

MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2ND FLOOR
MIAMI BEACH, FLORIDA 33139, WWW.MIAMI BEACH.FL.GOV
305-673-7550

LAND USE BOARD HEARING APPLICATION

THE FOLLOWING APPLICATION IS SUBMITTED FOR REVIEW AND CONSIDERATION OF THE PROJECT DESCRIBED HEREIN BY THE LAND USE BOARD SELECTED BELOW. A SEPARATE APPLICATION MUST BE COMPLETED FOR EACH BOARD REVIEWING THE PROPOSED PROJECT.

☐ BOARD OF ADJUSTMENT

- ☐ VARIANCE FROM A PROVISION OF THE LAND DEVELOPMENT REGULATIONS
- ☐ APPEAL OF AN ADMINISTRATIVE DECISION

☐ DESIGN REVIEW BOARD

- ☐ DESIGN REVIEW APPROVAL
- ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY DRB.

☐ HISTORIC PRESERVATION BOARD

- ☐ CERTIFICATE OF APPROPRIATENESS FOR DESIGN
- ☐ CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
- ☐ HISTORIC DISTRICT / SITE DESIGNATION
- ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY HPB.

☒ PLANNING BOARD

- ☒ CONDITIONAL USE PERMIT
- ☐ LOT SPLIT APPROVAL
- ☐ AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
- ☐ AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP

☐ FLOOD PLAIN MANAGEMENT BOARD

- ☐ FLOOD PLAIN WAIVER

☐ OTHER _____

SUBJECT PROPERTY ADDRESS: 6500 Indian Creek Drive
Miami Beach, FL 33141

LEGAL DESCRIPTION: PLEASE ATTACH LEGAL DESCRIPTION AS "EXHIBIT A"

ROLLO NUMBER (S) 0232110070820

1. APPLICANT: ☒ OWNER OF THE SUBJECT PROPERTY ☐ TENANT ☐ ARCHITECT ☐ LANDSCAPE ARCHITECT
☐ ENGINEER ☐ CONTRACTOR ☐ OTHER _____

NAME MIAMI BEACH WATERSPORTS CENTER INC
 ADDRESS 6500 INDIAN CREEK DRIVE MIAMI BEACH FL 33141
 BUSINESS PHONE 305 861 8876 CELL PHONE _____
 E-MAIL ADDRESS INFO@ROWMIAMI BEACH.COM

OWNER IF DIFFERENT THAN APPLICANT:

NAME _____
 ADDRESS _____
 BUSINESS PHONE _____ CELL PHONE _____
 E-MAIL ADDRESS _____

2. AUTHORIZED REPRESENTATIVE(S):

☐ ATTORNEY:

NAME _____
 ADDRESS _____
 BUSINESS PHONE _____ CELL PHONE _____
 E-MAIL ADDRESS _____

☐ AGENT:

NAME _____
 ADDRESS _____
 BUSINESS PHONE _____ CELL PHONE _____
 E-MAIL ADDRESS _____

☐ CONTACT:

NAME _____
 ADDRESS _____
 BUSINESS PHONE _____ CELL PHONE _____
 E-MAIL ADDRESS _____

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

☐ ARCHITECT ☐ LANDSCAPE ARCHITECT ☐ ENGINEER ☐ CONTRACTOR ☐ OTHER _____

NAME _____
 ADDRESS _____
 BUSINESS PHONE _____ CELL PHONE _____
 E-MAIL ADDRESS _____

4. SUMMARY OF APPLICATION - PROVIDE BRIEF SCOPE OF PROJECT

Waiver of the requirements for a Neighborhood Impact Establishment and Outdoor Entertainment Establishment

The Watersports Center is requesting a waiver for the requirements of a Neighborhood Impact Establishment. The Center is a not for profit organization operating a Hall for Hire. The proceeds from events help fund community programs.

- 4A. IS THERE AN EXISTING BUILDING(S) ON THE SITE ☒ YES ☐ NO
- 4B. DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION ☐ YES ☒ NO
- 4C. PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICABLE) _____ SQ. FT.
- 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE). _____ SQ. FT.

5. APPLICATION FEE (TO BE COMPLETED BY PLANNING STAFF) \$ _____

- A SEPARATE DISCLOSURE OF INTEREST FORM MUST BE SUBMITTED WITH THIS APPLICATION IF THE APPLICANT OR OWNER IS A CORPORATION, PARTNERSHIP, LIMITED PARTNERSHIP OR TRUSTEE.
- ALL APPLICABLE AFFIDAVITS MUST BE COMPLETED AND THE PROPERTY OWNER MUST COMPLETE AND SIGN THE "POWER OF ATTORNEY" PORTION OF THE AFFIDAVIT IF THEY WILL NOT BE PRESENT AT THE HEARING, OR IF OTHER PERSONS ARE SPEAKING ON THEIR BEHALF
- TO REQUEST THIS MATERIAL IN ALTERNATE FORMAT, SIGN LANGUAGE INTERPRETER (FIVE-DAY NOTICE IS REQUIRED), INFORMATION ON ACCESS FOR PERSONS WITH DISABILITIES AND ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY CITY-SPONSORED PROCEEDINGS, CALL 305 604 2489 AND SELECT (1) FOR ENGLISH OR (2) FOR SPANISH, THEN OPTION 6. TTY USERS MAY CALL VIA 711 (FLORIDA RELAY SERVICE)

PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

- APPLICATIONS FOR ANY BOARD HEARING(S) WILL NOT BE ACCEPTED WITHOUT PAYMENT OF THE REQUIRED FEE. ALL CHECKS ARE TO BE MADE PAYABLE TO THE "CITY OF MIAMI BEACH"
- PUBLIC RECORDS NOTICE - ALL DOCUMENTATION, SUBMITTED FOR THIS APPLICATION IS CONSIDERED A PUBLIC RECORD SUBJECT TO CHAPTER 119 OF THE FLORIDA STATUTES AND SHALL BE DISCLOSED UPON REQUEST
- IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 2-482 OF THE CODE OF THE CITY OF MIAMI BEACH, ANY INDIVIDUAL OR GROUP THAT WILL BE COMPENSATED TO SPEAK OR REFRAIN FROM SPEAKING IN FAVOR OR AGAINST A PROJECT BEING PRESENTED BEFORE ANY OF THE CITY'S LAND USE BOARDS, SHALL FULLY DISCLOSE, PRIOR TO THE PUBLIC HEARING, THAT THEY HAVE BEEN, OR WILL BE COMPENSATED. SUCH PARTIES INCLUDE ARCHITECTS, LANDSCAPE ARCHITECTS, ENGINEERS, CONTRACTORS, OR OTHER PERSONS RESPONSIBLE FOR PROJECT DESIGN, AS WELL AS AUTHORIZED REPRESENTATIVES ATTORNEYS OR AGENTS AND CONTACT PERSONS WHO ARE REPRESENTING OR APPEARING ON BEHALF OF A THIRD PARTY.

- 4
- IN ACCORDANCE WITH SEC. 118-31 - DISCLOSURE REQUIREMENT. EACH PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION FROM THE PLANNING BOARD, DESIGN REVIEW BOARD, HISTORIC PRESERVATION BOARD (INCLUDING THE JOINT DESIGN REVIEW BOARD/HISTORIC PRESERVATION BOARD), OR THE BOARD OF ADJUSTMENT SHALL DISCLOSE, AT THE COMMENCEMENT (OR CONTINUANCE) OF THE PUBLIC HEARING(S), 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, EXCLUDING FROM THIS REQUIREMENT CONSIDERATION FOR LEGAL OR DESIGN PROFESSIONAL SERVICES RENDERED OR TO BE RENDERED. THE DISCLOSURE SHALL: (i) BE IN WRITING, (ii) INDICATE TO WHOM THE CONSIDERATION HAS BEEN PROVIDED OR COMMITTED, (iii) GENERALLY DESCRIBE THE NATURE OF THE CONSIDERATION, AND (iv) BE READ INTO THE RECORD BY THE REQUESTING PERSON OR ENTITY PRIOR TO SUBMISSION TO THE SECRETARY/CLERK OF THE RESPECTIVE BOARD. UPON DETERMINATION BY THE APPLICABLE BOARD THAT THE FOREGOING DISCLOSURE REQUIREMENT WAS NOT TIMELY SATISFIED BY THE PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION AS PROVIDED ABOVE, THEN (i) THE APPLICATION OR ORDER, AS APPLICABLE, SHALL IMMEDIATELY BE DEEMED NULL AND VOID WITHOUT FURTHER FORCE OR EFFECT, AND (ii) 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 BOARD REACHES A DECISION A FINAL ORDER WILL BE ISSUED STATING THE BOARD'S DECISION AND ANY CONDITIONS IMPOSED THEREIN. THE FINAL ORDER WILL BE RECORDED WITH THE MIAMI-DADE CLERK OF COURTS. THE ORIGINAL BOARD ORDER SHALL REMAIN ON FILE WITH THE CITY OF MIAMI BEACH PLANNING DEPARTMENT. UNDER NO CIRCUMSTANCES WILL A BUILDING PERMIT BE ISSUED BY THE CITY OF MIAMI BEACH WITHOUT A COPY OF THE RECORDED FINAL ORDER BEING INCLUDED AND MADE A PART OF THE PLANS SUBMITTED FOR A BUILDING PERMIT.

THE ABOVEMENTIONED IS ACKNOWLEDGED BY: ☐ OWNER OF THE SUBJECT PROPERTY
☒ AUTHORIZED REPRESENTATIVE

SIGNATURE: _____

PRINT NAME: _____

DATE: _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____
COUNTY OF _____

I, _____, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) 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. (5) I am responsible for removing this notice after the date of the hearing.

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.

SIGNATURE

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR
CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY
(Circle one)

STATE OF _____
COUNTY OF _____

I, BALLWANT CHEEMA being duly sworn, depose and certify as follows: (1) I am the TREASURER (print title) of MIAMI BEACH WATERSPORTS CENTER (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner or tenant of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) 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. (7) I am responsible for removing this notice after the date of the hearing.

Ballwant Cheema
SIGNATURE

Sworn to and subscribed before me this 28 day of APRIL, 2016. The foregoing instrument was acknowledged before me by BALLWANT CHEEMA, TREASURER of M.B. WATERSPORTS 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
DEC 9, 2016



ELAINE RODEN
Notary Public - State of Florida
My Comm. Expires Dec 9, 2016
Commission # EE 828102
Bonded Through National Notary Assn.

