

MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2ND FLOOR
MIAMI BEACH, FLORIDA 33139, WWW.MIAMIBEACHFL.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: 336 21 Street, Miami Beach 33139

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

FOLIO NUMBER (S) 02-3226-001-0200

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

NAME Plymouth Hotel, LLC

ADDRESS 336 21 Street, Miami Beach, Florida 33139

BUSINESS PHONE (305) 374-5300

CELL PHONE n/a

E-MAIL ADDRESS svardi@thinkhotelgrp.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

2. AUTHORIZED REPRESENTATIVE(S):

☐ ATTORNEY:

NAME Michael W. Larkin/Carli Koshal

ADDRESS 200 South Biscayne Blvd., Suite 850

BUSINESS PHONE (305) 374-5300

CELL PHONE _____

E-MAIL ADDRESS mlarkin@brzoninglaw.com/ckoshal@brzoninglaw.com

☐ 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 Kobi Karp/Jennier McConney

ADDRESS 2915 Biscayne Blvd., Suite 200

BUSINESS PHONE (305) 573-1818

CELL PHONE _____

E-MAIL ADDRESS kkarp@kobikarp.com/jmccconney@kobikarp.com

FILE NO. _____

4. SUMMARY OF APPLICATION – PROVIDE BRIEF SCOPE OF PROJECT:

Minor modification of previously approved Certificate of Appropriateness (HPB Order No. 7379).

See Letter of Intent for additional details.

- 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; SUCH INDIVIDUALS MUST REGISTER WITH THE CITY CLERK PRIOR TO THE HEARING.

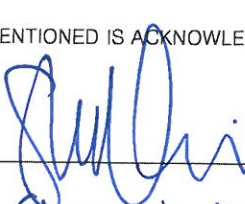
FILE NO. _____

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

SIGNATURE: _____

PRINT NAME: _____


 Shawn Vardi

FILE NO. _____

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.

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, PARTNERSHIP, OR LIMITED LIABILITY COMPANY
(Circle one)

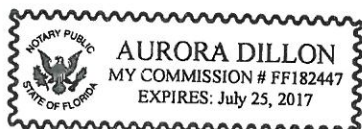
STATE OF Florida
COUNTY OF Miami-Dade

I, Shawn Vardi, being duly sworn, depose and certify as follows: (1) I am the Manager (print title) of Plymouth Hotel, LLC (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.

SIGNATURE

Sworn to and subscribed before me this 9th day of May, 2016. The foregoing instrument was acknowledged before me by Shawn Vardi, Manager of Plymouth Hotel, 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:

7/25/17

NOTARY PUBLIC

Aurora Dillon

PRINT NAME

FILE NO. _____

POWER OF ATTORNEY AFFIDAVIT

STATE OF
COUNTY OF

I, Shawn Vardi, 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 Michael W. Larkin/Carli Koshal to be my representative before the Historic Preservation 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.

Shawn Vardi, Manager of Plymouth Hotel, LLC

PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 9th day of May, 20 16. The foregoing instrument was acknowledged before me by Shawn Vardi, Manager of Plymouth Hotel 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

7/25/17

NOTARY PUBLIC

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, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

FILE NO. _____

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.*

See Exhibit B

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

See Exhibit B

See Exhibit B

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

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION
DISCLOSURE OF INTEREST

2. TRUSTEE

If the property that is the subject of this application is owned or leased by a trust, list any and all trustees and beneficiaries of the trust, and the percentage of interest 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.*

TRUST NAME	
NAME AND ADDRESS	% INTEREST
N/A	
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

NOTE: Notarized signature required on page 9

FILE NO. _____

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.	<u>Michael W. Larkin/Carli Koshal</u>	<u>200 S. Biscayne Blvd., Suite 850, Miami, FL 33131</u>	<u>(305) 374-5300</u>
b.	<u>Kobi Karp/Jennifer McConney</u>	<u>2915 Biscayne Blvd., Suite 200, Miami, FL 33137</u>	<u>(305) 573-1818</u>
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.

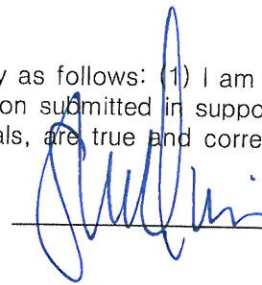
APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) ANY APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH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

APPLICANT AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

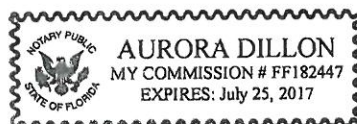
I, Shawn Vardi, Manager of Plymouth Hotel, LLC, being first duly sworn, depose and certify as follows: (1) I am the applicant, or the representative of the applicant. (2) This application and all information submitted in support of this application, including disclosures, sketches, data, and other supplementary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



SIGNATURE

Sworn to and subscribed before me this 9th day of May, 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




NOTARY PUBLIC

My Commission Expires:

7/25/17

Aurora Dillon

PRINT NAME

FILE NO. _____

Exhibit A: Legal Description

Lots 5 and 7 of Block E of the AMENDED PLAT OF THE OCEAN
FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY,
according to the Plat thereof, recorded in Plat Book 5, at
pages 7 and 8, of the Public Records of Dade County, Florida.

Exhibit B: Corporate Disclosure

Plymouth Hotel

100% owned by Plymouth Hotel LLC

Agent: Shawn Vardi

336 21st Street

Miami Beach FL 33139

Plymouth Hotel LLC owned by:

Owner Name	Percentage	Address	Suite/Apt	City	State	Zip
Sabah Shemel	11.88%	109 West 27th Street	9E	New York	NY	10001
Danny Mashaal	11.88%	12 Overlook Court		Locust Valley	NY	11560
Raymond Aboody	11.88%	16 The Loch		Roslyn Estates	NY	11576
Jamil Ezra	11.88%	131 Mercer Street		New York	NY	10012
Joseph Ezra	11.88%	22 Keimel Court		West Orange	NJ	07052"
Dan Nir	11.88%	4 East 66th Street	5 FL	New York	NY	10065
Chandru Mahtani	7.42%	10 Norden Lane		Huntington Station	NY	11746
Kirk Gellin	7.42%	1375 Broadway	2 FL	New York	NY	10018
Shawn Vardi	4.64%	2155 Washington Ct	503n	Miami Beach	FL	33139
Mark Shemel	4.64%	300 East 55th Street	5E	New York	NY	10022
Hunter Gellin	4.64%	1375 Broadway	2 FL	New York	NY	10018



BERCOW RADELL & FERNANDEZ

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6231
E-Mail: MLarkin@BRZoningLaw.com

VIA HAND-DELIVERY

May 17, 2016

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

Re: Modification to Certificate of Appropriateness Approved for 336 21 Street, the
Plymouth Hotel (HPB Order 7379)

Dear Tom:

This law firm represents Plymouth Hotel, LLC (the "Applicant") with regard to the above-referenced property (the "Property"). Please let the following serve as the letter of intent in connection with a Modification to the Certificate of Appropriateness approved for the Plymouth Hotel in November 2013 and first modified in August 2014 (HPB Order 7379).

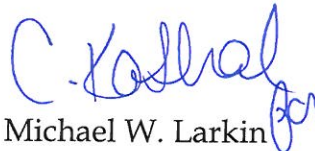
Description of Property. The Property is approximately 18,750 square feet located on the south side of 21 Street between Park and Liberty Avenues. To the north of the Property lies the Bass Museum and to the south lies the historic Riviera Plaza; to the east of the property lie the Ansonia and the Abbey; and to the west lies the proposed Collins Park complex. This area is zoned RM-2 Residential Multifamily, High Intensity and is located within the Museum Local Historic District as well as the National Miami Beach Architectural District. The Plymouth Hotel was designed by Anton Skislewicz and constructed in 1940. The hotel features unique Art Deco characteristics and is best known for its iconic front entrance. At the time of construction, the building was three stories in height and contained eighty (80) hotel rooms.

Modification Request. HPB Order 7379 approves the renovation of the Plymouth Hotel and the construction of a rooftop addition ("2013 Approval"). The conditions of approval in the original, November 2013 approval restricted the location of the air conditioning units and other mechanical equipment to the existing rooftop. However, after extensive study, it was determined that the location of the mechanical equipment that best

preserves the visual integrity of the historic hotel was in fact on the roof of the new addition. Accordingly, in August 2014, the Applicant applied for a modification to the conditions of approval in order to permit the location of the mechanical equipment to the roof of the proposed addition ("2014 Approval"). Specifically, the 2014 Approval modified Conditions C(1)(k) and C(1)(l) of the 2013 Approval to permit ten condensing units and mechanical screening to be located on the roof of the southeast corner of the south of the penthouse addition, in a manner to be reviewed and approved by staff. The southeast corner of the south wing is the least visible roof area of the entire structure. At this time, the Applicant respectfully requests approval to place a generator in this same area of the roof. The generator will not be visible from the street: the Applicant has provided line of sight studies which affirmatively confirm that the generator will not be visible.

Conclusion. The Applicant seeks to revive a truly iconic piece of Miami Beach Art Deco architecture while remaining true to its historic aesthetic. The proposed modification to the approved Certificate of Appropriateness will permit the Plymouth's generator to be located in the least visually intrusive portion of the hotel property. We respectfully request your recommendation of approval of the Applicant's request. If you have any questions or comments with regard to the application, please give me a call at (305) 377-6231.

Sincerely,



Michael W. Larkin

MWL/CK



CFN 2013R0936295
DR BK 28928 Pgs 4105 - 41147 (10pgs)
RECORDED 11/27/2013 09:22:55
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: November 12, 2013

FILE NO: 7379

PROPERTY: 336 21st Street



CERTIFICATION

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

(Signature of Planning Director or Designee)

(Date)

Personally known to me or Produced ID:

Notary Public, State of Florida at Large

Printed Name: TERESA MARIA

My Commission Expires: (Seal) 12-2-13

This document contains 10 pages.

LEGAL: Lots 5 and 7, Block E, Amended Plat of the Ocean Front Property of the Miami Beach Improvement Company, a subdivision recorded in Plat Book 5 at page 7 and 8 of the public records of Miami-Dade County, Florida.

IN RE: The Application for a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 3-story building, including the construction of a new 1-story rooftop addition with active roof deck, as part of a new hotel development.

ORDER

The applicant Plymouth Hotel, LLC, filed an application with the City of Miami Beach Planning Department for a Certificate of Appropriateness.

