

MIAMI BEACH

PLANNING DEPARTMENT

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

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.

Application Information			
FILE NUMBER			
<input type="radio"/> Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision		<input type="radio"/> Design Review Board <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance	
<input type="radio"/> Planning Board <input type="checkbox"/> Conditional use permit <input type="checkbox"/> Lot split approval <input type="checkbox"/> Amendment to the Land Development Regulations or zoning map <input type="checkbox"/> Amendment to the Comprehensive Plan or future land use map <input type="checkbox"/> Other:		<input checked="" type="radio"/> Historic Preservation Board <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic district/site designation <input type="checkbox"/> Variance	
Property Information - Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY			
1343 Collins Avenue, Miami Beach, FL 33139-4204			
FOLIO NUMBER(S)			
02-3234-008-0560			
Property Owner Information			
PROPERTY OWNER NAME			
1343 Collins Avenue LLC			
ADDRESS		CITY	STATE
100 Wilshire Boulevard #1750		Santa Monica	California
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
305 377 6237		MEntin@brzoninglaw.com	
Applicant Information (if different than owner)			
APPLICANT NAME			
ADDRESS		CITY	STATE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST			

Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Does the project include interior or exterior demolition?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Provide the total floor area of the new construction.		SQ. FT.	
Provide the gross floor area of the new construction (including required parking and all usable area).		SQ. FT.	
Party responsible for project design			
NAME Jose Gomez, Beilinson Gomez Architects		<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other	
ADDRESS 8101 Biscayne Boulevard, Suite 309	CITY Miami	STATE Florida	ZIP CODE 33138
BUSINESS PHONE 305 559 1250	CELL PHONE	EMAIL ADDRESS jg@beilinsonarchitectspa.com	
Authorized Representative(s) Information (if applicable)			
NAME Monika Entin, Esq.		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other	
ADDRESS 200 South Biscayne Boulevard, Suite 850	CITY Miami	STATE Florida	ZIP CODE 33131
BUSINESS PHONE (305) 374 5300	CELL PHONE	EMAIL ADDRESS MEntin@brzoninglaw.com	
NAME Robert Behar, Esq.		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other	
ADDRESS 200 South Biscayne Boulevard, Suite 850	CITY Miami	STATE Florida	ZIP CODE 33131
BUSINESS PHONE 305 377 6224	CELL PHONE	EMAIL ADDRESS RBehar@brzoninglaw.com	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other	
ADDRESS	CITY	STATE	ZIP CODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

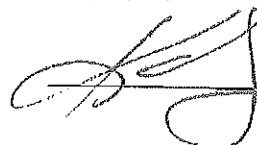
Please note the following information:

- 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 fees. 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 an application 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, engineers, landscape architects, 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.
- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, 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 service 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 forgoing 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

Karan Suri, Authorized Signatory for Owner

PRINT NAME

10-5-18

DATE SIGNED

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 remove 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**STATE OF CaliforniaCOUNTY OF Los Angeles

I, Karan Suri, being first duly sworn, depose and certify as follows: (1) I am the Authorized Signatory (print title) of 1343 Collins Avenue 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 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 my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove 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

*See attached.***NOTARY PUBLIC**

My Commission Expires: _____

Mayling Gonzalez Arroyo
PRINT NAME

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 5th
day of October, 2018, by Karan Suri

proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature

A handwritten signature in black ink, appearing to read "Karan Suri", written over a horizontal line.

POWER OF ATTORNEY AFFIDAVITSTATE OF CaliforniaCOUNTY OF Los Angeles

I, Karan Suri, being first duly sworn, depose and 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 Berrow Redell Fernandez & Laykin, PLLC to be my representative before the Historic Preservation Board. (3) 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. (4) I am responsible for remove this notice after the date of the hearing.

Karan Suri (Authorized Signatory)**PRINT NAME (and Title, if applicable)**

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

See attached.**NOTARY PUBLIC**

My Commission Expires: _____

Mayling Gonzalez Arroyo**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 individuals(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 if filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 5th
day of October, 2018, by Karan Suri

proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature

A handwritten signature in dark ink, appearing to be "Karan Suri", written over a horizontal line.

DISCLOSURE OF INTEREST
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.

1343 Collins Avenue LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
see attached	

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP

If there are additional corporate owners, list such owners, including corporate name and the name, address and percentage of ownership of each additional owner, on a separate page.

DISCLOSURE OF INTEREST
TRUSTEE

If the property that is the subject of the 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

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
Monika Entin, ESQ	200 South Biscayne Boulevard, Suite 850	(305) 374-5300
Robert Behar, Esq.	200 South Biscayne Boulevard, Suite 850	(305) 374-5300
Jose Gomez, Beilinson Gomez Archite	8101 Biscayne Boulevard, Suite 309	(305) 559-1250

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

APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) AN 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 California

COUNTY OF Los Angeles

I, Karan Suri, being first duly sworn, depose and certify as follows: (1) I am the applicant or representative of the applicant. (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.


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

My Commission Expires: _____

See attached.

NOTARY PUBLIC

Mayling Gonzalez Arroyo
PRINT NAME

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 5th
day of October, 2018, by Karan Suri

proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.

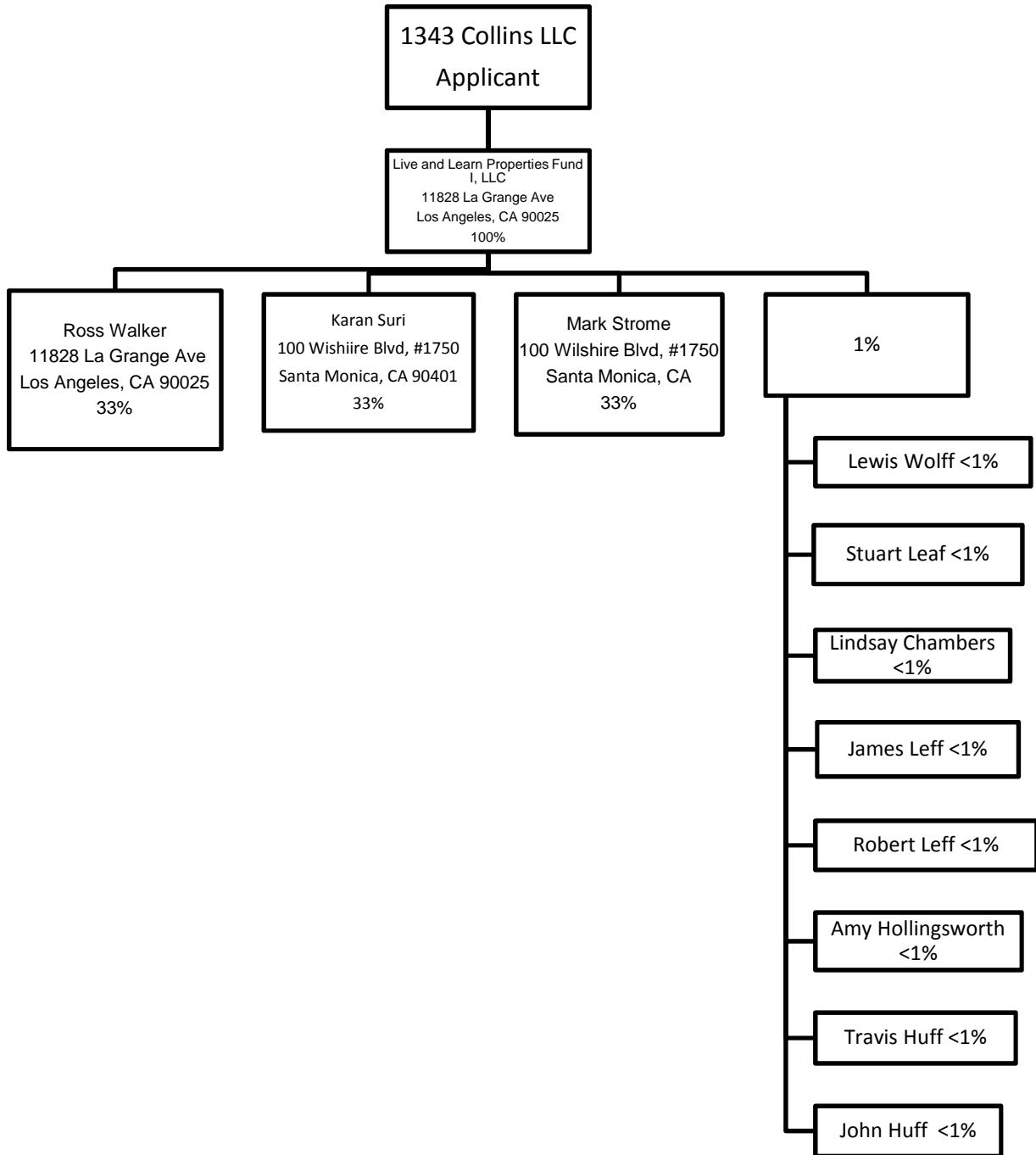


(Seal)

Signature

A handwritten signature in black ink, appearing to be "Karan Suri", written over a horizontal line.