Elaine Roden
NOTARY PUBLIC

ELAINE RODEN
PRINT NAME

PRINT NAME

POWER OF ATTORNEY AFFIDAVIT

STATE OF FLORIDA
COUNTY OF MIAMI DADE

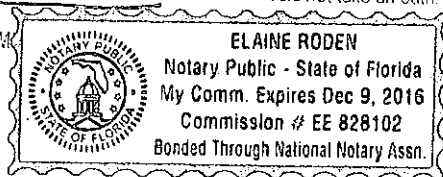
Balwant Cheema being duly sworn and deposed, certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application (2) I hereby authorize Elaine Roden to be my representative before the _____ Board. (3) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property as required by law. (4) I am responsible for removing this notice after the date of the hearing.

Balwant Cheema - Director
PRINT NAME (and Title, if applicable)

Balwant Cheema
SIGNATURE

Sworn to and subscribed before me this 28 day of APRIL, 2016. The foregoing instrument was acknowledged before me by BALWANT CHEEMA DIRECTOR of M.B. WATERSPORTS, 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
DEC 9, 2016

Elaine Roden
NOTARY PUBLIC

ELAINE RODEN
PRINT NAME

CONTRACT FOR PURCHASE

If the applicant is not the owner of the property, but the applicant is a party to a contract to purchase the property, whether or not such contract is contingent on this application, the applicant shall list the names of the contract purchasers below, including any and all principal officers, stockholders, beneficiaries, or partners. If any of the contract purchasers are corporations, partnerships, limited liability companies, trusts, or other corporate entities, the applicant shall further disclose 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, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities.

NAME	DATE OF CONTRACT
NAME ADDRESS AND OFFICE	% OF STOCK

In the event of any changes of ownership or changes in contracts for purchase subsequent to the date that this application is filed, to a prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

If the property that is the subject of the application is owned or leased by a corporation, partnership, or limited liability company, list ALL of the owners, shareholders, partners, managers, and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships, or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

MIAMI BEACH WATERSPORTS CENTER, INC.

NAME OF CORPORATE ENTITY

NON PROFIT BOARD

NAME AND ADDRESS

% OF OWNERSHIP

RONALD W. SHANE
2502 FISHER ISLAND DR, MIAMI FL 33109
SUSAN SHANE
6500 INDIAN CREEK DR, MIAMI BEACH, FL 33141
BALWANT CHEEMA
1015 47TH ST, MIAMI BEACH, FL 33140
DAN GELBER
760 NE 114 ST, MIAMI, FL 33138

PRESIDENT
DIRECTOR
DIRECTOR
DIRECTOR

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

IF THERE ARE ADDITIONAL CORPORATE OWNERS, LIST ALL SUCH OWNERS, INCLUDING CORPORATE NAMES AND THE NAME, ADDRESS, AND PERCENTAGE OF OWNERSHIP OF EACH ADDITIONAL OWNER, ON A SEPARATE PAGE

NOTE: Notarized signature required on page 9

3. COMPENSATED LOBBYIST:

Pursuant to Section 2-482 of the Miami Beach City Code, all lobbyists shall, before engaging in any lobbying activities, register with the City Clerk. Please list below any and all persons or entities retained by the applicant to lobby City staff or any of the City's land development boards in support of this application.

	NAME	ADDRESS	PHONE #
a.			
b.			
c.			

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

*Disclosure shall not be required of any entity, the equity interests 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, where no one person or entity holds more than a total of 5% of the ownership interests in the entity.

APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) ANY APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE CITY, STATE, AND FEDERAL LAWS.

APPLICANT AFFIDAVIT

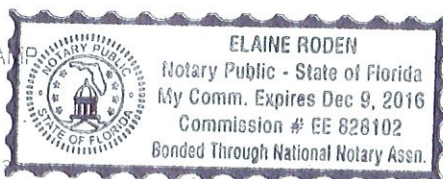
STATE OF
COUNTY OF

I, BALWANT CHEEMA, being first duly sworn, depose and certify as follows: (1) I am the applicant, or the representative of the applicant. (2) This application and all information submitted in support of this application, including disclosures, sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

Balwant Cheema
SIGNATURE

Sworn to and subscribed before me this 28 day of APRIL, 2016. 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



My Commission Expires

DEC 9, 2016

Elaine Roden

NOTARY PUBLIC

ELAINE RODEN

PRINT NAME

FEE NO. _____

Section 5 9.

1. Hours of operations:

Office Hours M-F 9am-5pm, Saturday 9am-1pm.

Event Hours: 9-hour event (including set-up and breakdown) Weekday events end no later than 12pm. Breakdown ends no later than 2am. Weekend events end no later than 1am. Breakdown ends no later than 3am.

- # of employees: 2 per event plus contracted caterer.

- Menu items: Provided by contracted caterer.

- Goals of business: Hall for Hire for social events, fundraisers and meetings to fund not for profit programs.

2. Parking Plan: City metered parking lot (pay for parking 8am-6pm) Self-park in 75 spots.

3. Crowd control plan: No large groups wait to enter Hall for Hire. During events an off duty Police Officer is present for safety and security.

4. Security Plan: Two employees per event + off duty Police Officer.

5. Traffic Circulation Analysis: Parking lot is owned and operated by the City of Miami Beach. Use of the parking lot is mitigated by city's signage and traffic lights at the intersection. Hall for Hire is an ongoing operation. No negative impact on neighborhood traffic anticipated.

6. Sanitation Plan: Indoor facility, vendors are responsible for trash removal off the premise. Hall for hire maintenance staff handles facility sanitation and residual trash through contracted dumpster.

7. Noise Plan: Music is restricted to the indoor hall. Staff monitors sound levels outside of the facility and clients reduce sound level at 12 am. The off duty Police Officer is available to assist with compliance. Event hours do not exceed past 1am.

8. Proximity to Residential: More than 150 feet away from Hall for Hire.

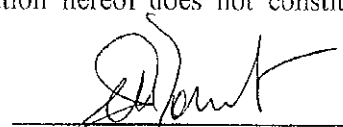
9. Cumulative Effect: No negative impact to date.

AFFIDAVIT

I, Susanne Torriente, being duly sworn, depose and say that I am the (Assistant) City Manager of the City of Miami Beach and as such, am the representative of the owner of the described real property, and am authorized by the City to sign this Affidavit as part of an application for a public hearing for 6550 Indian Creek Drive before the Planning Board File #2337.

I am aware of the nature and effect of the request described above relative to the subject property. 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.

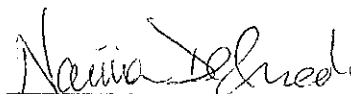
This instrument is executed pursuant to the requirements of the Planning Department and attests to the accuracy of the above statement. Execution hereof does not constitute approval or disapproval of the application which it addresses.

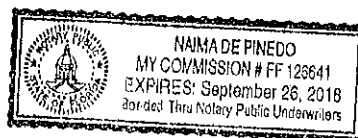

(ASSISTANT) CITY MANAGER'S SIGNATURE

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

Sworn to and subscribed before me this 5th day of May, 2016. The foregoing instrument was acknowledged before me by Susanne Torriente, who is personally known to me and who did/did not take an oath.

NOTARY PUBLIC (signature)





My commission expires:
NOTARY PUBLIC
STATE OF FLORIDA

(type, print or stamp name)

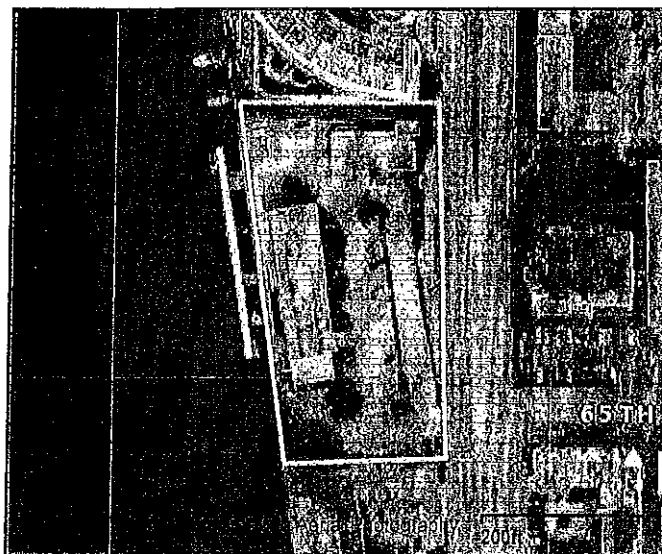


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 5/4/2016

Property Information	
Folio:	02-3211-007-0820
Property Address:	6500 INDIAN CREEK DR Miami Beach, FL 33141-5805
Owner	CITY OF MIAMI BEACH CITY HALL
Mailing Address	1700 CONVENTION CENTER DR MIAMI BEACH, FL 33139-1819
Primary Zone	8000 COMMUNITY FACILITIES
Primary Land Use	8940 MUNICIPAL : MUNICIPAL
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	19,466 Sq.Ft
Living Area	Sq.Ft
Adjusted Area	19,466 Sq.Ft
Lot Size	73,912 Sq Ft
Year Built	1993



Assessment Information			
Year	2015	2014	2013
Land Value	\$3,695,600	\$3,104,304	\$3,104,304
Building Value	\$1,340,154	\$1,307,932	\$1,322,680
XF Value	\$142,375	\$139,590	\$140,862
Market Value	\$5,178,129	\$4,551,826	\$4,567,846
Assessed Value	\$5,007,008	\$4,551,826	\$4,567,846

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$171,121		
Municipal	Exemption	\$5,007,008	\$4,551,826	\$4,567,846
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional)				

Short Legal Description

AMD PL OF 2 OCEAN FRONT SUB
PB 28-28
LOTS 17 THRU 21 BLK 3
LOT SIZE 73912 SQ FT

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$5,007,008	\$4,551,826	\$4,567,846
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$5,178,129	\$4,551,826	\$4,567,846
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$5,007,008	\$4,551,826	\$4,567,846
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$5,007,008	\$4,551,826	\$4,567,846
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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:

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: MIAMI BEACH WATERSPORTS CENTER
IN CARE OF:
ADDRESS:

RECEIPT NUMBER: RL-05000973
Beginning: 10/01/2015
Expires: 09/30/2016
Parcel No: 0232110070820

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

A certificate of Use / Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

This Receipt may be transferred:

A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information

NON-MOTORIZED WATERSPORTS"ROWING
CLASSES"dba/Ronald W. Shane Centerdba/O'Connell Boathouse

TRADE ADDRESS: 6500 INDIAN CREEK DR

Code	Certificate of Use/Occupation
003402	BOAT, SHIP, SURFBOARD: COMMERCIAL PASSENGER
003408	DOCKS
013800	OFFICE (ANY OTHER NOT LISTED)
021101	STORAGE YARD
021500	HALL FOR HIRE

CERTIFICATE OF USE	
# OF BOATS	28
# OF LINEAR FEET	230
PREVIOUS BALANCE	\$ 0.00
C_U # OF UNITS	4190
Office FF	Y
Storage Yard FF	Y
Hall for Hire FF	Y

Storage Locations

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

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

MIAMI BEACH WATER SPORTS CTR
6500 INDIAN CREEK DR
MIAMI BEACH, FL 33141-5805



Type of Payment

Cash: Credit Card: Cashiers' Check/Money Order:

Date: 4/29/16

Amount: \$ 1,835⁰⁰

Check NOS. #12053
#12055

Name: MIAMI BEACH WATERSPORTS CENTER, INC.
Address: 6500 INDIAN CREEK DR MB FL 33141

Account Number: 011.8000.369.985 Amount Allocated to Account: \$ 1,835⁰⁰

Account Number: N/A Amount Allocated to Account:

Property Address: 6500 INDIAN CREEK DR.

