ADHY ADVISORS LLC
LESSEE: NEW REX CORP
515 E LAS OLAS BLVD #400
FT LAUDERDALE, FL 33301

ADHY INVEST PROP LLC
LESSEE: NEW REX CORP
500 W CYPRESS CREEK RD STE 350
FORT LAUDERDALE, FL 33309-6155

ADRIANA CANTA KNAPP
1750 JAMES AVE #6-A
MIAMI BEACH, FL 33139-7514

AGNES E RODRIGUEZ
JORGE I RODRIGUEZ
1751 WASHINGTON AVE #3F
MIAMI BEACH, FL 33139-7542

ALAIN M PEWZNER
1755 WASHINGTON AVE 2C
MIAMI BEACH, FL 33139

ALBERTO CORTES TRS
ALBERTO CORTES AMENDED &
RESTATED REVOCABLE TRUST
1750 JAMES AVE #6H
MIAMI BEACH, FL 33139

ALBERTO RIVERO & JUAN B SUAREZ &
W MIRIAM
1725 JAMES AVE UNIT 4
MIAMI BEACH, FL 33139-7510

ALBERTO RIVERO MIRIAM SUAREZ
1725 JAMES AVE #12A
MIAMI BEACH, FL 33139-7511

ALBION ASSOCIATES LTD
311 LINCOLN ROAD SUITE 200
MIAMI BEACH, FL 33139-3150

ALCIDES GONZALEZ
CHRISTINA GONZALEZ
39-19 220 ST
BAYSIDE, NY 11361

ALFREDO A ACUNA &W ESTELA &
MARGARITA SALABERRY EST OF
13311 SW 99 ST
MIAMI, FL 33186

ALVARO MORENO &W CARMELITA &
CHARITO J DAVIS
312 LAMELLA LN
PEACHTREE CITY, GA 30269

ANA ROSA SISMONDI
1750 JAMES AVE UNIT 4K
MIAMI BEACH, FL 33139

ANDRES LUCAS SILVA WOOD
1750 JAMES AVE #8L
MIAMI BEACH, FL 33139

ANDREW MIRMELLI
1210 MICHIGAN AVE
MIAMI BEACH, FL 33139

ANGEL O MOREYRA &W PETRONA
1755 WASHINGTON AVE #1A
MIAMI BEACH, FL 33139-7548

ANGELO P PANOS &W MAGDALENA K &
JOHN KALB &W EFFIE
1750 JAMES AVE #9D
MIAMI BEACH, FL 33139

ANO LLC
3000 JOHN DEERE RD
TOANO, VA 23168

ANO LLC
844 ALTON RD # 3
MIAMI BEACH, FL 33139

ANTONIO A CEPERO LE ANAIS CEPERO LE
REM YOAN CEPERO BURGOS
1750 JAMES AVE 6K
MIAMI BEACH, FL 33139

ASHLEY & WENDY MORISSETTE
1754 MERIDIAN AVE 304
MIAMI BEACH, FL 33139

BENITO MARTINEZ &W AIDA G
1750 JAMES AVE UNIT 7L
MIAMI BEACH, FL 33139-7537

BENJAMIN MARCO &W CARIDAD
3500 CORAL WAY #601
MIAMI, FL 33145-3064

CAITLIN R LEOR FISHMAN
1720 JAMES AVE 3B
MIAMI BEACH, FL 33139-7507

CARLOS L ARTOLA
ESTHER M CARPIO
1750 JAMES AVE 8F
MIAMI BEACH, FL 33139

CARMEN CASTELLANOS
152 FERNWOOD DR
OLD TAPPAN, NJ 07675

CATALINA HANAT LLC
CATALINA DORSET LLC
CATALINA HOTEL LLC
1680 MERIDIAN AVE SUITE#102
MIAMI BEACH, FL 33139-2704

CITY OF MIAMI BEACH
FLA BAY SHORE CLUB COURSE
MIAMI, FL 33125

CLARA BELLO
1750 JAMES AVE UNIT 5 E
MIAMI BEACH, FL 33139-7527

CLARA BELLO TR
1750 JAMES AVE #5H
MIAMI BEACH, FL 33139-7533

CLR LINCOLN ASSOCIATES LLC
C/O RAND REAL ESTATE SERVICES INC
265 POST ROAD WEST
WESTPORT, CT 06880-4702

COLLINS HOTEL ASSN LLC
C/O MORGANS HOTEL GROUP LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

CONDOINVEST LLC
18851 NE 29 AVE STE 732
AVENTURA, FL 33180

CREST HOTEL GROUP LLC
1111 KANE CONCOURSE 217
BAY HARBOR ISLANDS, FL 33154

CYNTHIA J OTTCHEN
1755 WASHINGTON AVE #1D
MIAMI BEACH, FL 33139-7548

DAKSHESH KUMAR
1750 JAMES AVE #5J
MIAMI BEACH, FL 33139-7533

DAVID GUNDER MIDGARDEN
SILVIA ILACQUA MIDGARDEN
1755 WASHINGTON AVE 2A
MIAMI BEACH, FL 33139

DELMONT REALTY WASHINGTON AVE LLC
179 CANTERBURY GATE
LYNBROOK, NY 11563

DENIS MISHULIN
1045 79 ST
MIAMI BEACH, FL 33141

DENNIS J CHUNG
201 WEST 21 ST APT 10K
NEW YORK, NY 10011

EDWARD BOOTH
AMYMARIE BOOTH
20 7TH STREET
BAYVILLE, NY 11709

ELIO A GARCIA
1750 JAMES AVE #10J
MIAMI BEACH, FL 33139-7534

ELMIRA MIAMI LLC
1133 BROADWAY
NEW YORK, NY 10010

EMMA MORALES
1750 JAMES AVE UNIT 9G
MIAMI BEACH, FL 33139-7531

ENRIQUE J GOMEZ
1725 JAMES AVE #14