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

- A. The subject structure is classified as 'Contributing' in the Miami Beach Historic Properties Database and is located within the Museum Park Historic District.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is consistent with the Certificate of Appropriateness

Handwritten initials

Criteria in Section 118-564(a)(1) of the Miami Beach Code, is consistent with Certificate of Appropriateness Criteria in Section 118-564(a)(2) of the Miami Beach Code, is not consistent with Certificate of Appropriateness Criteria 'b' & 'g' in Section 118-564(a)(3) of the Miami Beach Code, and is consistent with Certificate of Appropriateness Criteria for Demolition in Section 118-564(f)(4) of the Miami Beach Code.

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

1. Revised elevation, site plan and floor plan drawings shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:
 - a. The plan for the portion of the lobby located between the proposed new bar structure and new stair canopy shall be further studied and refined and shall restore the original symmetry of the lobby space as much possible, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - b. The final design and details, including elevation drawings and materials samples shall be provided for the proposed bar structure for the main lobby area of the hotel, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. No modification shall be permitted for the historic oval ceiling of the lobby.
 - c. The applicant shall provide additional details with regard to the proposed demolition of the interior wall located southeast of the main lobby. The original soffit element shall be retained and restored and demolition shall be limited to that portion of the wall below the original soffit element, by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - d. The Park Avenue and 21st Street elevations, inclusive of the corner tower element, shall be fully restored, in a manner consistent with available historical documentation, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - e. The original main lobby shall be fully restored in accordance with available historical documentation, and all original materials shall be retained and restored, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - f. The north, south, east and west elevations of the proposed penthouse addition shall incorporate a continuous horizontal stucco band beginning 7'-0" above the glass storefront system to the underside of the horizontal eyebrow element, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - g. The location of the window mullions on the penthouse addition shall be further refined to relate to the windows of the existing structure below, in a manner to be

reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

- h. Final details of all exterior surface finishes and materials shall be required, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board, prior to the issuance on a building permit.
- i. Manufacturers drawings and Dade County product approval numbers for all new windows, doors and glass shall be required and all new proposed windows shall substantially match the original window configurations, in a manner to be reviewed and approved by staff, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- j. The final design and details of all exterior lighting shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. Interior lighting shall be designed in a manner to not have an adverse overwhelming impact upon the historic hotel or the surrounding historic district.
- k. The only projection permitted to be located on the roof of the penthouse addition shall be the elevator override structure, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- l. The mechanical equipment shall be relocated to the existing roof level of the Plymouth Hotel, no mechanical equipment shall be permitted on the roof of the proposed penthouse addition, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- m. All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and elevation drawings and shall be screened from view, in a manner to be reviewed and approved by staff, consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. Any rooftop mechanical equipment, structures or screening not shown on the plans approved by the Board may require later Board approval.
- n. A museum quality historic analysis and display of the existing structure, inclusive of a photographic and written description of the history and evolution of the original building and its changes of use over time, shall be submitted to and approved by staff, prior to the issuance of a Certificate of Occupancy or a Temporary Certificate of Occupancy; such historic analysis shall be displayed prominently within the public area of the historic structure, in a location to be determined by staff.
- o. The applicant shall submit a complete structural report prepared by a structural engineer registered in the State of Florida for the phased demolition, shoring,

bracing, and stabilization of the historic building, including the methodology for the insertion of the new structural system(s), to fully ensure that the structural stability and integrity of the historic building and new construction is preserved both during and after construction of the new rooftop additions, in a manner to be reviewed by staff, consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board, and approved by the Building Department, prior to the issuance of a demolition permit.

- p. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms; such transformers and vault rooms, and all other related devices and fixtures, shall not be permitted within any required yard or any area fronting a street or sidewalk. 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 in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - q. Prior to the issuance of a Certificate of Occupancy, the Architect for the project architect shall verify, in writing, that the project is consistent with the elevations, floor plans, site plan and landscape plans approved by the Planning Department for Building Permit.
2. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
- a. The landscape plan shall be further developed and refined for the area located beneath the raised terraces along the North and East Courtyard elevations, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - b. Shade trees, spaced twenty (20') feet on center, shall be required along Park Avenue and 21st Street, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - c. Silva Cells in 7'x7' tree pits, with the City Standard black and white bound aggregate system and fertilization trench, irrigation, and two (2) up-lights per City standards, shall be required for all street and shade trees, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - d. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.

- e. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
 - f. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow prevention devices. Backflow prevention devices shall not be permitted within any required yard or any area fronting a street or sidewalk, unless otherwise permitted by the Land Development Regulations. The location of all backflow prevention devices, and how they are screened 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. The fire department shall require a post-indicator valve (PIV) visible and accessible from the street.
 - g. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all post-indicator valves (PIV), fire department connections (FDC) and all other related devices and fixtures, which shall be clearly indicated on the site and landscape plans, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - h. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms; such transformers and vault rooms, and all other related devices and fixtures, shall not be permitted within any required yard or any area fronting a street or sidewalk. 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 in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - i. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect for the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.
- 3. All building signage, with the exception of historic signage, shall be composed of flush mounted, non-plastic, individual letters and shall require a separate permit.
 - 4. The final exterior surface color scheme, including color samples, shall be subject to the review and approval of staff and shall require a separate permit.
 - 5. A traffic mitigation plan, which addresses all roadway Level of Service (LOS) deficiencies relative to the concurrency requirements of the City Code, if required, shall be submitted prior to the issuance of a Building Permit and the final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
 - 6. All new and altered elements, spaces and areas shall meet the requirements of the Florida Accessibility Code (FAC).



7. A traffic mitigation plan, which addresses all roadway Level of Service (LOS) deficiencies relative to the concurrency requirements of the City Code, if required, shall be submitted prior to the issuance of a Building Permit and the final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
8. All new and altered elements, spaces and areas shall meet the requirements of the Florida Accessibility Code (FAC).
9. The project shall comply with any landscaping or other sidewalk/street improvement standards as may be prescribed by a relevant Urban Design Master Plan approved prior to the completion of the project and the issuance of a Certificate of Occupancy.
10. The applicant may be required to submit a separate analysis for water and sewer requirements, at the discretion of the Public Works Director, or designee. Based on a preliminary review of the proposed project, the following may be required by the Public Works Department:
 - a. A traffic and neighborhood impact study shall be conducted as a means to measure a proposed development's impact on transportation and neighborhoods. The study shall address all roadway Level of Service (LOS) deficiencies relative to the concurrency requirements of the City Code, and if required, shall be submitted prior to the issuance of a Building Permit. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code. The developer shall refer to the most recent City of Miami Beach's Traffic and Neighborhood Impact Methodology as issued by the Public Works Department.
 - b. Remove/replace sidewalks, curbs and gutters on all street frontages, if applicable. Unless otherwise specified, the standard color for city sidewalks is red, and the standard curb and gutter color is gray.
 - c. Mill/resurface asphalt in rear alley along property, if applicable.
 - d. Provide underground utility service connections and on-site transformer location, if necessary.
 - e. Provide back-flow prevention devices on all water services.
 - f. Provide on-site, self-contained storm water drainage for the proposed development.
 - g. Meet water/sewer concurrency requirements including a hydraulic water model analysis and gravity sewer system capacity analysis as determined by the Department and the required upgrades to water and sewer mains servicing this project.
 - h. Payment of City utility impact fees for water meters/services.



- i. Provide flood barrier ramps to underground parking or minimum slab elevation to be at highest adjacent crown road elevation plus 8".
 - j. Right-of-way permit must be obtained from Public Works.
 - k. All right-of-way encroachments must be removed.
 - l. All planting/landscaping in the public right-of-way must be approved by the Public Works and Parks Departments.
11. The Applicant agrees to the following operational conditions for any and all permitted hotel and accessory uses and shall bind itself, lessees, permittees, concessionaires, renters, guests, users, and successors and assigns and all successors in interest in whole or in part to comply with the following operational and noise attenuation requirements and/or limitations.
- a. RESTAURANT CONDITIONS
 - i. No ground floor accessory restaurant use shall operate between 2:00 A.M. and 6:00 A.M, seven (7) days a week. Ground floor outdoor restaurant seating located within 60 feet of any street shall cease operation at 12:00 A.M., seven (7) days a week. This shall not apply to room service.
 - b. NOISE CONDITIONS
 - i. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as amended, shall be deemed a violation of this approval and subject the approval to modification in accordance with the procedures for modification of prior approvals as provided for in the Code, and subject the applicant to the review provided for in the first sentence of this subparagraph.
 - ii. No outdoor bar counters shall be permitted on the premises.
 - iii. No speakers, except as may be required for fire or building code/Life Safety Code purposes and those associated with the distributed sound system for the within the landscape areas or at floor level, may be permitted on the ground floor and rooftops.
 - iv. The hotel rules and practices shall prohibit registered guests, visitors, invitees and others using the hotel facilities or otherwise on the premises, from operating audio amplification equipment, inclusive of loudspeakers, radio receivers, television sets, musical instruments, or other machines or devices for the producing or reproducing of sound, that produces noise that is plainly audible at any apartment unit in the adjacent and nearby properties.
 - v. Notwithstanding the occupancy and seat counts shown on the plans submitted, calculations for required parking and concurrency for the



project shall be determined by the Planning Department prior to approval of a building permit. Such parking and traffic calculations shall be based upon both the number of hotel rooms, and, additionally, the intensity of the proposed accessory restaurant as measured by the number of seats in dining areas, and by the square footage of the liquor service areas not included in the areas for which seats are calculated as provided for in this subparagraph.

c. OPERATIONAL CONDITIONS

- i. 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.
 - ii. Adequate trash room space, air conditioned and noise baffled, shall be provided, in a manner to be approved by the Planning and Public Works Departments. Doors shall remain closed and secured when not in active use.
 - iii. Garbage dumpster covers shall be closed at all times except when in active use and garbage pickups and service deliveries shall not take place between 7PM and 8AM.
 - iv. Outdoor cooking anywhere on the premises is prohibited. Kitchen and other cooking odors will be contained within the premises. All kitchens and other venting shall be chased to the roof and venting systems shall be employed as necessary to minimize or dissipate smoke, fumes and odors.
 - v. Equipment and supplies shall not be stored in areas visible from streets, alleys or nearby buildings.
12. At the time of completion of the project, only a **Final** Certificate of Occupancy (CO) or **Final** Certificate of Completion (CC) may be applied for; the staging and scheduling of the construction on site shall take this into account. All work on site must be completed in accordance with the plans approved herein, as well as any modifications approved or required by the Building, Fire, Planning, CIP and Public Works Departments, inclusive of all conditions imposed herein, and by other Development Review Boards, and any modifications required pursuant to field inspections, prior to the issuance of a CO or CC. This shall not prohibit the issuance of a Partial or Temporary CO, or a Partial or Temporary CC.
13. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
14. 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.

15. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
16. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended by the Board, that the Certificate of Appropriateness is GRANTED for the above-referenced project subject to those certain conditions specified in paragraph C of the Findings of Fact (Condition Nos. 1-16 inclusive) hereof, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Historic Preservation Board, as determined by staff, entitled "Plymouth", as prepared by Kobi Karp, Architecture, Interior Design, Planning, dated September 2013.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Final 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 Final Order, have been met.

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

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

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



Page 10 of 10
HPB File No. 7379
Meeting Date: November 12, 2013

Dated this 22nd day of November, 2013

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA

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

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

The foregoing instrument was acknowledged before me this 22nd day of November 2013 by Thomas R. Mooney, Design and Preservation Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



TERESA MARIA
MY COMMISSION # DD 928146
EXPIRES: December 2, 2013
Bonded Thru Budget Notary Services

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

Approved As To Form: [Signature]
Legal Department: (11-21-13)

Filed with the Clerk of the Historic Preservation Board on 11-22-13 (WJR)
F:\PLAN\HPB\13HPB\Nov13\7379-Nov2013.FO.docx

[Signature]

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: August 12, 2014

FILE NO: 7379

PROPERTY: 336 21st Street

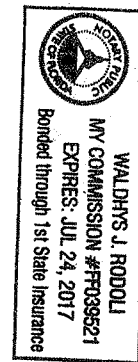
CERTIFICATION

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

[Signature] 8-21-2014
(Signature of Planning Director or Designee) (Date)
Personally known to me or Produced ID: _____

[Signature]
Notary Public, State of Florida at Large
Printed Name: *Waldhys J. Rodoli*
My Commission Expires: (Seal)

This document contains 4 pages.



LEGAL: Lots 5 and 7, Block E, Amended Plat of the Ocean Front Property of the Miami Beach Improvement Company, a subdivision recorded in Plat Book 5 at page 7 and 8 of the public records of Miami-Dade County, Florida.

IN RE: The Application for modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 3-story building, including the construction of a new 1-story rooftop addition, as part of a new hotel development. Specifically, the applicant is requesting to locate mechanical units on the roof of the penthouse addition.

SUPPLEMENTAL ORDER

The applicant, Plymouth Hotel, LLC, filed an application with the City of Miami Beach Planning Department for a Certificate of Appropriateness.

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

- A. The subject structure is classified as a 'Contributing' structure in the Miami Beach Historic Properties Database, and is located within the Museum Local Historic District.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is consistent with the Certificate of Appropriateness Criteria in Section 118-564(a)(1) of the Miami Beach Code, is consistent with Certificate of Appropriateness Criteria in Section 118-564(a)(2) of the Miami Beach Code, is not consistent with Certificate of Appropriateness Criteria in Section 118-564(a)(3) of the Miami Beach Code, and is consistent with Certificate of Appropriateness Criteria for Demolition in Section 118-564(f)(4) of the Miami Beach Code.



[Handwritten signature]

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

1. Revised Condition C(1)(k): The only projections permitted to be located on the roof of the penthouse addition shall be the elevator override structure, ten condensing units and mechanical screening, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
2. Revised Condition C(1)(l): A maximum of ten condensing units and associated mechanical screening may be approved located at the southeast corner of the south wing of the building with a maximum height of 7'-0" above the penthouse roof deck and final design details of all mechanical screening shall be provided~~The mechanical equipment shall be relocated to the existing roof level of the Plymouth Hotel, no mechanical equipment shall be permitted on the roof of the proposed penthouse addition,~~ in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
3. The applicant agrees that in the event Code Compliance receives complaints of unreasonably loud noise from mechanical and/or electrical equipment, and determines the complaints to be valid, even if the equipment is operating pursuant to manufacturer specifications, the applicant shall take such steps to mitigate the noise with noise attenuating materials as reviewed and verified by an acoustic engineer, subject to the review and approval of staff based upon the Certificate of Appropriateness Criteria, and/or directions received from the Board.
4. A copy of all pages of the recorded Supplemental 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.
5. 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.
6. The Supplemental Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
7. The Supplemental 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.
8. The previous Final Order dated November 12, 2013 shall remain in full force and effect.
9. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.



John

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

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended by the Board, that the Certificate of Appropriateness is GRANTED for the above-referenced project subject to those certain conditions specified in paragraph C of the Findings of Fact (Condition Nos. 1-10 inclusive) hereof, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Historic Preservation Board, as determined by staff, entitled "The Plymouth Hotel" as prepared by Kobi Karp, Architecture, Interior Design, Planning, dated April 2014.

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

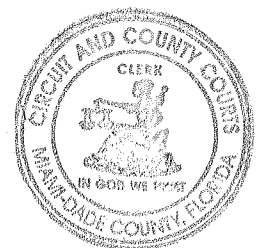
The issuance of a Certificate of Appropriateness does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean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

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

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

Dated this 18th day of AUGUST, 2014.

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA



JFL

Page 4 of 4
HPB File No. 7379
Meeting Date: August 12, 2014

BY: [Signature]
THOMAS R. MOONEY, AICP
PLANNING DIRECTOR
FOR THE CHAIR

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

The foregoing instrument was acknowledged before me this 18th day of August 2014 by Thomas R. Mooney, Planning Director, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



TERESA MARIA
MY COMMISSION # FF 042188
EXPIRES: December 2, 2017
Bonded Thru Budget Notary Services

[Signature]
NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: 12-2-17

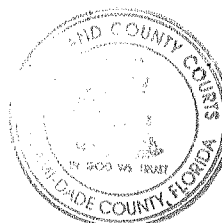
Approved As To Form:
City Attorney's Office: [Signature] (8-18-14)

Filed with the Clerk of the Historic Preservation Board on 8-18-14 (WJR)

Strike-Thru denotes deleted language
Underscore denotes new language

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STATE OF FLORIDA, COUNTY OF DADE
I HEREBY CERTIFY that this is a true copy of the
original filed in this office on SEP 03 2014 day of
 SEP, A.D. 2014
WITNESS my hand and Official Seal,
HARVEY RUVIN, Clerk of Circuit and County Courts
By [Signature]
TINA TRUXALL-HOOD #201265



[Signature]



zoning public notification packages | ownership lists + mailing labels + radius maps
diana@rdrmiami.com | 305.498.1614

May 9, 2016

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

Re: Property Owners List within 375 feet of:

SUBJECT: 336 21 Street, Miami Beach, FL 33139

FOLIO NUMBER: 02-3226-001-0200

LEGAL DESCRIPTION: MIAMI BEACH IMP CO SUB PB 5-7 LOTS 5 & 7 BLK E

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 375 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on the file in Miami-Dade County Property Appraisers' Office.

Sincerely,

Rio Development Resources, LLC

Diana B. Rio

Total number of property owners without repetition: **231, including 20 international**

Rio Development Resources, LLC ("RDR") has used its best efforts in collecting the information published in this report and the findings contained in the report are based solely and exclusively on information provided by you and information gathered from public records and that local government. By acceptance of this report, you agree to hold RDR harmless and indemnify RDR from any and all losses, damages, liabilities and expenses which can be claimed against RDR caused by or related to this report.