Exhibit
Disclosure of Interest



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: 1343 COLLINS AVE LLC

DBA: 1343 COLLINS AVE LLC

IN CARE OF:

ADDRESS: 1343 Collins Ave
MIAMI BEACH, FL 33139-4208

LICENSE NUMBER: RL-10007074

Beginning: 08/06/2018

Expires: 09/30/2019

Parcel No: 0232340080560

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

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

This Receipt may be transferred:

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

B. To another location within the City if proper approvals and the

Additional Information

RESORT TAX ACCT. 1951517

Storage Locations

TRADE ADDRESS: 1343 Collins Ave

Code	Business Type
95009500	HOTELS (SMOKE DETECTOR)
95016400	RESTAURANT / BARS

Hotel: #Rooms	35
Restaurants/Bars: #Chairs	40

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

1343 COLLINS AVE LLC

1343 Collins Ave

MIAMI BEACH, FL 33139-4208





BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6223
E-Mail: MEntin@BRZoningLaw.com

VIA ELECTRONIC SUBMITTAL & HAND DELIVERY

November 5, 2018

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

Re: Letter of Intent for Certificate of Appropriateness and related variance for
the Property located at 1343 Collins Avenue, Miami Beach, Florida

Dear Tom:

This law firm represents 1343 Collins Avenue LLC (the "Applicant"), in connection with the property located at 1343 Collins Avenue (the "Property") within the City of Miami Beach ("City"). Please allow the following serve as the required letter of intent for a Certificate of Appropriateness and related variance for the redevelopment of the Property, including the addition of new units.

Description of the Property. The Property which is identified by Miami-Dade County Property Appraiser Folio No. 02-3234-008-0560, is situated on the east side of Collins Avenue, located between 13th and 14th Streets. The Property is located within the MXE, Mixed Use Entertainment District, the highest intensity zoning district within the City. The Property is also located within the Ocean Drive/Collins Historic District and the Miami Beach Architectural District.

The Clifton hotel was built in 1948 as a two-story, thirty-five (35) unit. It was designed by Gerard Pitt. The building is listed on the Miami Beach directory of historic properties, as a contributing structure and is an excellent example of small scale Art Deco architecture. It is composed of 3 strong horizontal layers, each compromised of a significant configuration, including an asymmetrical ground floor plane, a symmetrical second floor and a stark parapet. The primary façade features two layers of concrete eyebrows that wrap around on both side

facades. The exterior includes a painted smooth stucco exterior with stucco bands, and white aluminum frame windows throughout all four facades.

Description of the Development Program. The proposal includes preserving and restoring key features of the historic design, including the lobby and the asymmetrical front façade with its dominating eyebrows. Further, the Applicant also seeks to restore the iconic “Hotel Clifton” sign. The Applicant is also seeking to construct a rooftop addition. The addition will house twelve (12) new hotel units. However, in light of interior re-configurations for accessibility and to accommodate to FPL requests to include a transformer on site, the total room count will only increase by eight (8), bringing the total hotel unit count to forty-three (43). The third floor addition will also include a sun patio for the exclusive use of the guests.

Requests. The Applicant is requesting a COA for the addition of a third floor and the following waiver and variances:

Waiver. The Applicant respectfully requests a waiver from Section 142-1161d(2) of the Code from the requirement to meet the line-of-sight requirements for one-story rooftop additions. The proposed addition brings the building more in line with the heights of the surrounding structures as most of the buildings in the immediate area are 3+ stories. The addition is setback nearly forty feet to maintain the architectural character of the existing building. The granting of this waiver will allow the Applicant to move forward with the proposed design which will be a tasteful addition to the neighborhood and enhances the architectural contextual balance of the surrounding neighborhood.

The Applicant is also seeking a waiver of Section 130-101(A)(3) of the Code requiring one (1) loading space for hotel buildings with between 36 and 50 units. Pursuant to Section 130-101 (D) of the Code, the Historic Preservation Board is authorized to waive the off street loading requirement so long as the Applicant submits a plan delineating on-street loading, as approved by the Parking Department. In this instance, the Property is located within a heavily dense area, which is built out to the property lines. The Applicant is not seeking to demolish any substantive portion of the contributing structure which would allow for loading on the site. Rather the Applicant is seeking to preserve the existing structure and add a minimal amount of units on the existing structure’s roof. The minimal (8 units) increase in unit count will not have any bearing on the surrounding area. As such, the Applicant proposes to continue to use the existing loading areas, which the hotel currently successfully uses for operations.

Variance. The Applicant requests a variance of Section 142-545, to waive the minimum required hotel unit size for new construction in the MXE district. Preserving the characteristics of the existing building was essential to the Applicant. The proposed addition is designed with preserving the existing historical structure in mind. The proposed addition utilizes the same structural supports to minimize the impact on the existing structure. The new windows are aligned with the existing structure in order to maintain the architectural character of the existing building. By focusing on the integrity of the structure and minimizing the potential impact, the Applicant faces hardships in trying to meet the unit sizes required by the code. The current unit sizes are substandard and therefore, the structural elements are not designed to accommodate changes without great effort. As such, the Applicant requests a variance from the minimum required hotel unit sizes.

Satisfaction of Hardship Criteria. Section 118-353(d) of the City's Code sets forth the hardship criteria for a variance request. The Applicant's request satisfies all hardship criteria as follows:

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

The Property contains an existing contributing structure, which the Applicant is working to preserve and improve, including making the structure more handicap accessible. The Applicant intends to build a rooftop addition in order to make the use of the property more viable. The existing structure was built in 1948, and while it is in good condition, any proposed work will require extreme caution. In order to minimize the impact to the Clifton, and ultimately protect the structural integrity of the hotel, the proposed addition will utilize the existing structural supports, and will maintain the existing window layout. By utilizing the supports and the existing window layout, the Applicant is minimizing the amount of required demolition and construction and the effects such work has on a structure that is 70 years old. As such, the requested variance is necessary in order to maintain the structural integrity of the structure.

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

A practical difficulty exists as it pertains to following the historic architecture of the building and complying with the room size requirements. The existing historic structure and unit layout within the building is not a result of the action of the Applicant, but rather something that the Applicant is seeking to

retain. As part of that, the Applicant is seeking to maintain and use load bearing walls and columns and align the minor addition to the historic structure. In so, doing the resulting units mimic the existing units, and are smaller than required for new construction within the district. The Applicant is simply seeking to provide an additional level that minimizes the impact to the existing historic structure as well as to the surrounding neighborhood.

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

Granting the requested variance will enable the Applicant to renovate the existing structure and make a more efficient use of the Property without requiring demolition. The Code allows other similarly situated property owners to seek similar variances to accommodate the preservation of existing structures while allowing for the construction of additional features. The granting of these variances is in line with the purpose and intent of the Code and does not confer any special privilege on the Applicant.

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

A literal interpretation of the provisions of these land development regulations would work an unnecessary and undue hardship on the Applicant. The Applicant is seeking to add a rooftop addition while maintaining the character and integrity of the structure by utilizing the structural supports and window layout of the existing building. Maintaining the current unit sizes makes utilizing the support structures and window layout possible. Without the proposed variance the Applicant will be forced to undertake extensive demolition and construction work, ultimately jeopardizing the historic structure. The variance is requested in order to expand the hotel use without undergoing unnecessary hardship.

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

The Applicant is seeking to add an additional level to the Property to expand the hotel and make the historic preservation and renovation of the structure more viable. This request is the minimum necessary to allow for the

renovation of the Property and to make possible the addition of a new floor while still maintaining the structural integrity and character of the existing building.

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

The variance will not be injurious to the area or otherwise detrimental to the public welfare. The variance allows for the preservation and renovation of the historic structure, while accommodating the building to modern standards. The variance helps to maintain the contextual balance of the surrounding area and is appropriate to the scale and architecture of the existing building. Further, the variance will not be injurious to the area involved as the variance will avoid demolition and limit construction.

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

Instead, this variance facilitates the enhanced utilization of the Property. This request is consistent with the purpose and intent of the Code and promotes the public welfare in the promotion of redevelopment that is in harmony with the existing neighborhood

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

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

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

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

The Applicant proposes hurricane impact windows.

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

Operable windows will be provided.

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

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

- (5) Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.**

The historic nature of the buildings that will be preserved and the existing roadway elevation are located below BFE. As a result, the Applicant will look into ways to protect the ground floor during potential flooding events.

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

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

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

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

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

The Applicant is preserving the historic facades of the Property. It is not feasible to elevate them.

Thomas Mooney, Director
November 5, 2018
Page 7

(9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.

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

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

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

Conclusion. The Applicant seeks to revive a prime example Art Deco architecture in Miami Beach and tastefully rehabilitate the entire Property. The proposed renovations will not have any adverse impact on the surrounding area. 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) 377-6237.

Sincerely,

A handwritten signature in blue ink that reads "Robert Behar" followed by a stylized "for" or "for" mark.