MIAMI BEACH, FL 33139

ERNESTO LOPEZ
1750 JAMES AVE APT 10-L
MIAMI BEACH, FL 33139-7537

ERNESTO ROBAU &W ELVIRA
1170 W 50 PL
HIALEAH, FL 33012

EZEQUIEL F FERNANDEZ
PETER LOUIS HYAMS
2465 TRAPP AVE
COCONUT GROVE, FL 33133

F2 MIAMI LLC
8301 NW 197 ST
MIAMI, FL 33015

FABIO A SERRET LE MILAGROS BENITO LE
REM YISBEL SERRET JTRS
4103 SW 153 PL
MIAMI, FL 33185

FEDERAL NATIONAL MORTGAGE ASSN
C/O REVERSE MTG SOLUTIONS INC
14405 WALTERS RD STE 200
HOUSTON, TX 77014

FRANCESCA MARIA LOSITO
1750 JAMES AVE #5B
MIAMI BEACH, FL 33139

FRANK ROA RITA ROA
1750 JAMES AVE #4 C
MIAMI BEACH, FL 33139

FRANK ROA RITA ROA
1750 JAMES AVE 5C
MIAMI BEACH, FL 33139

FREDERIC G APPLETON
25 ADAMS AVE # 214
STANFORD, CT 06902

GIOVANNI DENICOLAI
1750 JAMES AVE # 6B
MIAMI BEACH, FL 33139

GREENVIEW HOTEL LLC
1671 WASHINGTON AVE
MIAMI BEACH, FL 33139

GREGORY SOMOZA
1903 RADCLIFFE AVE C
BRONX, NY 10462

HAYDEE G BOLADO
PO BOX 140845
CORAL GABLES, FL 33114-0845

HEATHER C MORRIS
1750 JAMES AVE #9B
MIAMI BEACH, FL 33139-7525

HELENA TETZELI C/O KURZBAN
2650 SW 27 AVE
MIAMI, FL 33133-3003

HILDA GOITIA (EST OF)
% IVETTE VELAZQUEZ
6239 BROADWAY APT A19
BRONX, NY 10471

HUBERT CRUZ &W MERCEDES
5760 SW 30 ST
MIAMI, FL 33155-4009

HUBERTO R CRUZ
1750 JAMES AVE APT 4B
MIAMI BEACH, FL 33139-7535

INRES CORPORATION
210 71 STREET #309
MIAMI BEACH, FL 33141

ISRAEL KAHANA TRS MIRIAM KAHANA TRS
ISRAEL KAHANA REVOCABLE TR
985 E 24 ST
BROOKLYN, NY 11210

JACOB FISHMAN (LESSOR)
BELLA FISHMAN (LESSOR)
PRIME HOTELS USA LLC (LEASEE)
1238 COLLINS AVE
MIAMI BEACH, FL 33139

JAMES J EVANS
1750 JAMES AVE #8K
MIAMI BEACH, FL 33139

JANET L EYMAN
1725 JAMES AVE UNIT 12
MIAMI BEACH, FL 33139-7511

JAY MIRMELLI GLENDA MIRMELLI
2160 NE 190TH TER
NORTH MIAMI BEACH, FL 33179-4382

JEREMY MICHAEL WILSON
1750 JAMES AVE 6F
MIAMI BEACH, FL 33139

JESUS L MORALES JTRS
MAXIMILIANO MORALES JTRS
1750 JAMES AVE #5F
MIAMI BEACH, FL 33139-7529

JOAQUIN TOYOS LAMADRID TRS
JOAQUIN TOYOS LAMADRID TRUST
JOAQUIN TOYOS LAMADRID
1725 JAMES AVE #29
MIAMI BEACH, FL 33139

JOHN F REILLY
1750 JAMES AVE #9A
MIAMI BEACH, FL 33139-7500

JOHN KALB TRS JOHN KALB AND
EFFIE KALB REVOCABLE FAMILY TRUST
1444 CAVELL AVE
HIGHLAND PARK, IL 60035

JOHN KALEB TRS THE JOHN KALB AND
EFFIE KALB REVOCABLE TRUST
1444 CAVELL AVE
HIGHLAND PARK, IL 60035

JOHN MUSARRA
8 DRING LANE
PUTNAM VALLEY, NY 10579

JOHN UBINAS EILEEN UBINAS
JOHN UBINAS IV
1750 JAMES AVE #5L
MIAMI BEACH, FL 33139

JOHN W REID
211 THOMPSON ST 4A
NEW YORK, NY 10012

JOSE GARCIGA
1750 JAMES AVE UNIT 6C
MIAMI BEACH, FL 33139-7526

JOSE MARTIN SANCHEZ
1750 JAMES AVE #4A
MIAMI BEACH, FL 33139-7514

JOSEPH R D'ACOSTA JR
1725 JAMES AVE UNIT 20
MIAMI BEACH, FL 33139-7565

JUAN R CHATTAH
1750 JAMES AVE #8-B
MIAMI BEACH, FL 33139

JUAN RUIZ (LE) REM GABRIEL ARAVENA
1750 JAMES AVE #5A
MIAMI BEACH, FL 33139-7500

JUDITH C ORTEGA
1750 JAMES AVE #9F
MIAMI BEACH, FL 33139-7529

JUDY ORTEGA & MARLENE ORTEGA JTRS
1750 JAMES AVE #7E
MIAMI BEACH, FL 33139-7529

JULIA DAVILA JTRS
MAYRA A MIRABENT JTRS
1725 JAMES AVE APT 2
MIAMI BEACH, FL 33139-7510

KATERINE B DOYLE
12014 SW 116 TER
MIAMI, FL 33186

LEE TACHMAN
120 NASSAU ST
NEW YORK, NY 10038

LEONARD ZIMMERMAN
VALERIE YORK ZIMMERMAN
7710 SW 61 AVE
SOUTH MIAMI, FL 33143

LESLIE GRATZ
C/O MANHATTAN MANAGEMENT
703 NW 5 AVE
MIAMI, FL 33136