2904 VICEROY LLC
VIALE DI VILLA GRAZIOLI 11
00198 ROME
ITALY

ALEXANDER FERRAZ TABOR
AV PASTEUR 184 1001
RIO DE JANEIRO 22290-240
BRAZIL

CARL HERRMANN
130 LEPAGE CT #15
NORTH YORK ONTARIO M3J 3J1
CANADA

CORMACK DEVELOPMENTS LP
1842 LAKE SHORE BLVD E
TORONTO ONTARIO M4L 6S8 OC
CANADA

GAFFOS LLC
MIGUELETES 1050 24B
BUENOS AIRES 1426
ARGENTINA

GARY MAN YIK YEE CHIU HA LIM
21 HILLCREST AVE # 706
TORONTO ON M2N 7K2
CANADA

IAN GREENWAY JONATHAN KIRBY
APARTMENT 2 214 BERMONDSEY ST
LONDON SE1 3TQ

UNITED KINGDOM

JOAQUIN J CAVA
GENOVA 25 2A
MADRID 28004
SPAIN

JOSE A DE CARVALHO
RUA ERNESTO NAZARE 630
SAO PAULO 05462 001
BRAZIL

KAREN WALL TRS
238 BUENA VISTA RD
OTTAWA ONTARIO K1M0V7
CANADA

MARIA R MAZZA
VIALE DEL PINI 36 TORRE DEL GRECO
NAPOLI 80059
ITALY

MARIANNE ROMEO DINSMORE
48 PAR-LA-VILLE RD # 347
HAMILTON HM11
BERMUDA

MARTIN BLOOMBERG TRS NURIT
BLOOMBERG TRS
43 ALEXANDRA WOOD
TORONTO ON M5N 1T5
CANADA

NINA MILLER TRS
57 CARIBOU RD
TORONTO ONTARIO M5N2A6
CANADA

ORLANDO GEORGE DA SILVA JENNIFER
ANN HARTVIKSEN
87 GLEN ROAD
TORONTO ON M4W 2V5
CANADA

PATRICIA SKIDMORE TRS
16 GORDON RD
TORONTO ONTARIO M2P1E1
CANADA

RENATO MAGALDI
PIAZZA CARITA 32
80134 NAPOLI
ITALY

ROBERTO CASO
VIA BISIGNANO 11
80122 NAPOLI
ITALY

VIRGINIA CIROCCO
1820 SHADY CREEK CT
MISSISSAUGA ONTARIO L5L 3W2
CANADA

WESLEY PRILLO BESSY VASILIKI KATAKIS
89 HIGHRIDGE
BEAconsFIELD QUEBEC H9WSE9
CANADA

1918 APARTMENTS LTD
PO BOX 403303
MIAMI BEACH, FL 33140-1303

1941 LIBERTY LLC
230 20 ST
MIAMI BEACH, FL 33139

2 BROTHERS ENTERPRISES LLC
1390 BRICKELL AVE #200
MIAMI, FL 33131

2100 ARTEPARK S211 LLC
220 21 ST #402
MIAMI BEACH, FL 33139

305BOULANSOUTH LLC
206 SPRING ST 5TH FLOOR
NEW YORK, NY 10012

405 BOULAN LLC
201 E 36 ST #15E
NEW YORK, NY 10016

406 BOULAN LLC
66 POWERHOUSE RD #301
ROSLYN HEIGHTS, NY 11577

435 21ST ST LLC
918 GLENRIDGE AVE
VALLEY STREAM, NY 11581

926 MAZAL INC
2100 PARK AVE UNIT S502
MIAMI BEACH, FL 33139

ABBEY HOTEL ACQUISITION LLC
1400 BROADWAY 15FL
NEW YORK, NY 10018

ADAM G THERIAULT SHIRA T THERIAULT
230 HILLAIR CIR
WHITE PLAINS, NY 10605

ALBBAS LLC
435 W 21 ST #221
MIAMI BEACH, FL 33139

ALEXANDER YAKUBOV
1521 ALTON RD #725
MIAMI BEACH, FL 33139

ALFONSO LAM
17900 SW 184 ST1
MIAMI, FL 33187

ALIAR MIAMI LLC C/O PETER J
YANOWITCH
2903 SALZEDO ST 2ND FL
CORAL GABLES, FL 33134

ANGELA B TERRA IGNAZIO LUONGO
435 W 21 ST #114
MIAMI BEACH, FL 33140

ANNA RITA MATTIA
2721 EXECUTIVE PARK DR STE 3
WESTON, FL 33331

ANNE POSSCHELLE
2100 PARK AVE 102
MIAMI BEACH, FL 33139

ANTHONY J VERZI JANE E VERZI
PO BOX 439
CORNWALL, NY 12518

ANTHONY R CONTI
435 21 ST UNIT 318
MIAMI BEACH, FL 33139

ANTONELLA BACCHELLI
5840 LA GORCE DR
MIAMI, FL 33140

ARIANNA GARELLO CANTONI
ALESSANDRO GARELLO CANTONI
2155 WASHINGTON CT
MIAMI BEACH, FL 33139

ARTE METIS LLC
150 W 56 ST # 4901
NEW YORK, NY 10019

ARTE S212 LLC C/O LITMAN GERSON
ASSOCIATES LLP
600 WEST CUMMINGS PARK #4400
WOBURN, MA 01801

ARTECITY 102 LLC C/O PILAR ALFARO
555 NE 15 ST #506
MIAMI, FL 33132

ARTECITY 104 CORP C/O ROJAS &
STANHAM LLP
1000 BRICKELL AVE #400
MIAMI, FL 33131

ARTECITY 109 LLC
3325 PINE TREE DR
MIAMI BEACH, FL 33140

ARTECITY 510S LLC
ONE WEST EXCHANGE ST 4 FLOOR
PROVIDENCE, RI 02903

ARTECITY APARTAMENTOS LLC
224 E COMMERCIAL BLVD #302
LAUDERDALE BY THE SEA, FL 33308

ARTECITY JABB LLC C/O AXIS
ORGANIZATION INC
120 NE 27 ST STE 500
MIAMI, FL 33137

ARTECITY PK MASTER ASSN INC
435 21ST STREET
MIAMI BEACH, FL 33139

ARTEPARK MARKETING LLC
175 W JACKSON BLVD STE 540
CHICAGO, IL 60604

ARTEPARK S203 LLC
2515 FLAMINGO DR
MIAMI BEACH, FL 33140

ATILIO A URDANETA
2501 BRICKELL AVE 904
MIAMI, FL 33129

AUDREY I LEHR
2155 WASHINGTON CT #N209
MIAMI BEACH, FL 33134

BARBY INC
150 SE 2 AVE # 1010
MIAMI, FL 33131

BARRY MOSKOWITZ
6301 COLLINS AVE UNIT 2204
MIAMI, FL 33141

BAYRON CISNEROS MARIA T BERMUDEZ
CISNEROS
435 W 21 ST # 303
MIAMI BEACH, FL 33139

BELLA VISTA LLC
16850-112 COLLINS AVE STE 271
MIAMI, FL 33160

BETHAN HELEN LEWIS POWELL
2100 PARK AVE UNIT 312
MIAMI BEACH, FL 33139

BIAR LLC
2100 PARK AVE #208
MIAMI BEACH, FL 33139

BOULAN 207 LLC
32 EAST 32 ST
NEW YORK, NY 10016

BOULAN 306 LLC
7 TANGLEWOOD RD
PLEASANTVILLE, NY 10570

BOULAN 308 LLC
200 EAST 61 ST #9G
NEW YORK, NY 10065

BOULAN 309 LLC
9 TRAPPINGWAY
PLEASANTVILLE, NY 10570

BOULAN 312 LLC
36 PEBBLE LANE
ROSLYN HEIGHTS, NY 11577

BOULAN 411 LLC
2665 S BAYSHORE DR #906
COCONUT GROVE, FL 33133

BOULAN HOLDINGS LLC
863 REMSENS LANE
OYSTER BAY, NY 11771

BOULAN HOTEL LLC
38 W 32 ST STE 603
NEW YORK, NY 10001

BOULAN HOTEL LLC C/O SHEMEL
AQUISITIONS
38 W 32 ST STE 603
NEW YORK, NY 10001

BRANDO VEN BEACH LLC
2665 S BAYSHORE DR STE #800
COCONUT GROVE, FL 33133

BRANDON TOWNSLEY
2100 PARK AVE #302
MIAMI BEACH, FL 33139

BRUCE STARR BRIAN FEIT
30 EAST 20 STREET 6 FLR
NEW YORK, NY 10003

BUENA VENTURA 311 LLC
2100 PARK AVENUE UNIT 311
MIAMI BEACH, FL 33139

CARLO GAMBINO
2100 PARK AVENUE # 410
MIAMI BEACH, FL 33139

CARLOS HENRIQUE AMARO GIACIAN
TANIRA GIACIAN
565 WEST 50 ST
MIAMI BEACH, FL 33149

CARLOS HENRIQUE GIACIAN TANIRA
GIACIAN
565 WEST 50 ST
MIAMI BEACH, FL 33140

CART REAL ESTATE INVESTMENTS LLC
2199 PONCE DE LEON BLVD #301
CORAL GABLES, FL 33134

CBIRRA LLC
2155 WASHINGTON CT #N305
MIAMI BEACH, FL 33139

CG SUNNY ISLES LLC CG SUNNY ISLES I
LLC CG SUNNY ISLES II LLC
512 7 AVE 15TH FLOOR
NEW YORK, NY 10018

CHEP LLC
1060 BRICKELL AVE #4309
MIAMI, FL 33131

CHRISTINE A GUDAITIS
2155 WASHINGTON CT #603
MIAMI BEACH, FL 33139

CHRISTINE E PORSCHE JTRS FRANK
MADEO JTRS
1903 RAYMOND AVE
COSTA MESA, CA 92627

CHRISTOPHER E ANDREW GABRIEL M
BEDOYA
450 W 17 ST #1809
NEW YORK, NY 10011

CHRISTOPHER F PORCELLI
184 W BAY CEDAR CIR
JUPITER, FL 33458

CITY ARTS 303 CORP
2665 SOUTH BAYSHORE DRIVE #800
COCONUT GROVE, FL 33133

CITY ARTS 406 CORP
2665 SOUTH BAYSHORE DRIVE #800
COCONUT GROVE, FL 33133

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

CMB PALM TREE INVESTMENTS LLC
1395 BRICKELL AVENUE #700
MIAMI, FL 33131

COLLINS PARK HOTEL LLC
236 21ST ST
MIAMI BEACH, FL 33139-1702

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

DANIEL DEGROISSE
435 21ST ST UNIT 108
MIAMI BEACH, FL 33139

DARK LIGHT LLC
175 SW 7 ST
MIAMI, FL 33130

DIANA SUTHERLIN PAUL C MARCAZZO
272 6 ST #3
JERSEY CITY, NJ 07302

DOUGLAS GARDENS COMMUNITY MENTAL
1680 MERIDIAN AVE SUITE 501
MIAMI BEACH, FL 33139-2879

DURGA EDSON TRS
10 NORDEN LANE
HUNTINGTON STATION, NY 11746

DURGA G EDSON TRS
10 NORDEN LANE
HUNTINGTON STATION, NY 11746

EBER DAVID HADDAD TRS MARTINE
ECKERLING HADDAD TRS EBER &
MARTINE HADDAD LIVING TR
1800 NE 114 ST UNIT 807
MIAMI, FL 33181