Payment For: PB # FILING FEE (WAIVER) \$1,295⁰⁰
2337 1 275 LABELS X \$1.60 EA = \$440⁰⁰

Permit/Process Number: N/A Prepared By: ANTOINETTE

\$100⁰⁰ RECORDING FEE

Miami Beach Watersports Center, Inc
Miami Beach Rowing Club
6500 Indian Creek Drive
Miami Beach, FL 33141

BRANCH BANKING AND TRUST COMPANY
901 Arthur Godfrey Road
Miami Beach, FL 33140
63-9138-2631

12053

4/28/2016

PAY TO THE

ORDER OF City of Miami Beach

\$ 1,835 00

One Thousand Seven Hundred Thirty-Five and 00/100 DOLLARS

City of Miami Beach

Maria Porter

Miami Beach Watersports Center, Inc
Miami Beach Rowing Club
6500 Indian Creek Drive
Miami Beach, FL 33141

BRANCH BANKING AND TRUST COMPANY
901 Arthur Godfrey Road
Miami Beach, FL 33140
63-9138-2631

12055

4/29/2016

PAY TO THE

ORDER OF City of Miami Beach

\$ 100 00

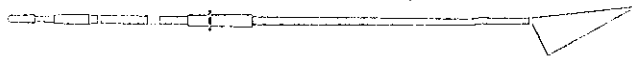
One Hundred and 00/100 DOLLARS

City of Miami Beach

Maria Porter



Miami Beach Watersports Center



April 28th 2016

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

This letter is to request a waiver for the requirements of a Neighborhood Impact Establishment for the Miami Beach Watersports Center, Inc., a not for profit organization located at 6500 Indian Creek Drive, Miami Beach, FL 33141.

The second floor of the facility is included on the Business Tax Receipt as a Hall for Hire with an Occupancy Content determined by the City of Miami Beach Fire Department. Documents attached.

The Center contracts with private clients to host events including weddings, social events, fundraisers and meetings. Clients hire caterers, bar staff and other vendors under the regulations of the Center.

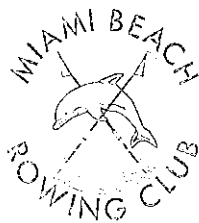
Events are nine hours in total, including two hours of set up and two hour of breakdown. Weekday events end no later than 12:00am and weekend events no later than 1:00am. Music is restricted to the indoor ballroom. Staff monitors sound levels outside the facility and clients reduce sound level at 12:00am.

An off duty police officer is present at each event where alcohol is served.

The proceeds of such events help fund the community programming of the not for profit organization. Please feel free to contact us with any questions.

Respectfully,

Elaine Roden
Executive Director
Miami Beach Watersports Center, Inc.



6500 Indian Creek Drive
Miami Beach, FL 33141
Phone: 305 361 3378 Fax 305 361 1341
www.miamibeachwatersports.com



The Zoning
Specialists Group, Inc.

April 15, 2016

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

RE: Property Owners List within 375 feet of:

LEGAL DESCRIPTION:

Lots 17 through 21 inclusive, Block 3 of "AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 28, at Page 28 of the Public Records of Miami-Dade County, Florida.

ADDRESS: 6500 Indian Creek Drive, Miami Beach, FL 33141

FOLIO NO. 02-3211-007-0820

PREPARED FOR: MIAMI BEACH WATERSPORTS CENTER

Order No. 160411

TOTAL NO. OF LABELS WITHOUT REPETITION: 275

This is to certify that the attached ownership list, map and mailing matrix is a complete and accurate representation of the real estate property and property owners within 375 feet of the subject property listed above. This reflects the most current records on the file in Miami-Dade County Tax Assessor's Office.

Sincerely,

THE ZONING SPECIALISTS GROUP, INC.

Jose F. Lopez, P.S.M. #3086

NAME	ADDRESS	CITY	STATE	ZIP	COUNTRY
Enviro Care Usa LLC	Cor Noel La Croix St	Couva And Tobago			Trinidad
Salvadori Family LLC	122 Ave De Beaumont	Lamorlay 60260			France
S I Zurich Inc	Escribano Diego Rutal 2675	Vitacura Santiago De Chile 763000			Chile
Olivier Bianchi Jtrs Kamini Sahadeo Jtrs	33 University Ave Apt 2304	Toronto Ontario M5j 257			Canada
Walter D Souza	4404 Jenkins Crescent	Mississauga On L5r 1V2			Canada
Patricia Sifuentes Trs Saenro Florida Trust E	3606 Poirier Blvd	Saint Laurent Quebec H4r 2J5			Canada
Abdul Hameed Tayyab Hameed	5987 Blue Spruce Ave	Burlington Ontario L7l6t9			Canada
Jacqueline Nair Chahin	Italia 1226 Vicente Lopez	Provincia Buenos Aires			Argentina
City Of Miami Beach City Hall	1700 Convention Center Dr	Miami Beach	FL	33139-1819	
Gibson Security Corp	6484 Indian Creek Dr	Miami Beach	FL	33141-5825	
Palau North Beach LLC	3100 NW 72nd Ave Ste 113	Miami	FL	33122-1335	
The Mimosa LLC	6525 Collins Ave	Miami Beach	FL	33141-4755	
North Beach Retail Plaza LLC	301 Lincoln Rd	Miami Beach	FL	33139-3102	
Rist Properties LLC	6600 Collins Ave	Miami Beach	FL	33141-4619	
D & Y Collins Lc	515 E Las Olas Blvd Ste 400	Fort Lauderdale	FL	33301-4280	
Deauville Associates LLC	6701 Collins Ave	Miami Beach	FL	33141-3242	
Mimosa LLC	6525 Collins Ave	Miami Beach	FL	33141-4755	
Joe Comesana Mercy Comesana	1630 W 22nd St	Miami Beach	FL	33140-4513	
Alex Calvache	6498 Collins Ave Apt 38	Miami Beach	FL	33141-4638	
Olga Ulloa	1424 NW 31st Ave	Miami	FL	33125-1939	
Magalis Capote	6498 Collins Ave Apt 40	Miami Beach	FL	33141-4638	
Ricardo Placeres Jr & W Alina D	10781 SW 51st Dr	Miami	FL	33165-6161	
Mario Santana & W Silvia	6498 Collins Ave Apt 42	Miami Beach	FL	33141-4677	
Larisa Mudrik Michael Mudrik	6498 Collins Ave Apt 43	Miami Beach	FL	33141-4677	
Elda M Verdesia & Ana Hooper	6498 Collins Ave Apt 44	Miami Beach	FL	33141-4677	
Eduardo Garcia Dalia Garcia	6498 Collins Ave Apt 45	Miami Beach	FL	33141-4677	
Lesvia Sierra Guerra	6498 Collins Ave Apt 38	Miami Beach	FL	33141-4638	
Rumbo Norte LLC	7441 Wayne Ave Apt 12Q	Miami Beach	FL	33141-2570	
Alejo Jimenez	6498 Collins Ave Apt 49	Miami Beach	FL	33141-4668	
Catalina L Martinez & Eleana Lopez	6498 Collins Ave Apt 50	Miami Beach	FL	33141-4668	
Sigrid Boldt Mendez	6498 Collins Ave Apt 51	Miami Beach	FL	33141-4676	
Alejandro E Gonzalez	6498 Collins Ave Apt 52	Miami Beach	FL	33141-4676	
Manny Romeo	333 W 55th St Apt 1C	New York	NY	10019-4567	
Vicente Martin & W Ysabel Martin	6498 Collins Ave Apt 54	Miami Beach	FL	33141-4676	
Antonio Rodriguez	6494 Collins Ave	Miami Beach	FL	33141-4610	
Amarilys Martin Jo	6494 Collins Ave Apt 20	Miami Beach	FL	33141-4637	
Rogelio Noda	6494 Collins Ave Apt 21	Miami Beach	FL	33141-4637	
Gloria Perez	6494 Collins Ave Apt 22	Miami Beach	FL	33141-4637	
Elpidio Padilla & W Miriam C	7640 SW 95th Ave	Miami	FL	33173-3341	
Jose Failde & W Hortensia	7456 NW 169th Ter	Hialeah	FL	33015-4135	
Juana Bustamante & Norma A Cruz	6494 Collins Ave Apt 25	Miami Beach	FL	33141-4659	
Freddy De J Fernandez & W Sahyli Cruz	6494 Collins Ave Apt 26	Miami Beach	FL	33141-4659	
James D Edmonds Jr & W Damary (Le) Rem	2642 Roxton St	Sulphur	LA	70663-7318	
Teresa Cejas	2355 NW 28th St	Miami	FL	33142-6542	
Berta Del Pino	8301 SW 27th Ln	Miami	FL	33155-2459	
Ana Verdesia	6494 Collins Ave # 44	Miami Beach	FL	33141-4610	
Lazaro Almeida	6494 Collins Ave Apt 31	Miami Beach	FL	33141-4667	
Monica Toro	6494 Collins Ave Apt 32	Miami Beach	FL	33141-4667	
Lorena Gutierrez Gonzalez	6494 Collins Ave Apt 33	Miami Beach	FL	33141-4673	
Jose M Fuentes Lazara E Fuentes	6494 Collins Ave Apt 34	Miami Beach	FL	33141-4673	
Rogelio Noda & Lourdes Noda	6494 Collins Ave Apt 35	Miami Beach	FL	33141-4673	
George R Ballow	6494 Collins Ave Apt 36	Miami Beach	FL	33141-4673	
Carol Jocelyn Pena Trs	6490 Collins Ave Apt 1	Miami Beach	FL	33141-4636	
Edwin Eiger & W Ida	1 Alvord Rd	Morristown	NJ	07960-6301	
Elpidio Padilla	7640 SW 95th Ave	Miami	FL	33173-3341	
Narciso H Jimenez & W Arely & Herbert Jirr	1331 46th St	North Bergen	NJ	07047-2907	
Roberto D Mendez & Marta Elena Castano	807 Riverside Dr Apt 6B	New York	NY	10032-7359	
Diana Castresana Freddie Levier Barnes	6490 Collins Ave Apt 6	Miami Beach	FL	33141-4675	
Enriquez Diaz Jr	6490 Collins Ave Apt 7	Miami Beach	FL	33141-4675	
Juan Mena Barbara R Tabares	6740 SW 5th Ter	Miami	FL	33144-3647	
Genoveva C Diaz Jtrs Damarys Gonzalez Ro	3881 W Flagler St Apt 127	Coral Gables	FL	33134-1619	
Hortensia C Failde	7456 NW 169th Ter	Hialeah	FL	33015-4135	
Robert Companioni	5762 Okeechobee Blvd # 104	West Palm Beach	FL	33417-4343	
Lazara Elena Fuentes	6490 Collins Ave Apt 12	Miami Beach	FL	33141-4666	