LILIANA MILLAN GONZALO ESPINOSA
8936 NW 180 TER
MIAMI, FL 33018

LISANIA FLORIN TAYURA
1750 JAMES AVE UNIT 10-G
MIAMI BEACH, FL 33139-7532

LOUIS S SCHWEICKART
1751 WASHINGTON AVE #2F
MIAMI BEACH, FL 33139-7542

LUZ D COLLAZO LE &
REM ILEANA L SHOFEL &
JORGE COLLAZO
1750 JAMES AVE #7A
MIAMI BEACH, FL 33139-7500

M B JEWISH COMM CTR & L ROMANOFF
% PERLMUTTER
1701 WASHINGTON AVE
MIAMI BEACH, FL 33139

MAGALY LAPLANA TRS
THE MAGALY LAPLANA REV TR 001
240 HARBOR DR
KEY BISCAYNE, FL 33149

MANHAL TOBIA TRS
MANHAL TOBIA LIVING TRUST
850 PIERCE ST
BIRMINGHAM, MI 48009

MANHATTAN HOUSE INC
1655 WASHINGTON AVE
MIAMI BEACH, FL 33139-3106

MANUEL A IRAOLA (JTRS)
MARK SCHARNITZ (JTRS)
517 CADAGUN AVE
CORAL GABLES, FL 33146

MANUEL MELAND &W CHRISTINE C MELAND
1775 WASHINGTON AVE UNIT 3C
MIAMI BEACH, FL 33139-7543

MARBELIA ALVARINO
33-26 92 ST APT 1M
JACKSON HEIGHTS, NY 11372

MARIA E SUAREZ
1750 JAMES AVE #91
MIAMI BEACH, FL 33139

MARIA ELENA ESPINOSA
1750 JAMES AVE UNIT 3G
MIAMI BEACH, FL 33139-7531

MARIA HERNANDEZ
1725 JAMES AVE #16
MIAMI BEACH, FL 33139-7565

MARIO W VASQUEZ &W CISSIE J LE
REM RICHARD E VASQUEZ
9701 SW 105 AVE
MIAMI, FL 33176-2745

MARK LYNTON GARDINER
1750 JAMES AVE 3D
MIAMI BEACH, FL 33139

MARTA LOURDES LOCKLEAR
TONY LOCKLEAR
MARGAUX MARIE JESSUP
6306 WOODBINE RD
WOODBINE, MD 21797

MAXIMILIANO MORALES JTRS
JESUS L MORALES JTRS
1750 JAMES AVE #8G
MIAMI BEACH, FL 33139

MELVIN FEIT
1750 JAMES AVE 10C
MIAMI BEACH, FL 33139

MIAMI BCH JEWISH COMM CENTER
% PERLMUTTER
1701 WASHINGTON AVE
MIAMI BEACH, FL 33139

MICHAEL J DEPOLI TRS
3237 NEWBURY PL
TROY, MI 48084

MICHAEL KOFMAN
RAISA KOFMAN
4452 E LINCOLN DR
PARADISE VALLEY, AZ 85253-4020

MIKHAIL MIKHAYLOVICH DVORETSKIY
1750 JAMES AVE # 6D
MIAMI BEACH, FL 33139

MJK GROUP LLC
2200 BISCAYNE BLVD 7TH FLOOR
MIAMI, FL 33137

MJK GROUP LLC
C/O ABRAHAM A GALBUT P A
4770 BISCAYNE BLVD STE 640
MIAMI, FL 33137

MJK GROUP LLC
C/O ABRAHAM A GALBUT P A
4770 BISCAYNE BLVD STE 450
MIAMI, FL 33137

NED EDISON JTRS MURIEL EDISON JTRS
DEBORAH EDISON JTRS
1750 JAMES AVE #4G
MIAMI BEACH, FL 33139

NEW REX CORP
500 W CYPRESS CREEK ROAD STE 350
FORT LAUDERDALE, FL 33309

NINO COLNAGHI
18851 NE 29 AVE STE 732
AVENTURA, FL 33180

ONE BAL HARBOR 601 LLC
18851 NE 29 AVE #101
AVENTURA, FL 33180

PATRICIA BELLE BURNS
1750 JAMES AVE #6E
MIAMI BEACH, FL 33139-7528

PAULA LASOCKI & M INZELBUCH & DAVID &
STUART & STEVEN BINDER
50 HILLSIDE BLVD
LAKEWOOD, NJ 08701

PHILIPPE MULLER &W ANNE MULLER
1725 JAMES AVENUE #18
MIAMI BEACH, FL 33139

PNC BANK NA C/O PNC MORTGAGE
3232 NEWMARK DR
MIAMISBURG, OH 45342

RAFAEL GISBERT &W MAURA
1750 JAMES AVE #8A
MIAMI BEACH, FL 33139-7514

RAMON ECHEVERRIA &W ELBA (TRS)
30 W 19 ST
HIALEAH, FL 33010-2639

RANDOLPH A MIMS
1725 JAMES AVE #24
MIAMI BEACH, FL 33139

ROBELY ROQUE &W LUZ
1750 JAMES AVE UNIT 9C
MIAMI BEACH, FL 33139-7525

ROBERT MATTHEWS RITA MATTHEWS
18 E 94 ST
NEW YORK, NY 10128

ROBERT REX CASTILLO
JANA MITROVA CASTILLO
2453 23 STREET
ASTORIA, NY 11102

ROGER L GOLDBLATT
2127 TUNLAW RD
WASHINGTON, DC 20000

SAMUEL STRAUCH
5555 COLLINS AVE #7K
MIAMI BEACH, FL 33140

SAN JUAN HOTEL LLC
1680 COLLINS AVE
MIAMI BEACH, FL 33139

SANCTUARY 211 LLC
1745 JAMES AVE #211
MIAMI BEACH, FL 33139

SANCTUARY RONRUSS PROPERTIES LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