ECOPLEX MIRO INC
2100 PARK AVE #404
MIAMI BEACH, FL 33139

EISENBERG DEVELOPMENT CORP
1900 LIBERTY AVE
MIAMI BEACH, FL 33139-1939

ELISABET ANA RAMOS
2155 WASHINGTON CT 104
MIAMI, FL 33139

ENRIQUE RIESCO
435 21 STREET #214
MIAMI BEACH, FL 33139

ETHAN HOLDINGS LLC C/O ALEX ASCANIO
ESQ
4770 BISCAYNE BLVD STE 1430
MIAMI, FL 33137

EXCCCEL INVESTMENTS CORP
1925 BRICKELL AVE STE D205
MIAMI, FL 33129

FFA HOLDINGS LLC
464 CONSERVATION DR
WESTON, FL 33327

FIRE FLY 310 INC
1395 BRICKELL AVE 14 FLOOR
MIAMI, FL 33131

FIRENZE INVEST LLC
1441 BRICKELL AVE STE 1400
MIAMI, FL 33131

FONTE VALLEY LTD
2155 WASHINGTON COURT #N204
MIAMI BEACH, FL 33139

FRANCESCO MAZZAFERRO
1 2ND STREET UNIT 1712
JERSEY CITY, NJ 07302

FRED MA KIMMY MA
206 05 RICHLAND AVE
OAKLAND GARDENS, NY 11364

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

GARRY A MARTIN MARION E MARTIN
509 E 2 ST # 5
SOUTH BOSTON, MA 02127

GASPAR GARCIA RETIREMENT TRUST
996 ASHFORD AVE UNIT 1401
SAN JUAN, PR 00907

GERMAN J ESPINA
690 SW 1ST CT #1532
MIAMI, FL 33130

GIOBETTA INC
1680 MICHIGAN AVENUE #910
MIAMI BEACH, FL 33139

GLOBAL N201 LLC
100 SOUTH POINTE DR #3701
MIAMI BEACH, FL 33139

GONGYAO ZHOU YAN SHI
224 HOYER CT
WILMINGTON, DE 19803

GRANT FRANKLIN BONNIE HOULIHAN
11 IROQUOIS WAY
MORGANTOWN, WV 26508

HASHGAHA PLACE LLC
2155 WASHINGTON CT UNIT N109
MIAMI BEACH, FL 33139

HUNTER GELLIN
225 EAST 34 ST #15H
NEW YORK, NY 10016

INDIAN CREEK LLC
12555 BISCAYNE BLVD UNIT 981
NORTH MIAMI, FL 33181

ITAL PLAZA OF PARK AVENUE LLC
1935 PARK AVE
MIAMI BEACH, FL 33139

ITALPLAZA OF MIAMI LLC 65 48 GRAND
AVENUE LLC
66 31 FRESH POND RD
RIDGEWOOD, NY 11385

JAMES BRENDER WENDY BRENDER
200 KING STREET #3L
GREENSBORO, NC 27406

JAMES JAY JANCOSKO
2100 PARK AVE #S110
MIAMI BEACH, FL 33139

JASON W BROWN
66 E 79 ST
NEW YORK, NY 10075

JAY GARCIA JOANNA B GARCIA
2155 WASHINGTON CT #306
MIAMI BEACH, FL 33139

JAY SCHMULOWITZ & W RHODA
SCHMULOWITZ
401 KENNEBEE RD
CHERRY HILL, NJ 08002

JEFFERY KISHEL TRS THE JEFFREY
KISHEL 2013 REV TRUST MELISSA BETH
KISHEL TRS
2100 PARK AVE #309
MIAMI BEACH, FL 33139

JERUCHAM F GOLDBERG GOLDBERG
TRUST DEBRAH S GOLDBERG
21055 NE 37 AVE STE 2106
AVENTURA, FL 33180

JOHN EDWARD GISIGER JTRS EUGENE R
ARIYANAYAKAM JTRS
828 W GRACE ST #1709
CHICAGO, IL 60613

JONAS M FERRIS MARY D MCDOWELL
435 21 ST #320
MIAMI BEACH, FL 33139

JORGE MARTINEZ JR
11738 MOORPARK ST #K
STUDIO CITY, CA 91604

JUJOKIMA USA INVEST INC
2858 PINE TREE DR STE NO 5
MIAMI, FL 33140

JULIET CHRISTENSEN TRS JULIET C
HRISTENSE TRUST
435 21 ST
MIAMI BEACH, FL 33139

JUST AROUND THE CORNER LLC
26 HARBOR PARK DR
PORT WASHINGTON, NY 11050

KAMIL M SALAME AUDREY LEHR
2155 WASHINGTON CT #209
MIAMI BEACH, FL 33139

KRYSTINA JONES
2155 WASHINGTON CT 309
MIAMI BEACH, FL 33139

LAWRENCE FORDJOUR
365 BRIDGE STREET #11B
BROOKLYN, NY 11201

LENNOX MIAMI CORP
1900 COLLINS AVE
MIAMI BEACH, FL 33139

LEONOR C ORTEGA
PO BOX 490745
KEY BISCAYNE, FL 33149

LIDIA GUALAZZI
2155 WASHINGTON CT APT# 103N
MIAMI, FL 33139

LUXLIFE INC
800 BRICKELL AVE STE 701
MIAMI, FL 33131

M&A INTERNATIONAL GROUP LLC C/O
AARON RESNICK PA
100 N BISCAYNE BLVD STE 1607
MIAMI, FL 33132

MAGLIFICIO GOTTARDI SRL C/O RGPA
3370 MARY ST
MIAMI, FL 33133

MANUEL SUAREZ INCLAN
1000 7TH ST APT 2
MIAMI BEACH, FL 33139

MARCELA ROGGERI JEAN PHILIPPE
CASTELLANI
435 21 STREET #219
MIAMI BEACH, FL 33139

MARCUS OLESCH LI MA
2155 WASHINGTON CT #501
MIAMI BEACH, FL 33139

MARGARITA GARZA GONZALEZ
435 W 21 ST #104
MIAMI BEACH, FL 33139

MARIA LUISA QUINTERO ALDANA
2155 WASHINGTON CT N202
MIAMI BEACH, FL 33139

MARK A SAUER II
2155 WASHINGTON CT UNIT N602
MIAMI BEACH, FL 33139

MARK AND VICKI SAUER FAMILY LLC
4634 BUTTE ROAD
RICHMOND, VA 23235

MARK DIPAOLO
2100 PARK AVE 206
MIAMI, FL 33139

MAROMBA LLC C/O ALEXANDRE PIQUET
ESQ
801 BRICKELL AVE STE 1610
MIAMI, FL 33131

MARTIN BLOOMBERG TRS BLOOMBERG
CHILDREN PROP TRUST
2155 WASHINGTON CT #208
MIAMI BEACH, FL 33139

MCG ARTEPARK PH S507 LLC
777 BRICKELL AVE STE 1200
MIAMI, FL 33131

MCG ARTEPARK S207 LLC
99 LLOYD RD
MONTCLAIR, NJ 07042

MCG ARTEPARK S508 LLC
99 LLOYD RD
MONTCLAIR, NJ 07042

MCG PARK VILLA THW7 LLC
99 LLOYD RD
MONTCLAIR, NJ 07042

MIAMI 505 LLC C/O RICHARD A WOOD ESQ
1395 BRICKELL AVE 14 FLOOR
MIAMI, FL 33131

MIAMIBOU LLC
250 W 57 ST 26 FL
NEW YORK, NY 10107

MICHAEL SHATARA
19080 PARKLANE
LIVONIA, MI 48152

MILL POND INVESTMENT INC
2100 PARK AVE # S205
MIAMI BEACH, FL 33139

MURRAY JAMES PYLE ELLEN L
SHERWOOD
10 ORCHARD LANE
CLARKS SUMMIT, PA 18411

MY VIBE LLC
1390 BRICKELL AVE #200
MIAMI, FL 33131

NELORE BR HOLDINGS LTD
2155 WASHINGTON CT #N408
MIAMI BEACH, FL 33139

NELORE REAL ESTATE FLORIDA CORP
435 21 STREET UNIT G312
MIAMI BEACH, FL 33139

NERST LLC
3200 COLLINS AVE #108
MIAMI BEACH, FL 33140

NICOLLE UGARRIZA
435 W 21 ST 302
MIAMI BEACH, FL 33139-0000

NIJOLE KUPSTAS BYLA
2155 WASHINGTON CT 206
MIAMI, FL 33139

NYFLAPT LLC
109 W 27 ST 9 FLOOR
NEW YORK, NY 10001

ORLANDO ARTURO LANDAETA
500 BRICKELL AVE #2405
MIAMI, FL 33131

PALOMA 202 LLC
2875 NE 191 ST #801
AVENTURA, FL 33180

PARC PLACE DEVELOPMENT LLC
26 HARBOR PARK DR
PORT WASHINGTON, NY 11050

PARK VILLAS VES LLC
200 OCEAN LN DR #302
KEY BISCAYNE, FL 33149

PATRICIA D MILLER TAYLOR
2911 7 ST NE
WASHINGTON, DC 20017

PATRICK PASSARELLE PATRICIA
PASSARELLE
1147 HILLSBORO MILE #314
HILLSBORO BEACH, FL 33062

PAUL J SHAPIRO ANNA M ROSSI
2100 PARK AVE PH 509
MIAMI BEACH, FL 33139

PENEDO LLC
2155 WASHINGTON CT # N105
MIAMI BEACH, FL 33139

PETER NATHANIAL
5834 WINDSOR CT
BOCA RATON, FL 33496

PETER ROSTEN JOANNE ROSTEN
433 EAST 74 ST #4A
NEW YORK, NY 10021

PHILLARD APARTMENT HOTEL LLC
1680 MERIDIAN AVE SUITE#102
MIAMI BEACH, FL 33139-2704

PHILLY JOE LLC
2130 PARK AVE TH 10 EAST
MIAMI BEACH, FL 33139

PLYMOUTH HOTEL LLC C/O THINK
HOSPITALITY LLC FIRST AVE 945 REALTY
LLC
32 EAST 32 STREET
NEW YORK, NY 10016

PORCELLI ATLANTIC PROPERTIES LLC
184 W BAY CEDAR CIR
JUPITER, FL 33458

PORTULA LLC
2875 NE 191 ST STE 801
AVENTURA, FL 33180

PRADY BALAN SALLY JANE BALAN
6789 BISCAYNE BLVD
MIAMI, FL 33138

RAUL FABIAN GARCIA SESPON
2155 WASHINGTON CT 307
MIAMI BEACH, FL 33139

RF ARTEPARK N503 LLC
99 LLOYD RD
MONTCLAIR, NJ 07042

RF ARTEPARK S108 LLC
99 LLOYD ROAD