Jovanny Roque Isbelia M Duran	6490 Collins Ave Apt 12B	Miami Beach	FL	33141-4666
Daniel J & Staton Z Brooks	97 Marlborough Rd	Brooklyn	NY	11226-4301
Yolanda Machado	310 Fontainebleau Blvd Apt 405	Miami	FL	33172-5706
Mercedes Liliana Hojman	6490 Collins Ave Apt 16	Miami Beach	FL	33141-4674
Adalberto Navia & W Caridad E	11032 SW 25th St	Miami	FL	33165-2347
Antonio J Rodriguez	6494 Collins Ave Apt 19	Miami Beach	FL	33141-4637
Daniel Cruz	6545 Indian Creek Dr Apt 201	Miami Beach	FL	33141-5815
Joel Altez	303 W 149th St Apt 5B	New York	NY	10039-2223
David Quintana	6545 Indian Creek Dr Apt 203	Miami Beach	FL	33141-5815
Gladys T Costales Trs Gladys T Costales Rev	1623 Collins Ave Apt 714	Miami Beach	FL	33139-3144
Robert Mcaniff	6545 Indian Creek Dr Apt 205	Miami Beach	FL	33141-5815
Adeleine Francois	6545 Indian Creek Dr Apt 206	Miami Beach	FL	33141-5815
Sara Rivera	6545 Indian Creek Dr Apt 208	Miami Beach	FL	33141-5815
Marilyn Barlow	8124 NW 66th Ter	Fort Lauderdale	FL	33321-7005
Rodolfo Gonzalez & W Lourdes	8262 NW 164th St	Hialeah	FL	33016-3482
Edgar J Renjifo	6545 Indian Creek Dr	Miami Beach	FL	33141-5831
Herbert Tressel & W Inge	9511 Collins Ave Apt 1405	Miami Beach	FL	33154-2660
Roberto Rosenfeld Erna G Rosenfeld	6545 Indian Creek Dr Apt 304	Miami Beach	FL	33141-5816
Daisy Lazo	6545 Indian Creek Dr Apt 305	Miami Beach	FL	33141-5816
Debora B De Bortolli	148 Calle Marte	Carolina	PR	00979-4821
Luis Martin Aguerrebere Trs Luis Martin Ag	6545 Indian Creek Dr Apt 307	Miami Beach	FL	33141-5816
Lizzette Mendez	4229 SW 59th Ave	Miami	FL	33155-5325
Luis Guardia Trs Guardia Family Revocable	6545 Indian Creek Dr Apt 309	Miami Beach	FL	33141-5816
Avner A Arz Trs The Rev Liv Trust Of A Arzi	6545 Indian Creek Dr Apt 401	Miami Beach	FL	33141-5817
Raimundo Del Castillo & W Alba	8095 SW 89th Ct	Miami	FL	33173-4185
Maria Perez	6545 Indian Creek Dr Apt 403	Miami Beach	FL	33141-5817
Candida Mendiola	6545 Indian Creek Dr Apt 405	Miami Beach	FL	33141-5817
Humberto D Rojas Heriberto Benito	409 SW 136th Pl	Miami	FL	33184-1054
Rose Greenberg	6545 Indian Creek Dr Apt 408	Miami Beach	FL	33141-5817
Luis Martin Aguerrebere Trs Luis Martin Ag	10441 SW 52nd St	Miami	FL	33165-6238
Paula C Benitez	6545 Indian Creek Dr Apt 501	Miami Beach	FL	33141-5818
Gladys T Costales Trs Gladys T Costales Rev	1623 Collins Ave Apt 714	Miami Beach	FL	33139-3144
Oscar B Alvareda	6545 Indian Creek Dr Apt 503	Miami Beach	FL	33141-5818
Luis Andres Salas Trs Laura Salas Trs	1715 SW 88th Ave	Miami	FL	33165-7847
Frank Alfaronne Trs Frank Alfaronne 2015 Rev	6545 Indian Creek Dr	Miami Beach	FL	33141-5831
Eduardo F Nunez	6545 Indian Creek Dr Apt 506	Miami Beach	FL	33141-5818
Oscar I Valladares Pando	6545 Indian Creek Dr Apt 507	Miami Beach	FL	33141-5818
Veronica Fernandez	6545 Indian Creek Dr Apt 508	Miami Beach	FL	33141-5818
Cookies & Crackers Corp	15907 NW 52nd Ave	Hialeah	FL	33014-6201
Aixa Ferrer Summers	6450 Collins Ave Apt 201	Miami Beach	FL	33141-4602
John Francis Virtue Trs Anna Marie Virtue T	6450 Collins Ave Apt 301	Miami Beach	FL	33141-4602
Stamford Scherer & W Marjorie	6450 Collins Ave Apt 401	Miami Beach	FL	33141-4602
Jeffrey Peacock	444 E 82nd St Apt 14A	New York	NY	10028-5913
Juan Carlos Rodriguez Lacouture	6450 Collins Ave Apt 601	Miami Beach	FL	33141-4669
Ramon Mourelo Kembly Alvarado	2089 N Discovery Ln	Casa Grande	AZ	85122-6113
Craig Martin Badinger	4743 43rd St Apt 3F	Woodside	NY	11377-6223
Jacobo & Isaac Moreno & W Rebeca	6450 Collins Ave Apt 901	Miami Beach	FL	33141-4603
Leslie A Deloach Est Of	6450 Collins Ave Apt 1001	Miami Beach	FL	33141-4603
Irene Mizrahi Daniel Serfaty	6450 Collins Ave Apt 1101	Miami Beach	FL	33141-4603
Jorge Esquivel & W Maria E	6450 Collins Ave Apt 1201	Miami Beach	FL	33141-4670
Jorge Hernandez & W Amelia	6450 Collins Ave Apt 1401	Miami Beach	FL	33141-4670
Sue Jane Goodstein	6450 Collins Ave Apt 1501	Miami Beach	FL	33141-4670
Diane M Abramson	6450 Collins Ave Apt 202	Miami Beach	FL	33141-4602
Jay A Diamond Le Aliza Diamond Le Rem Li	14446 W Dixie Hwy	Miami	FL	33161-3029
Lacosta Enterprises LLC	1430 S Dixie Hwy Ste 321	Coral Gables	FL	33146-3175
Pedro L De Los Reyes & Francisca Ledesma	6450 Collins Ave Apt 502	Miami Beach	FL	33141-4669
Elina F Merzeau	6450 Collins Ave Apt 602	Miami Beach	FL	33141-4669
Jorge Esquivel & W Maria	6450 Collins Ave Apt 1201	Miami Beach	FL	33141-4670
Gregorio & Idalia Gonzalez	21 SW 59th Ct	Miami	FL	33144-3336
Miriam Sosa	6450 Collins Ave Apt 902	Miami Beach	FL	33141-4603
Ocean Park Condo Assoc Inc C/O Michael E	9500 S Dadeland Blvd Ste 550	Miami	FL	33156-2829
Arthur Patrick Marnane	5565 Seminary Rd Apt 112	Falls Church	VA	22041-3559
Manuel Barcia & W Maria T	6450 Collins Ave Apt 1202	Miami Beach	FL	33141-4670
Collins Holdings LLC	5200 San Jose Blvd Unit 6	Jacksonville	FL	32207-7662
Maria C Nunez	6450 Collins Ave Apt 1502	Miami Beach	FL	33141-4670