SANCTUARY SB PROPERTIES LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

SANCTUARY SB PROPERTIES LLC
1745 JAMES AVE
MIAMI BEACH, FL 33139

SANCTUARY SOUTH BEACH INC
2200 BISCAYNE BLVD
MIAMI, FL 33137

SANDEB INC
100 N BISCAYNE BLVD 2904
MIAMI, FL 33132

SARA G LIMA
1725 JAMES AVE #7
MIAMI BEACH, FL 33139

SAUL DYMAN & W HELEN LIFE ESTATE
REM TERRY FINE & SUSAN SOBEL
1 MEADOW DR APT 3-E
WOODMERE, NY 11598

SERGEI I KOVALEFF
1750 JAMES AVE #4D
MIAMI BEACH, FL 33139

SIOCAM USA LLC
1000 5 STREET # 206
MIAMI BEACH, FL 33139

SOBE CENTER LLC
9425 HARDING AVE
SURFSIDE, FL 33154

SONIA KINBLAD
1725 JAMES AVE UNIT 15
MIAMI BEACH, FL 33139-7511

SOUTHERN PROPERTY INVT GROUP INC
1701 JAMES AVE
MIAMI BEACH, FL 33139-7508

ST ANDREWS PROPERTIES LLC
205 MICHIGAN AVE
MIAMI BEACH, FL 33139

STEVEN L SCHARF
1751 WASHINGTON AVE #4E
MIAMI BEACH, FL 33139-7542

SUNSY GUERRA
1750 JAMES AVE #9K
MIAMI BEACH, FL 33139-7535

SYLVIA E CONCHA
1750 JAMES AVE UNIT 4L
MIAMI BEACH, FL 33139-7536

TEMPLE EMANUE-EL
1701 WASHINGTON AVE
MIAMI BEACH, FL 33139

TERRENCE PAOLI
1750 JAMES AVE APT 3C
MIAMI BEACH, FL 33139

TERRUNIO 21 LLC
1701 JAMES AVE
MIAMI BEACH, FL 33139

TERRUNIO 30 LLC
1701 JAMES AVE
MIAMI BEACH, FL 33139

TERRUNIO 6 LLC
1701 JAMES AVE
MIAMI BEACH, FL 33139

TERRUNIO 8 LLC
1701 JAMES AVE
MIAMI BEACH, FL 33139

TIFFANY MADERA
1725 JAMES AVE #19
MIAMI BEACH, FL 33139-7565

TORR INC
1680 JAMES AVE
MIAMI BEACH, FL 33139-3115

TRASH TO TREASURES LLC
PO BOX 402247
MIAMI BEACH, FL 33140

U S BANK NA TRS C/O OCWEN LOAN
SERVICING LLC GSAA HOME EQUITY TRUST
5720 PREMIER PARK DR
WEST PALM BEACH, FL 33407

VALERIA PIRES M DE SOUZA
742 SKYLINE DR
DALY CITY, CA 94015

VALERIE FROUMENTIN LEONIAS
1750 JAMES AVE UNIT 10F
MIAMI BEACH, FL 33139

VICTOR A BENEMELIS & W ISABEL C
3403 KIMBERLY DR
FALLS CHURCH, VA 22042

VINCENZA LIMONGELLO
1750 JAMES AVE #10-D
MIAMI BEACH, FL 33139

VINCENZA LIMONGELLO
1750 JAMES AVE #5-D
MIAMI BEACH, FL 33139

VIRGILIO PEREZ &W LIDIA & JOEL PEREZ
6447 MAPEWOOD DR
FALLS CHURCH, VA 22041

WILLIAM JOHN MCGAUL JR
1750 JAMES AVE #3K
MIAMI BEACH, FL 33139

XAVIER J SAINZ &W THAIS A
62 FREELAND
IRVINE, CA 92602

XUN SUN QIAN LIANG
1745 JAMES AVE #216
MIAMI BEACH, FL 33139

YESHIVA GEDOLAH RAB COLLEGE INC
6100 PINETREE DR
MIAMI BEACH, FL 33140

ZELDA W GOLDMAN
1750 JAMES AVE UNIT 10H
MIAMI BEACH, FL 33139-7534



CFN 2013R0513890
DR Bk 28700 Pgs 2537 - 25451 (9pgs)
RECORDED 06/27/2013 15:23:34
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: May 14, 2013

FILE NO: 7361

PROPERTY: 300 17th Street

LEGAL: Lot 13, Block 31, Alton Beach 1st Subdivision, According to the Plat Thereof, as Recorded in Plat Book 2, Page 77, of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 2-story building, including the construction of a 1-story rooftop addition, as part of a new hotel development.

ORDER

The applicant, Richard Kroop, Esq., filed an application with the City of Miami Beach Planning Department for a Certificate of Appropriateness.

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:

- A. The subject structure is classified as 'Contributing' in the Miami Beach Historic Properties Database and is located within the Museum Historic District and the National Register Architectural 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 is consistent with the Certificate of Appropriateness Criteria in Section 118-564(a)(1) of the Miami Beach Code, is not consistent with Certificate of Appropriateness Criteria 'a' in Section 118-564(a)(2) of the Miami Beach Code, is not consistent with Certificate of Appropriateness Criteria 'b' in Section 118-564(a)(3) of the

CERTIFICATION

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

CITY OF MIAMI BEACH

(Signature of Planning Director or Designee)

Personally known to me or Produced ID:

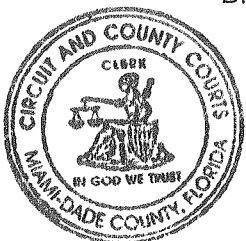
Notary Public, State of Florida at Large

Printed Name: TERESA MARIA

My Commission Expires: (Seal)

This document contains 9 pages.

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



[Handwritten signature]

Miami Beach Code, and is consistent with Certificate of Appropriateness for Demolition Criteria in Section 118-564(f)(4) of the Miami Beach Code.

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

1. Revised elevation, site plan and floor plan drawings shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:
 - a. The original "Kaskades" sign shall be reintroduced on the north elevation, consistent with historical documentation, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - b. Section drawings shall be required, which clearly delineate the height of the top of the parapets and the finished floor of the proposed roof-decks, as well as the location of any railings required by current code.
 - c. The final design details and surface materials and surface finishes for the proposed roof top retractable canopy, 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. The elevator override structure shall be minimized to the greatest extent possible, 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. A museum quality historic analysis and display of the existing structure, inclusive of a photographic and written description of the history and evolution of the original building and its changes of use over time, shall be submitted to and approved by staff, prior to the issuance of a Certificate of Occupancy or a Temporary Certificate of Occupancy; such historic analysis shall be displayed prominently within the public area of the historic structure, in a location to be determined by staff.
 - f. The final design details of all exterior surface materials and surface finishes shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - g. Manufacturers drawings and Dade County product approval numbers for all new windows, doors and glass shall be required and all new proposed windows shall substantially match the original window configurations, in a manner to be reviewed and approved by staff in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - h. 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 directions from the Board and/or the Certificate of Appropriateness Criteria. Exterior lighting shall be



designed in a manner to not have an adverse overwhelming impact upon the historic hotel structures or the surrounding historic district.

