



MIAMIBEACH

File No: _____
 Date: _____
 MCR No: _____
 Amount: _____
 Zoning Classification: _____
 (For Staff Use Only)

PLANNING DEPARTMENT STANDARD APPLICATION FORM DEVELOPMENT REVIEW BOARD HEARING

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

- () BOARD OF ADJUSTMENT
 () DESIGN REVIEW BOARD
 () FLOOD PLAIN MANAGEMENT BOARD
 () HISTORIC PRESERVATION BOARD
☒ PLANNING BOARD

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

2. THIS REQUEST IS FOR:

- a. () A VARIANCE TO A PROVISION(S) OF THE LAND DEVELOPMENT REGULATIONS (ZONING) OF THE CODE
 b. () AN APPEAL FROM AN ADMINISTRATIVE DECISION
 c. () DESIGN REVIEW APPROVAL
 d. () A CERTIFICATE OF APPROPRIATENESS FOR DESIGN
 e. () A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
 f. () A CONDITIONAL USE PERMIT
 g. () A LOT SPLIT APPROVAL
 h. () AN HISTORIC DISTRICT/SITE DESIGNATION
 i. () AN AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
 j. () AN AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP
 k. () TO REHAB, TO ADD TO AND /OR EXPAND A SINGLE FAMILY HOME
 l. ☒ OTHER: Modification of plans for File 2287

3. NAME & ADDRESS OF PROPERTY: 1787 Purdy Avenue

LEGAL DESCRIPTION: The W 1/2 of Lot 9, Block 16 of the Island View Subdivision according to the plat thereof, as recorded in Plat Book 6. Page 115 of the Public Records of Miami-Dade County, Florida

4. NAME OF APPLICANT TB Purdy Restaurant, LLC

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

160 Greentree Drive, Suite 101 Dover DE 19904
 ADDRESS OF APPLICANT CITY STATE ZIP

BUSINESS PHONE # see attorney FAX # see attorney CELL PHONE # _____

E-mail address: see attorney

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

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

ADDRESS OF PROPERTY OWNER CITY STATE ZIP

BUSINESS PHONE # FAX # CELL PHONE #

E-mail address:

6. NAME OF ARCHITECT, LANDSCAPE ARCHITECT, ENGINEER, CONTRACTOR OR OTHER PERSON RESPONSIBLE FOR PROJECT DESIGN

John McInnis, R.A. 6791 Royal Melbourne Drive Miami FL 33015

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

BUSINESS PHONE # 786 338 0902 FAX # 305 816 9996 CELL PHONE # n/a

E-mail address: jmcinnis@sai-designs.com

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

a. Graham Penn, Esq. 200 S. Biscayne Blvd., Suite 850 Miami FL 33131

NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE # 305-377-6229 FAX # 305-377-6222 CELL PHONE #

E-mail address: gpenn@brzoninglaw.com

b. NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE # FAX # CELL PHONE #

E-mail address:

c. NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE # FAX # CELL PHONE #

E-mail address:

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

8. SUMMARY OF PROPOSAL: Modification of approved plans to adjust ground floor door and windows. See attached letter for details.

9. IS THERE AN EXISTING BUILDING(S) ON THE SITE? YES ☒ NO ()

10. WILL ALL OR ANY PORTION OF THE BUILDING(S) INTERIOR AND/OR EXTERIOR, BE DEMOLISHED? ☒ YES [] NO

11. TOTAL FLOOR AREA (FAR) OF NEW BUILDING (if applicable): _____ SQ. FT.

12. TOTAL GROSS FLOOR AREA OF NEW BUILDING (including required parking and all usable floor space) _____ SQ. FT.

13. TOTAL FEE: (to be completed by staff) \$ _____

PLEASE NOTE THE FOLLOWING:

- Applications for any Board hearing(s) will not be accepted without payment of the required fee. All checks are to be made payable to: "City of Miami Beach."
- Public records notice: all documentation, application forms, maps, drawings, photographs, letters and exhibits will become a part of the public record maintained by the City of Miami Beach Planning Department and shall under Florida Statute, be disclosed upon proper request to any person or entity.
- In accordance with the requirements of Section 2-482 of the Code of the City of Miami Beach, any individual or group (Lobbyist) that has been, or will be, compensated to either speak in favor or against a project being presented before any of the City's Development Review Boards, shall be fully disclosed prior to the public hearing. All such individuals and/or groups must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31 of the Code of the City of Miami Beach, all applicants shall, prior to the public hearing, fully disclose any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action (exclusive of all legal or professional design services). Such disclosure shall:
 1. Be in writing.
 2. Indicate to whom the consideration has been provided or committed.
 3. Generally describe the nature of the consideration.
 4. Be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board.

In the event the applicable development review board determines that the foregoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and no application from said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.

- When the applicable Boards reach a decision, a Final Order will be issued stating the Board's decision and any conditions imposed therein. The Final Order must be recorded in the Office of the Recorder of Miami-Dade County; the original shall remain on file with the board clerk/secretary. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded Final Order being tendered along with the construction plans.

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

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

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, _____, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches data and other supplementary matter attached to and made a part of the application are true and correct to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised. I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a NOTICE OF PUBLIC HEARING on my property as required by law and I take the responsibility of removing this notice after the date of hearing.

PRINT NAME

SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 20____. The foregoing instrument was acknowledged before me by _____, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

**ALTERNATE OWNER AFFIDAVIT FOR
CORPORATION or PARTNERSHIP**

(Circle one)

STATE OF ~~New York~~ Florida
COUNTY OF ~~New York~~ Miami Dade

I, Jeff McInnis being duly sworn, depose and say that I am the Managing Member of TB Management, LLC, which is the Manager of TB Purdy Restaurant, LLC and as such, have been authorized by such entity to file this application that all answers to the questions in the application and all sketches, data and other supplementary matter attached to and made a part of the application are true and correct to the best of our knowledge and belief; that the corporation is the owner/tenant of the property described herein and is the subject matter of the proposed hearing. We understand this application must be completed and accurate before a hearing can be advertised. I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a NOTICE OF PUBLIC HEARING on the property as required by law and I take the responsibility of removing this notice after the date of hearing.

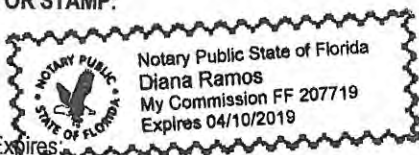
Jeff McInnis, Managing Member of TB Management, LLC, which is the Manager of TB Purdy Restaurant, LLC

PRINT NAME

Jeff McInnis
SIGNATURE

Sworn to and subscribed before me this 16 day of March, 2016. The foregoing instrument was acknowledged before me by J. McInnis of _____, on behalf of such entity, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP:



My Commission Expires:

Diana Ramos
NOTARY PUBLIC

PRINT NAME

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida
COUNTY OF Miami-Dade

I, Scott Robins, being duly sworn and deposed say that I am the owner or representative of the owner of the described real property and that I am aware of the nature and effect of the request for conditional use approval relative to the subject property, which request is hereby made by me OR I am hereby authorizing TB Purdy Restaurant, LLC to be my representative before the Planning Board. I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a NOTICE OF PUBLIC HEARING on the property as required by law and I take the responsibility of removing this notice after the date of hearing.

Scott Robins, Managing Member of Purdy Partners 1787 SRC, LLC,
which is the Manager of Purdy Partners 1787, LLC

PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 15 day of March, 2016. The foregoing instrument was acknowledged before me by SCOTT ROBINS, MANAGING MEMBER of TB Purdy Restaurant, LLC who has produced identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires:

MARIE ELAINE RODGERS
NOTARY PUBLIC
PRINT NAME

CONTRACT FOR PURCHASE

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

N/A

NAME

DATE OF CONTRACT

NAME, ADDRESS, AND OFFICE

% OF STOCK

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

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

DISCLOSURE OF INTEREST

1. CORPORATION

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

Purdy Partners 1787, LLC

CORPORATION NAME

NAME AND ADDRESS

See attached

% OF STOCK

TB Purdy Restaurant, LLC

CORPORATION NAME

NAME AND ADDRESS

See attached

% OF STOCK

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

NOTE: Notarized signature required on page 8

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

DISCLOSURE OF INTEREST

2. TRUSTEE

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

N/A

TRUST NAME

NAME AND ADDRESS

% OF STOCK

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3. PARTNERSHIP/LIMITED PARTNERSHIP

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

N/A

PARTNERSHIP or LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

% OF STOCK

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NOTE: Notarized signature required on page 8

4. COMPENSATED LOBBYIST:

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

	NAME	ADDRESS	PHONE #
a.	John McInnis, R.A	6791 Royal Melbourne Drive Miami FL 33015	786-338-0902
b.	Michael Larkin, Esq.	200 S. Biscayne Blvd., Suite 850 Miami FL 33131	305-374-5300
c.	Graham Penn, Esq.	200 S. Biscayne Blvd., Suite 850 Miami FL 33131	305-374-5300

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

* Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership or other entity consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interests in the limited partnership or other entity.