MONTCLAIR, NJ 07042

RICHARD HARTZ
69 BIRCH RD
FAIRFIELD, CT 06824

RICHARD WILLIAM SCULLY TRS RICHARD
WILLIAM SCULLY REV TRUST
17435 TIFFANY TRACE DR
BOCA RATON, FL 33487

RIVIERA LOFTS HOTEL LLC
1680 MERIDIAN AVE STE 102
MIAMI BEACH, FL 33139

RIVIERA PLAZA APARTMENTS LLC
1133 E 33 PL
TULSA, OK 74105

RNT REAL ESTATE HOLDING LLC
7 TRAPPING WAY
PLEASANTVILLE, NY 10570

ROBERT WORTH
174 WASHINGTON ST #2G
JERSEY CITY, NJ 07302

RONALD ABOODY MARK SHEMEL
959 SCIOTO DR
FRANKLIN LAKES, NJ 10001

SADHANA WAY LLC
2100 PARK AVE # 504
MIAMI BEACH, FL 33139

SAMUEL E BEALL III SUZANNA MARION
HILL
PO BOX 4249
MARYVILLE, TN 37802

SAMUEL PANCHO JACOT
2100 PARK AVE #105S
MIAMI BEACH, FL 33139

SANTA BARBARA 230 LLC
1691 MICHIGAN AVE STE 320
MIAMI BEACH, FL 33139

SASHA E KADEY
75 BRICKELL AVE #2212
MIAMI, FL 33131

SGV MIAMI REAL ESTATE LLC
200 E 94 ST APT #714
NEW YORK, NY 10128

SIMON LEE TRS HENDOVAN REVOCABLE
TR
2100 PARK AVE # 407
MIAMI BEACH, FL 33139

SOBE DEALS INC
PO BOX 191095
MIAMI BEACH, FL 33119

SOBE DEALS INC
435 W 21 ST 205
MIAMI BEACH, FL 33139

STEPHANIE ZABRISKIE
533 LAKE AVE
ORLANDO, FL 32801

STEPHEN FARADAY
25 HUDSON ST #914
JERSEY CITY, NJ 07302

STEPHEN R BOTTI RHONDA J BOTTI
1436 S PRAIRIE AVE SUITE J
CHICAGO, IL 60605

STONEY B GOLDSTEIN
2001 BISCAYNE BLVD 2115
MIAMI, FL 33137

TALIWAG OF FLORIDA LLC
260 OLD SOMMERSET RD
WATCHUNG, NJ 07069

TAMPA 212 PROPERTY CORP
407 LINCOLN RD PH-NE
MIAMI, FL 33139

TEMPUS REAL ESTATE LLC
2155 WASHINGTON CT #604
MIAMI BEACH, FL 33139

THE ALLEN LLC
945 PENNSYLVANIA AVE 2ND FLOOR
MIAMI, FL 33139-5482

THEAST 8 LLC
1370 NE 103 STREET
MIAMI SHORES, FL 33138

THOMAS JAMES NICHOLAS
220 21ST #404
MIAMI BEACH, FL 33139

TREINTA Y SIETE LLC
234 NE 3 ST APT #901
MIAMI, FL 33132

TRI INU KASK
435 W 21 ST #103
MIAMI BEACH, FL 33139

TRIBUTE GROUP SOUTH BEACH CORP
2665 S BAYSHORE DR # 800
COCONUT GROVE, FL 33133

TYSON BALLOU
391 DEAN ST #1D
BROOKLYN, NY 11217

U S BANK N A TRS C/O CALIBER HOME
LOANS LSF9 MASTER PARTICIPATION
TRUST
13801 WIRELESS WAY
OKLAHOMA CITY, OK 73134

VADIM MSHVELIDZE &W RACHEL MIKLER
6 GRASMERE AVE
STATEN ISLAND, NY 10304

VICTORIA C HATTAM THOMAS W GRAHAM
173 GARFIELD PLACE
BROOKLYN, NY 11215

VINCENT O NEILL
2155 WASHINGTON CT #207N
MIAMI, FL 33139

VIS REAL ESTATE LLC
1390 BRICKELL AVE STE 200
MIAMI, FL 33131

WAEI M MEGID LAMIA ALI FARAG
28802 ELM CT
SANTA CLARITA, CA 91390

WARRENS WASSOUF &W LORENA DE
MATTEIS
4779 COLLINS AVE APT 4404
MIAMI, FL 33140

WEST VILLA 8 LLC
237 FLATBUSH AVE #308
BROOKLYN, NY 11217

WFERRARI INC
800 BRICKELL AVE # 701
MIAMI, FL 33131

WILLIAM ROHL PAMELA SHELLA ROHL
70 WASHINGTON ST
BROOKLYN, NY 11201

XIII TREDICI LLC
1300 PENNSYLVANIA AVE #308
MIAMI BEACH, FL 33139

Name	Address	City	State	Zip	Country
2904 VICEROY LLC	VIALE DI VILLA GRAZIOLI 11	00198 ROME			ITALY
ALEXANDER FERRAZ TABOR	AV PASTEUR 184 1001	RIO DE JANERIO 22290-240			BRAZIL
CARL HERRMANN	130 LEPAGE CT #15	NORTH YORK ONTARIO M3J 3J1			CANADA
CORMACK DEVELOPMENTS LP	1842 LAKE SHORE BLVD E	TORONTO ONTARIO M4L 6S8 OC			CANADA
GAFFOS LLC	MIGUELETES 1050 24B	BUENOS AIRES 1426			ARGENTINA
GARY MAN YIK YEE CHIU HA LIM	21 HILLCREST AVE # 706	TORONTO ON M2N 7K2			CANADA
IAN GREENWAY JONATHAN KIRBY	APARTMENT 2 214 BERMONDSEY ST	LONDON SE1 3TQ			UNITED KINGDOM
JOAQUIN J CAVA	GENOVA 25 2A	MADRID 28004			SPAIN
JOSE A DE CARVALHO	RUA ERNESTO NAZARE 630	SAO PAULO 05462 001			BRAZIL
KAREN WALL TRS	238 BUENA VISTA RD	OTTAWA ONTARIO K1M0V7			CANADA
MARIA R MAZZA	VIALE DEL PINI 36 TORRE DEL GRECO	NAPOLI 80059			ITALY
MARIANNE ROMEO DINSMORE	48 PAR-LA-VILLE RD # 347	HAMILTON HM11			BERMUDA
MARTIN BLOOMBERG TRS NURIT BLOOMBERG TRS	43 ALEXANDRA WOOD	TORONTO ON M5N 1T5			CANADA
NINA MILLER TRS	57 CARIBOU RD	TORONTO ONTARIO M5N2A6			CANADA
ORLANDO GEORGE DA SILVA JENNIFER ANN HARTVIKSEN	87 GLEN ROAD	TORONTO ON M4W 2V5			CANADA
PATRICIA SKIDMORE TRS	16 GORDON RD	TORONTO ONTARIO M2P1E1			CANADA
RENATO MAGALDI	PIAZZA CARITA 32	80134 NAPOLI			ITALY
ROBERTO CASO	VIA BISIGNANO 11	80122 NAPOLI			ITALY
VIRGINIA CIROCCO	1820 SHADY CREEK CT	MISSISSAUGA ONTARIO L5L 3W2			CANADA
WESLEY PRILLO BESSY VASILIKI KATAKIS	89 HIGHRIDGE	BEACONSFIELD QUEBEC H9WSE9			CANADA
1918 APARTMENTS LTD	PO BOX 403303	MIAMI BEACH	FL	33140-1303	USA
1941 LIBERTY LLC	230 20 ST	MIAMI BEACH	FL	33139	USA
2 BROTHERS ENTERPRISES LLC	1390 BRICKELL AVE #200	MIAMI	FL	33131	USA
2100 ARTEPARK S211 LLC	220 21 ST #402	MIAMI BEACH	FL	33139	USA
305BOULANSOUTH LLC	206 SPRING ST 5TH FLOOR	NEW YORK	NY	10012	USA
405 BOULAN LLC	201 E 36 ST #15E	NEW YORK	NY	10016	USA
406 BOULAN LLC	66 POWERHOUSE RD #301	ROSLYN HEIGHTS	NY	11577	USA
435 21ST ST LLC	918 GLENRIDGE AVE	VALLEY STREAM	NY	11581	USA
926 MAZAL INC	2100 PARK AVE UNIT S502	MIAMI BEACH	FL	33139	USA
ABBAY HOTEL ACQUISITION LLC	1400 BROADWAY 15FL	NEW YORK	NY	10018	USA
ADAM G THERIAULT SHIRA T THERIAULT	230 HILLAIR CIR	WHITE PLAINS	NY	10605	USA
ALBBAS LLC	435 W 21 ST #221	MIAMI BEACH	FL	33139	USA
ALEXANDER YAKUBOV	1521 ALTON RD #725	MIAMI BEACH	FL	33139	USA
ALFONSO LAM	17900 SW 184 ST1	MIAMI	FL	33187	USA
ALIAR MIAMI LLC C/O PETER J YANOWITCH	2903 SALZEDO ST 2ND FL	CORAL GABLES	FL	33134	USA
ANGELA B TERRA IGNAZIO LUONGO	435 W 21 ST #114	MIAMI BEACH	FL	33140	USA
ANNA RITA MATTIA	2721 EXECUTIVE PARK DR STE 3	WESTON	FL	33331	USA
ANNE POSSCHELLE	2100 PARK AVE 102	MIAMI BEACH	FL	33139	USA
ANTHONY J VERZI JANE E VERZI	PO BOX 439	CORNWALL	NY	12518	USA
ANTHONY R CONTI	435 21 ST UNIT 318	MIAMI BEACH	FL	33139	USA
ANTONELLA BACCHELLI	5840 LA GORCE DR	MIAMI	FL	33140	USA
ARIANNA GARELLO CANTONI ALESSANDRO GARELLO CANTONI	2155 WASHINGTON CT	MIAMI BEACH	FL	33139	USA
ARTE METIS LLC	150 W 56 ST # 4901	NEW YORK	NY	10019	USA
ARTE S212 LLC C/O LITMAN GERSON ASSOCIATES LLP	600 WEST CUMMINGS PARK #4400	WOBURN	MA	01801	USA
ARTECITY 102 LLC C/O PILAR ALFARO	555 NE 15 ST #506	MIAMI	FL	33132	USA
ARTECITY 104 CORP C/O ROJAS & STANHAM LLP	1000 BRICKELL AVE #400	MIAMI	FL	33131	USA
ARTECITY 109 LLC	3325 PINE TREE DR	MIAMI BEACH	FL	33140	USA
ARTECITY 510S LLC	ONE WEST EXCHANGE ST 4 FLOOR	PROVIDENCE	RI	02903	USA
ARTECITY APARTAMENTOS LLC	224 E COMMERCIAL BLVD #302	LAUDERDALE BY THE SEA	FL	33308	USA
ARTECITY JABB LLC C/O AXIS ORGANIZATION INC	120 NE 27 ST STE 500	MIAMI	FL	33137	USA