- i. The applicant shall submit a complete structural report for the shoring, bracing, and stabilization of the building during the removal and replacement of the second floor slab, prior to the issuance of a demolition permit.
 - j. A detailed screening plan for all roof-top fixtures and mechanical devices shall be required, as part of the building permit plans, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - k. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.
2. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
- a. Additional understory landscape material for the proposed roof deck shall be added at the eastern portion of the deck, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - b. Hedge material of any kind shall not be permitted anywhere along the east and north of the property.
 - c. Any trees adjacent to the right-of-way shall be consistent compatible with the streetscape plan for the neighborhood, 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. All exterior walkways shall consist of decorative pavers, decorative concrete or other decorative material, 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. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
 - f. The utilization of root barriers and/or structural soil, as applicable, shall be clearly delineated on the revised landscape plan.
 - g. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventers and all other related devices and fixtures; such



fixtures and devices shall not be permitted within any required yard or any area fronting a street or sidewalk. The location of backflow preventers, siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

- h. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. In the event a pad mounted transformer is required, such transformer shall be surrounded by a fixed topiary structure. The location and dimensions of the exterior transformer, and the details, dimensions, design and planting of the topiary structure shall be clearly indicated on revised site and landscape plans, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - i. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect for the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.
- 3. All new building signage shall be consistent in type, composed of flush mounted, non-plastic, individual letters and shall require a separate permit.
- 4. The final exterior surface color scheme, including color samples in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- 5. A traffic mitigation plan, which addresses all roadway Level of Service (LOS) deficiencies relative to the concurrency requirements of the City Code, if required, shall be submitted prior to the issuance of a Building Permit and the final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
- 6. All 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.
- 7. All new and altered elements, spaces and areas shall meet the requirements of the Florida Accessibility Code (FAC).
- 8. The project shall comply with any landscaping or other sidewalk/street improvement standards as may be prescribed by a relevant Urban Design Master Plan approved prior to the completion of the project and the issuance of a Certificate of Occupancy.
- 9. The applicant may be required to submit a separate analysis for water and sewer requirements, at the discretion of the Public Works Director, or designee. Based on a

preliminary review of the proposed project, the following may be required by the Public Works Department:

- a. A traffic and neighborhood impact study shall be conducted as a means to measure a proposed development's impact on transportation and neighborhoods. The study shall address all roadway Level of Service (LOS) deficiencies relative to the concurrency requirements of the City Code, and if required, shall be submitted prior to the issuance of a Building Permit. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code. The developer shall refer to the most recent City of Miami Beach's Traffic and Neighborhood Impact Methodology as issued by the Public Works Department.
 - b. Remove/replace sidewalks, curbs and gutters on all street frontages, if applicable. Unless otherwise specified, the standard color for city sidewalks is red, and the standard curb and gutter color is gray.
 - c. Mill/resurface asphalt in rear alley along property, if applicable.
 - d. Provide underground utility service connections and on-site transformer location, if necessary.
 - e. Provide back-flow prevention devices on all water services.
 - f. Provide on-site, self-contained storm water drainage for the proposed development.
 - g. Meet water/sewer concurrency requirements including a hydraulic water model analysis and gravity sewer system capacity analysis as determined by the Department and the required upgrades to water and sewer mains servicing this project.
 - h. Payment of City utility impact fees for water meters/services.
 - i. Provide flood barrier ramps to underground parking or minimum slab elevation to be at highest adjacent crown road elevation plus 8".
 - j. Right-of-way permit must be obtained from Public Works.
 - k. All right-of-way encroachments must be removed.
 - l. All planting/landscaping in the public right-of-way must be approved by the Public Works and Parks Departments.
10. The Applicant agrees to the following operational conditions for any and all permitted hotel and accessory uses and shall bind itself, lessees, permittees, concessionaires, renters, guests, users, and successors and assigns and all successors in interest in

whole or in part to comply with the following operational and noise attenuation requirements and/or limitations.

a. ROOFTOP CONDITIONS

- i. Entertainment, including live or amplified music, shall not be permitted on the roof or on private balconies, at any time, nor shall loudspeakers or portable music devices be placed on the roof, with the exception of small speakers for ambient or background music, and with the exception of City approved 'Special Events'.
- ii. All rooftop commercial facilities shall be shut down between 2:00 AM and 6:00 AM, seven (7) days a week, unless a variance is granted permitting extended hours of operation.

b. NOISE CONDITIONS:

- i. The Historic Preservation Board (HPB) or the Planning Director shall retain the right to call the owners and/or operators back before the HPB, at the expense of the owners and/ or operators, to impose and/or modify the hours of operation, and the placement or use on the property of exterior loudspeakers, fixed or portable, or amend or impose other conditions, should there be a valid violation (as determined by Code Compliance) about loud, excessive, unnecessary, or unusual noise or other conditions of this approval. An adverse adjudication of a violation against the owner or operator is not necessary for the board to have jurisdiction over the matter under this condition. This condition vests jurisdiction independent of any other condition hereof.
 - ii. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as amended, shall be deemed a violation of this approval and subject the approval to modification in accordance with the procedures for modification of prior approvals as provided for in the Code, and subject the applicant to the review provided for in the first sentence of this subparagraph.
11. A drawn plan and written procedure for the proposed demolition shall be prepared and submitted by a Professional Structural Engineer, registered in the State of Florida, which fully ensures the protection of the public safety, as well as the protection of the existing structure on the subject site and all existing structures adjacent to the subject site during the course of demolition.
 12. The Certificate of Appropriateness for Demolition shall only remain in effect for the period of time that there is an active Certificate of Appropriateness for the associated new construction on the subject property.



13. At the time of completion of the project, only a **Final** Certificate of Occupancy (CO) or **Final** Certificate of Completion (CC) may be applied for; the staging and scheduling of the construction on site shall take this into account. All work on site must be completed in accordance with the plans approved herein, as well as by the Building, Fire, Planning, CIP and Public Works Departments, inclusive of all conditions imposed herein, and by other Development Review Boards, and any modifications required pursuant to field inspections, prior to the issuance of a CO or CC. This shall not prohibit the issuance of a Partial or Temporary CO, or a Partial or Temporary CC.
14. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
15. 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.
16. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
17. 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 by the Board, that the Certificate of Appropriateness is GRANTED for the above-referenced project subject to those certain conditions specified in paragraph C of the Findings of Fact (Condition Nos. 1-17 inclusive) hereof, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Historic Preservation Board, as determined by staff, entitled "Kaskades", as prepared by Urban Robot Associates, dated February 20, 2013.

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

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

with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

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

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

Dated this 29th day of MAY, 2013.