Monika Entin

cc: Robert Behar, Esq.



rdr miami | public hearing notification services

certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

October 11, 2018

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

Re: Property Owners List within 375 feet of:

SUBJECT: 1343 Collins Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-008-0560

LEGAL DESCRIPTION: OCEAN BEACH ADDN NO 2 PB 2 56 LOT 14 BLK 18

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

Sincerely,

Diana B. Rio

Total number of property owners without repetition: **216, including 10 international**



rdr miami | public hearing notification services

certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

375' RADIUS MAP



SUBJECT: 1343 Collins Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-008-0560

LEGAL DESCRIPTION: OCEAN BEACH ADDN NO 2 PB 2 56 LOT 14 BLK 18

Name	Address	City	State	Zip	Country
ANNE BLANK	4912 LACOMBE AVE	MONTREAL QUEBEC H3W 1R7			CANADA
ERNEST ORTINO &W ADRIANA	11904 WOODBINE AVE	GORMEY-ONTARIO L0H 1G0			CANADA
MARK AMERY & SILIO DAVID APARICIO	FLAT 1 27 NETHERHALL GARDENS	LONDON NW3 SRL			UNITED KINGDOM
MARTIN NIXDORF ASCENTPOINTE DEVELOPMENT LLC	KLINGENDER STR 5	PADERBORN 33100			GERMANY
MELO PROPERTIES PARTNERSHIP	1183 OSTLER CRESCENT	MISSISSAUGE ONTARIO L5C3G5			CANADA
NORMAN EDWARD TAYLOR MARY JANE TAYLOR	699 MARY STREET N	OSHAWA ONTARIO L1G5G1			CANADA
PATRICK SMOLDERS	OUDEZYDS VOORBURG WAL 167 1	1012 E T AMSTERDAM			NETHERLANDS
R V TRADING LTD	PO BOX N65% PRIVATE TR CORP CHARLOTTE HOUSE CHARLOTTE ST	NASSAU			BAHAMAS
REGINA ALLOUL	1105 MILTON AVE CHOMEDEY LAVAL	QUEBEC H7W 1V9			CANADA
SABINA BELYAKOVA	PEROVSKAYA ST 40-3 APT. 14	MOSCOW 111141			RUSSIA
1300 COLLINS LLC	1300 COLLINS AVE #100	MIAMI BEACH	FL	33139-4234	USA
1330 COLLINS LLC	16885 DALLAS PARKWAY	ADDISON	TX	75001	USA
1331 WASHINGTON BUYER LLC	140 N FEDERAL HWY	BOCA RATON	FL	33432	USA
1343 COLLINS AVENUE LLC C/O HAWKINS WAY	100 WILSHIRE BLVD #1750	SANTA MONICA	CA	90401	USA
1357 A4 LLC	1720 NE 198 TER	MIAMI	FL	33179	USA
1357 D3 LLC	1720 NE 198 TER	MIAMI	FL	33179	USA
1360 COMMODORE LLC	16885 DALLAS PARKWAY	ADDISON	TX	75001	USA
1502 PANORAMIC VIEW INC	1455 OCEAN DR #1502	MIAMI BEACH	FL	33139-4141	USA
2N CARLYLE DECO LLC C/O PAUL SALMIN	2300 BUFFALO RD BLDG 2000	ROCHESTER	NY	14624	USA
807 INVESTMENT CORP	1055 WASHINGTON AVE	MIAMI BEACH	FL	33139-5017	USA
ABDULLAH BAIG UZMA NAEEM	1390 OCEAN DR #101	MIAMI BEACH	FL	33139	USA
ACASTAR MIAMI LLC	2450 NE MIAMI GARDENS DR 2 FL	MIAMI	FL	33180	USA
ADERSON CAPITAL LTD	1250 OCEAN DR UNIT 4B	MIAMI BEACH	FL	33139	USA
AGUSTIN J BUNUEL	2201 BRICKELL AVE #58	MIAMI	FL	33129-2134	USA
ALAN J STANISH &W KAREN	458 SPADARO DR	VENICE	FL	34285	USA
ANGEL L PALACIOS	1390 OCEAN DR #506	MIAMI BEACH	FL	33139	USA
ANTONIO RIFA	1334 COLLINS AVE UNIT 501	MIAMI BEACH	FL	33139-4227	USA
ARMANDO WILDER &W ESTHER (LE) REM LINA KLAHR	1233 BISCAYA DR	SURFSIDE	FL	33154-3315	USA
ARNOLD W DONALD TRS ARNOLD W DONALD TR HAZEL A DONALD TRS	1330 OCEAN DR 3C A	MIAMI BEACH	FL	33139	USA
ARTHUR LOUIS STEPHENS TRS ELIZABETH DAVIS STEPHENS TRS	719 E HERRING AVE	WEST COVINA	CA	91790	USA
AUGUSTIN J BUNUEL	2201 BRICKELL AVE #58	MIAMI	FL	33129-2134	USA
BARBARA MICHELETTI	209 N FORT LAUDERDALE BCH BLVD 15A	FORT LAUDERDALE	FL	33304	USA
BAROUX LLC	1521 MERIDIAN AVE	MIAMI BEACH	FL	33139	USA
BEACHCOMBER INVESTMENTS CORP	1340 COLLINS AVE	MIAMI BEACH	FL	33139-4209	USA
BIG TIME RECORDS INC	59 NW 14 ST	MIAMI	FL	33136	USA
BILL KALYVAS	680 76 AVE	ST PETE BEACH	FL	33706	USA
BOHAGER PROPERTIES LLC	87 VIVANTE BLVD UNIT 8743	PUNTA GORDA	FL	33950-2048	USA
BRUCE ATLAS GORDON	1390 OCEAN DR 306	MIAMI BEACH	FL	33139	USA
CALVIN H MITTMAN	1418 COLLINS AVE UNIT 601	MIAMI BEACH	FL	33139-4146	USA
CAMILLA CORP	3370 MARY ST	MIAMI	FL	33133	USA
CARLO ROMAGNOLI % RANDIE HOFER	1390 OCEAN DR UNIT 505	MIAMI BEACH	FL	33139-4224	USA
CARLOS SEPULVEDA ELIZABETH SEPULVEDA	1418 COLLINS AVE #603	MIAMI BEACH	FL	33139	USA
CARLYLE PH2 LLC	1100 FOREST AVE	WILMETTE	IL	60091	USA
CARLYLE SOUTH BEACH LLC	50 SOUTH POINT DR #1405	MIAMI BEACH	FL	33139	USA
CARMEN MORRINA JTRS LUIS J MORRINA JTRS CARMEN M MORRINA JTRS	7030 W 12 LN	HIALEAH	FL	33011	USA
CARMI REAL ESTATE FLORIDA CORP	1334 COLLINS AVE #304	MIAMI BEACH	FL	33139	USA
CAROL INVEST USA INC C/O FINLEY AND BOLOGNA INTL	150 SE 2 AVE #1010	MIAMI	FL	33131	USA
CESTARO FAMILY LLC	77 DEERHURST RD	SCARSDALE	NY	10583	USA
CHARLES W MOSCHOS	1255 COLLINS AVE #201	MIAMI BEACH	FL	33139-4623	USA
CHRISTENE HARTKORN	1390 OCEAN DR UNIT 202	MIAMI BEACH	FL	33139-4245	USA
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CLAUDIO MUNS	1255 COLLINS AVE #904	MIAMI BEACH	FL	33139-4644	USA
CLECIO EUGENIO PRIMO	21157 PLACERITOS BLVD	NEWHALL	CA	91321-1937	USA
CM7 INVESTMENT INC	1521 ALTON RD # 642	MIAMI BEACH	FL	33139	USA
CRISTALLO REAL ESTATE INC	255 OCEANIC AVE	FORT LAUDERDALE	FL	33308	USA
DANIEL ROBERT WASSEM	2411 NORTH HALL ST #29	DALLAS	TX	75204	USA