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

APPLICANT AFFIDAVIT

STATE OF ~~New York~~ Florida
COUNTY OF ~~New York~~ Miami Dade

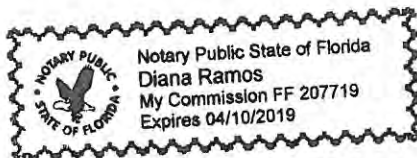
Jeff McInnis, Managing Member of TB Management, LLC, which is the Manager of TB Purdy

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

Jeff McInnis
SIGNATURE

Sworn to and subscribed before me this 16 day of March, 2016. The foregoing instrument was acknowledged before me by J. McInnis, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires:

Diana Ramos
NOTARY PUBLIC
PRINT NAME

SUPPLEMENTARY DISCLOSURE OF INTEREST

Interests in TB Purdy Restaurant, LLC

	Percentage of Interest
TB Holdings, LLC 160 Greentree Drive, Suite 101 Dover, DE 19904	100%

Interests in TB Holdings, LLC

	Percentage of Interest
Janine Booth 160 Greentree Drive, Suite 101 Dover, DE 19904	50%
Jeff McInniss 160 Greentree Drive, Suite 101 Dover, DE 19904	50%

Interests in Purdy Partners 1787, LLC

	Percentage of Interest
Purdy Partners 1787 SRC, LLC 230 Fifth Street Miami Beach, FL 33139	50%
Purdy Partners 1787 PL, LLC 1425 North View Dr. Miami Beach, FL 33139	50%

Purdy Partners 1787 SRC, LLC

	Percentage of Interest
Scott Robins 230 Fifth Street Miami Beach, FL 33139	100%

Purdy Partners 1787 PL, LLC

Percentage of Interest

Philip Levine
1425 North View Dr.
Miami Beach, FL 33139

100%



DIRECT LINE: (305) 377-6229
E-Mail: gpenn@BRZoningLaw.com

VIA HAND DELIVERY

March 15, 2016

Thomas Mooney, Director
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Request for Modification of Conditional Use Permit File No. 2287 - "Tackle Box" Restaurant - 1787 Purdy Avenue.

Dear Tom:

This firm represents TB Purdy Restaurant, LLC (the "Applicant") the tenant and operator of the proposed new "Tackle Box" restaurant located at 1787 Purdy Avenue. Please consider this letter the Applicant's letter of intent in support of an application for a modification of the existing conditional use permit for a restaurant exceeding 100 seats.

The Property. The Property is zoned Commercial Medium Intensity (CD-2) under the City's land development regulations and is located in the Sunset Harbour Parking District. The Property has been developed with a commercial building since 1940. The existing building consists of a first floor and mezzanine, which together total approximately 3,901 square feet. Originally developed as a hotel, the building has had multiple uses over the decades, including use as a training and repair facility. Most recently, the building has been used as a restaurant licensed for 100 seats. The former restaurants in the building operated a valet, using the single on-street parking space in front of the building as the ramp.

The Property is surrounded on the north by a parking lot, on the east and south by addition commercial buildings, and to the west by Maurice Gibb Park and Biscayne Bay. The closest residential uses (Sunset Harbour South and the Lofts at South Beach) are approximately 300 feet away to the north and south respectively.

Approved Renovation. The Applicant proposes to renovate the existing restaurant space and add a small rooftop deck area open to patrons. The rooftop area has been designed to allow the building to take advantage of Bay views and is estimated to include seating for just forty-six (46) patrons. The total seating will increase to 142 patrons. The proposed restaurant, known as the "Tackle Box," will focus on fresh local seafood, prepared in a manner that honors the culinary tradition of Florida. As you will note from the attached details on the principals and proposed operation, the Applicant has significant experience in operating successful restaurants in South Florida. The Applicant hopes that the Tackle Box will become part of the Sunset Harbour community, offering residents a casual gathering space for lunch, dinner, and brunch.

Conditional Use Approval. As you know, a restaurant of 142 seats typically does not require conditional use permit approval. The City's Land Development Regulations, however, establish more restrictive standards within the Sunset Harbour area, requiring conditional use approval for restaurants exceeding 100 seats. The Applicant obtained the approval of the Planning Board in December 2015. The approved design contemplated several jalousy windows and standard doors on the front façade.

The Applicant agreed to multiple operational limitations, including limiting the design and operation of the proposed ambient music system and the hours of exterior dining and music.

Design Review Approval and Modification. Subsequent to the Planning Board's action, the Applicant secured the approval of the Design Review Board in January 2016. (order attached). In recognition of the impact of the City's modifications to Purdy Avenue, which have significantly raised the elevation of the roadway, the Design Review Board suggested that the Applicant explore door or window modifications to allow additional natural light into the building. The Applicant has taken the suggestion to heart and has re-designed the front façade. The façade is now proposed to include a standard door, a large "roll up" window and a "roll up" door on the southern side of the building.

The combination of these design changes will allow more light into the building and, during cooler months, will allow the Applicant to allow Bay breezes to enter through the roll up window and door. As you know, the entrance to the building will now be significantly below the grade of the adjacent road, so the additional light and air from the proposed changes will help avoid the appearance of a subterranean space.

Modified Operational Details. The proposed menu of the restaurant and details on the principals are attached. We have again attached the sound system specifications

for the restaurant, which have been prepared by the Audio Bug, Inc. The only changes to the operation of any substance are the following:

1. The Applicant's loading and valet plan now reflect the City's revised design for Purdy Avenue.
2. The Applicant is proposing to require the "roll up" window and door to be closed during the same periods ambient music is turned off – no later than midnight and earlier during weekdays. See the attached operational plan for details.

Compliance with Relevant Code Standards. We believe the application, as submitted, is consistent with all of the relevant criteria of the City's Land Development Regulations. The proposed modification will not increase the impact of the use, given our agreed-to limitations. This letter will address each relevant criterion in turn.

Standard Conditional Use Criteria. Every conditional use application requires the Planning Board to determine an application's consistency with seven (7) criteria. Those criteria, codified in Section 118-192(a), are below, along with a description of the application's consistency with each:

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

The proposed development for the Property is consistent with the policies of the City's comprehensive plan. The Property has been used for restaurant purposes for over a decade.

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

Based on the previously approved traffic study, which analyzed existing and proposed development in the vicinity, the application will not result in an impact that exceeds any levels of service.

3. Structures and uses associated with the request are consistent with these land development regulations.

Both the existing building and the restaurant use are consistent with the CD-2 zoning regulations..

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

The proposed development will have no impact on the public's health, safety or welfare. The pattern of area development is consistent with a mix of residential and commercial uses.

5. Adequate off-street parking facilities will be provided.

The building is already grandfathered for its existing use. The Sunset Harbour area is also served by the City's garage at 1900 Bay Road, which provides more than adequate capacity for any non-valet parking demand.

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

The proposed use will create no issues for neighboring property owners or persons. As noted above, the Applicant proposes to impose limitations on the sound system for the restaurant that will limit any potential noise impact.

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

The proposed small restaurant use has been on the Property for over a decade and is of a type encouraged in the Sunset Harbour area.

Conclusion. The Applicant is excited to bring this new restaurant to the Sunset Harbour area. We look forward to your recommendation on our application. If you have any questions or comments, please call me at 305-377-6229.