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]
THOMAS R. MOONEY, AICP
DESIGN AND PRESERVATION MANAGER
FOR THE CHAIR

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

The foregoing instrument was acknowledged before me this 29th day of MAY, 2013 by Thomas R. Mooney, Design and Preservation Manager, Planning Department, 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 928146
EXPIRES: December 2, 2013
Bonded Thru Budget Notary Services

[Signature]
NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: 12-2-13

[Signature]

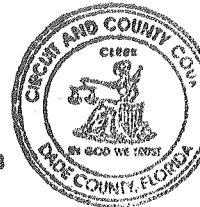
Page 9 of 9
HPB File No. 7361
Meeting Date: May 14, 2013

Approved As To Form: _____
Legal Department: J Heed (5-21-13)

Filed with the Clerk of the Historic Preservation Board on 5-29-13 (WSR)

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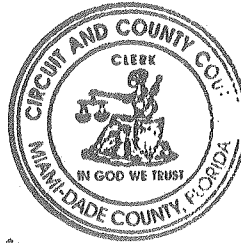
STATE OF FLORIDA, COUNTY OF DADE
I HEREBY CERTIFY that this is a true copy of the
original filed in this office on 27 day of
June, A.D. 2013
WITNESS my hand and Official Seal.
HARVEY RUVIN, CLERK of Circuit and County Courts
By [Signature] D.C.



[Signature]

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

IN RE: The application of
300 – 17 Investment, LLC
300 17th Street
Miami Beach, Florida



CFN 2013RD692335
DR 8k 28799 Pgs 2721 - 2724 (4pgs)
RECORDED 08/30/2013 11:45:28
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

**Meeting Date: June 7, 2013
File No. 3639**

ORDER

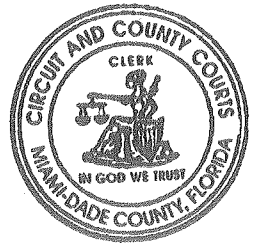
The applicant, 300 – 17 Investment, LLC, filed an application with the Planning Department for variances in order to permit the renovation of the existing building and the construction of a rooftop addition, as follows:

1. A variance to waive 2'-8" of the required side yard facing the street pedestal setback of 7'-6" in order to build a portion of the 3rd floor at 4'-10" from the north property line, facing 17th Street.
2. A variance to waive all of the minimum required side yard facing a street pedestal setback of 7'-6" in order to build spas for each unit up to the north property line, facing 17th Street.
3. A variance to waive 2'-5" of the minimum required interior side yard pedestal setback of 7'-6" in order to build the pedestal level at 5'-1" from the south property line, following the existing building line and inclusive of the 3rd floor addition.
4. A variance to waive 9'-10" of the minimum required rear yard pedestal setback of 15'-0" in order to build the pedestal level at 5'-2" from the rear property line, following the existing building line, inclusive of 3rd floor addition.
5. A variance to exceed the allowable hours of operation of the proposed accessory outdoor bar counter from 6:00 AM until 2:00 AM.

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

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

THE BOARD FURTHER FINDS, based upon evidence, testimony, information and documentation presented to the Board, and portions of the staff report and recommendations, as applicable, which are incorporated herein by this reference, that with



regard to the requested variance when conditioned as provided for in this Order:

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

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

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

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

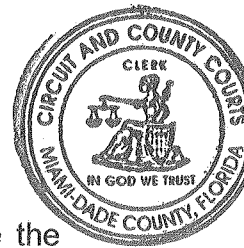
That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

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

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

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

1. The Applicant shall comply with all conditions imposed by the Historic Preservation Board Order.
2. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.
3. The applicant shall comply with all conditions imposed by the Public Works Department.
4. All improvements in the public right-of-way associated with the subject project shall be subject to the final review and approval of the Planning Department Director, Public Works Director, and the Parks and Recreation Department Director, and shall require an agreement, subject to the review and approval of the City Attorney, providing for the assumption of maintenance and liability obligations by the



Applicant, and its successors and assigns, executed and recorded before the issuance of a building permit.

5. The applicant shall obtain a full building permit within eighteen months (18) months from the date of this hearing. If the full building permit is not obtained within the specified time limits, the applicant shall, prior to expiration of such period, apply to the Board for an extension of time. At the hearing on such application, the Board may deny or approve the request and modify the above conditions or impose additional conditions. Failure to comply with this order shall subject the variance to Section 118-356, City Code, for revocation or modification of the variance.
6. The conditions on this Order are binding on the applicant, the property's owners and all successors in interest and assigns.
7. 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.
8. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code, except to the extent of the variance granted herein.
9. This Order shall be recorded, at the expense of the applicant, in the Public Records of Miami-Dade County; the original or a certified copy shall be provided to the Planning Department prior to the issuance of a Building Permit.

PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Board of Adjustment, as determined by staff, entitled "Kaskades", as prepared by Atelier 305, dated May 10, 2013, modified in accordance with the conditions set forth in this Order and staff review and approval.

The applicant shall have a full building permit for the work contemplated herein issued by the Building Department on or before December 7, 2014 (within eighteen months of the date of this hearing) as per the above conditions. If the full building permit is not obtained within the specified time limits, the applicant shall apply to the Board for an extension of time prior to expiration of such period; otherwise, this Order will expire, and become null and void, unless the issuance of such permit is stayed by an appeal of this Order to a court of competent jurisdiction.

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

Board of Adjustment Order: Meeting of June 7, 2013
File No. 3639: 300 - 17 Investment, LLC
300 17th Street
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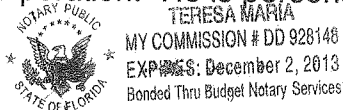
Board of Adjustment of
The City of Miami Beach, Florida

By: [Signature]

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

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 2nd day of AUGUST, 2013, by Richard G. Lorber, Acting Planning Director of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



[Signature]
Notary:

Print Name: Teresa Maria
Notary Public, State of Florida

[NOTARIAL SEAL]
My Commission Expires:

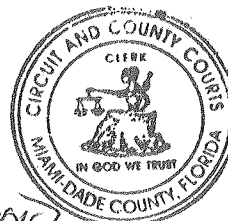
Approved As To Form:
Legal Department (gafeld 6-28-13)

Filed with the Clerk of the Board of Adjustment on 08/05/2013 [Signature]

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STATE OF FLORIDA, COUNTY OF DADE
HEREBY CERTIFY that this is a true copy of the
original filed in this office on AUG 30 2013 day of
AUGUST, AD 202013
WITNESS my hand and Official Seal.
HARVEY RUJIN, CLERK, of Circuit and County Courts

By [Signature] D.C. 8068



MIAMI BEACH

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

Page 1 of 4

URB - URBANICA
BRL - BROWN/Levin
McG - McG. Arch.