Anette Yelin Trs	835 SW 22nd Rd	Miami	FL	33129-1921
Alejandro Castineira	15520 SW 80th St Apt B303	Miami	FL	33193-2624
Francisco M Lluria & W Isabel	6450 Collins Ave Apt 403	Miami Beach	FL	33141-4602
Matilde Abascal Jtrs C/O Martin Abascal Liz	2165 NW 19th Ave	Miami	FL	33142-7447
Louis Kabelka Leuda Kabelka	29 Fairview Ave	Waltham	MA	02453
Rania Isaac	8205 Arnett St	Downey	CA	90241-4807
Stephen Panigel	81 06 Kew Gardens Rd	Kew Gardens	NY	11415
Maria Vanessa Vignati	14267 SW 97th Ter	Miami	FL	33186-7892
Ana Gloria Mirabal	6450 Collins Ave Apt 1003	Miami Beach	FL	33141-4603
Lucinha C Almeida	6450 Collins Ave Apt 1103	Miami Beach	FL	33141-4603
Marlo Cuervo	6450 Collins Ave Apt 1203	Miami Beach	FL	33141-4670
Barbara T Mcdonald	6450 Collins Ave Apt 1403	Miami Beach	FL	33141-4670
Manuel Gomez & W Sylvia I Correa	1221 Harvard St NW	Washington	DC	20009-5311
Isabel C Alonso Trs Reinaldo F Alonso	1267 N Venetian Way	Miami Beach	FL	33139-1137
Felicia Fernandez	6450 Collins Ave Apt 404	Miami Beach	FL	33141-4602
Beatrice Chaves Velando (Le) Rem Edward	6450 Collins Ave Apt 504	Miami Beach	FL	33141-4669
Aley Castano & W Carmen	5765 SW 9th Ter	Miami	FL	33144-5012
Marcelle Daussy Jones	4025 Indian Creek Dr Apt 301	Miami Beach	FL	33140-3754
Deborah Scherer	6450 Collins Ave Apt 804	Miami Beach	FL	33141-4603
Dario Pancorbo & W Aile M Hernadez & Ca	10250 SW 60th St	Miami	FL	33173-2822
Frank Antonetti	6450 Collins Ave Apt 1004	Miami Beach	FL	33141-4603
Daisy E Zayas	6450 Collins Ave Apt 1104	Miami Beach	FL	33141-4670
Cesar A Ruiz	6450 Collins Ave Apt 1204	Miami Beach	FL	33141-4670
Isabel Malowany Elias Malowany	6450 Collins Ave Apt 1404	Miami Beach	FL	33141-4670
Pedro Perez Meysa Hernandez	6450 Collins Ave	Miami Beach	FL	33141-4608
Maritza Cruz	6450 Collins Ave Apt 205	Miami Beach	FL	33141-4602
Juan Carlos Lacouture	6450 Collins Ave Apt 601	Miami Beach	FL	33141-4669
James Carles Nancy Carles (Jtrs)	9310 NW 14th St	Pembroke Pines	FL	33024-4512
Vivian F Incera & Efrain J Ferrer & Efrain Fe	6450 Collins Ave Apt 505	Miami Beach	FL	33141-4669
Dana Abramson	6450 Collins Ave Apt 605	Miami Beach	FL	33141-4669
Barbaro Barros	6450 Collins Ave Apt 705	Miami Beach	FL	33141-4669
Silvio Del Valle & W Yrma & Alejandro Del V	6450 Collins Ave Apt 805	Miami Beach	FL	33141-4603
Eutimio Uralde & W Victalina	6450 Collins Ave Apt 905	Miami Beach	FL	33141-4603
Parvin Aras	6450 Collins Ave Apt 1005	Miami Beach	FL	33141-4603
Amelia M Caliendo	Odc US Embassy	Apo Miami	FL	34035
Alvaro Vega & W Roxana	6450 Collins Ave Apt 1205	Miami Beach	FL	33141-4670
Miami Sun Homes LLC	1001 Brickell Bay Dr Ste 1200	Miami	FL	33131-4937
6450 Collins Ave 1505 LLC	12833 SW 45th Ter	Miami	FL	33175-4662
Kathleen Fleming	6450 Collins Ave Apt 206	Miami Beach	FL	33141-4602
Maria C Lorenzo	6450 Collins Ave Apt 306	Miami Beach	FL	33141-4602
Matthew H Wyatt	6450 Collins Ave Apt 506	Miami Beach	FL	33141-4669
Frances Rivera	6450 Collins Ave Apt 706	Miami Beach	FL	33141-4669
Francisco Marin & Teresa Marrero	6450 Collins Ave Apt 806	Miami Beach	FL	33141-4603
Dorrie Foster	6450 Collins Ave Apt 906	Miami Beach	FL	33141-4603
Carlos A Osorio	PO Box 490810	Key Biscayne	FL	33149-0810
Victor Martin	6450 Collins Ave Apt 1106	Miami Beach	FL	33141-4670
Eduardo Duran Grace Santoso	6450 Collins Ave Apt 1206	Miami Beach	FL	33141-4670
Jay Marcus Erica Marcus	1 River Pl Apt 728	New York	NY	10036-4365
Yolanda Mora	6450 Collins Ave Apt 1506	Miami Beach	FL	33141-4695
Maria A Abijalil	240 Beacom Blvd	Miami	FL	33135-1535
Christian Perdomo	6450 Collins Ave Apt 307	Miami Beach	FL	33141-4602
Ramon Gomez	813 NW 133rd Ct	Miami	FL	33182-2201
Pedro L Ravelo Maria Elena Ravelo	9055 SW 73rd Ct Apt 1006	Miami	FL	33156-2952
Carole D Sparr	6450 Collins Ave Apt 607	Miami Beach	FL	33141-4669
Jesus R Machado Trs Maria E Machado Trs	137 Golden Isles Dr Apt 1601	Hallandale	FL	33009-8805
Wesley N Smith	6450 Collins Ave Apt 807	Miami Beach	FL	33141-4603
Pedro Glaria	13945 SW 157th St	Miami	FL	33177-1084
Manfred Konrad Donna B Konrad	5223 74th St	Elmhurst	NY	11373-4108
Alfredo Oliva & W Rosalia	6450 Collins Ave Apt 1107	Miami Beach	FL	33141-4670
Maria M Macias	6450 Collins Ave Apt 1407	Miami Beach	FL	33141-4670
Elpidio Haibi Le Rem Omar Haibi	6450 Collins Ave Apt 208	Miami Beach	FL	33141-4602
Michael Karl Littlejohn II	6450 Collins Ave Apt 308	Miami Beach	FL	33141-4602
Luis Marquetti Est Of	6450 Collins Ave Apt 408	Miami Beach	FL	33141-4602
Katherine Delore	11308 SW 92nd St	Miami	FL	33176-1186
Wesley N Smith	6450 Collins Ave Apt 608	Miami Beach	FL	33141-4669

Manuel Dominguez & W Ileana Dominguez	317 Rock Ridge Ct	Franklin Lakes	NJ	07417-1548
Mercedes Martinez	6450 Collins Ave Apt 908	Miami Beach	FL	33141-4603
Magda R Lahera	6450 Collins Ave Apt 1008	Miami Beach	FL	33141-4603
Julio Martinez & W Olga M	1965 Willeo Creek Pt	Marietta	GA	30068-1553
Mark Dean	6450 Collins Ave Apt 1208	Miami Beach	FL	33141-4670
Clara Aquino Jose A Aquino	7220 32nd Ave	East Elmhurst	NY	11370-1703
James P O Higgins	420 E 72nd St Apt 17H	New York	NY	10021-4675
Julia Diaz Orson Diaz	6450 Collins Ave Apt 209	Miami Beach	FL	33141-4602
Norma I Alicea	6450 Collins Ave Apt 309	Miami Beach	FL	33141-4602
Rafael Martinez	6450 Collins Ave Apt 409	Miami Beach	FL	33141-4602
Maria T Dominguez	6450 Collins Ave Apt 509	Miami Beach	FL	33141-4669
Ricardo Marchesani & W Ana	6450 Collins Ave Apt 709	Miami Beach	FL	33141-4669
James Mcdermott Jennifer Mcdermott	6450 Collins Ave Apt 809	Miami Beach	FL	33141-4603
Francisca & Pedro P Ledesma	6450 Collins Ave Apt 909	Miami Beach	FL	33141-4603
Carlos A Ossorio Trs The Unit 1009 Land Tr	PO Box 490810	Key Biscayne	FL	33149-0810
Michael Isaac	8205 Amett St	Downey	CA	90241
6450 Collins Corp	6450 Collins Ave Apt 1209	Miami Beach	FL	33141-4670
Sylvia Ospina	6450 Collins Ave Apt 1409	Miami Beach	FL	33141-4670
James Ohiggins	420 E 72nd St Apt 17H	New York	NY	10021-4675
Thomas Richerson Barbara Dacquino	6450 Collins Ave Ph 1	Miami Beach	FL	33141-4695
Gregory Oneill & W Carol McMahon Oneill	6450 Collins Ave # Ph2	Miami Beach	FL	33141-4608
Capri LLC	9737 NW 41st St # 118	Miami	FL	33178-2924
Oksana Zlenko	162 W 56th St Apt 1501	New York	NY	10019-3885
Jean Louis Sorondo	107 Pelican Rd	Tavernier	FL	33070-2440
Seran Invest LLC	690 Lincoln Rd Ste 300	Miami Beach	FL	33139-2905
Ddd Latitude Investments LLC	6580 Indian Creek Dr Apt 201	Miami Beach	FL	33141-5892
Aam Investments LLC	20900 NE 30th Ave Ste 318	Miami	FL	33180-2163
Anjanette Correa Diaz	6580 Indian Creek Dr Apt 401	Miami Beach	FL	33141-5892
David Gilinsky Regina Gilinsky	6580 Indian Creek Dr Apt 501	Miami Beach	FL	33141-5892
Rekordmeister LLC	6580 Indian Creek Dr Apt 601	Miami Beach	FL	33141-5893
Todd M Sholtis	6580 Indian Creek Dr Apt 202	Miami Beach	FL	33141-5892
Jorge Jesus Rodriguez	6580 Indian Creek Dr Apt 304	Miami Beach	FL	33141-5892
Elaine May	110 W End Ave Apt 9D	New York	NY	10023-6341
A & R Miami Investment LLC	5875 Collins Ave Apt 802	Miami Beach	FL	33140-3764
Bayview Investment Holding LLC	6580 Indian Creek Dr Apt 602	Miami Beach	FL	33141-5893
Alejandra Pacheco	6580 Indian Creek Dr Apt 203	Miami Beach	FL	33141-5892
Jose M Pagani Jr	6580 Indian Creek Dr Apt 303	Miami Beach	FL	33141-5892
Giuseppe Meli & Pierangelo Merati	6580 Indian Creek Dr Apt 403	Miami Beach	FL	33141-5892
George Lindemann Trs	1455 Ocean Dr # 06	Miami Beach	FL	33139-4133
Galina M Kalinina Le Rem Larisa Mikhailova	6580 Indian Creek Dr Apt 604	Miami Beach	FL	33141-5893
Massimo Bonetti Matteo Bonetti	6580 Indian Creek Dr Apt 304	Miami Beach	FL	33141-5892
John Schweighardt	6580 Indian Creek Dr Apt 404	Miami Beach	FL	33141-5892
Black Demon LLC	6580 Indian Creek Dr Apt 504	Miami Beach	FL	33141-5893
Alexey Kalinin Le Rem Larisa Mikhailova	6580 Indian Creek Dr Apt 604	Miami Beach	FL	33141-5893
Sixkids Investments LLC	6580 Indian Creek Dr Apt 205	Miami Beach	FL	33141-5892
Ezequiel Barrios	6580 Indian Creek Dr Apt 305	Miami Beach	FL	33141-5892
Thomas A White Maryann M White	6580 Indian Creek Dr Apt 405	Miami Beach	FL	33141-5892
Robert Ramaekers	6580 Indian Creek Dr Apt 505	Miami Beach	FL	33141-5893
Rafael Azuaje Julie Azuaje	6580 Indian Creek Dr Apt 605	Miami Beach	FL	33141-5893
Andrew Nicholson	6580 Indian Creek Dr Apt 206	Miami Beach	FL	33141-5892
Justin Fuhrmann	9655 E Bay Harbor Dr Apt 7N	Miami Beach	FL	33154-2122
Vvbt LLC	6721 SW 69th Ter	Miami	FL	33143-3134
Bonafede LLC	6580 Indian Creek Dr Apt 506	Miami Beach	FL	33141-5893
Firouzeh Foulquier Olivier Foulquier	750 Park Ave	New York	NY	10021-4252
Regatta 207 LLC	9290 SW 72nd St Ste 103	Miami	FL	33173-3236
Christina Lindemann	1455 Ocean Dr Apt 1008	Miami Beach	FL	33139-4139
Goodwinter LLC	6580 Indian Creek Dr Apt 407	Miami Beach	FL	33141-5892
Emerald Bay Inc	1000 E Hallandale Beach Blvd Ste	Hallandale	FL	33009-4434
Hosack Partners II LLC	27 W 72nd St # 1005	New York	NY	10023-3498
Regatta At Indian Creek 208 Inc	6580 Indian Creek Dr Apt 208	Miami Beach	FL	33141-5892
Rubi Holdings LLC	19950 W Country Club Dr Ste 90	Miami	FL	33180-4603
Zofragus Inc C/O Berman Rennert Vogel	100 SE 2nd St	Miami	FL	33131-2100
Malca Weisberg Trs Malca Weisberg Revoc	13101 SW 15th Ct Apt R110	Pembroke Pines	FL	33027-2414
Fimar Invest Inc	20900 NE 30th Ave Ste 603	Miami	FL	33180-2164
Gerhard Pleuhs Eva Maria Pleuhs	6580 Indian Creek Dr Apt 309	Miami Beach	FL	33141-5892