Sincerely,

Graham Penn

cc: Jeffrey McInnis
Janine Booth
John McInnis
Scott Robins

PADCORP INC
300 BLOOR ST EAST #2301
TORONTO ONTARIO M4W3Y2
CANADA

ROCIO DOMINGUEZ
ARRIBENOS 1435-16
BUENOS AIRES 1426
ARGENTINA

1229 PARTNERS LLC % JONATHAN D
BELOFF
1691 MICHIGAN AVE STE 320
MIAMI BEACH, FL 33139-2439

1747 BAY RD PROP LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

1800 BAY ROAD INVESTORS LLC C/O
GREENSTREET PARTNERS LP
2601 S BAYSHORE DR #800 % SAFCHIK
MIAMI, FL 33133

1800 MB LLC
1978 N LOCKWOOD
CHICAGO, IL 60639

1800 PURDY AVE UNIT 2105 LLC C/O JULIO
C MARRERO & ASSOC P A
3850 BIRD RD PENTHOUSE ONE
CORAL GABLES, FL 33146

1800 SSH 1005 LLC
2515 FLAMINGO DR
MIAMI BEACH, FL 33140

1800 SUNSET HARBOUR DR LLC
1800 SUNSET HARBOUR DR #A
MIAMI BEACH, FL 33139

1800 SUNSET HARBOUR DR LLC
1800 SUNSET HARBOUR DR #B
MIAMI, FL 33139

1827 PURDY AVE INVESTORS LLC
2601 S BAYSHORE DR SUITE 800
MIAMI, FL 33133

ADAM C SMITH
1701 SUNSET HARBOUR DR #F307
MIAMI BEACH, FL 33139-1472

ADELA VILLA DEL REY
1800 SUNSET HARBOUR DR #1507
MIAMI BEACH, FL 33139

ADOLFO MALDONADO TRS MARIAELENA
MALDONADO TRS
1800 SUNSET HARBOUR DR UNIT 1602
MIAMI BEACH, FL 33139

ADOLFO MALDONADO TRS MARIAELENA
MALDONADO TRS MALDONADO ADOLFO
1800 SUNSET HARBOUR DR UNIT 1602
MIAMI BEACH, FL 33139

AKSHAY STHAPIT JEHANARA NERENBERG
1800 PURDY AVE DR #2011
MIAMI BEACH, FL 33139

ALLAN I YUDACUFSKI
1800 SUNSET HARBOUR DR #2107
MIAMI BEACH, FL 33139-1459

ANA CRISTINA SANTINI DE TORO
1800 PURDY AVENUE #1607
MIAMI BEACH, FL 33139

ANDREAS SCHREINER
1800 SUNSET HARBOUR DR #1615
MIAMI BEACH, FL 33139

ANDREW &W COLDWELL ANGELA C
COLDWELL
4282 KINGSTON GATE COVE
ATLANTA, GA 30341

ANDREW COLDWELL
4282 KINGSTON GATE COVE
ATLANTA, GA 30341

ANNA KARLSTROM
504 GRAND ST #H25
NEW YORK, NY 10002

ANTHONY M FABRIZIO JR
915 KING ST
ALEXANDRIA, VA 22314

ANUP K SABHARWAL
1800 SUNSET HARBOUR DR #1807
MIAMI BEACH, FL 33139

APACHE MARQUIS INC
1800 SUNSET HARBOUR DR #1702
MIAMI BEACH, FL 33134

AQUA VISTA HOLDING INC
1800 SUNSET HARBOUR DR #I
MIAMI BEACH, FL 33139-1465

ARIE MARTEL (JTRS) NICOLA HUDSON
(JTRS)
780 S SHORE DR
MIAMI, FL 33141-2408

ARTHUR E GOWRAN JTRS STEVEN J KING
JTRS
1800 SUNSET HARBOUR DR #1803
MIAMI BEACH, FL 33139

ARTHUR MILLS
1800 SUNSET HARBOUR DR APT 1507
MIAMI BEACH, FL 33139

ARTHUR MILLS
1800 SUNSET HARBOUR DR #2109
MIAMI BEACH, FL 33139-1459

ASTRID COMTE DE SEDA TRS
1900 PURDY AVE #2108
MIAMI BEACH, FL 33139-1458

AUDRY BENNATI
1800 SUNSET HARBOUR DRIVE #2212
MIAMI BEACH, FL 33139

AUGUSTO L VIDAURRETA &W MARY J
CANNAN
2817 LAKE AVE
MIAMI BEACH, FL 33140-4230

AUGUSTO L VIDAURRETA MARIE JEAN
CAANAN
744 LAKEVIEW DR
MIAMI BEACH, FL 33140

AUSTIN HOLLO
1701 SUNSET HARBOUR DR F405
MIAMI BEACH, FL 33139

BARBARA FLORMAN
1800 SUNSET HARBOUR DR #1207
MIAMI, FL 33139-1454

BARBARA FLORMAN &H RICHARD
LOVELACE
1800 SUNSET HARBOUR DR #P322
MIAMI BEACH, FL 33139-1465

BART SIEDLER TRS
1940 FILMORE ST
SAN FRANCISCO, CA 94115

BAY ROAD PARTNERS LLC C/O SCOTT
ROBINS COMPANIES
230 5TH STREET
MIAMI BEACH, FL 33139

BEN H CHEN &W YI NING H
1800 SUNSET HARBOUR DR #2010
MIAMI BEACH, FL 33139-1459

BEN H CHEN &W YI-NING CHEN
LAWRENCE K CHEN JTRS
1800 SUNSET HARBOUR DR #2010
MIAMI BEACH, FL 33139-1459

BIRGIT AUGE
1800 SUNSET HARBOUR DRIVE #2112
MIAMI BEACH, FL 33139

BLUMAX INVESTMENTS INC
3370 MARY STREET
MIAMI, FL 33133

BLUMAX INVESTMENTS INC
2601 S BAYSHORE DR 725
MIAMI, FL 33133

BONNIE A ENGELSTEIN
1800 SUNSET HARBOUR DR #1411
MIAMI BEACH, FL 33139-1455

BORIS GLASSER &W MARIANNA
1701 SUNSET HARBOUR DR #C102
MIAMI BEACH, FL 33139-1472

BRAD SHORE & GAYLE G SHORE
1800 SUNSET HARBOUR DR #1201
MIAMI BEACH, FL 33139

BRAD SHORE & GAYLE G SHORE
5253 FANNIN ST # 2304
HOUSTON, TX 77004

BRADLEY K BLANK 1800 SUNSET
HARBOUR DR
UNIT 2402/2404
MIAMI BEACH, FL 33139

BRIAN KEINATH &W MARY
1800 SUNSET HARBOUR DR #707
MIAMI BEACH, FL 33139-1451

BRICE DUPOYET MIHAELA PINTEA
1800 SUNSET HARBOUR DR #1208
MIAMI BEACH, FL 33139-1454

BRUCE BACKMAN & EDWARD T SULLIVAN
1800 SUNSET HARBOUR DR #2301
MIAMI BEACH, FL 33139-1460

BRUCE BACKMAN & EDWARD T SULLIVAN
JR
1800 SUNSET HARBOUR DR #2301
MIAMI BEACH, FL 33139-1460

CAREN J BENNETT
1800 SUNSET HARBOUR DR #1211
MIAMI BEACH, FL 33139-1454

CARLOS EDUARDO ARMAS
1800 SUNSET HARBOUR DR #1709
MIAMI BEACH, FL 33139-1457

CARLOS ROGERIO OUTOR TEIXEIRA
BARTIRA CAMPOS MAGALHAES TEIXEIRA