Property address: 300 17th St

Board: HPB

Date: 01/16/18

BOARD APPLICATION CHECK LIST

A Pre-Application meeting must be scheduled via CAP to obtain a plan case number and for board staff review of all submittals.

Pre-Application meetings for applications that do not require a traffic study are scheduled on a first come-first served basis and must occur no later than five(5) business days prior to CAP First submittal.

Applications requiring a traffic study must meet with Planning, Transportation, and peer reviewer sixty (60) days* prior to First submittal deadline to determine the methodology for the traffic impact study. This meeting is considered the "Pre-Application meeting" and must be scheduled via CAP to obtain a plan case number for review and payment of fees. Thirty (30) days before First submittal, applicant must provide the traffic study via CAP (see Transportation Department's requirements check list). The Transportation Department/Peer Reviewer will submit first round of comments 15 days prior to First submittal. Applicant must address comments and submit revised traffic study/plans for CAP First submittal deadline.

Incomplete, or submittals found to be insufficient will not be placed on a Board agenda.

| ITEM # | FIRST SUBMITTAL (VIA CAP) ** To be uploaded online (CAP) by the applicant before 5:00 pm by First submittal deadline. ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE. | Required | |
|--------|--|----------|-------|
| 1 | Application Fee and Peer review fees shall be paid after Pre-Application meeting and before the First submittal. It is the applicant's responsibility to make this payment, if an invoice is not generated by the CAP system, the applicant should contact staff prior to first submittal to be invoiced and make payment. | ✓ | URBAN |
| 2 | Copy of signed and dated check list issued at Pre-Application meeting. | ✓ | McG |
| 3 | Completed Board Application, Affidavits & Disclosures of Interest (original signatures). | ✓ | BRL |
| 4 | Signed and dated Letter of Intent. Letter must outline application details and identify hardships if Variances are requested. (see also Items # 42,43 and 44). | ✓ | BRL |
| 5 | Mailing Labels: Upload property owner's list and copy of original certified letter from provider. See #52 for submittal of Hard copy / originals of these items. | ✓ | BRL |
| 6 | Copies of all current or previously active Business Tax Receipts. | | BRL |
| 7 | School Concurrency Application for projects with a net increase in residential units (no SFH). Provide Planning Department - Miami Dade - School Concurrency Application for Transmittal | | |
| 8 | Survey: Electronic version of original signed & sealed, dated no more than six months from date of application. Survey must 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. | ✓ | URB |
| 9 | Architectural Plans and Exhibits (must be 11"x 17") | ✓ | McG |
| a | Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date. Include copies of previous recorded board orders, if applicable. | ✓ | McG |
| b | Copy of the original survey included in plan package. See No. 8 above for survey requirements | ✓ | McG |
| c | All Applicable Zoning Information (Use Planning Department zoning data sheet format). | ✓ | McG |
| d | Context Location Plan, Min 8.5"x11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images) | ✓ | McG |
| e | Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly). | ✓ | McG |
| f | Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable | ✓ | McG |
| g | Proposed FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable. | ✓ | McG |
| h | Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths). | ✓ | McG |

* 60 day lead time for projects including traffic studies is necessary to ensure completion of review and required corrections by Final submittal deadline. Applications cannot be scheduled without evaluated and corrected traffic studies.

Indicate N/A If Not Applicable

Initials: 

MIAMI BEACH

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

Property address: 300 17th St

| | | | |
|----|--|---|---------------------------------------|
| i | Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images) | ✓ | McG |
| j | Current, color photographs, dated, Min 4"x6" of interior space (no Google images) | | |
| 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) | ✓ | McG |
| l | Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable | ✓ | McG |
| m | Demolition Plans (Floor Plans & Elevations with dimensions) | ✓ | McG |
| n | Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks. | ✓ | McG |
| o | Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable) | ✓ | McG |
| p | Proposed Section Drawings | ✓ | McG |
| q | Color Renderings (elevations and three dimensional perspective drawings). | ✓ | McG |
| 10 | Landscape Plans and Exhibits (must be 11"x 17") | ✓ | CC |
| 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. | ✓ | CC |
| b | Hardscape Plan, i.e. paving materials, pattern, etc. | ✓ | CC |
| 11 | Copy of original Building Permit Card, & Microfilm, if available. | | |
| 12 | Copy of previously approved building permits. (provide building permit number). | | |
| 13 | Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recording 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 | | |
| 14 | Vacant/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 Dept. | | |
| 15 | Historic Resources Report (This report shall include, but not be limited to, copy of the original Building Permit Card and subsequent modifications, Microfilm records, 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 and any other related information on the property. | ✓ | ASK VICTOR FOR Report done previously |
| 16 | Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated). | | |
| 17 | Line of Sight studies. | | |
| 18 | Structural Analysis of existing building including methodology for shoring and bracing. | | |
| 19 | Proposed exterior and interior lighting plan, including photometric calculations. | | |
| 20 | Exploded Axonometric Diagram (showing second floor in relationship to first floor). | | |
| 21 | Neighborhood Context Study. (Planning will provide guidance if necessary for application.) | | |
| 22 | Required yards open space calculations and shaded diagrams. | | |
| 23 | Required yards section drawings. | | |
| 24 | Variance and/or Waiver Diagram | ✓ | McG |
| 25 | Schematic signage program | | |
| 26 | Detailed sign(s) with dimensions and elevation drawings showing exact location. | | |
| 27 | Elevation drawings showing area of building façade for sign calculation (Building ID signs). | | |
| 28 | Daytime and nighttime renderings for illuminated signs. | | |

Indicate N/A If Not Applicable

Initials: *AS*

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Planning Department, 1700 Convention Center Drive 2nd Floor
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305.673.7550