Mark W Parrish Dana S Parrish	4442 Prairie Ave	Miami Beach	FL	33140-3003
Reg509 Corp	6580 Indian Creek Dr Apt 509	Miami Beach	FL	33141-5893
Hector Gras & W Salome & Harold Richard	3350 Mccue Rd Apt 703	Houston	TX	77056-7120
Rumyana Vasileva Kasabova	1650 Coral Way Apt 704	Coral Gables	FL	33145-2881
Black Demon LLC	6580 Indian Creek Dr Apt 410	Miami Beach	FL	33141-5892
Luis Antonio Iole	3229 Huntington	Fort Lauderdale	FL	33332-1820
Richard Llanes & Anne Llanes	17201 Collins Ave Apt 606	North Miami Beach	FL	33160-3476
Moreira Investment LLC	1690 SW 69th Ave	Miami	FL	33155-1743
Rene Garcia	13201 SW 49th St	Miami	FL	33175-5238
La Justina Corp & Las Marias Corp	6580 Indian Creek Dr Apt 501	Miami Beach	FL	33141-5892
Zofragus Inc C/O Berman Rennert Vogel &	100 SE 2nd St	Miami	FL	33131-2100
Emerald Bay Inc % Serber & Assoc	6580 Indian Creek Dr Apt 405	Miami Beach	FL	33141-5892
Ignacio Krasovitzky Gabriela Martin Del Car	2578 Pine St	San Francisco	CA	94115-2669
Si Zurich Inc	6580 Indian Creek Dr Apt 408	Miami Beach	FL	33141-5892
Regatta At Indian Creek Condo C/O Cuevas	7480 SW 40 St Ste #600	Miami	FL	33155
Masiel Moreira Uvaldo Gonzalez	6580 Indian Creek Dr Apt 311	Miami Beach	FL	33141-5892