1800 SUNSET HARBOUR DR #2006
MIAMI BEACH, FL 33139

CARLY BROOKE EINHORN
1800 SUNSET HARBOUR DR #1905
MIAMI BEACH, FL 33139

CARLY BROOKE EINHORN
1800 SUNSET HARBOUR DR #1905
MIAMI BEACH, FL 33139

CAROL A GESSNER
1800 SUNSET HARBOUR DR UNIT 1105
MIAMI BEACH, FL 33139

CATHY STEINBERG
1800 PURDY AVE APT 1610
MIAMI BEACH, FL 33139

CATHY STEINBERG
1800 SUNSET HARBOUR DR #1610
MIAMI BEACH, FL 33139-1456

CHERYL DOWD
1800 SUNSET HARBOUR DR #2410
MIAMI BEACH, FL 33139-1461

CHRISTIAN S BRUNO P A GVI LAND TRUST
219 LEWIS WHARF
BOSTON, MA 02110

CHRISTIAN TOMIC
1701 SUNSET HARBOUR DR #L 507
MIAMI BEACH, FL 33139

CHRISTINA L MERENDI
1800 SUNSET HARBOUR DR #1103
MIAMI BEACH, FL 33139

CHRISTOPHER J JESSEN LAURA
GOLDBLATT
1208 NORTHPORT DR
SARASOTA, FL 34242

CHUNJIANG CHRISTINE HARKLEROAD
1800 SUNSET HARBOUR DR #2210
MIAMI BEACH, FL 33139

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

CITY OF MIAMI BEACH
1130 WASHINGTON AVE
MIAMI BEACH, FL 33139

COLIN ANTHONY OERTON ELIZABETH
CHAMLEY OERTON
315 SOUTH 16 ST
PHILADELPHIA, PA 19102

CONSTANCE H ZECKENDORF TRS
CONSTANCE H ZECKENDORF REV TR
1433 REYNOLDS ST
KEY WEST, FL 33040

CRAIG F AMBURGEY
1800 SUNSET HARBOUR DR #1501
MIAMI BEACH, FL 33139-1455

CUETO MIAMI LLC
15901 COLLINS AVE #3706
SUNNY ISLES BEACH, FL 33160

CYNTHIA LATHAM
1800 SUNSET HARBOUR DR #1210
MIAMI BEACH, FL 33139-1454

CYRIL J SILBERMAN
1800 SUNSET HARBOUR SOUTH DR PH#6
MIAMI BEACH, FL 33139

D K INTERNATIONAL REALTY INC
1800 SUNSET HARBOUR DR #A & B
MIAMI BEACH, FL 33139-1465

DALE GORDON JEFFRIES
2155 WASHINGTON CT #N106
MIAMI BEACH, FL 33139

DAMATCO LLC
3880 HARDIE AVE
MIAMI, FL 33131

DANIEL A BAJAROFF &W KEREN
1800 SUNSET HARBOUR DR UNIT A & B
MIAMI BEACH, FL 33139-1465

DANIEL KINBURN &W SUSAN HALL
1800 SUNSET HARBOUR DR #2211
MIAMI BEACH, FL 33139

DANIEL SINGH
1800 SUNSET HARBOUR DRIVE 2311
MIAMI BEACH, FL 33139

DANIELA CAMERANO
1800 SUNSET HARBOUR DR #1907
MIAMI BEACH, FL 33139

DANIELLE RUTH GAHN HELEN RUTH
LABADIE
1800 SUNSET HARBOUR DR #2201
MIAMI BEACH, FL 33139

DARIO SCOLARI
1800 SUNSET HARBOUR DR #1910
MIAMI BEACH, FL 33139

DAVID BOLGER
1800 SUNSET HARBOUR DR #1112
MIAMI BEACH, FL 33139

DAVID HALPERIN KATHERINE
CARTWRIGHT
1800 SUNSET HARBOUR DR #2205
MIAMI BEACH, FL 33139

DAVID HERZBERG
1800 SUNSET HARBOUR DR #2106
MIAMI BEACH, FL 33139

DAVID MARDINI
1800 SUNSET HARBOUR DR #1110
MIAMI BEACH, FL 33139-1453

DAVID MARDINI
1800 SUNSET HARBOUR DR #P321
MIAMI BEACH, FL 33139-1465

DAVID NEAL & FERN WATTS
1800 SUNSET HARBOUR DR #1502
MIAMI BEACH, FL 33139-1455

DAWOOD HABIB
1800 SUNSET HARBOUR DR 808
MIAMI BEACH, FL 33139

DAWOOD HABIB
534 W 46 ST
MIAMI BEACH, FL 33140-3024

DEEPCHAND BAJPAI DOLLY K BAJPAI
1800 SUNSET HARBOUR DRIVE #PH1
MIAMI BEACH, FL 33139

DELPHINE JACQUE
1800 SUNSET HARBOUR DR #1205
MIAMI BEACH, FL 33139

DHRUBA GUPTA TRS MARIA ESTHER DE
GUPTA TRS
1800 SUNSET HARBOUR DRIVE U #809
MIAMI BEACH, FL 33139-1451

DIETHARD STUERZE C/O MR HECTOR
VAZQUEZ PALMER STUERZE PETRA
5 ISLAND AVE #5J
MIAMI BEACH, FL 33139

DONALD F WAGGONER & ZELMA W
WAGGONER
1252 GORDON RIVER TRL
NAPLES, FL 34105-2773

EARL & MATTHEW BUKOLT
1800 SUNSET HARBOUR DR #1603
MIAMI BEACH, FL 33139-1456

EDREI G SWANSON
1800 SUNSET HARBOUR DR #1909
MIAMI BEACH, FL 33139-1458

EDUARDO REZENDE COSTA DAIANE RITA
DE REZENDE COSTA
1701 SUNSET HARBOUR DR #L702
MIAMI BEACH, FL 33139

EDWARD H FORGOTSON ANN MONTOURI
FORGOTSON
1800 SUNSET HARBOUR DR #902/904
MIAMI BEACH, FL 33139

EDWARD T LONDON
965 CRANDON BLVD
KEY BISCAYNE, FL 33149

ELBAZ FAMILY CORP
1754 BAY RD
MIAMI BEACH, FL 33139-1414

ELIEZER TABIB C/O MARCO DESTIN INC
10800 NW 106 ST #6
MIAMI, FL 33178

ELIZABETH A TILTON
1701 SUNSET HARBOUR DR L306
MIAMI BEACH, FL 33139-1472

ELIZABETH P LOTSPEICH TRS ELIZABETH
P LOTSPEICH REVOC TR
4415 SABAL PALM RD
MIAMI, FL 33137

EMMALE LC
1701 SUNSET HARBOUR DR #C103
MIAMI BEACH, FL 33139-1472

ERIC BANNISTER JUNE R BANNISTER
1800 SUNSET HARBOUR DR 2303
MIAMI BEACH, FL 33139

ERIK AGAZIM
1800 SUNSET HARBOUR DR 1010
MIAMI BEACH, FL 33139

ESTHER M MCKENZIE
314 SE 15 PL
CAPE CORAL, FL 33990

F AND L REAL ESTATE LLC
1800 SUNSET HARBOUR DR 2206
MIAMI BEACH, FL 33139

FERN WATTS &H DAVID NEAL
1800 SUNSET HARBOUR DR #1502
MIAMI BEACH, FL 33139-1455

FINN TORGRIMSEN LONGINOTTO LAI VAN
CAO
1800 SUNSET HARBOUR DR #2206
MIAMI BEACH, FL 33139

FRANK A CASTRO
1800 PURDY AVE APT 1111