Property address: 300 17th St

| | | |
|----|---|---|
| 29 | Floor Plan Indicating area where alcoholic beverages will be displayed. | |
| 30 | Survey showing width of the canal (Dimension shall be certified by a surveyor) | |
| 31 | Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc. | |
| 32 | 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. | |
| 33 | Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored. | |
| 34 | 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. | |
| 35 | Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line. | |
| 36 | Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable). | |
| 37 | Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width). | |
| 38 | Traffic Study, Site plan(s) : Revised version addressing first round of comments from Transportation Department and peer review. (See Transportation Department check list for requirements.) | |
| 39 | Sound Study report (Hard copy) with 1 CD. | |
| 40 | Site Plan (Identify streets and alleys) | ✓ |
| a | Identify: setbacks ✓ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____ | |
| b | # parking spaces & dimensions _____ Loading spaces locations & dimensions _____ | |
| c | # of bicycle parking spaces _____ | |
| d | Interior and loading area location & dimensions _____ | |
| e | Street level trash room location and dimensions _____ | |
| f | Delivery route _____ Sanitation operation _____ Valet drop-off & pick-up _____ Valet route in and out _____ | |
| g | Valet route to and from _____ auto-turn analysis for delivery and sanitation vehicles _____ | |
| 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 | |
| 41 | Floor Plan (dimensioned) | |
| a | Total floor area | |
| b | Identify # seats indoors _____ outdoors _____ seating in public right of way _____ Total _____ | |
| c | Occupancy load indoors and outdoors per venue _____ Total when applicable _____ | |
| 42 | The letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code. | ✓ |
| 43 | The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows: | ✓ |
| a | Section 118-53 (d) of the City Code for each Variance. | ✓ |
| 44 | The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows: | |
| a | For Conditional Use -Section 118-192 (a)(1)-(7) | |
| b | CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9) | |
| 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) | |
| e | CU - Religious Institutions - Section 118-192 (c) (1)-(11) | |

McG

BRL

BRL

BRL

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| | | |
|---|---|--|
| f | For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions | |
| | Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A | |

**ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE-APPLICATION MEETING

| ITEM # | FINAL SUBMITTAL (via CAP) |
|--------|--|
| | 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. Upload documents online (via CAP) before 5:00 pm on final submittal deadline. Staff will review and issue a notice to proceed to Paper Final submittal or to continue submittal to a future meeting if the application is found incomplete. |
| 45 | Traffic Study, Site plan(s): This is the final traffic study including any modifications required to address comments from the City's Transportation Department. City's required permit by FDOT should be obtained prior to Final submittal (via CAP). |

| ITEM # | PAPER FINAL SUBMITTAL: | Required |
|--------|---|-----------|
| 46 | Original application with all signed and notarized applicable affidavits and disclosures. | ✓ BRL |
| 47 | Original of all applicable items. | ✓ BRL/McG |
| 48 | One (1) signed and sealed 11"X17" bound, collated set of all the required documents. | ✓ McG |
| 49 | 14 collated copies of all required documents | ✓ McG |
| 50 | One (1) CD/DVD with electronic copy of entire final application package (plans, application, Letter of Intent, traffic/sound study, etc.) see CD/DVD formatting attached, for instructions. | ✓ BRL |
| 51 | Traffic Study (Hard copy) | |
| 52 | Mailing Labels -2 sets of gummed labels and a CD including: Property owner's list and Original certified letter from provider. | ✓ BRL |

ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS

- Other information/documentation required for First submittal will be identified during Pre-Application meeting but may be modified based on further analysis.
- It is the responsibility of the applicant to confirm that documents submitted via CAP, Paper Submittal sets (14 copies), and electronic version on CD are consistent with each other and legible.
- 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 at the applicant's expense.
- 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. (If applicable)


Applicant's or designee's signature

01/16/18
Date

Indicate N/A If Not Applicable

Initials: 

MIAMIBEACH

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: www.miamibeachfl.gov/planning

HISTORIC PRESERVATION BOARD CAP SUBMITTAL FILE NAMING

All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY Document Name'. For example, if the deadline for first submittal is October 29, 2017 the file name would be '10-29-2017 Application'. Use this naming format for first and final CAP submittals. The uploaded file retains the name as it has been saved on your computer. The file name cannot be changed and the file cannot be deleted once it is uploaded.

Please use names for the most common types of files. If the document type is not listed below, please use a document name that clearly identifies the file.

| Document Name | Description |
|----------------------|---|
| Application | Completed Land Use Board Application form including Exhibit A |
| LOI | Letter of Intent |
| Checklist | Pre-application Checklist |
| Labels | Mailing Labels, List of Property Owners, Certified Letter and Map |
| BTR | Copies of Previous Business Tax Receipts |
| Survey | Recent Signed and Sealed Survey |
| Plans | Architectural Plans and Exhibits |
| Landscape | Landscaping Plans and Exhibits |
| HRR | Historic Resources Report |
| Microfilm | Building Card and Microfilm |
| Traffic | Traffic Study |
| Sound | Sound Study |

All pages of a document must be uploaded in one PDF file. Do not upload individual pages of a document. Documents that have not been revised from first to final submittal do not have to be re-uploaded.



March 2, 2018
Kaskades Hotel Addition

Response to HPB Comments

- a. Provide demolition elevation drawing.

Response – Provided, see sheet A0.13

- b. Provide details of the proposed trellis structure.

Response – Provided, see sheet A2.06

- c. The landscaping plans do not show the 'high planter' at the green roof.

Response – the high planter was removed from the architectural drawings

- d. The courtesy hard copy plans provided were blurry. Please submit higher quality printed plans for final submittal.

Response – we corrected that see attached hard copies.

2. DESIGN/APPROPRIATENESS COMMENTS

- a. Staff recommends that the design of the rooftop planter be simplified so that it does not compete with or look like a copy of the rooftop addition planters.

Response – We simplified the rooftop planter by making the planter thinner and raising the glass height as well as removing the upper planter

2nd March, 2018

Project: Kaskades
Location: 300 17th Street,
Miami Beach, FL 33139

Response to HPB comments:

Landscape Comments

General Correction

- 1- Architectural roof plan and landscape plans appear to be in conflict. Please coordinate plans and clarify.

RESPONSE: Please refer to revised architectural section and plans.

- 2- Plant material proposed at grade and facing the street should consist of plant species that would naturally not exceed 36" in height at maturity and WILL NOT require periodic pruning in order to maintain such height.

RESPONSE: Refer to revised planting plan.

- 3- Replace missing street trees or street trees that may be performing poorly or may have significant storm damage.

RESPONSE: Refer to L-4.01 for new Silver Buttonwood to replace the missing street tree.

- 4- Provide a Tree Survey and Tree Disposition Plan addressing code requirements related to tree removal mitigation.

RESPONSE: See attached additional sheets TD-100 and the tree survey.