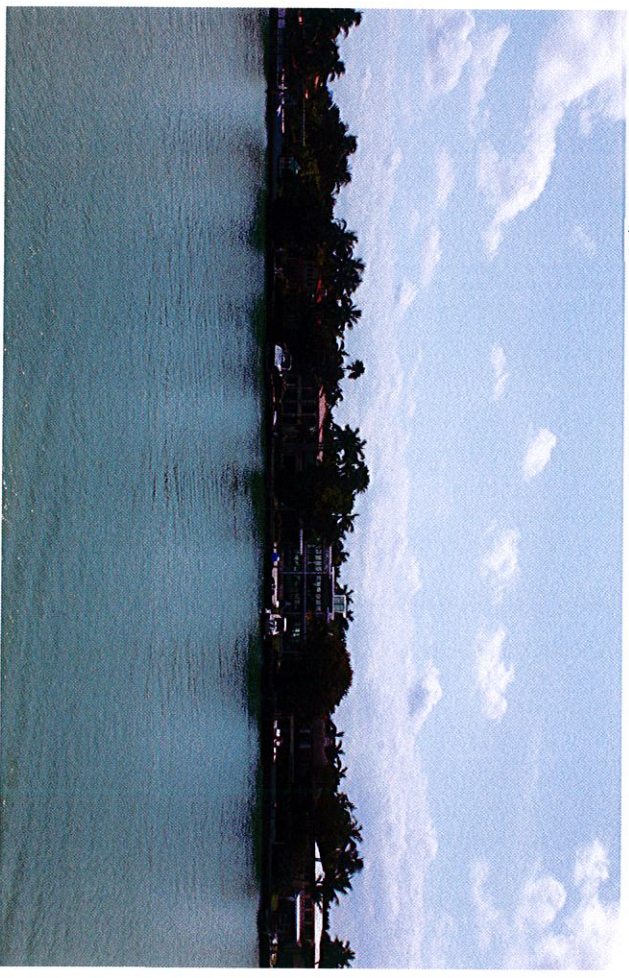
04.28.16 1 of 19 NE view from property



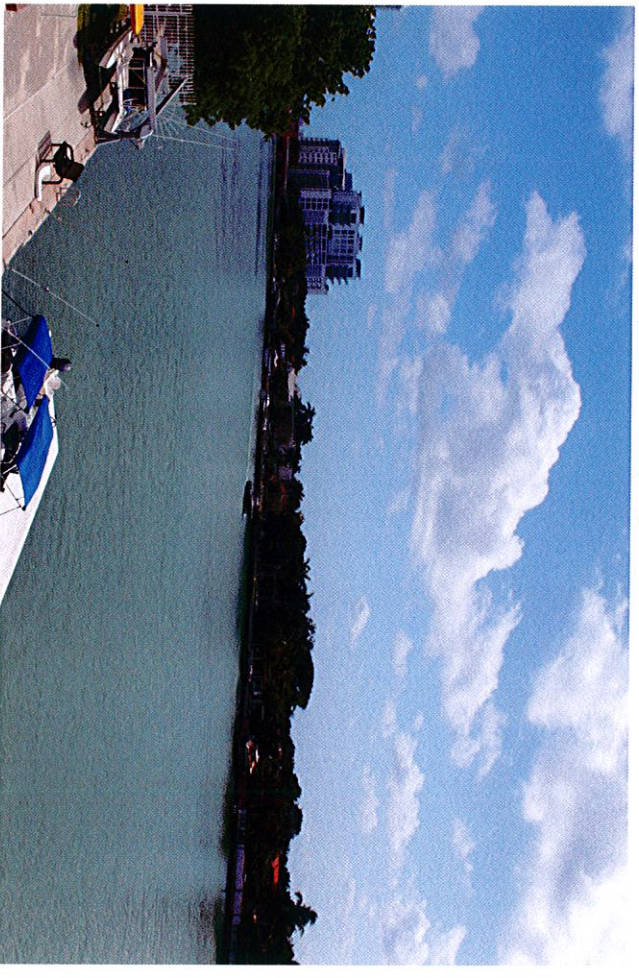
04.28.16 3 of 19 SE view from property



04.28.16 2 of 15 Wt view from property



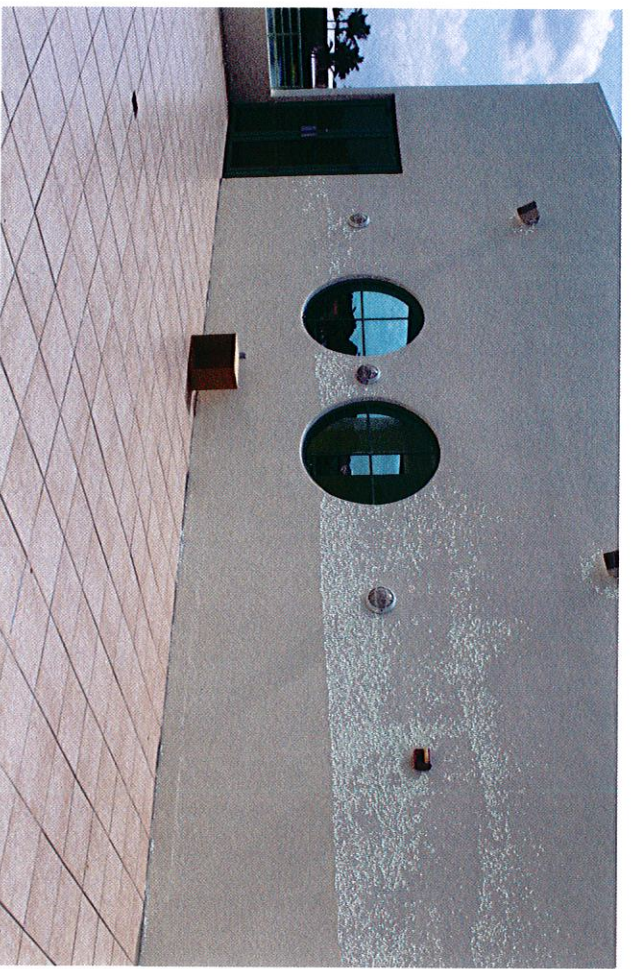
04.28.16 3 of 19 SE view from property



04.28.16 5 of 19 Inside East view of property



04.28.16 6 of 19 Terrace NW view



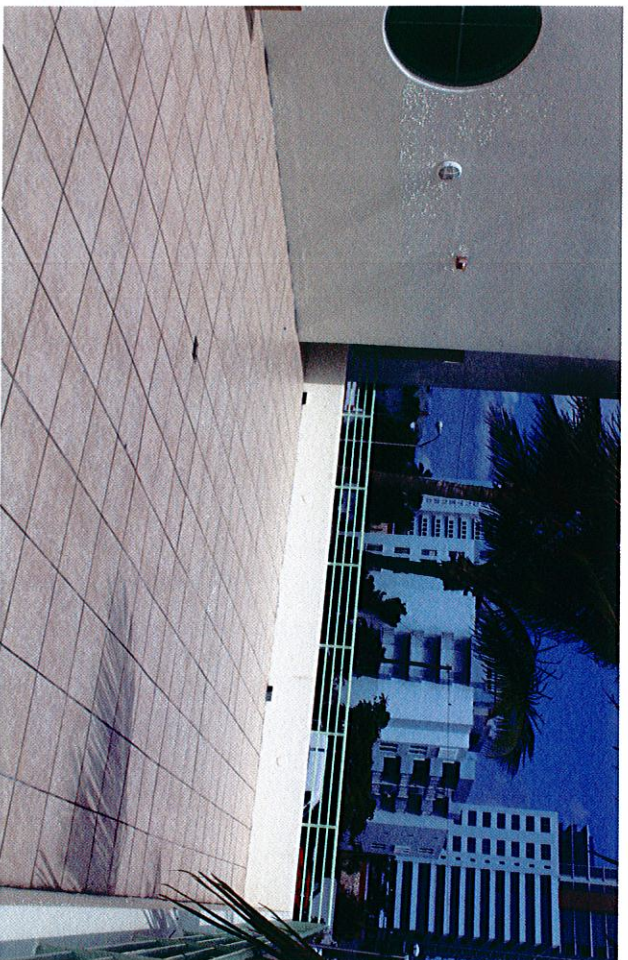
04.28.16 7 of 19 NW View from property



04.28.16 8 of 19 Inside North view of property



04.28.16 9 of 19 Terrace NE view



04.28.16 10 of 19 NW street view of property



04.28.16 11 of 19 Terrace North view



04.28.16 12 of 19 Front street west view of property



04.28.16 13 of 19 North view from property line



04.28.16 14 of 19 South view from property line



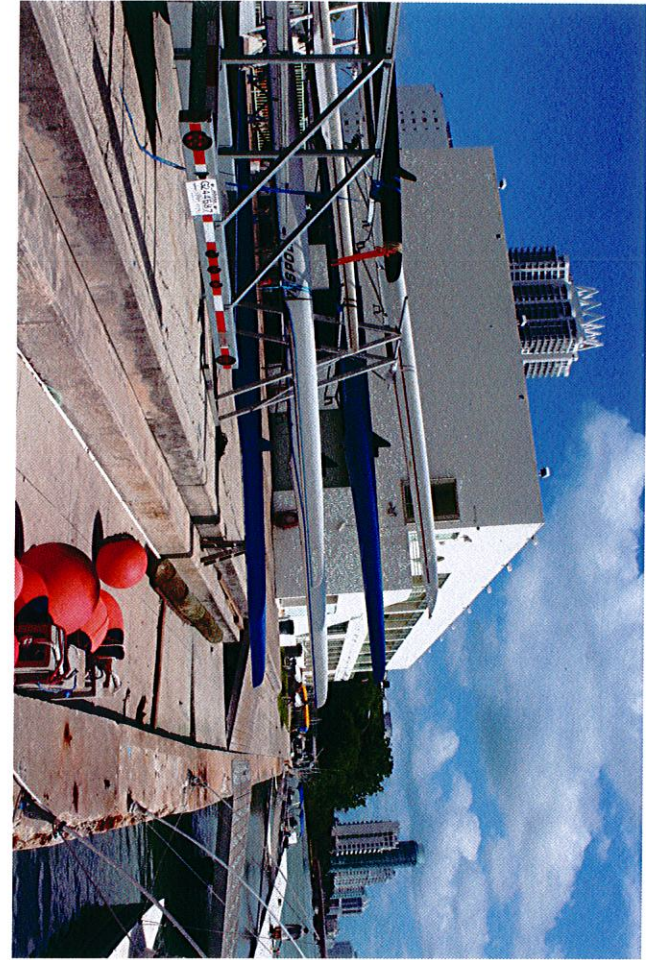
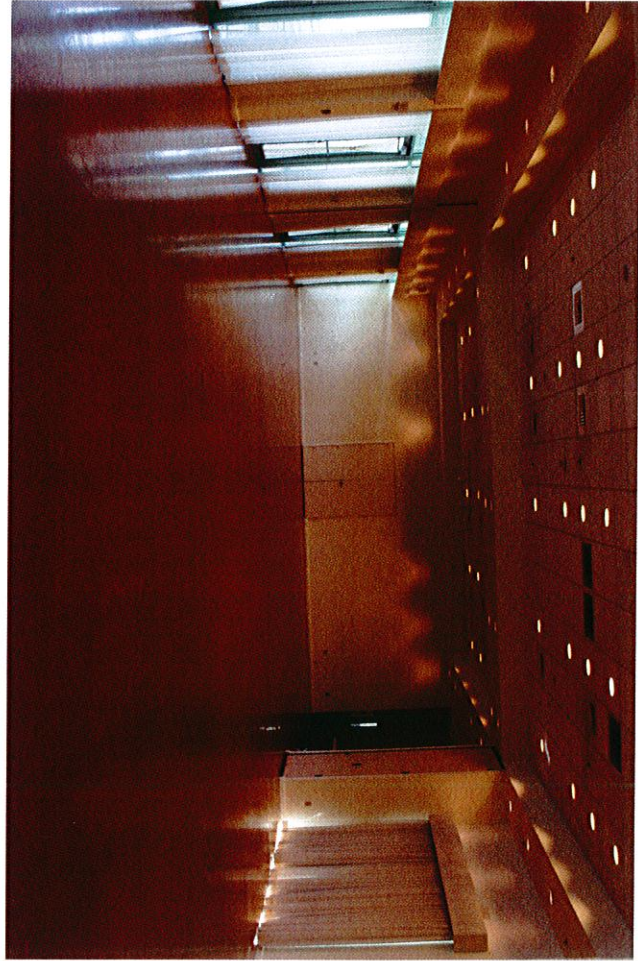
04.28.16 15 of 19 North view from property line



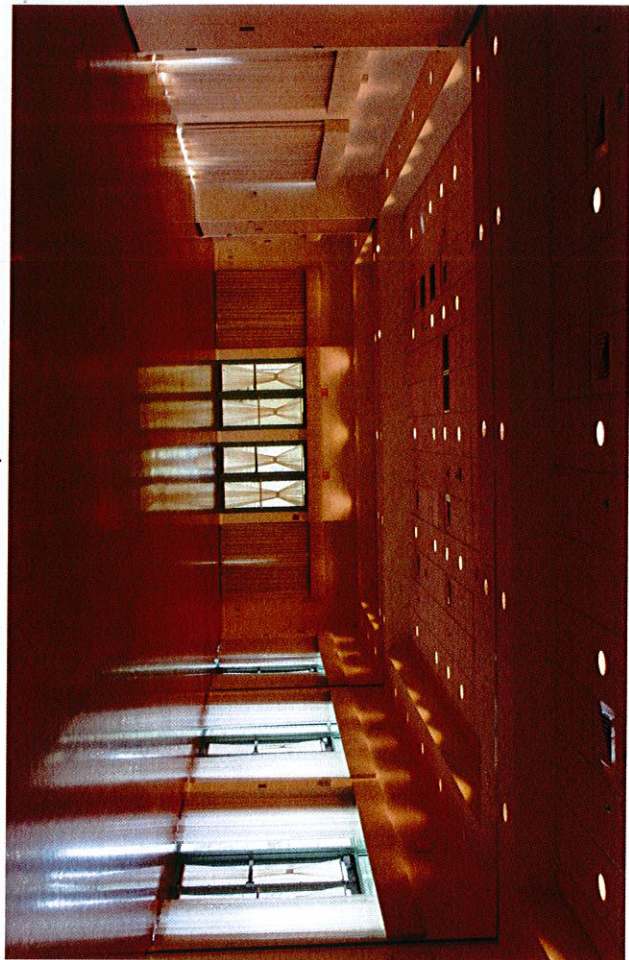
04.28.16 16 of 19 SW street view of property



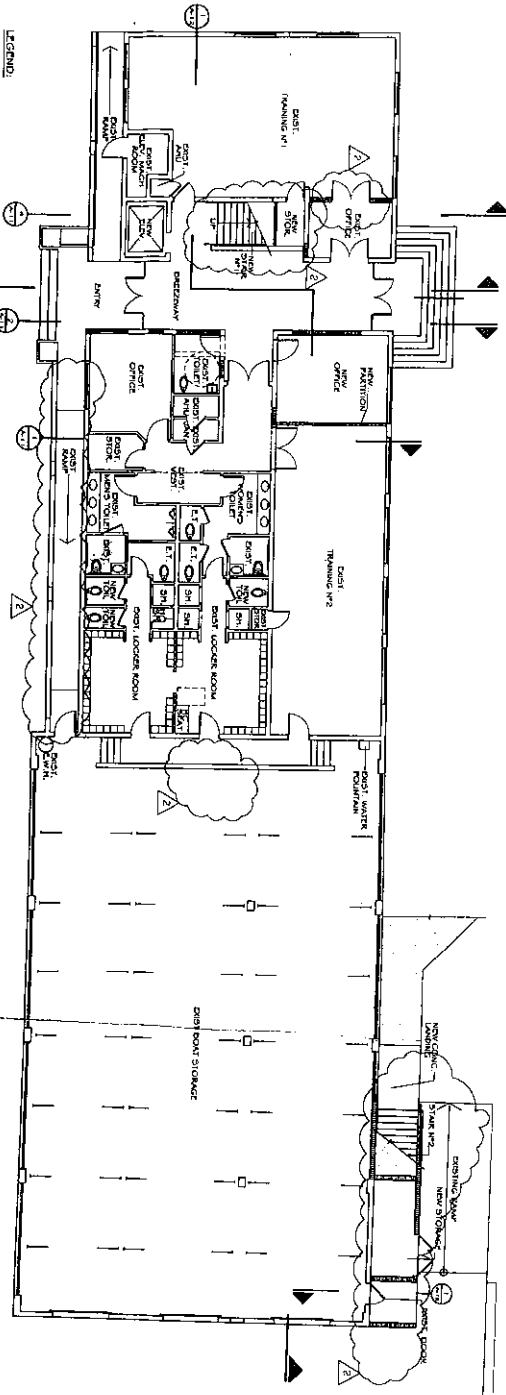
04.28.16 17 of 19 South view Banquet Hall