MIAMI BEACH, FL 33139

FRANK CASTRO
1800 SUNSET HARBOUR DR #1111
MIAMI BEACH, FL 33139-1453

FRANK KRUSZEWSKI & DAVID
LAMMERDING
1800 SUNSET HARBOUR DR #2002
MIAMI BEACH, FL 33139-1458

FREDERIC MONNET
1800 SUNSET HARBOUR DR #711
MIAMI BEACH, FL 33139-1451

FREDERIC MONNET
1800 SUNSET HARBOUR DR #P-905
MIAMI BEACH, FL 33139-1465

GABRIEL BEDOYA
450 WEST 17 ST #1809
NEW YORK, NY 10011

GABRIEL M BEDOYA
1800 SUNSET HARBOUR DR #1007
MIAMI BEACH, FL 33139-1453

GAVIN WILLIAMS JENNIFER M TAYLOR
WILLIAMS
1800 SUNSET HARBOUR DR 709
MIAMI BEACH, FL 33139

GAYATRI MADAN MOHAN TRS SRI MADAN
MOHAN TRS
PO BOX 810490
DALLAS, TX 75381-0490

GAYATRI MADAN-MOHAN TR & SRI
MADAN-MOHAN TR
55 DEEP CREEK LANE
MORELAND HILLS, OH 44022

GEOFFREY RICHARD COLLINS LE REM
FREDERICK H BALBONI II
1800 SUNSET HARBOUR DR UNIT 1512
MIAMI, FL 33139

GEOFFREY S AARONSON
1800 SUNSET HARBOUR DR #1906
MIAMI BEACH, FL 33139

GEORGE LOPEZ
1800 SUNSET HARBOUR DR #2101
MIAMI BEACH, FL 33139-1459

GEORGE M LOPEZ
1800 SUNSET HARBOUR DR #2101
MIAMI BEACH, FL 33139-1459

GERALD CATTARRO JTRS EDWARD FALE
JTRS
178 SUFFOLK RD
ISLAND PARK, NY 11558

GIAMPIERO MAESTRELLI &W EMILIA
1800 SUNSET HARBOUR DR #2306
MIAMI BEACH, FL 33139-1461

GILBERT ELIE &W TAMARA
1800 SUNSET HARBOUR DR #1606
MIAMI BEACH, FL 33139-1456

GILLES JACQUES GUY DANARD
1800 SUNSET HARBOUR DR #2209
MIAMI BEACH, FL 33139

GIOVANNI SAVATTA SALVATORE SAVATTA
110 ACORN ROAD
WATCHUNG, NJ 07069

GLENN R MERENDI & CHRISTINA L
MERENDI JTRS
1800 SUNSET HARBOUR DR #1103
MIAMI BEACH, FL 33139

GOLDWATER REALTY VII INC
PO BOX 190816 E
MIAMI BCH, FL 33119

GOLDWATER REALTY XV
PO BOX 190816
MIAMI BEACH, FL 33119

GOLDWATER RLTY XII CORP
PO BOX 190816
MIAMI BEACH, FL 33119

GRADIVA BESOSA
1800 SUNSET HARBOUR DR #1108
MIAMI BEACH, FL 33139-1453

GUILLERMO WATED
1800 PURDY AVE #907
MIAMI BEACH, FL 33139

GUILLERMO WATED
1800 SUNSET HARBOUR DR #907
MIAMI BEACH, FL 33139-1452

H MARK RIMKUFISKY
1701 SUNSET HARBOUR DR #L506
MIAMI BEACH, FL 33139

HAIM VICTOR HAYON
1800 SUNSET HARBOUR DR #1802
MIAMI BEACH, FL 33139-1457

HOSANNA DE LINARES
1701 SUNSET HARBOUR DR #L302
MIAMI BEACH, FL 33139

IAN PEREZ PONCE
503 E 1 ST APT 4
BOSTON, MA 02127

IGNACIO L CERIANI BRIAN RIDLEY
1800 SUNSET HARBOUR DR #2001
MIAMI, FL 33139-1458

INGEBORG B MAYNARD & JENNETTE B
IGLESIAS
1800 SUNSET HARBOR DR UNIT 2308
MIAMI BEACH, FL 33139-1461

INGEBORG B MAYNARD JTRS JENNETTE B
IGLESIAS JTRS
1800 SUNSET HARBOUR DR #2308
MIAMI BEACH, FL 33139

INTERNATIONAL SEAFOOD IMPORTS LLC
PO BOX 402427
MIAMI BEACH, FL 33140-0427

INTERNATIONAL SEAFOOD LLC
PO BOX 402427
MIAMI BEACH, FL 33140-0427

INTL SEAFOOD IMPORTS LLC
PO BOX 402427
MIAMI BEACH, FL 33140-0427

IRMA ZELINGER
437 SW 7 ST #203
MIAMI, FL 33130

ISABEL CRISTINA TORO DE BEHRENS
1800 SUNSET HARBOUR DR UNIT 1607
MIAMI BEACH, FL 33139

JACK S AZOUT
1800 SUNSET HARBOR DR # 1711
MIAMI BEACH, FL 33139

JAIME HALBERSTEIN
1701 SUNSET HARBOUR DR L505
MIAMI BEACH, FL 33139-1472

JAMES DUGGAN
1730 BAY RD
MIAMI BEACH, FL 33139-1414

JAMES M BERRA SERENA BERRA
1800 SUNSET HARBOUR DR #802
MIAMI BEACH, FL 33139

JAMES PENDERGAST
1800 PURDY AVE #1915
MIAMI BEACH, FL 33139

JAY I RENKOWITZ TRS
24111 VISTA CORONA
DANA POINT, CA 92629

JAY LOTSPEICH ELIZABETH LOTSPEICH
4415 SABAL PALM RD
MIAMI, FL 33137

JEFFREY EISENBERG MICHELLE
EISENBERG
16121 SW 83 AVE
PALMETTO BAY, FL 33157

JEFFREY CHARLES KUSCH TR JEFFERY
CHARLES KUSCH REV TRUST
1800 SUNSET HARBOUR DR #1612
MIAMI BEACH, FL 33139

JEFFREY CHARLES KUSCH TRS JEFFERY
CHARLES KUSCH REV TR
1800 SUNSET HARBOUR DR #1408
MIAMI BEACH, FL 33139

JEFFREY DEKORTE
1800 SUNSET HARBOUR DR # 1015
MIAMI BEACH, FL 33139

JEFFREY GITTLEMAN &W MONIKA
SCHUSTER
1800 SUNSET HARBOUR DR #2412
MIAMI BEACH, FL 33139-1461

JILL S LIEBMAN LE REM JILL S LIEBMAN
TRS REM JILL S LIEBMAN TRUST
1800 SUNSET HARBOUR DR #1107
MIAMI BEACH, FL 33139-1453

JILL S LIEBMAN TRS JILL S LIEBMAN
TRUST
1800 SUNSET HARBOUR DR #1107
MIAMI BEACH, FL 33139

JOEL D STEDMAN & SUE STEDMAN
1800 SUNSET HARBOUR DR #2102
MIAMI BEACH, FL 33139-1459

JOHN HAMILTON
1800 SUNSET HARBOUR DR #2310
MIAMI BEACH, FL 33139

JOHN M FORTE &W MARIA R
3 STAR ISLAND
MIAMI BEACH, FL 33139

JOLYON D HYNE
1800 SUNSET HARBOUR DR. #2305
MIAMI BEACH, FL 33139

JORGE E JIMENEZ MARCOS TRS JORGE E
JIMENEZ MARCOS AND MARIA JIMENEZ
MARCOS JOINT REV TRUST
1800 SUNSET HARBOUR DR 1406
MIAMI BEACH, FL 33139