DAVID FOGIELGARN CATHY FOGIELGARN	11 ROSERY LANE	BELLEAIR	FL	33756	USA
DAVID GRANOFF	1357 COLLINS AVE-B1	MIAMI BEACH	FL	33139	USA
DAVID JAMES STROUSE & MARCELO GONCALVES JTRS	9019 NORMA PL	WEST HOLLYWOOD	CA	90069-4820	USA
DAWN S LYON	1357 COLLINS AVE UNIT B4	MIAMI BEACH	FL	33139-4230	USA
DONALD A WORTH &W NINA WEBER	1390 OCEAN DRIVE #207	MIAMI BEACH	FL	33139-4245	USA
E BRUCE BERMAN & PATRICIA FOLEY JTRS	1255 COLLINS AVE #605	MIAMI BEACH	FL	33139-4642	USA
E D Y INC	4100 N 28 TERR	HOLLYWOOD	FL	33021	USA
E D Y INC	1051 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
EAAS LLC	850 OCEAN DR STE 203	MIAMI BEACH	FL	33139	USA
EDUARDO J ELIZONDO JTRS HILDA ELIZONDO JTRS LINDA ELIZONDO CABRERA JTRS	110 W SUNRISE AVE	CORAL GABLES	FL	33133	USA
EDUARDO J ELIZONDO JTRS HILDA ELIZONDO JTRS HILDA M ELIZONDO JTRS	110 W SUNRISE AVE	CORAL GABLES	FL	33133	USA
EHDEN MIAMI INVESTMENT LLC RAMZY FENIANOS	182 21 150 AVE DBX 10482	SPRINGFIELD GARDENS	NY	11413	USA
ELI DA SILVA	1775 WASHINGTON AVE APT 11C	MIAMI BEACH	FL	33139-7544	USA
ELI DASILVA VINCENT ESPOSITO	1357 COLLINS AVE C2	MIAMI BEACH	FL	33139	USA
ELIZABETH BORBOLLA	13309 SW 1 ST	MIAMI	FL	33184-1170	USA
ELIZABETH VENTO	100 ANDALUCIA AVE APT702	CORAL GABLES	FL	33134-6129	USA
EMMA D SHANER	1334 COLLINS AVE UNIT 602	MIAMI BEACH	FL	33139-4228	USA
ENISA VUKOTIC	19 S BAYARD LN	MAHWAH	NJ	07430	USA
ERIC MARGULES	1357 COLLINS AVENUE #D2	MIAMI BEACH	FL	33139	USA
EUGENE E STARK (TRS) JEAN CARROLL STARK (TRS) EUGENE E STARK	1330 OCEAN DR #R7B	MIAMI BEACH	FL	33139	USA
FE MILAGROS CARBONELL JTRS ANA LOPEZ JTRS	1334 COLLINS AVE 502	MIAMI BEACH	FL	33139-4244	USA
FELIX C SOTOLONGO & MAYRA SOTOLONGO	1418 COLLINS AVE UNIT 501	MIAMI BEACH	FL	33139-4145	USA
FIRST COMMER MGMT SERV INC	890 N VENETIAN DR	MIAMI	FL	33139	USA
FIRST COMMER MGMT SERV INC	7348 NW 8 ST	MIAMI	FL	33126-2922	USA
FLAGER PROPERTY ENTERPRISES INC	1505 SW 12 ST	MIAMI	FL	33135-5319	USA
FRANCISCO MANSILLA JTRS ZOILA C DE MANSILLA JTRS BARBARA MANCILLA DE GARCIA JTR	1255 COLLINS AVE # PHA	MIAMI BEACH	FL	33139	USA
FRANCISCO MANSILLA JTRS ZOILA C DE MANSILLA JTRS ET AL BARBARA MANSILLA DE GARCIA JTRS	1255 COLLINS AVE UNIT 908	MIAMI BEACH	FL	33139	USA
GARY KANE	1255 COLLINS AVE 601	MIAMI BEACH	FL	33139	USA
GARY KANE	1255 COLLINS AVE #601	MIAMI BEACH	FL	33139	USA
GARY KANE	1255 COLLINS AVE PHB	MIAMI BEACH	FL	33139	USA
GARY T KANE	1255 COLLINS AVE 404	MIAMI BEACH	FL	33139	USA
GARY T KANE	1255 COLLINS AVE #708	MIAMI BEACH	FL	33139-4643	USA
GEORGE E WOLLNER TRS GEORGE E WOLLNER REVOCABLE TR FRANCES L WOLLNER TRS	701 PENNSYLVANIA AVE NW STE 1123	WASHINGTON	DC	20004	USA
GEORGINA LOPEZ	1255 COLLINS AVE #405	MIAMI BEACH	FL	33139-4640	USA
GHAHS LLC	1691 MICHIGAN AVENUE #320	MIAMI BEACH	FL	33139	USA
GIANNI ROBERTO MARIA PAOLUCCI	1255 COLLINS AVE # 508	MIAMI BEACH	FL	33139	USA
GREGORY J KHOST &W JACQUELINE OBRIEN KHOST	1357 COLLINS AVE #C3	MIAMI BEACH	FL	33139-4230	USA
H&M MIAMI INVESTMENTS L L C	4010 SAN AMARO DR	CORAL GABLES	FL	33146	USA
HANK OLSON	1334 COLLINS AVE UNIT 601	MIAMI BEACH	FL	33139-4228	USA
HERBERT F HOFER	1390 OCEAN DR #305	MIAMI BEACH	FL	33139	USA
HHLP WINTER HAVEN ASSOC LLC C/O HERSHA HOSPITALITY TRUST	510 WALNUT ST 9 FLOOR	PHILADELPHIA	PA	19106	USA
HOTEL CARDOZO INC	420 JEFFERSON AVE	MIAMI BEACH	FL	33139-6503	USA
HOUSHIG A TEJIRIAN	1334 COLLINS AVE #303	MIAMI BEACH	FL	33139	USA
HUMBERTO MARROQUIN DENISE GARZA	1418 COLLINS AVE # 201	MIAMI BEACH	FL	33139	USA
I MARY CORREIA JTRS JACQUELINE F FERNANDEZ JTRS	11030 NW 62 AVE	HIALEAH	FL	33012	USA
I MARY CORREIA JTRS JESSICA ANN FARAH JTRS	11030 NW 62 AVE	HIALEAH	FL	33012	USA
IMCRO S A	1330 OCEAN DR # 6A	MIAMI BEACH	FL	33139-4257	USA
IMCRO S A	1330 OCEAN DR UNIT 5A	MIAMI BEACH	FL	33139-4257	USA
IRVING DANESH	1390 OCEAN DR 102	MIAMI BEACH	FL	33139	USA
ISLANDER 208 LLC C/O MIRTA PEREZ	1492 SOUTH MIAMI AVE	MIAMI	FL	33130	USA
ISLANDER 504 LLC C/O MIRTA PEREZ	1492 SOUTH MIAMI AVE	MIAMI	FL	33130	USA
ISLANDER 505 LLC C/O MIRTA PEREZ	1492 SOUTH MIAMI AVE	MIAMI	FL	33130	USA
ISLANDER 604 LLC C/O MIRTA PEREZ ETAL	1492 S MIAMI AVE	MIAMI	FL	33130	USA
ISMELIA M CORREIA JTRS STEPHANIE A FARAH JTRS	11030 NW 62 AVE	HIALEAH	FL	33012	USA
ITALO PETRONELLI	1418 COLLINS AVE UNIT 502	MIAMI BEACH	FL	33139-4145	USA
JAIME NAVARRO ROGER NAVARRO	8315 MENTEITH TER	MIAMI LAKES	FL	33016	USA
JAMES F MATTHEW &W MARY H % BERNARDO PRASCHNIK	1401 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA

JANE KRUPP	1390 OCEAN DRIVE #401	MIAMI BEACH	FL	33139-4246	USA
JDGC LLC	7750 NW 5 ST	PEMBROKE PINES	FL	33024	USA
JEAN C ROMERO	1334 COLLINS AVE APT #204	MIAMI BEACH	FL	33139	USA
JEFFREY ALAN GOTTESMAN TRS JEFFREY GOTTESMAN REVOCABLE TR	407 REDBUD WAY	NEVADA CITY	CA	95959	USA
JEFFREY WATSON TRS WATSON FAMILY TRUST	82 WOOD PLACE	ROSWELL	GA	30075	USA
JEOMILL REALTY CORP	138 E 31 ST C1	NEW YORK	NY	10016	USA
JIAN HUA YAN XU	213 HAMPTON CT	MACON	GA	31210	USA
JOHN ADAMS JANIS PLATT	1330 OCEAN DR #R7C	MIAMI BEACH	FL	33139	USA
JOHN I REUBENS	1390 OCEAN DR #205	MIAMI BEACH	FL	33139-4245	USA
JOHN PETER VERONESI CARMEN LETICIA VERONESI	61 MASSACHUSETTS AVE	LONGMEADOW	MA	01106	USA
JOHN WOOD WYETHA WOOD	1052 GRAHAM RD	VENICE	FL	34293-5515	USA
JORGE MOYA	7810 COQUINA DR	NORTH BAY VILLAGE	FL	33141	USA
JOSE MIGUEL GONZALEZ PEREZ	PO 10677 CAPARRA STATION	SAN JUAN	PR	00922-0677	PUERTO RICO
JUAN A PASCUAL	7951 NW 166 ST	HIALEAH	FL	33016	USA
JUAN CARLOS LOPEZ &W LAURA M	200 S BISCAYNE BLVD #2900	MIAMI	FL	33131-5324	USA
JULIA P REED	1255 COLLINS AVE #903	MIAMI BEACH	FL	33139-4644	USA
KENTUCKY ZINC LLC ABH CORP OF NEW YORK NC CAPITAL LLC	1401 COLLINS AVE	MIAMI BEACH	FL	33139	USA
KONSTANTIN SHAPILOV	1418 COLLINS AVE #304	MIAMI BEACH	FL	33139	USA
KURT MATIS HEIDI MATIS	1390 OCEAN DR #303	MIAMI BEACH	FL	33139	USA
LATUSHKINA LLC	6050 LA GORCE DR	MIAMI BEACH	FL	33140	USA
LISA CARNEVALE	16066 ROSECROFT TERRACE	DELRAY BEACH	FL	33446	USA
LOUISE RAMIREZ & SERENE JUSTICE REED JTRS	219 NE 14 AVE #304	HALLANDALE BEACH	FL	33009	USA
LUCAS BOND KATERYNA GRYGORIEVA	1255 COLLINS AVE 206	MIAMI BEACH	FL	33139	USA
LUXURY RESIDENCY LLC	33 26 170 ST	FLUSHING	NY	11358	USA
MABEL CHORENS	1334 COLLINS AVE 402	MIAMI BEACH	FL	33139	USA
MAGOLP LLC	100 LINCOLN ROAD UNIT 939	MIAMI BEACH	FL	33139	USA
MANUEL SIQUES &W LUCILA ET ALS	8331 SW 12 TERR	MIAMI	FL	33144	USA
MARCOS F ALMEIDA YARA DE O ALMEIDA	1255 COLLINS VE #606	MIAMI BEACH	FL	33139	USA
MARIA E FRAGA & TERESITA QUAVEDO DE FRAGA JTRS	10422 WOODVIEW CIRCLE	CHARLOTTE	NC	28277	USA
MARIA L CALLAVA PARES NEVY CEJO EVA E CASTILLO	1418 COLLINS AVE #203	MIAMI BEACH	FL	33139-4143	USA
MARIA LUISA PUYANS ROSA PUYANS DE MALTES RAMON MALTES PUYANS	1255 COLLINS AVE 704	MIAMI BEACH	FL	33139	USA
MARIA M INGUANZO RACHEL L HUGHES	1255 COLLINS AVE 701	MIAMI BEACH	FL	33139	USA
MARINA FRAGA TRS MARINA FRAGA TRUST LAZARO FRAGA	8275 SW 5 ST	MIAMI	FL	33144	USA
MARRIOTT OWNERSHIP RESORTS LLC	6649 WESTWOOD BLVD	ORLANDO	FL	32821	USA
MARTHA S PLACE LLC	17701 BISCAYNE BLVD STE 201	AVENTURA	FL	33160	USA
MARTINO'S GROUP LLC	PO BOX 613371	MIAMI	FL	33261	USA
MATTHEW C KOBIN TRS MARIA JOSELITA V KOBIN TRS	49 EL PRISMA	RANCHO SANTA MARGARITA	CA	92688	USA
MAURO FAIBICHER	1328 CHALMETTE DRIVE	ATLANTA	GA	30306	USA
MIA GLOBAL INVESTORS LLC	251 SW 30 RD	MIAMI	FL	33129	USA
MIAMI BEACH CTC INC	8301 NW 197 STREET	MIAMI	FL	33015	USA
MIAMI REAL ESTATE HOLDINGS LLC	7900 GLADES RD STE#530	BOCA RATON	FL	33434	USA
MIAMI REAL ESTATE INVESTMENT CORP	1415 COLLINS AVE	MIAMI BEACH	FL	33139-4103	USA
MIAMI RIVER CAT LLC	1455 OCEAN DR #1502	MIAMI BEACH	FL	33139	USA
MICHAEL J KARATY JR TRS MICHAEL J KARATY JR REV TRUST ALEXIS J EHRENHAFTRS	6550 PHILLIPS MILL RD	DOUGLASVILLE	GA	30135	USA
MICHAEL S MORT EVELYN R MORT	PO BOX 255	MC LEAN	VA	22101-0255	USA
MIGUEL A INGUANZO &W MARIA M	3100 SW 130 AVE	MIAMI	FL	33175-2514	USA
MIRIELA MARCOS MARILU BAKULA	1255 COLLINS AVE 807	MIAMI BEACH	FL	33139	USA
MRC REAL ESTATE CORP	66 W FLAGLER ST 1002	MIAMI	FL	33130	USA
NASSAU INVESTMENTS CORP	1414 COLLINS AVE	MIAMI BEACH	FL	33139-4104	USA
NETHERLAND MEZZ LLC C/O MORAN CAPITAL PARTNERS LLC	676 N MICHIGAN AVE #3700	CHICAGO	IL	60611	USA
NILDA SARLABOUS	1334 COLLINS AVE #201	MIAMI BEACH	FL	33139-4221	USA
NORMAN LEVENSON TRS NORMAN LEVENSON REV TRUST	1390 OCEAN DR # 203	MIAMI BEACH	FL	33139	USA
OCEAN CITY VIEW INC	1455 OCEAN DR #R5C	MIAMI BEACH	FL	33139-4133	USA
OCEAN CITY VIEW INC	1390 OCEAN DRIVE #503	MIAMI BEACH	FL	33139-4246	USA
OCEAN DRIVE CARLYLE LLC	701 PENNSYLVANIA AVE NW #1123	WASHINGTON	DC	20004	USA
OCEAN DRIVE CLEVELANDER INC	1455 OCEAN DR #1502	MIAMI BEACH	FL	33139	USA
OCEAN DRIVE CLEVELANDER INC C/O ANTHONY J KARPAWICH	1455 OCEAN DRIVE # 1502	MIAMI BEACH	FL	33139	USA

OLIVIER ADAM	219 E 49 ST APT 3	NEW YORK	NY	10017	USA
PATRICIA NAZAR % ALEX BORELL	1255 COLLINS AVE #806	MIAMI BEACH	FL	33139	USA
PATRICIA QUINTANA	1255 COLLINS AVE #808	MIAMI BEACH	FL	33139-4644	USA
PAUL ANDRE MAN SON HING	1390 OCEAN DR UNIT#103	MIAMI BEACH	FL	33139	USA
PENGUIN HOTEL DEVELOPMENT LLC	1418 OCEAN DR # 201	MIAMI BEACH	FL	33139	USA
PENGUIN HOTEL DEVELOPMENT LLC	1423 COLLINS AVE	MIAMI BEACH	FL	33139	USA
PESCIOLINO LLC C/O RGPA	2378 SW 26 LN	MIAMI	FL	33133	USA
PHILIPPE LASCAR C/O REALTY GROUP OF MIAMI	90 ALTON RD #104	MIAMI BEACH	FL	33139	USA
PIX REALTY L P C/O JOHN BRANDT	ONE WEST ELM ST	GREENWICH	CT	06830	USA
PRESIDENT HOTEL INC	1418 OCEAN DR	MIAMI BEACH	FL	33139-4108	USA
RACHEL JUDITH & NOAH S WISS JTRS	1350 MICHIGAN AVE	MIAMI BEACH	FL	33139-3823	USA
RAFAEL ALVAREZ	3865 W 8 CT	HIALEAH	FL	33012	USA
RAMON E LOPEZ	1357 COLLINS AVE #A2	MIAMI BEACH	FL	33139-4230	USA
RAQUEL MANTILLA	1334 COLLINS AVE # 301	MIAMI BEACH	FL	33139-4221	USA
RAY CORP	2021 SELVA MADERA CT	ATLANTIC BEACH	FL	32233	USA
RAYMOND FAILER &W DOROTHY FAILER	10275 COLLINS AVE #222	BAL HARBOUR	FL	33154-1420	USA
RICHARD W MARTIN & PHILIP MORROW	1357 COLLINS AVE UNIT C-4	MIAMI BEACH	FL	33139-4230	USA
RICHARD WYLIE MARTIN PHILIP INGRAM MORROW	1357 COLLINS AVE UNIT C4	MIAMI BEACH	FL	33139	USA
RICK SHERMAN	903 SE 93 TER	PLANTATION	FL	33324	USA
ROSY CANCELA	145 JEFFERSON AVE UNIT 442	MIAMI BEACH	FL	33139	USA
SALVADOR MIRANDA	1390 OCEAN DR UNIT 307	MIAMI BEACH	FL	33139-4245	USA
SANDRA ABOUELWafa & HELEN BOWEN	1418 COLLINS AVE 403	MIAMI BEACH	FL	33139	USA
SATISH CHANDRA RADIOLOGY CENTER	1825 MADISON AVE	NEW YORK	NY	10035	USA
SCARLET BEGONIAS LLC CARLETON COLLEGE	5373 FISHER ISLAND DR	MIAMI BEACH	FL	33109	USA
SCARLET FIRE LLC	676 N MICHIGAN AVE 3700	CHICAGO	IL	60611	USA
SIGFRIDUS F JORNA	1255 COLLINS AVE #503	MIAMI BEACH	FL	33139-4640	USA
SIMONE VIOLA	1418 COLLINS AVE #302	MIAMI BEACH	FL	33139-4144	USA
STPAC INC	1255 COLLINS AVE #307	MIAMI BEACH	FL	33139-4639	USA
SYLVAN G FELDSTEIN	395 RIVERSIDE DR APT 1C	NEW YORK	NY	10025	USA
TAMARIN HOLDINGS LLC C/O LANCE A GELLER P A	1680 MICHIGAN AVE #700	MIAMI BEACH	FL	33139	USA
TERESA BAILEY	130 S AMMONS ST	LAKEWOOD	CO	80226	USA
THOMAS M JOHNSON III	520 LUNALINA HOME RD #104	HONOLULU	HI	96825	HAWAII
TIMOTHY CHARLES GRAY	1334 COLLINS AVE #404	MIAMI BEACH	FL	33139-4227	USA
TIZIANA IDONE GIULIO IDONE	1330 OCEAN DR R5F	MIAMI BEACH	FL	33139	USA
TIZIANA IDONE & GIULIO IDONE JTRS C/O PETER JONAS	9300 S DADELAND BLVD 600	MIAMI	FL	33156	USA
TRIPLE SKY LLC	1330 OCEAN DR #R5D	MIAMI BEACH	FL	33139	USA
VAND GROUP LLC	240 GLEN LAKE DRIVE	ATLANTA	GA	30327	USA
VENTURA CAPITAL ONE LLC ATTN ORLANDO VALDES	2733 SW 27 AVE	MIAMI	FL	33133	USA
VICTOR KANEFSKY &W ALICE G	11 WYNDHAM RD	SCARSDALE	NY	10583	USA
WALGREEN CO	104 WILMOT RD MS #1420	DEERFIELD	IL	60015	USA
WASHINGTON AVENUE L C	1317 WASHINGTON AVE	MIAMI BEACH	FL	33139-4211	USA
WESLEY G SO	1418 COLLINS AVE UNIT #401	MIAMI BEACH	FL	33139-4144	USA
WILLIAM O HOLCOMBE &W JEAN W	1390 OCEAN DRIVE #501	MIAMI BEACH	FL	33139-4246	USA
XANAS INVESTMENT CORP	5800 W 13 AVE	HIALEAH	FL	33012-6355	USA
YELENA USTIMENKO TRS MAISON DE SOLEIL FAMILY TRUST	1420 PENNSYLVANIA AVE UNIT 406	MIAMI BEACH	FL	33139	USA
ZORI HAYON TRS ZORI HAYON REV INT TRU	PO BOX 19 1678	MIAMI BEACH	FL	33119	USA