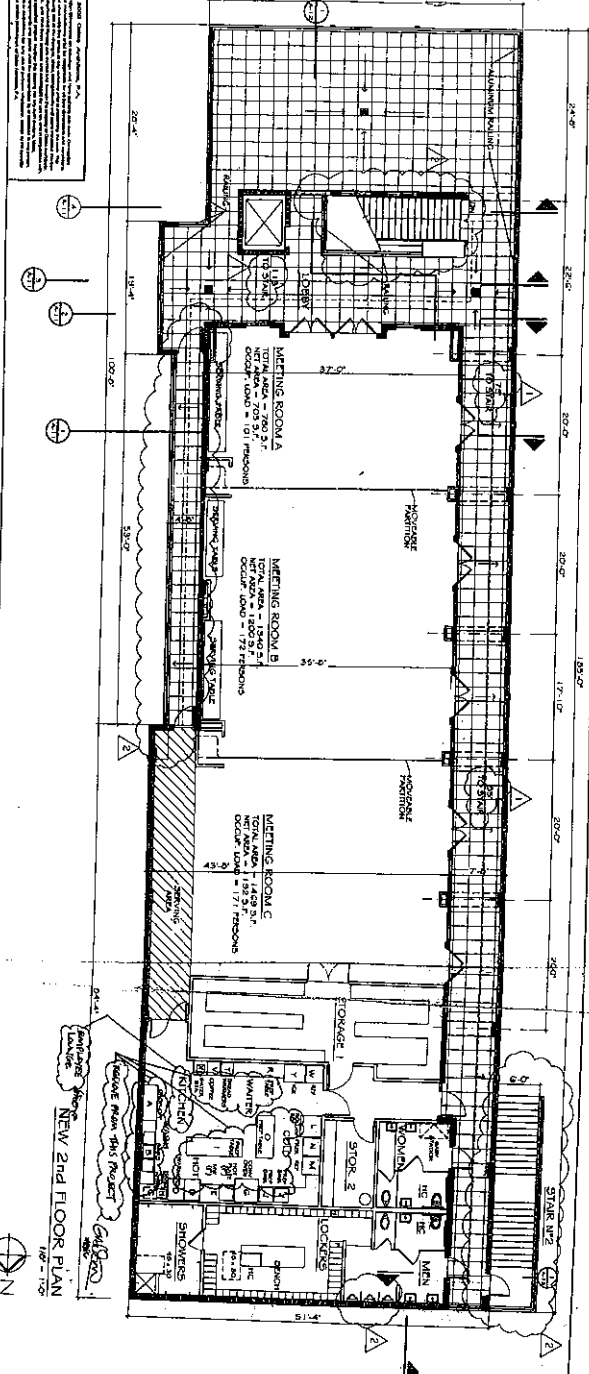
04.28.16 18 of 19 South view from property line



04.28.16 19 of 19 North view Banquet Hall



EXISTING 1st FLOOR PLAN
1/8" = 1'-0"



NEW 2nd FLOOR PLAN
1/8" = 1'-0"

PLUMBING DATA

FIGURE CALCULATIONS

REQUIRED	PROVIDED
1st FLOOR	1st FLOOR
OCCUPANCY 60 PERSONS	OCCUPANCY 60 PERSONS
MEN 1 TOILET + 1 LAV	MEN 3 TOILET + 4 LAV
WOMEN 1 TOILET + 1 LAV	WOMEN 7 TOILET + 5 LAV
2nd FLOOR	2nd FLOOR
OCCUPANCY 477 PERSONS	OCCUPANCY 477 PERSONS
MEN 5 TOILET + 3 LAV	MEN 5 TOILET + 3 LAV
WOMEN 3 TOILET + 3 LAV	WOMEN 2 TOILET + 3 LAV
UNisex TOILET	REQUIRED * PROVIDED AT FIRST FLOOR
DRINKING FOUNTAIN	REQUIRED * PROVIDED AT FIRST FLOOR
JANITOR CLOSET	REQUIRED * PROVIDED AT FIRST FLOOR

EGRESS DATA FOR 2ND FLOOR

OCCUPANCY	MAXIMUM ALLOWED OCCUPANCY
DESIGNED OCCUPANCY	477 PERSONS
MEETING ROOM A	101 PERSONS
MEETING ROOM B	101 PERSONS
MEETING ROOM C	101 PERSONS
KITCHEN (544 SPT/100)	544 PERSONS
LOCKER ROOM (275 SPT/50)	275 PERSONS
STAIR #1 (TO MAIN ENTRY)	72 PERSONS
STAIR #2 (TO REAR YARD)	72 PERSONS
STAIR #3 (TO REAR YARD)	72 PERSONS
STAIR #4 (TO REAR YARD)	72 PERSONS
STAIR #5 (TO REAR YARD)	72 PERSONS
STAIR #6 (TO REAR YARD)	72 PERSONS
STAIR #7 (TO REAR YARD)	72 PERSONS
STAIR #8 (TO REAR YARD)	72 PERSONS
STAIR #9 (TO REAR YARD)	72 PERSONS
STAIR #10 (TO REAR YARD)	72 PERSONS
STAIR #11 (TO REAR YARD)	72 PERSONS
STAIR #12 (TO REAR YARD)	72 PERSONS
STAIR #13 (TO REAR YARD)	72 PERSONS
STAIR #14 (TO REAR YARD)	72 PERSONS
STAIR #15 (TO REAR YARD)	72 PERSONS
STAIR #16 (TO REAR YARD)	72 PERSONS
STAIR #17 (TO REAR YARD)	72 PERSONS
STAIR #18 (TO REAR YARD)	72 PERSONS
STAIR #19 (TO REAR YARD)	72 PERSONS
STAIR #20 (TO REAR YARD)	72 PERSONS
STAIR #21 (TO REAR YARD)	72 PERSONS
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STAIR #27 (TO REAR YARD)	72 PERSONS
STAIR #28 (TO REAR YARD)	72 PERSONS
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STAIR #99 (TO REAR YARD)	72 PERSONS
STAIR #100 (TO REAR YARD)	72 PERSONS

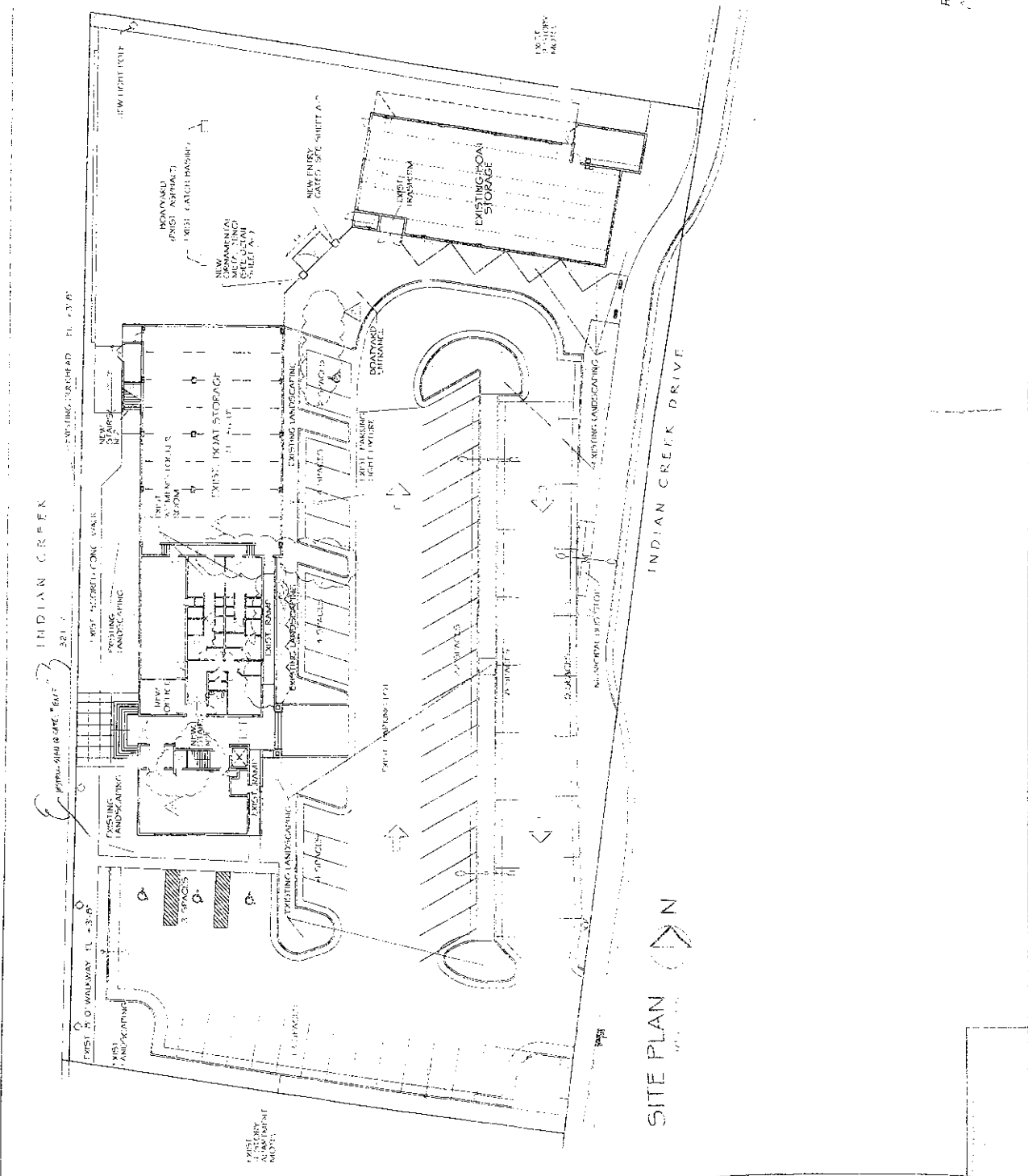
- REVISIONS
- 07-03-03 - CMB COMMENTS
 - 07-03-03 - OWNER REQUESTED MODIFICATION

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www.oxios.com

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5000 W. OCEAN BLVD.
MIAMI BEACH, FLORIDA 33141

NOTES: 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, THE CALIFORNIA ELECTRICAL CODE, AND THE CALIFORNIA MECHANICAL CODE. 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, THE CALIFORNIA ELECTRICAL CODE, AND THE CALIFORNIA MECHANICAL CODE. 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, THE CALIFORNIA ELECTRICAL CODE, AND THE CALIFORNIA MECHANICAL CODE. 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, THE CALIFORNIA ELECTRICAL CODE, AND THE CALIFORNIA MECHANICAL CODE. 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, THE CALIFORNIA ELECTRICAL CODE, AND THE CALIFORNIA MECHANICAL CODE.	NOTES: 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, THE CALIFORNIA ELECTRICAL CODE, AND THE CALIFORNIA MECHANICAL CODE. 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, THE CALIFORNIA ELECTRICAL CODE, AND THE CALIFORNIA MECHANICAL CODE. 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, THE CALIFORNIA ELECTRICAL CODE, AND THE CALIFORNIA MECHANICAL CODE. 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, THE CALIFORNIA ELECTRICAL CODE, AND THE CALIFORNIA MECHANICAL CODE. 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, THE CALIFORNIA ELECTRICAL CODE, AND THE CALIFORNIA MECHANICAL CODE.
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SITE PLAN

OXIOS

REVISIONS

DATE

BY

DESCRIPTION