JOSE & MARIA C ARMENTEROS
1800 SUNSET HARBOUR DR APT#906
MIAMI BEACH, FL 33139-1452

JOSE ARMENTEROS &W MARIA C
1800 SUNSET HARBOUR DR #906
MIAMI BEACH, FL 33139-1452

JOSE L BUITRON WILLIAM N PITTS
1800 SUNSET HARBOUR DR 2403
MIAMI BEACH, FL 33139

JOSE L BUITRON WILLIAM N PITTS
800 OAKLAND AVE
AUSTIN, TX 78703

JOSE LUIS RODRIGUEZ
1333 DADE BLVD
MIAMI BEACH, FL 33139

JOSE ZAMORA MCKENZIE & ESTHER
MCKENZIE
314 SE 15 PL
CAPE CORAL, FL 33990

JOSEPH L PIROSO &W SUSAN TIFFANY
730 S RIDGE RD
LAKE FOREST, IL 60045

JOSEPH L PIROSO &W SUSAN TIFFANY
127 E RIVO ALTO
MIAMI BEACH, FL 33139-

JOSEPH L PIROSO &W SUSAN TIFFANY
1800 SUNSET HARBOUR DR #1102/1104
MIAMI BEACH, FL 33139-1465

JUAN PLASENCIA
1701 SUNSET HARBOUR DR L707
MIAMI BEACH, FL 33139-1472

JUDITH LEVICK
1800 SUNSET HARBOUR DR #1212
MIAMI BEACH, FL 33139-1454

JUDITH LEVICK TRS JUDITH LEVICK
REVOCABLE TRUST LEVICK TRS STANLEY
1800 SUNSET HARBOR DR #1212
MIAMI BEACH, FL 33139

JULIO A TAVERA OTERO &W MERCEDES
1800 SUNSET HARBIUR DR #805
MIAMI BEACH, FL 33139-1451

JULIO A TAVERA OTERO &W MERCEDES %
ELVIRA ARIAS BANCO SANTANDER
1800 SUNSET HARBOUR DR 805
MIAMI BEACH, FL 33139-1451

JULIO CESAR FERREIRA SATO SR SCILA
SURIS
1800 SUNSET HARBOUR DR #1703
MIAMI BEACH, FL 33139

JULIO ELIGIO IBARRA TRS
1800 SUNSET HARBOUR DR #1708
MIAMI BEACH, FL 33139

JULIO NERI &W MARIA CAROLINA
1800 SUNSET HARBOUR DR #1701
MIAMI BEACH, FL 33139-1457

JULIO SATO SCILA SURIS
1800 PURDY AVE #1703
MIAMI BEACH, FL 33139

KAMRAN SEDGH
1800 SUNSET HARBOUR DR # 1603
MIAMI BEACH, FL 33139

KARLA LAUGERUD TRS & ABED MAMNOOR
TRS
1800 SUNSET HARBOUR DR #P650
MIAMI, FL 33139

KARLTON SUNSET HARBOUR LLC
1800 SUNSET HARBOUR DR #2
MIAMI BEACH, FL 33139

KATALIN VAN DEN HURK
2816 NE 24 PLACE
FORT LAUDERDALE, FL 33305

KATANA USA CORP
1800 SUNSET HARBOUR DR #1001
MIAMI BEACH, FL 33139

KATEN FAMILY LP
66 FURMAN AVE
EAST PATCHOGUE, NY 11772

KATZ FAMILY PARTNERSHIP % AMERICAN
PLUMBING SUPPLY CO INC
1735 ALTON RD
MIAMI BEACH, FL 33139-2411

KAYAAN HOLDINGS LLC
6002 SW 58 ST
SOUTH MIAMI, FL 33143

KIM BRABANDER
1800 SUNSET HARBOUR DR #815
MIAMI BEACH, FL 33139-1452

KYLE FARO
1800 SUNSET HARBOUR DR #1810
MIAMI BEACH, FL 33139

L&L SUNSET LLC
1928 SUNSET HARBOUR DR
MIAMI BEACH, FL 33139-1465

LEONARD L ARNAIZ
1800 SUNSET HARBOUR DR #1409
MIAMI BEACH, FL 33139

LEONDRO DE VITA &W ROXANA
MATTICOLI
1800 SUNSET HARBOUR DR #1215
MIAMI, FL 33139-1454

LEONHARD KURTEN &W IRMTRAUD
1701 SUNSET HARBOUR DR # 201
MIAMI BEACH, FL 33139

LEONHARD KURTEN &W IRMTRAUD
1403 DADE BLVD #OS 201
MIAMI BEACH, FL 33139-1442

LIFESPACE LLC
1701 SUNSET HARBOUR DR #501
MIAMI BEACH, FL 33139

LISA COTE
1800 SUNSET HARBOUR DR #1209
MIAMI BEACH, FL 33139-1454

LLOYD & CLARA MANDELL
1800 SUNSET HARBOUR DR #PH4
MIAMI BEACH, FL 33139-1430

LOFTS OF S BCH 206 LLC
1800 SUNSET HARBOUR DR #1
MIAMI BEACH, FL 33139-1421

LOFTS OF S BCH LLC
1800 SUNSET DR STE 1
MIAMI BEACH, FL 33139

LOFTS OF SOUTH BEACH LLC
1800 SUNSET DR STE 1
MIAMI BEACH, FL 33139

LUEY LLC
15901 COLLINS AVENUE #3706
SUNNY ISLES BEACH, FL 33160

LUIS MARTINEZ
1800 SUNSET HARBOUR DR #1909
MIAMI BEACH, FL 33139

LYNN MEYER
2723 MOUNT ROYAL RD
PITTSBURGH, PA 15217

LYUBOV RAFFOUL
1800 SUNSET HARBOUR DR #2207
MIAMI BEACH, FL 33139

MARC BARNETT
6550 NW 72 AVE
MIAMI, FL 33166

MARC COOPER RUTH COOPER
411 WALNUT ST #5912
GREENCOVE SPRINGS, FL 32043

MARC DRAY & W LEY K
1111 BRICKELL AVE STE 1100
MIAMI, FL 33131-3122

MARCO A PACHECO MELGAREJO & W
YAMILE DEL C RAMIREZ DE PACHECO
1800 SUNSET HARBOR DR #2312
MIAMI BEACH, FL 33139

MARCO F PENA
1800 SUNSET HARBOUR DR #2009
MIAMI BEACH, FL 33139-1459

MARIA ALEJANDRA ROLANDELLI
1800 SUNSET HARBOUR DR #1011
MIAMI BEACH, FL 33139-1453

MARIA C SAENZ
1800 SUNSET HARBOUR DR #705
MIAMI BEACH, FL 33139-1451

MARIA SCHUSTER & MONIKA SCHUSTER
JTRS
1800 SUNSET HARBOUR DR #2411
MIAMI BEACH, FL 33139-1461

MARIA SUSANA FILIPPETTI EMILIO
VENTURELLI
1800 SUNSET HARBOUR #1611
MIAMI BEACH, FL 33139

MARIA T CAMPOS WAACK URUPUKINA
1800 SUNSET HARBOR DR #908
MIAMI BEACH, FL 33139

MARIANNE ANKER IRR TRUST ROBERTO
GOMEZ
1800 SUNSET HARBOUR DR #1902-4
MIAMI BEACH, FL 33139-1465

MARIANO VILLA DE REY ADELA VILLA DE
REY
1800 SUNSET HARBOUR DRIVE #1507
MIAMI, FL 33139

MARILYN & LEIGH ANN BAKER (TRS)
1800 SUNSET HARBOUR DR #2005
MIAMI BEACH, FL 33139-1459

MARILYN BAKER & LEIGH BAKER TRS
1800 SUNSET HARBOUR DR #2005
MIAMI BEACH, FL 33139-1459

MARIO DANESE
1800 SUNSET HARBOUR DR #1605
MIAMI, FL 33139-1456

MARK LANCASTER
1900 SUNSET HARBOUR DR #1414
MIAMI BEACH, FL 33139

MARK MANDEL
1800 SUNSET HARBOUR DR #1712
MIAMI BEACH, FL 33139-1457

MARTIN ANKER TR
1800 SUNSET HARBOR DR #1902
MIAMI BEACH, FL 33139-1458

MARTIN R SHERMAN & W GRACE
3484 CHASE AVE
MIAMI BEACH, FL 33140-3417

MARY FRANCES HEIDRICH
1800 SUNSET HARBOUR DR 1410
MIAMI BEACH, FL 33139-1465

MEDARDO SANCHEZ
1800 SUNSET HARBOUR DR UNIT 2408
MIAMI BEACH, FL 33139

MEDARDO T SANCHEZ
1800 SUNSET HARBOUR DR #2408
MIAMI BEACH, FL 33139-1461

MERCEDES DELARA & JULIO T OTERO
1800 SUNSET HARBOUR DR #805
MIAMI BEACH, FL 33139-1451

MEYUHAS LLC
1800 SUNSET HARBOUR DR #1206
MIAMI BEACH, FL 33139

MICHAEL MORROW
1800 SUNSET HARBOUR DR #2309
MIAMI BEACH, FL 33139-1461

MICHAEL MORROW
1800 SUNSET HARBOUR DR #P745
MIAMI BEACH, FL 33139-1461

MICHAEL T KAMBOUR JR HILLARY SALANS
KAMBOUR
3931 PARK AVE
MIAMI, FL 33133

MICHAEL V LEWIS DORIAN BUCHANAN
1800 SUNSET HARBOUR DR #1806
MIAMI BEACH, FL 33139

MICHELE OLIVIER
1800 SUNSET HARBOUR DR #1715
MIAMI BEACH, FL 33139-1457

MIDLAND TRADING II INC
PO BOX 190816
MIAMI BEACH, FL 33119

MIGUEL MOUAWAD
1800 PURDY AVE #1402
MIAMI BEACH, FL 33139

MILES C WILKIN CONSTANCE B WILKIN
1800 PURDY AVE #1508
MIAMI BEACH, FL 33139

MWD PROPERTY HOLDINGS LLC
8482 SW 137 ST
MIAMI, FL 33158

MYRIAM SALINAS
1800 SUNSET HARBOUR DR #1411
MIAMI BEACH, FL 33139-1455

NANCY GOLDSTEIN
1395 BRICKELL AVE STE 1150
MIAMI, FL 33131

NANCY GOLDSTEIN C/O KROLL INC
1395 BRICKELL AVE # 1150
MIAMI BEACH, FL 33140

NEAL HOCHBERG JTRS CHERYL
HOCHBERG JTRS HOCHBERG JTRS
JESSICA
1081 WATERSIDE LANE
HOLLYWOOD, FL 33019

NEELAM B CHANTANI
2185 MERIDIAN AVE
MIAMI BEACH, FL 33139

NESSIM BOHBOT DEBORAH LANDIN
BOHBOT
1800 SUNSET HARBOUR DR # 715
MIAMI BEACH, FL 33139

NESSIM BOHBOT JTRS DEBORAH LANDIN
BOHBOT JTRS
1800 SUNSET HARBOUR DR UNIT 2003
MIAMI BEACH, FL 33139

NICHOLAS MACHADO & CLAUDIO
FEUERMANN &W MERCEDES
1701 SUNSET HARBOUR DR L706
MIAMI BEACH, FL 33139-1472

NIRAJ SHARMA
26 MACKINTOSH AVENUE
NEEDHAM, MA 02492

NIRAJ SHARMA TANVI SHAH SHARMA
26 MACKINTOSH AVE
NEEDHAM, MA 02492

NURIA L HALTIWANGER
1800 SUNSET HARBOUR DR #2415
MIAMI BEACH, FL 33139

OTTAWA LLC
92 SW 3 ST #1901
MIAMI, FL 33130

PABLO MARTIN SLOUGH KAREN
GILCHRIST PACHECO
1800 SUNSET HARBOUR DR UNIT 803
MIAMI, FL 33139

PABLO SZPRYNGER IND & GOLDSMITH-
DUER FAMILY TRUST
1800 SUNSET HARBOUR DR #806
MIAMI BEACH, FL 33139-1451

PABLO SZPRYNGER TR HECTOR DUER &
MYRIAM GOLDSMITH TR
2260 NW 114 AVE
MIAMI, FL 33172

PAMELA GASLOW
180 SUNSET HARBOUR DR 1510
MIAMI BEACH, FL 33139

PAUL C KILRAIN &W SUSAN J KILRAIN
1800 SUNSET HARBOUR DR #1002 04
MIAMI BEACH, FL 33139

PAUL J SASSEVILLE JUAN J DUARTE
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MIAMI BEACH, FL 33139

PAUL SASSEVILLE & JUAN DUARTE
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MIAMI BEACH, FL 33139-1461

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PURDY AVE LLLP
2601 S BAYSHORE DR STE 800
MIAMI, FL 33133-5467