ARTECITY PK MASTER ASSN INC	435 21ST STREET	MIAMI BEACH	FL	33139	USA
ARTEPARK MARKETING LLC	175 W JACKSON BLVD STE 540	CHICAGO	IL	60604	USA
ARTEPARK S203 LLC	2515 FLAMINGO DR	MIAMI BEACH	FL	33140	USA
ATILIO A URDANETA	2501 BRICKELL AVE 904	MIAMI	FL	33129	USA
AUDREY I LEHR	2155 WASHINGTON CT #N209	MIAMI BEACH	FL	33134	USA
BARBY INC	150 SE 2 AVE # 1010	MIAMI	FL	33131	USA
BARRY MOSKOWITZ	6301 COLLINS AVE UNIT 2204	MIAMI	FL	33141	USA
BAYRON CISNEROS MARIA T BERMUDEZ CISNEROS	435 W 21 ST # 303	MIAMI BEACH	FL	33139	USA
BELLA VISTA LLC	16850-112 COLLINS AVE STE 271	MIAMI	FL	33160	USA
BETHAN HELEN LEWIS POWELL	2100 PARK AVE UNIT 312	MIAMI BEACH	FL	33139	USA
BIAR LLC	2100 PARK AVE #208	MIAMI BEACH	FL	33139	USA
BOULAN 207 LLC	32 EAST 32 ST	NEW YORK	NY	10016	USA
BOULAN 306 LLC	7 TANGLEWOOD RD	PLEASANTVILLE	NY	10570	USA
BOULAN 308 LLC	200 EAST 61 ST #9G	NEW YORK	NY	10065	USA
BOULAN 309 LLC	9 TRAPPINGWAY	PLEASANTVILLE	NY	10570	USA
BOULAN 312 LLC	36 PEBBLE LANE	ROSLYN HEIGHTS	NY	11577	USA
BOULAN 411 LLC	2665 S BAYSHORE DR #906	COCONUT GROVE	FL	33133	USA
BOULAN HOLDINGS LLC	863 REMSENS LANE	OYSTER BAY	NY	11771	USA
BOULAN HOTEL LLC	38 W 32 ST STE 603	NEW YORK	NY	10001	USA
BOULAN HOTEL LLC C/O SHEMEL AQUISITIONS	38 W 32 ST STE 603	NEW YORK	NY	10001	USA
BRANDO VEN BEACH LLC	2665 S BAYSHORE DR STE #800	COCONUT GROVE	FL	33133	USA
BRANDON TOWNSLEY	2100 PARK AVE #302	MIAMI BEACH	FL	33139	USA
BRUCE STARR BRIAN FEIT	30 EAST 20 STREET 6 FLR	NEW YORK	NY	10003	USA
BUENA VENTURA 311 LLC	2100 PARK AVENUE UNIT 311	MIAMI BEACH	FL	33139	USA
CARLO GAMBINO	2100 PARK AVENUE # 410	MIAMI BEACH	FL	33139	USA
CARLOS HENRIQUE AMARO GIACIAN TANIRA GIACIAN	565 WEST 50 ST	MIAMI BEACH	FL	33149	USA
CARLOS HENRIQUE GIACIAN TANIRA GIACIAN	565 WEST 50 ST	MIAMI BEACH	FL	33140	USA
CART REAL ESTATE INVESTMENTS LLC	2199 PONCE DE LEON BLVD #301	CORAL GABLES	FL	33134	USA
CBIRRA LLC	2155 WASHINGTON CT #N305	MIAMI BEACH	FL	33139	USA
CG SUNNY ISLES LLC CG SUNNY ISLES I LLC CG SUNNY ISLES II LLC	512 7 AVE 15TH FLOOR	NEW YORK	NY	10018	USA
CHEP LLC	1060 BRICKELL AVE #4309	MIAMI	FL	33131	USA
CHRISTINE A GUDAITIS	2155 WASHINGTON CT #603	MIAMI BEACH	FL	33139	USA
CHRISTINE E PORSCH JTRS FRANK MADEO JTRS	1903 RAYMOND AVE	COSTA MESA	CA	92627	USA
CHRISTOPHER E ANDREW GABRIEL M BEDOYA	450 W 17 ST #1809	NEW YORK	NY	10011	USA
CHRISTOPHER F PORCELLI	184 W BAY CEDAR CIR	JUPITER	FL	33458	USA
CITY ARTS 303 CORP	2665 SOUTH BAYSHORE DRIVE #800	COCONUT GROVE	FL	33133	USA
CITY ARTS 406 CORP	2665 SOUTH BAYSHORE DRIVE #800	COCONUT GROVE	FL	33133	USA
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR	MIAMI	FL	33139	USA
CMB PALM TREE INVESTMENTS LLC	1395 BRICKELL AVENUE #700	MIAMI	FL	33131	USA
COLLINS PARK HOTEL LLC	236 21ST ST	MIAMI BEACH	FL	33139-1702	USA
DALE JEFFRIES	2155 WASHINGTON CT #N106	MIAMI BEACH	FL	33139	USA
DANIEL DEGROISSE	435 21ST ST UNIT 108	MIAMI BEACH	FL	33139	USA
DARK LIGHT LLC	175 SW 7 ST	MIAMI	FL	33130	USA
DIANA SUTHERLIN PAUL C MARCAZZO	272 6 ST #3	JERSEY CITY	NJ	07302	USA
DOUGLAS GARDENS COMMUNITY MENTAL	1680 MERIDIAN AVE SUITE 501	MIAMI BEACH	FL	33139-2879	USA
DURGA EDSON TRS	10 NORDEN LANE	HUNTINGTON STATION	NY	11746	USA
DURGA G EDSON TRS	10 NORDEN LANE	HUNTINGTON STATION	NY	11746	USA
EBER DAVID HADDAD TRS MARTINE ECKERLING HADDAD TRS EBER & MARTINE HADDAD LIVING TR	1800 NE 114 ST UNIT 807	MIAMI	FL	33181	USA
ECOPLEX MIRO INC	2100 PARK AVE #404	MIAMI BEACH	FL	33139	USA
EISENBERG DEVELOPMENT CORP	1900 LIBERTY AVE	MIAMI BEACH	FL	33139-1939	USA
ELISABET ANA RAMOS	2155 WASHINGTON CT 104	MIAMI	FL	33139	USA

ENRIQUE RIESCO	435 21 STREET #214	MIAMI BEACH	FL	33139	USA
ETHAN HOLDINGS LLC C/O ALEX ASCANIO ESQ	4770 BISCAYNE BLVD STE 1430	MIAMI	FL	33137	USA
EXCCCEL INVESTMENTS CORP	1925 BRICKELL AVE STE D205	MIAMI	FL	33129	USA
FFA HOLDINGS LLC	464 CONSERVATION DR	WESTON	FL	33327	USA
FIRE FLY 310 INC	1395 BRICKELL AVE 14 FLOOR	MIAMI	FL	33131	USA
FIRENZE INVEST LLC	1441 BRICKELL AVE STE 1400	MIAMI	FL	33131	USA
FONTE VALLEY LTD	2155 WASHINGTON COURT #N204	MIAMI BEACH	FL	33139	USA
FRANCESCO MAZZAFERRO	I 2ND STREET UNIT 1712	JERSEY CITY	NJ	07302	USA
FRED MA KIMMY MA	206 05 RICHLAND AVE	OAKLAND GARDENS	NY	11364	USA
GABRIEL BEDOYA	450 WEST 17 ST UNIT 1809	NEW YORK	NY	10011	USA
GARRY A MARTIN MARION E MARTIN	509 E 2 ST # 5	SOUTH BOSTON	MA	02127	USA
GASPAR GARCIA RETIREMENT TRUST	996 ASHFORD AVE UNIT 1401	SAN JUAN	PR	00907	USA
GERMAN J ESPINA	690 SW 1ST CT #1532	MIAMI	FL	33130	USA
GIOBETTA INC	1680 MICHIGAN AVENUE #910	MIAMI BEACH	FL	33139	USA
GLOBAL N201 LLC	100 SOUTH POINTE DR #3701	MIAMI BEACH	FL	33139	USA
GONGYAO ZHOU YAN SHI	224 HOYER CT	WILMINGTON	DE	19803	USA
GRANT FRANKLIN BONNIE HOULIHAN	11 IROQUOIS WAY	MORGANTOWN	WV	26508	USA
HASHGAHA PLACE LLC	2155 WASHINGTON CT UNIT N109	MIAMI BEACH	FL	33139	USA
HUNTER GELLIN	225 EAST 34 ST #15H	NEW YORK	NY	10016	USA
INDIAN CREEK LLC	12555 BISCAYNE BLVD UNIT 981	NORTH MIAMI	FL	33181	USA
ITAL PLAZA OF PARK AVENUE LLC	1935 PARK AVE	MIAMI BEACH	FL	33139	USA
ITALPLAZA OF MIAMI LLC 65 48 GRAND AVENUE LLC	66 31 FRESH POND RD	RIDGEWOOD	NY	11385	USA
JAMES BRENDER WENDY BRENDER	200 KING STREET #3L	GREENSBORO	NC	27406	USA
JAMES JAY JANCOSKO	2100 PARK AVE #5110	MIAMI BEACH	FL	33139	USA
JASON W BROWN	66 E 79 ST	NEW YORK	NY	10075	USA
JAY GARCIA JOANNA B GARCIA	2155 WASHINGTON CT #306	MIAMI BEACH	FL	33139	USA
JAY SCHMULOWITZ & W RHODA SCHMULOWITZ	401 KENNEBEE RD	CHERRY HILL	NJ	08002	USA
JEFFERY KISHEL TRS THE JEFFREY KISHEL 2013 REV TRUST MELISSA BETH KISHEL TRS	2100 PARK AVE #309	MIAMI BEACH	FL	33139	USA
JERUCHAM F GOLDBERG GOLDBERG TRUST DEBRAH S GOLDBERG	21055 NE 37 AVE STE 2106	AVENTURA	FL	33180	USA
JOHN EDWARD GISIGER JTRS EUGENE R ARIYANAYAKAM JTRS	828 W GRACE ST #1709	CHICAGO	IL	60613	USA
JONAS M FERRIS MARY D MCDOWELL	435 21 ST #320	MIAMI BEACH	FL	33139	USA
JORGE MARTINEZ JR	11738 MOORPARK ST #K	STUDIO CITY	CA	91604	USA
JUJOKIMA USA INVEST INC	2858 PINE TREE DR STE NO 5	MIAMI	FL	33140	USA
JULIET CHRISTENSEN TRS JULIET C HRISTENSE TRUST	435 21 ST	MIAMI BEACH	FL	33139	USA
JUST AROUND THE CORNER LLC	26 HARBOR PARK DR	PORT WASHINGTON	NY	11050	USA
KAMIL M SALAME AUDREY LEHR	2155 WASHINGTON CT #209	MIAMI BEACH	FL	33139	USA
KRYSTINA JONES	2155 WASHINGTON CT 309	MIAMI BEACH	FL	33139	USA
LAWRENCE FORDJOUR	365 BRIDGE STREET #11B	BROOKLYN	NY	11201	USA
LENNOX MIAMI CORP	1900 COLLINS AVE	MIAMI BEACH	FL	33139	USA
LEONOR C ORTEGA	PO BOX 490745	KEY BISCAYNE	FL	33149	USA
LIDIA GUALAZZI	2155 WASHINGTON CT APT# 103N	MIAMI	FL	33139	USA
LUXLIFE INC	800 BRICKELL AVE STE 701	MIAMI	FL	33131	USA
M&A INTERNATIONAL GROUP LLC C/O AARON RESNICK PA	100 N BISCAYNE BLVD STE 1607	MIAMI	FL	33132	USA
MAGLIFICIO GOTTARDI SRL C/O RGPA	3370 MARY ST	MIAMI	FL	33133	USA
MANUEL SUAREZ INCLAN	1000 7TH ST APT 2	MIAMI BEACH	FL	33139	USA
MARCELA ROGGERI JEAN PHILIPPE CASTELLANI	435 21 STREET #219	MIAMI BEACH	FL	33139	USA
MARCUS OLESCH LI MA	2155 WASHINGTON CT #501	MIAMI BEACH	FL	33139	USA
MARGARITA GARZA GONZALEZ	435 W 21 ST #104	MIAMI BEACH	FL	33139	USA
MARIA LUISA QUINTERO ALDANA	2155 WASHINGTON CT N202	MIAMI BEACH	FL	33139	USA
MARK A SAUER II	2155 WASHINGTON CT UNIT N602	MIAMI BEACH	FL	33139	USA
MARK AND VICKI SAUER FAMILY LLC	4634 BUTTE ROAD	RICHMOND	VA	23235	USA