ANNE BLANK
4912 LACOMBE AVE
MONTREAL QUEBEC H3W 1R7
CANADA

ERNEST ORTINO &W ADRIANA
11904 WOODBINE AVE
GORMEY-ONTARIO L0H 1G0
CANADA

MARK AMERY &
SILIO DAVID APARICIO
FLAT 1 27 NETHERHALL GARDENS
LONDON NW3 SRL
UNITED KINGDOM

MARTIN NIXDORF
ASCENTPOINTE DEVELOPMENT LLC
KLINGENDER STR 5
PADERBORN 33100
GERMANY

MELO PROPERTIES PARTNERSHIP
1183 OSTLER CRESCENT
MISSISSAUGE ONTARIO L5C3G5
CANADA

NORMAN EDWARD TAYLOR
MARY JANE TAYLOR
699 MARY STREET N
OSHAWA ONTARIO L1G5G1
CANADA

PATRICK SMOLDERS
OUDEZYDS VOORBURGWAL 167 1
1012 E T AMSTERDAM
NETHERLANDS

R V TRADING LTD
PO BOX N65% PRIVATE TR CORP
CHARLOTTE HOUSE CHARLOTTE ST
NASSAU
BAHAMAS

REGINA ALLOUL
1105 MILTON AVE CHOMEDEY LAVAL
QUEBEC H7W 1V9
CANADA

SABINA BELYAKOVA
PEROVSKAYA ST 40-3 APT. 14
MOSCOW 111141
RUSSIA

1300 COLLINS LLC
1300 COLLINS AVE #100
MIAMI BEACH, FL 33139-4234

1330 COLLINS LLC
16885 DALLAS PARKWAY
ADDISON, TX 75001

1331 WASHINGTON BUYER LLC
140 N FEDERAL HWY
BOCA RATON, FL 33432

1343 COLLINS AVENUE LLC
C/O HAWKINS WAY
100 WILSHIRE BLVD #1750
SANTA MONICA, CA 90401

1357 A4 LLC
1720 NE 198 TER
MIAMI, FL 33179

1357 D3 LLC
1720 NE 198 TER
MIAMI, FL 33179

1360 COMMODORE LLC
16885 DALLAS PARKWAY
ADDISON, TX 75001

1502 PANORAMIC VIEW INC
1455 OCEAN DR #1502
MIAMI BEACH, FL 33139-4141

2N CARLYLE DECO LLC
C/O PAUL SALMIN
2300 BUFFALO RD BLDG 2000
ROCHESTER, NY 14624

807 INVESTMENT CORP
1055 WASHINGTON AVE
MIAMI BEACH, FL 33139-5017

ABDULLAH BAIG
UZMA NAEEM
1390 OCEAN DR #101
MIAMI BEACH, FL 33139

ACASTAR MIAMI LLC
2450 NE MIAMI GARDENS DR 2 FL
MIAMI, FL 33180

ADERSON CAPITAL LTD
1250 OCEAN DR UNIT 4B
MIAMI BEACH, FL 33139

AGUSTIN J BUNUEL
2201 BRICKELL AVE #58
MIAMI, FL 33129-2134

ALAN J STANISH &W KAREN
458 SPADARO DR
VENICE, FL 34285

ANGEL L PALACIOS
1390 OCEAN DR #506
MIAMI BEACH, FL 33139

ANTONIO RIFA
1334 COLLINS AVE UNIT 501
MIAMI BEACH, FL 33139-4227

ARMANDO WILDER &W ESTHER (LE)
REM LINA KLAHR
1233 BISCAYA DR
SURFSIDE, FL 33154-3315

ARNOLD W DONALD TRS
ARNOLD W DONALD TR
HAZEL A DONALD TRS
1330 OCEAN DR 3C A
MIAMI BEACH, FL 33139

ARTHUR LOUIS STEPHENS TRS
ELIZABETH DAVIS STEPHENS TRS
719 E HERRING AVE
WEST COVINA, CA 91790

AUGUSTIN J BUNUEL
2201 BRICKELL AVE #58
MIAMI, FL 33129-2134

BARBARA MICHELETTI
209 N FORT LAUDERDALE BCH BLVD 15A
FORT LAUDERDALE, FL 33304

BAROUX LLC
1521 MERIDIAN AVE
MIAMI BEACH, FL 33139

BEACHCOMBER INVESTMENTS CORP
1340 COLLINS AVE
MIAMI BEACH, FL 33139-4209

BIG TIME RECORDS INC
59 NW 14 ST
MIAMI, FL 33136

BILL KALYVAS
680 76 AVE
ST PETE BEACH, FL 33706

BOHAGER PROPERTIES LLC
87 VIVANTE BLVD UNIT 8743
PUNTA GORDA, FL 33950-2048

BRUCE ATLAS GORDON
1390 OCEAN DR 306
MIAMI BEACH, FL 33139

CALVIN H MITTMAN
1418 COLLINS AVE UNIT 601
MIAMI BEACH, FL 33139-4146

CAMILLA CORP
3370 MARY ST
MIAMI, FL 33133

CARLO ROMAGNOLI
% RANDIE HOFER
1390 OCEAN DR UNIT 505
MIAMI BEACH, FL 33139-4224

CARLOS SEPULVEDA
ELIZABETH SEPULVEDA
1418 COLLINS AVE #603
MIAMI BEACH, FL 33139

CARLYLE PH2 LLC
1100 FOREST AVE
WILMETTE, IL 60091

CARLYLE SOUTH BEACH LLC
50 SOUTH POINT DR #1405
MIAMI BEACH, FL 33139

CARMEN MORRINA JTRS
LUIS J MORRINA JTRS
CARMEN M MORRINA JTRS
7030 W 12 LN
HIALEAH, FL 33011

CARMi REAL ESTATE FLORIDA CORP
1334 COLLINS AVE #304
MIAMI BEACH, FL 33139

CAROL INVEST USA INC
C/O FINLEY AND BOLOGNA INTL
150 SE 2 AVE #1010
MIAMI, FL 33131

CESTARO FAMILY LLC
77 DEERHURST RD
SCARSDALE, NY 10583

CHARLES W MOSCHOS
1255 COLLINS AVE #201
MIAMI BEACH, FL 33139-4623

CHRISTENE HARTKORN
1390 OCEAN DR UNIT 202
MIAMI BEACH, FL 33139-4245

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

CLAUDIO MUNS
1255 COLLINS AVE #904
MIAMI BEACH, FL 33139-4644

CLECIO EUGENIO PRIMO
21157 PLACERITOS BLVD
NEWHALL, CA 91321-1937

CM7 INVESTMENT INC
1521 ALTON RD # 642
MIAMI BEACH, FL 33139

CRISTALLO REAL ESTATE INC
255 OCEANIC AVE
FORT LAUDERDALE, FL 33308

DANIEL ROBERT WASSEM
2411 NORTH HALL ST #29
DALLAS, TX 75204

DAVID FOGIELGARN
CATHY FOGIELGARN
11 ROSERY LANE
BELLEAIR, FL 33756

DAVID GRANOFF
1357 COLLINS AVE-B1
MIAMI BEACH, FL 33139

DAVID JAMES STROUSE &
MARCELO GONCALVES JTRS
9019 NORMA PL
WEST HOLLYWOOD, CA 90069-4820

DAWN S LYON
1357 COLLINS AVE UNIT B4
MIAMI BEACH, FL 33139-4230

DONALD A WORTH & W NINA WEBER
1390 OCEAN DRIVE #207
MIAMI BEACH, FL 33139-4245

E BRUCE BERMAN &
PATRICIA FOLEY JTRS
1255 COLLINS AVE #605
MIAMI BEACH, FL 33139-4642

E D Y INC
4100 N 28 TERR
HOLLYWOOD, FL 33021

E D Y INC
1051 WASHINGTON AVE
MIAMI BEACH, FL 33139

EAAS LLC
850 OCEAN DR STE 203
MIAMI BEACH, FL 33139

EDUARDO J ELIZONDO JTRS
HILDA ELIZONDO JTRS
LINDA ELIZONDO CABRERA JTRS
110 W SUNRISE AVE
CORAL GABLES, FL 33133

EDUARDO J ELIZONDO JTRS
HILDA ELIZONDO JTRS
HILDA M ELIZONDO JTRS
110 W SUNRISE AVE
CORAL GABLES, FL 33133

EHDEN MIAMI INVESTMENT LLC
RAMZY FENIANOS
182 21 150 AVE DBX 10482
SPRINGFIELD GARDENS, NY 11413

ELI DA SILVA
1775 WASHINGTON AVE APT 11C
MIAMI BEACH, FL 33139-7544

ELI DASILVA
VINCENT ESPOSITO
1357 COLLINS AVE C2
MIAMI BEACH, FL 33139

ELIZABETH BORBOLLA
13309 SW 1 ST
MIAMI, FL 33184-1170

ELIZABETH VENTO
100 ANDALUCIA AVE APT 702
CORAL GABLES, FL 33134-6129

EMMA D SHANER
1334 COLLINS AVE UNIT 602
MIAMI BEACH, FL 33139-4228

ENISA VUKOTIC
19 S BAYARD LN
MAHWAH, NJ 07430

ERIC MARGULES
1357 COLLINS AVENUE #D2
MIAMI BEACH, FL 33139

EUGENE E STARK (TRS)
JEAN CARROLL STARK (TRS)
EUGENE E STARK
1330 OCEAN DR #R7B
MIAMI BEACH, FL 33139

FE MILAGROS CARBONELL JTRS
ANA LOPEZ JTRS
1334 COLLINS AVE 502
MIAMI BEACH, FL 33139-4244

FELIX C SOTOLONGO &
MAYRA SOTOLONGO
1418 COLLINS AVE UNIT 501
MIAMI BEACH, FL 33139-4145

FIRST COMMER MGMT SERV INC
890 N VENETIAN DR
MIAMI, FL 33139

FIRST COMMER MGMT SERV INC
7348 NW 8 ST
MIAMI, FL 33126-2922

FLAGLER PROPERTY ENTERPRISES INC
1505 SW 12 ST
MIAMI, FL 33135-5319

FRANCISCO MANSILLA JTRS
ZOILA C DE MANSILLA JTRS
BARBARA MANSILLA DE GARCIA JTR
1255 COLLINS AVE # PHA
MIAMI BEACH, FL 33139

FRANCISCO MANSILLA JTRS
ZOILA C DE MANSILLA JTRS ET AL
BARBARA MANSILLA DE GARCIA JTRS
1255 COLLINS AVE UNIT 908
MIAMI BEACH, FL 33139

GARY KANE
1255 COLLINS AVE 601
MIAMI BEACH, FL 33139

GARY KANE
1255 COLLINS AVE #601
MIAMI BEACH, FL 33139

GARY KANE
1255 COLLINS AVE PHB
MIAMI BEACH, FL 33139

GARY T KANE
1255 COLLINS AVE 404
MIAMI BEACH, FL 33139

GARY T KANE
1255 COLLINS AVE #708
MIAMI BEACH, FL 33139-4643

GEORGE E WOLLNER TRS
GEORGE E WOLLNER REVOCABLE TR
FRANCES L WOLLNER TRS
701 PENNSYLVANIA AVE NW STE 1123
WASHINGTON, DC 20004