PURDY PARTNERS 1787 LLC
230 5 ST
MIAMI BEACH, FL 33139

QUINI R BOLET TRS
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QUINI R BOLET TRS
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MIAMI BEACH, FL 33139-1461

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SUNNY ISLES BEACH, FL 33160

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MIAMI BEACH, FL 33139-1455

RAPHIK OUAHSINE
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MIAMI BEACH, FL 33139

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1800 SUNSET HARBOUR DR #2111
MIAMI BEACH, FL 33139-1460

RAUL G SMITH
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MIAMI, FL 33131-2936

RICHARD BROWDY &W CAROL & THEDA
BROWDY
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MIAMI BEACH, FL 33139-1452

RICHARD MENDIS SHARON
JAYAWARDENE
1800 SUNSET HARBOUR DR #2103
MIAMI BEACH, FL 33139

RICHARD W LEE
1800 SUNSET HARBOUR DR #1912
MIAMI BEACH, FL 33139-1458

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1800 SUNSET HARBOUR DR #901/903
MIAMI BEACH, FL 33139-1465

ROBERT GUATELLI &W SARA
1800 SUNSET HARBOUR DR #901
MIAMI BEACH, FL 33139-1452

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1800 SUNSET HARBOUR DR #P631
MIAMI BEACH, FL 33139-1465

RODOLFO MARTINEZ
1800 SUNSET HARBOUR DR #P518
MIAMI BEACH, FL 33139-1465

RODOLFO MARTINEZ SR &W CARIDAD &
RODOLFO MARTINEZ JR
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MIAMI BEACH, FL 33139-1452

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TRUST AGREEMENT CHASE TWITCHELL
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MIAMI BEACH, FL 33139-1452

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SH OWNER LLC
712 FIFTH AVENUE 18 FLOOR
NEW YORK, NY 10019

SH411 LLC C/O FRED JOVE
9826 W BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

SHOLOM CHAZANOW
1800 SUNSET HARBOUR DR #1515
MIAMI BEACH, FL 33139

SIBILLA INVESTMENT CORPORATION
1800 SUNSET HARBOUR DR #1808
MIAMI BEACH, FL 33139-1457

SOBE ROOM INC
1718 BAY RD
MIAMI BEACH, FL 33139-1414

SONIA GARCIA
1800 SUNSET HARBOUR DR #2015
MIAMI BEACH, FL 33169

SONIA SHEBAR
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MCKENNA
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STEPHEN M MCCOY
1800 SUNSET HARBOR DR #1506
MIAMI BCH, FL 33139-1455

STEPHEN M MCCOY C/O STEPHEN MCCOY
1800 SUNSET HARBOUR DR #1506
MIAMI BEACH, FL 33139-1455

STEPHEN MCCOY C/O STEPHEN MCCOY
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MIAMI BEACH, FL 33139-1455

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1800 SUNSET HARBOUR DR #1609
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SUNRISE REALTY HOLDING CO
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FT WORTH, TX 76185-0000

SUNSET 1805 LLC
2515 FLAMINGO DR
MIAMI BEACH, FL 33140

SUNSET HARBOUR 912 LLC
1800 SUNSET HARBOUR DR #912
MIAMI, FL 33139

SUNSET HARBOUR S CONDO ASSN INC
1800 SUNSET HARBOUR DR
MIAMI BEACH, FL 33139-1465

SUNSET HARBOUR S TOWER CONDO
ASSN
1800 SUNSET HARBOUR DR
MIAMI BCH, FL 33139-1465

SUNSET HARBOUR SO CONDO ASSOC INC
1800 SUNSET HARBOUR DR
MIAMI BEACH, FL 33139-1465

SUNSET HARBOUR YACHT CLU INC
1928 SUNSET HARBOUR DR
MIAMI BEACH, FL 33139-1465

SUNSET HARBOUR YACHT CLU INC
1800 SUNSET HARBOUR DR P929
MIAMI BEACH, FL 33139-1465

SUNSET HARBOUR YACHT CLU INC
1800 SUNSET HARBOUR DR P934
MIAMI BEACH, FL 33139-1465

SUNSET HARBOUR YACHT CLUB INC
1928 SUNSET HARBOUR DR
MIAMI BEACH, FL 33128

SUNSET HARBOUR YACHT CLUB INC
1928 PURDY AVE
MIAMI BEACH, FL 33139-1428

SUNSET INVSTMNT HOLDINDS CORP %
LANGEN & LANGEN PA
112 S HIBISCUS ISLAND
MIAMI BEACH, FL 33139

SUNSET LAND ASSOCIATES LLC C/O RWN
REAL ESTATE PARTNERS LLC
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NEW YORK, NY 10019

TAUMAC USA LLC
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MIAMI BEACH, FL 33139

TERRENCE SEGALL
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TS 2 SUNSET LLC C/O DAVID WRUBEL
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MIAMI BEACH, FL 33139-1456

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1800 SUNSET HARBOUR DR #712
MIAMI BEACH, FL 33139-1451

YACHT CLUB SOUTHEASTERN INC C/O
SUNSET HARBOUR NO CONDO ASSN
1900 SUNSET HARBOUR DR
MIAMI BEACH, FL 33139

YAMILE GUERRA-NEGRETE
1800 SUNSET HAROBUR DR #801
MIAMI BEACH, FL 33139-1451

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ZTAK LLC
10685 SW 63 AVE
PINECREST, FL 33156

ZUBIN PANTHAKI
6002 SW 58 ST
SOUTH MIAMI, FL 33143-2215

375' RADIUS MAP



SUBJECT: 1787 Purdy Ave, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-012-0590

LEGAL DESCRIPTION: ISLAND VIEW SUB PB 6-115 W1/2 LOT 9 BLK 16

**DESIGN REVIEW BOARD
City of Miami Beach, Florida**

MEETING DATE: January 15, 2016

FILE NO.: 23220

PROPERTY: **1787 Purdy Avenue**

APPLICANT: TB Purdy Restaurant LLC

LEGAL: Western ½ of Lot 9 of Block 16, of "Island View Subdivision", according to Plat thereof as recorded in Plat Book 6, Page 115, of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for Design Review Approval for exterior design modifications and the construction of proposed structures including an new elevator, exterior open-air staircase and rooftop trellis/canopy to an existing two-story commercial structure. This item will also require a Conditional Use application to be reviewed and approved by the Planning Board.

ORDER

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

I. Design Review

- A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not an individually designated historic site.
- 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 inconsistent with Design Review Criteria 3, 5, 6, 9, and 11 in Section 118-251 of the Miami Beach Code.

C. The project would be consistent with the criteria and requirements of Section 118-251 if the following conditions are met:

1. The application shall obtain approval for the Conditional Use Permit (CUP) from the Planning Board (**PB File No. 2287**) and shall be subject to all conditions imposed therein.
2. Revised elevation, site plan, and floor plan drawings for the proposed structures at 1787 Purdy Avenue shall be submitted, at a minimum, such drawings shall incorporate the following:
 - a. The fabric material for the ground floor awning shall be canvas or sailcloth or like material, and the color shall be a solid neutral hue, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - b. The proposed alterations to the front façade, including the expanded window openings and installation of operable windows, shall be permitted. All window frames shall be composed of an aluminum finish. All windows shall consist of clear glass and incorporate the minimum tint required by the energy code, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - c. Any future proposed demolition to the front façade in order to expand the openings, and install any additional operable doors, windows or other storefront systems shall be permitted, subject to the review and approval of Planning staff consistent with the Design Review Criteria and/or the directions from the Board. The extent of all openings shall not exceed the façade area directly below the existing eyebrow. The existing eyebrow shall not be demolished.
 - d. The proposed vertical supports of the retractable rooftop canopy shall be spaced within the roof, centered and symmetrical to the existing front ziggurat feature on the front façade.
 - e. The retractable rooftop canopy shall be kept extended to cover the rooftop dining and bar area during nighttime operating hours.
 - f. The applicant shall explore incorporating more porthole-style windows along the south elevation of the proposed exterior stair and elevator, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - g. The proposed exterior stairwell along the south elevation shall be flipped in orientation and only have direct access from inside the ground floor restaurant, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - h. The final design and detailing for the new pergola and retractable awning proposed on the roof-top shall be provided, in a manner to be reviewed and

approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

- i. Wind screen or other extensions located on the side(s) of the rooftop pergola and awning, extending towards or near the ground shall be provided, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - j. The fabric material for the retractable awning shall be canvas or sailcloth or like material, and the color shall be a solid neutral hue, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - k. A detailed rooftop lighting plan shall be provided. All roof-top lighting fixtures shall be designed to preclude light from spilling over to adjacent properties, in a manner consistent with the limits and requirements of the City Code, subject to the review and approval of staff.
 - l. All exterior building signage shall be composed of flush mounted, individual letters, and shall require a separate permit.
 - m. An air conditioned trash room(s) / garbage room(s), which shall be large enough or sufficient in number so that more than one pick up of garbage per day will not be necessary. The location, dimensions and access points of such trash/garbage room(s) shall be subject to the review and approval of staff.
 - n. All roof-top fixtures, air-conditioning units and mechanical devices proposed, shall be clearly noted on a revised roof plan and shall be screened from view with noise attenuating materials, in a manner to be approved by staff.
 - o. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
 - p. 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.
3. 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. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by the Public Works Department.