MARK DIPAOLO	2100 PARK AVE 206	MIAMI	FL	33139	USA
MAROMBA LLC C/O ALEXANDRE PIQUET ESQ	801 BRICKELL AVE STE 1610	MIAMI	FL	33131	USA
MARTIN BLOOMBERG TRS BLOOMBERG CHILDREN PROP TRUST	2155 WASHINGTON CT #208	MIAMI BEACH	FL	33139	USA
MCG ARTEPARK PH S507 LLC	777 BRICKELL AVE STE 1200	MIAMI	FL	33131	USA
MCG ARTEPARK S207 LLC	99 LLOYD RD	MONTCLAIR	NJ	07042	USA
MCG ARTEPARK S508 LLC	99 LLOYD RD	MONTCLAIR	NJ	07042	USA
MCG PARK VILLA THW7 LLC	99 LLOYD RD	MONTCLAIR	NJ	07042	USA
MIAMI 505 LLC C/O RICHARD A WOOD ESQ	1395 BRICKELL AVE 14 FLOOR	MIAMI	FL	33131	USA
MIAMIBOU LLC	250 W 57 ST 26 FL	NEW YORK	NY	10107	USA
MICHAEL SHATARA	19080 PARKLANE	LIVONIA	MI	48152	USA
MILL POND INVESTMENT INC	2100 PARK AVE # S205	MIAMI BEACH	FL	33139	USA
MURRAY JAMES PYLE ELLEN L SHERWOOD	10 ORCHARD LANE	CLARKS SUMMIT	PA	18411	USA
MY VIBE LLC	1390 BRICKELL AVE #200	MIAMI	FL	33131	USA
NELORE BR HOLDINGS LTD	2155 WASHINGTON CT #N408	MIAMI BEACH	FL	33139	USA
NELORE REAL ESTATE FLORIDA CORP	435 21 STREET UNIT G312	MIAMI BEACH	FL	33139	USA
NERST LLC	3200 COLLINS AVE #108	MIAMI BEACH	FL	33140	USA
NICOLLE UGARRIZA	435 W 21 ST 302	MIAMI BEACH	FL	33139-0000	USA
NIJOLE KUPSTAS BYLA	2155 WASHINGTON CT 206	MIAMI	FL	33139	USA
NYFLAPT LLC	109 W 27 ST 9 FLOOR	NEW YORK	NY	10001	USA
ORLANDO ARTURO LANDAETA	500 BRICKELL AVE #2405	MIAMI	FL	33131	USA
PALOMA 202 LLC	2875 NE 191 ST #801	AVENTURA	FL	33180	USA
PARC PLACE DEVELOPMENT LLC	26 HARBOR PARK DR	PORT WASHINGTON	NY	11050	USA
PARK VILLAS VES LLC	200 OCEAN LN DR #302	KEY BISCAYNE	FL	33149	USA
PATRICIA D MILLER TAYLOR	2911 7 ST NE	WASHINGTON	DC	20017	USA
PATRICK PASSARELLE PATRICIA PASSARELLE	1147 HILLSBORO MILE #314	HILLSBORO BEACH	FL	33062	USA
PAUL J SHAPIRO ANNA M ROSSI	2100 PARK AVE PH 509	MIAMI BEACH	FL	33139	USA
PENEDO LLC	2155 WASHINGTON CT # N105	MIAMI BEACH	FL	33139	USA
PETER NATHANIAL	5834 WINDSOR CT	BOCA RATON	FL	33496	USA
PETER ROSTEN JOANNE ROSTEN	433 EAST 74 ST #4A	NEW YORK	NY	10021	USA
PHILLARD APARTMENT HOTEL LLC	1680 MERIDIAN AVE SUITE#102	MIAMI BEACH	FL	33139-2704	USA
PHILLY JOE LLC	2130 PARK AVE TH 10 EAST	MIAMI BEACH	FL	33139	USA
PLYMOUTH HOTEL LLC C/O THINK HOSPITALITY LLC FIRST AVE 945 REALTY LLC	32 EAST 32 STREET	NEW YORK	NY	10016	USA
PORCELLI ATLANTIC PROPERTIES LLC	184 W BAY CEDAR CIR	JUPITER	FL	33458	USA
PORTULA LLC	2875 NE 191 ST STE 801	AVENTURA	FL	33180	USA
PRADY BALAN SALLY JANE BALAN	6789 BISCAYNE BLVD	MIAMI	FL	33138	USA
RAUL FABIAN GARCIA SESPON	2155 WASHINGTON CT 307	MIAMI BEACH	FL	33139	USA
RF ARTEPARK N503 LLC	99 LLOYD RD	MONTCLAIR	NJ	07042	USA
RF ARTEPARK S108 LLC	99 LLOYD ROAD	MONTCLAIR	NJ	07042	USA
RICHARD HARTZ	69 BIRCH RD	FAIRFIELD	CT	06824	USA
RICHARD WILLIAM SCULLY TRS RICHARD WILLIAM SCULLY REV TRUST	17435 TIFFANY TRACE DR	BOCA RATON	FL	33487	USA
RIVIERA LOFTS HOTEL LLC	1680 MERIDIAN AVE STE 102	MIAMI BEACH	FL	33139	USA
RIVIERA PLAZA APARTMENTS LLC	1133 E 33 PL	TULSA	OK	74105	USA
RNT REAL ESTATE HOLDING LLC	7 TRAPPING WAY	PLEASANTVILLE	NY	10570	USA
ROBERT WORTH	174 WASHINGTON ST #2G	JERSEY CITY	NJ	07302	USA
RONALD ABOODY MARK SHEMEL	959 SCIOTO DR	FRANKLIN LAKES	NJ	10001	USA
SADHANA WAY LLC	2100 PARK AVE # 504	MIAMI BEACH	FL	33139	USA
SAMUEL E BEALL III SUZANNA MARION HILL	PO BOX 4249	MARYVILLE	TN	37802	USA
SAMUEL PANCHO JACOT	2100 PARK AVE #1055	MIAMI BEACH	FL	33139	USA
SANTA BARBARA 230 LLC	1691 MICHIGAN AVE STE 320	MIAMI BEACH	FL	33139	USA
SASHA E KADEY	75 BRICKELL AVE #2212	MIAMI	FL	33131	USA
SGV MIAMI REAL ESTATE LLC	200 E 94 ST APT #714	NEW YORK	NY	10128	USA

SIMON LEE TRS HENDOVAN REVOCABLE TR	2100 PARK AVE # 407	MIAMI BEACH	FL	33139	USA
SOBE DEALS INC	PO BOX 191095	MIAMI BEACH	FL	33119	USA
SOBE DEALS INC	435 W 21 ST 205	MIAMI BEACH	FL	33139	USA
STEPHANIE ZABRISKIE	533 LAKE AVE	ORLANDO	FL	32801	USA
STEPHEN FARADAY	25 HUDSON ST #914	JERSEY CITY	NJ	07302	USA
STEPHEN R BOTTI RHONDA J BOTTI	1436 S PRAIRIE AVE SUITE J	CHICAGO	IL	60605	USA
STONEY B GOLDSTEIN	2001 BISCAYNE BLVD 2115	MIAMI	FL	33137	USA
TALIWAG OF FLORIDA LLC	260 OLD SOMMERSET RD	WATCHUNG	NJ	07069	USA
TAMPA 212 PROPERTY CORP	407 LINCOLN RD PH-NE	MIAMI	FL	33139	USA
TEMPUS REAL ESTATE LLC	2155 WASHINGTON CT #604	MIAMI BEACH	FL	33139	USA
THE ALLEN LLC	945 PENNSYLVANIA AVE 2ND FLOOR	MIAMI	FL	33139-5482	USA
THEAST 8 LLC	1370 NE 103 STREET	MIAMI SHORES	FL	33138	USA
THOMAS JAMES NICHOLAS	220 21ST #404	MIAMI BEACH	FL	33139	USA
TREINTA Y SIETE LLC	234 NE 3 ST APT #901	MIAMI	FL	33132	USA
TRI INU KASK	435 W 21 ST #103	MIAMI BEACH	FL	33139	USA
TRIBUTE GROUP SOUTH BEACH CORP	2665 S BAYSHORE DR # 800	COCONUT GROVE	FL	33133	USA
TYSON BALLOU	391 DEAN ST #1D	BROOKLYN	NY	11217	USA
U S BANK N A TRS C/O CALIBER HOME LOANS LSF9 MASTER PARTICIPATION TRUST	13801 WIRELESS WAY	OKLAHOMA CITY	OK	73134	USA
VADIM MSHVELIDZE &W RACHEL MIKLER	6 GRASMERE AVE	STATEN ISLAND	NY	10304	USA
VICTORIA C HATTAM THOMAS W GRAHAM	173 GARFIELD PLACE	BROOKLYN	NY	11215	USA
VINCENT O NEILL	2155 WASHINGTON CT #207N	MIAMI	FL	33139	USA
VIS REAL ESTATE LLC	1390 BRICKELL AVE STE 200	MIAMI	FL	33131	USA
WAEI M MEGID LAMIA ALI FARAG	28802 ELM CT	SANTA CLARITA	CA	91390	USA
WARRENS WASSOUF &W LORENA DE MATTEIS	4779 COLLINS AVE APT 4404	MIAMI	FL	33140	USA
WEST VILLA 8 LLC	237 FLATBUSH AVE #308	BROOKLYN	NY	11217	USA
WFERRARI INC	800 BRICKELL AVE # 701	MIAMI	FL	33131	USA
WILLIAM ROHL PAMELA SHELALA ROHL	70 WASHINGTON ST	BROOKLYN	NY	11201	USA
XIII TREDICI LLC	1300 PENNSYLVANIA AVE #308	MIAMI BEACH	FL	33139	USA

375' RADIUS MAP



SUBJECT: 336 21 Street, Miami Beach, FL 33139

FOLIO NUMBER: 02-3226-001-0200

LEGAL DESCRIPTION: MIAMI BEACH IMP CO SUB PB 5-7 LOTS 5 & 7 BLK E