GEORGINA LOPEZ
1255 COLLINS AVE #405
MIAMI BEACH, FL 33139-4640

GHAHS LLC
1691 MICHIGAN AVENUE #320
MIAMI BEACH, FL 33139

GIANNI ROBERTO MARIA PAOLUCCI
1255 COLLINS AVE # 508
MIAMI BEACH, FL 33139

GREGORY J KHOST &W
JACQUELINE OBRIEN KHOST
1357 COLLINS AVE #C3
MIAMI BEACH, FL 33139-4230

H&M MIAMI INVESTMENTS L L C
4010 SAN AMARO DR
CORAL GABLES, FL 33146

HANK OLSON
1334 COLLINS AVE UNIT 601
MIAMI BEACH, FL 33139-4228

HERBERT F HOFER
1390 OCEAN DR #305
MIAMI BEACH, FL 33139

HHLP WINTER HAVEN ASSOC LLC
C/O HERSHA HOSPITALITY TRUST
510 WALNUT ST 9 FLOOR
PHILADELPHIA, PA 19106

HOTEL CARDOZO INC
420 JEFFERSON AVE
MIAMI BEACH, FL 33139-6503

HOUSHIG A TEJIRIAN
1334 COLLINS AVE #303
MIAMI BEACH, FL 33139

HUMBERTO MARROQUIN
DENISE GARZA
1418 COLLINS AVE # 201
MIAMI BEACH, FL 33139

I MARY CORREIA JTRS
JACQUELINE F FERNANDEZ JTRS
11030 NW 62 AVE
HIALEAH, FL 33012

I MARY CORRIEA JTRS
JESSICA ANN FARAH JTRS
11030 NW 62 AVE
HIALEAH, FL 33012

IMCRO S A
1330 OCEAN DR # 6A
MIAMI BEACH, FL 33139-4257

IMCRO S A
1330 OCEAN DR UNIT 5A
MIAMI BEACH, FL 33139-4257

IRVING DANESH
1390 OCEAN DR 102
MIAMI BEACH, FL 33139

ISLANDER 208 LLC
C/O MIRTA PEREZ
1492 SOUTH MIAMI AVE
MIAMI, FL 33130

ISLANDER 504 LLC
C/O MIRTA PEREZ
1492 SOUTH MIAMI AVE
MIAMI, FL 33130

ISLANDER 505 LLC
C/O MIRTA PEREZ
1492 SOUTH MIAMI AVE
MIAMI, FL 33130

ISLANDER 604 LLC
C/O MIRTA PEREZ ETAL
1492 S MIAMI AVE
MIAMI, FL 33130

ISMELIA M CORREIA JTRS
STEPHANIE A FARAH JTRS
11030 NW 62 AVE
HIALEAH, FL 33012

ITALO PETRONELLI
1418 COLLINS AVE UNIT 502
MIAMI BEACH, FL 33139-4145

JAIME NAVARRO
ROGER NAVARRO
8315 MENTEITH TER
MIAMI LAKES, FL 33016

JAMES F MATTHEW &W MARY H
% BERNARDO PRASCHNIK
1401 WASHINGTON AVE
MIAMI BEACH, FL 33139

JANE KRUPP
1390 OCEAN DRIVE #401
MIAMI BEACH, FL 33139-4246

JDGC LLC
7750 NW 5 ST
PEMBROKE PINES, FL 33024

JEAN C ROMERO
1334 COLLINS AVE APT #204
MIAMI BEACH, FL 33139

JEFFREY ALAN GOTTESMAN TRS
JEFFREY GOTTESMAN REVOCABLE TR
407 REDBUD WAY
NEVADA CITY, CA 95959

JEFFREY WATSON TRS
WATSON FAMILY TRUST
82 WOOD PLACE
ROSWELL, GA 30075

JEOMILL REALTY CORP
138 E 31 ST C1
NEW YORK, NY 10016

JIAN HUA
YAN XU
213 HAMPTON CT
MACON, GA 31210

JOHN ADAMS
JANIS PLATT
1330 OCEAN DR #R7C
MIAMI BEACH, FL 33139

JOHN I REUBENS
1390 OCEAN DR #205
MIAMI BEACH, FL 33139-4245

JOHN PETER VERONESI
CARMEN LETICIA VERONESI
61 MASSACHUSETTS AVE
LONGMEADOW, MA 01106

JOHN WOOD
WYETHA WOOD
1052 GRAHAM RD
VENICE, FL 34293-5515

JORGE MOYA
7810 COQUINA DR
NORTH BAY VILLAGE, FL 33141

JOSE MIGUEL GONZALEZ PEREZ
PO 10677 CAPARRA STATION
SAN JUAN, PR 00922-0677
PUERTO RICO

JUAN A PASCUAL
7951 NW 166 ST
HIALEAH, FL 33016

JUAN CARLOS LOPEZ &W LAURA M
200 S BISCAYNE BLVD #2900
MIAMI, FL 33131-5324

JULIA P REED
1255 COLLINS AVE #903
MIAMI BEACH, FL 33139-4644

KENTUCKY ZINC LLC
ABH CORP OF NEW YORK
NC CAPITAL LLC
1401 COLLINS AVE
MIAMI BEACH, FL 33139

KONSTANTIN SHAPILOV
1418 COLLINS AVE #304
MIAMI BEACH, FL 33139

KURT MATIS
HEIDI MATIS
1390 OCEAN DR #303
MIAMI BEACH, FL 33139

LATUSHKINA LLC
6050 LA GORCE DR
MIAMI BEACH, FL 33140

LISA CARNEVALE
16066 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

LOUISE RAMIREZ &
SERENE JUSTICE REED JTRS
219 NE 14 AVE #304
HALLANDALE BEACH, FL 33009

LUCAS BOND
KATERYNA GRYGORIEVA
1255 COLLINS AVE 206
MIAMI BEACH, FL 33139

LUXURY RESIDENCY LLC
33 26 170 ST
FLUSHING, NY 11358

MABEL CHORENS
1334 COLLINS AVE 402
MIAMI BEACH, FL 33139

MAGOLP LLC
100 LINCOLN ROAD UNIT 939
MIAMI BEACH, FL 33139

MANUEL SIQUES &W LUCILA ET ALS
8331 SW 12 TERR
MIAMI, FL 33144

MARCOS F ALMEIDA
YARA DE O ALMEIDA
1255 COLLINS VE #606
MIAMI BEACH, FL 33139

MARIA E FRAGA &
TERESITA QUAVEDO DE FRAGA JTRS
10422 WOODVIEW CIRCLE
CHARLOTTE, NC 28277

MARIA L CALLAVA PARES
NEVY CEJO
EVA E CASTILLO
1418 COLLINS AVE #203
MIAMI BEACH, FL 33139-4143

MARIA LUISA PUYANS
ROSA PUYANS DE MALTES
RAMON MALTES PUYANS
1255 COLLINS AVE 704
MIAMI BEACH, FL 33139

MARIA M INGUANZO
RACHEL L HUGHES
1255 COLLINS AVE 701
MIAMI BEACH, FL 33139

MARINA FRAGA TRS
MARINA FRAGA TRUST
LAZARO FRAGA
8275 SW 5 ST
MIAMI, FL 33144

MARRIOTT OWNERSHIP RESORTS LLC
6649 WESTWOOD BLVD
ORLANDO, FL 32821

MARTHA S PLACE LLC
17701 BISCAYNE BLVD STE 201
AVENTURA, FL 33160

MARTINO'S GROUP LLC
PO BOX 613371
MIAMI, FL 33261

MATTHEW C KOBIN TRS
MARIA JOSELITA V KOBIN TRS
49 EL PRISMA
RANCHO SANTA MARGARITA, CA 92688