- b. 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.
 - c. The utilization of Silva Cells shall be used along both street frontages for all plantings and clearly delineated on a revised landscape plan.
 - d. The applicant shall install street trees on all sides of the project consistent with the City's Street Tree Master Plan, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board, and root barriers shall be installed along the sidewalk in conjunction with structural soils.
 - e. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures. The location of backflow preventors, 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 and shall be subject to the review and approval of staff.
 - f. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
 - g. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or 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.
4. Prior to the issuance of a Building Permit for the improvements proposed herein, the applicant shall submit a revised site plan and floor plan. At a minimum, such plans shall include the following:
- a. An air conditioned trash room(s) / garbage room(s), which shall be large enough or sufficient in number so that more than one pick up of garbage per day will not be necessary. The location, dimensions and access points of such trash/garbage room(s) shall be subject to the review and approval of staff.
 - b. The route of all refuse containers from the trash / garbage room(s) to the sidewalk.
 - c. A high-level trash/garbage compacting device may be located in the air-conditioned trash/garbage holding room within the facility.

- d. All trash containers shall utilize rubber wheels, or the path for the trash containers shall consist of a surface finish that reduces noise, in a manner to be reviewed and approved by staff.
 - e. Garbage dumpster covers shall be closed at all times except when in active use.
5. Prior to the issuance of a building permit for the improvements proposed herein, the applicant shall submit a detailed valet parking and delivery plan, which shall be subject to the review and approval of the Parking Department. At a minimum, such plan shall include the following:
- a. The valet drop off shall be located in a designated off-street parking space, subject to the approval of the Parking Department.
 - b. The locations for all delivery vehicles shall be clearly delineated on a revised loading plan, and shall be subject to the review and approval of the Parking Department. Delivery vehicles shall only be permitted to make deliveries from designated loading zones and spaces approved by the Parking Department.
 - c. Delivery vehicles shall only be permitted to make deliveries from 8:00 AM to 2:00 PM.
 - d. Delivery trucks shall not idle in the loading zone.
6. The Applicant agrees to the following operational conditions for all permitted 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. The applicant shall ensure through appropriate contracts, assignments and management rules that these restrictions are enforced and the applicant agrees to include the rules and regulations set forth in these conditions in any contract or assignment.
- a. OPERATIONAL CONDITIONS
 - i. The Noise and Operational Conditions below are issued to the Applicant, TB Purdy Restaurant, LLC, ("Operator") as tenant and operator of the proposed restaurant on the property. Any change of the operator shall require review and approval by the Design Review Board as a modification of this approval. Subsequent operators shall be required to appear before the Board, within ninety (90) days of change of operator to affirm their understanding of the conditions listed herein. The Board reserves the right to determine the timing and need for future progress reports for the new operator.
 - ii. Within sixty (60) days of the issuance of the TCO or CO for the project, the Operator shall make a progress report to the Design Review Board. The Board reserves the right to modify the conditions of this approval at the time of a progress report in a non-substantive manner,

to impose additional conditions to address possible problems and to determine the timing and need for future progress reports.

- iii. The hours of operation shall be within the hours of 11:30 AM to 12:00 AM on Sundays through Thursday and from 11:30 AM to 2:00 AM on Fridays and Saturdays. The outdoor portion shall close by 12:00 AM (midnight) daily.
- iv. At all times the establishment is open, food service with a full menu and operating kitchen shall be required throughout the venue, including the roof-top area. At the discretion of the operator, the roof-top area may cease operations prior to the closing of the venue, and while the first level is operational.
- v. The roof-top area shall be limited to restaurant service only, and shall only be open and operational when the first level of the establishment is open. The rooftop area shall not become a stand-alone drinking establishment or bar at any time.
- vi. The patron occupant content shall be a maximum of 199 persons, or as determined by the Fire Marshall, whichever is lower.
- vii. The number of seats within the confines of the property shall not exceed 140 and the number of seats on the adjacent sidewalk, if approved, shall not exceed 15.
- viii. The sound system and sound attenuation measures shall be implemented as per recommendations of the sound system specifications submitted in the application. A final sound transmission report which includes the performance of sound systems and sound attenuation devices shall be submitted to staff for review and approval prior to a Certificate of Use or Business Tax Receipt for the entertainment portion is approved.
- ix. Entertainment shall be prohibited at all times. On the rooftop and sidewalk, or any other exterior portion of the project, the sound system shall be turned off entirely by 10:00 PM Sunday thru Wednesday, 11:00 PM Thursdays and 12:00 AM (midnight) on Fridays and Saturdays.
- x. Special events pursuant to the Miami Beach City Code, associated with the proposed establishment, may not be held on the premises and the applicant agrees that it will not seek or authorize applications for such permits.
- xi. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
- xii. Any queuing of patrons shall occur within the property or inside the restaurant only. Security staff shall monitor the crowds to ensure that they do not obstruct the sidewalk.

- xiii. Security staff shall monitor patron circulation and occupancy levels and shall take measures to strictly enforce patron age restrictions in the City Code at all times.
- xiv. The applicant shall be responsible for maintaining the areas adjacent to the facility, such as the sidewalk and the areas of the street adjacent to the property. When sweeping the sidewalk in front of the establishment, the personnel doing the sweeping shall ensure that they do not merely push the refuse in front of another building, but pick up all trash and dispose of it appropriately. In addition, at the end of business each day sidewalks shall be swept and hosed down.

In accordance with Section 118-262, the applicant, or the city manager on behalf of the city administration, or an affected person, Miami Design Preservation League or Dade Heritage Trust may seek review of any order of the Design Review Board by the city commission, except that orders granting or denying a request for rehearing shall not be reviewed by the commission.

II. Variance(s)

- A. The variance, originally filed as part of this application, has been withdrawn by the applicant.

II. General Terms and Conditions applying to both 'I. Design Review Approval and 'II. Variances' noted above.

- A. The Design Review Board (DRB) shall retain jurisdiction over this matter. The DRB or the Planning Director shall retain the right to call the owners and/or operators back before the DRB, at the expense of the owners and/ or operators, to impose and/or modify the hours of operation, or amend or impose other conditions, should there be a valid violation (as determined by Code Compliance) including violations related to 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.
- B. A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.
- C. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
- D. In the event Code Compliance receives complaints of unreasonably loud noise from mechanical and/or electrical equipment, and determines the complaints to be valid, even if the equipment is operating pursuant to manufacturer specifications, the applicant shall take such steps to mitigate the noise with noise attenuating materials as reviewed and verified by an acoustic engineer, subject to the review and approval of staff based upon the design review or appropriateness criteria, and/or directions received from the Board.

- E. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- F. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- G. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- H. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- I. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

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

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "Tackle Box", as prepared by **SAI Sustainable Architecture Initiative** dated, signed, and sealed 10/15/2015, and supplemental sheets identified as 'Exhibit A' distributed at the January 15, 2016 DRB meeting, and as approved by the Design Review Board, as determined by staff.

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

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

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code; the granting

of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

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

Dated this 22 day of January, 2016.

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY [Signature]
DEBORAH J. TACKETT
DESIGN AND PRESERVATION MANAGER
FOR THE CHAIR

STATE OF FLORIDA)
)SS

COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 22nd day of January, 2016 by Deborah J. Tackett, 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.



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

Approved As To Form:

City Attorney's Office: [Signature] (1/22/2016)

Filed with the Clerk of the Design Review Board on [Signature] (1-22-2016)