MAURO FAIBICHER
1328 CHALMETTE DRIVE
ATLANTA, GA 30306

MIA GLOBAL INVESTORS LLC
251 SW 30 RD
MIAMI, FL 33129

MIAMI BEACH CTC INC
8301 NW 197 STREET
MIAMI, FL 33015

MIAMI REAL ESTATE HOLDINGS LLC
7900 GLADES RD STE#530
BOCA RATON, FL 33434

MIAMI REAL ESTATE INVESTMENT CORP
1415 COLLINS AVE
MIAMI BEACH, FL 33139-4103

MIAMI RIVER CAT LLC
1455 OCEAN DR #1502
MIAMI BEACH, FL 33139

MICHAEL J KARATY JR TRS
MICHAEL J KARATY JR REV TRUST
ALEXIS J EHRENHAFTRS
6550 PHILLIPS MILL RD
DOUGLASVILLE, GA 30135

MICHAEL S MORT
EVELYN R MORT
PO BOX 255
MC LEAN, VA 22101-0255

MIGUEL A INGUANZO &W MARIA M
3100 SW 130 AVE
MIAMI, FL 33175-2514

MIRIELA MARCOS
MARILU BAKULA
1255 COLLINS AVE 807
MIAMI BEACH, FL 33139

MRC REAL ESTATE CORP
66 W FLAGLER ST 1002
MIAMI, FL 33130

NASSAU INVESTMENTS CORP
1414 COLLINS AVE
MIAMI BEACH, FL 33139-4104

NETHERLAND MEZZ LLC
C/O MORAN CAPITAL PARTNERS LLC
676 N MICHIGAN AVE #3700
CHICAGO, IL 60611

NILDA SARLABOUS
1334 COLLINS AVE #201
MIAMI BEACH, FL 33139-4221

NORMAN LEVENSON TRS
NORMAN LEVENSON REV TRUST
1390 OCEAN DR # 203
MIAMI BEACH, FL 33139

OCEAN CITY VIEW INC
1455 OCEAN DR #R5C
MIAMI BEACH, FL 33139-4133

OCEAN CITY VIEW INC
1390 OCEAN DRIVE #503
MIAMI BEACH, FL 33139-4246

OCEAN DRIVE CARLYLE LLC
701 PENNSYLVANIA AVE NW #1123
WASHINGTON, DC 20004

OCEAN DRIVE CLEVELANDER INC
1455 OCEAN DR #1502
MIAMI BEACH, FL 33139

OCEAN DRIVE CLEVELANDER INC
C/O ANTHONY J KARPAWICH
1455 OCEAN DRIVE # 1502
MIAMI BEACH, FL 33139

OLIVIER ADAM
219 E 49 ST APT 3
NEW YORK, NY 10017

PATRICIA NAZAR
% ALEX BORELL
1255 COLLINS AVE #806
MIAMI BEACH, FL 33139

PATRICIA QUINTANA
1255 COLLINS AVE #808
MIAMI BEACH, FL 33139-4644

PAUL ANDRE MAN SON HING
1390 OCEAN DR UNIT#103
MIAMI BEACH, FL 33139

PENGUIN HOTEL DEVELOPMENT LLC
1418 OCEAN DR # 201
MIAMI BEACH, FL 33139

PENGUIN HOTEL DEVELOPMENT LLC
1423 COLLINS AVE
MIAMI BEACH, FL 33139

PESCIOLINO LLC
C/O RGPA
2378 SW 26 LN
MIAMI, FL 33133

PHILIPPE LASCAR
C/O REALTY GROUP OF MIAMI
90 ALTON RD #104
MIAMI BEACH, FL 33139

PIX REALTY L P
C/O JOHN BRANDT
ONE WEST ELM ST
GREENWICH, CT 06830

PRESIDENT HOTEL INC
1418 OCEAN DR
MIAMI BEACH, FL 33139-4108

RACHEL JUDITH & NOAH S WISS JTRS
1350 MICHIGAN AVE
MIAMI BEACH, FL 33139-3823

RAFAEL ALVAREZ
3865 W 8 CT
HIALEAH, FL 33012

RAMON E LOPEZ
1357 COLLINS AVE #A2
MIAMI BEACH, FL 33139-4230

RAQUEL MANTILLA
1334 COLLINS AVE # 301
MIAMI BEACH, FL 33139-4221

RAY CORP
2021 SELVA MADERA CT
ATLANTIC BEACH, FL 32233

RAYMOND FAILER &W
DOROTHY FAILER
10275 COLLINS AVE #222
BAL HARBOUR, FL 33154-1420

RICHARD W MARTIN & PHILIP MORROW
1357 COLLINS AVE UNIT C-4
MIAMI BEACH, FL 33139-4230

RICHARD WYLIE MARTIN
PHILIP INGRAM MORROW
1357 COLLINS AVE UNIT C4
MIAMI BEACH, FL 33139

RICK SHERMAN
903 SE 93 TER
PLANTATION, FL 33324

ROSY CANCELA
145 JEFFERSON AVE UNIT 442
MIAMI BEACH, FL 33139

SALVADOR MIRANDA
1390 OCEAN DR UNIT 307
MIAMI BEACH, FL 33139-4245

SANDRA ABOUELWAFI & HELEN BOWEN
1418 COLLINS AVE 403
MIAMI BEACH, FL 33139

SATISH CHANDRA
RADIOLOGY CENTER
1825 MADISON AVE
NEW YORK, NY 10035

SCARLET BEGONIAS LLC
CARLETON COLLEGE
5373 FISHER ISLAND DR
MIAMI BEACH, FL 33109

SCARLET FIRE LLC
676 N MICHIGAN AVE 3700
CHICAGO, IL 60611

SIGFRIDUS F JORNA
1255 COLLINS AVE #503
MIAMI BEACH, FL 33139-4640

SIMONE VIOLA
1418 COLLINS AVE #302
MIAMI BEACH, FL 33139-4144

STPAC INC
1255 COLLINS AVE #307
MIAMI BEACH, FL 33139-4639

SYLVAN G FELDSTEIN
395 RIVERSIDE DR APT 1C
NEW YORK, NY 10025

TAMARIN HOLDINGS LLC
C/O LANCE A GELLER P A
1680 MICHIGAN AVE #700
MIAMI BEACH, FL 33139

TERESA BAILEY
130 S AMMONS ST
LAKEWOOD, CO 80226

THOMAS M JOHNSON III
520 LUNALINA HOME RD #104
HONOLULU, HI 96825
HAWAII

TIMOTHY CHARLES GRAY
1334 COLLINS AVE #404
MIAMI BEACH, FL 33139-4227

TIZIANA IDONE
GIULIO IDONE
1330 OCEAN DR R5F
MIAMI BEACH, FL 33139

TIZIANA IDONE & GIULIO IDONE JTRS
C/O PETER JONAS
9300 S DADELAND BLVD 600
MIAMI, FL 33156

TRIPLE SKY LLC
1330 OCEAN DR #R5D
MIAMI BEACH, FL 33139

VAND GROUP LLC
240 GLEN LAKE DRIVE
ATLANTA, GA 30327

VENTURA CAPITAL ONE LLC
ATTN ORLANDO VALDES
2733 SW 27 AVE
MIAMI, FL 33133

VICTOR KANEFSKY &W ALICE G
11 WYNDHAM RD
SCARSDALE, NY 10583

WALGREEN CO
104 WILMOT RD MS #1420
DEERFIELD, IL 60015

WASHINGTON AVENUE L C
1317 WASHINGTON AVE
MIAMI BEACH, FL 33139-4211

WESLEY G SO
1418 COLLINS AVE UNIT #401
MIAMI BEACH, FL 33139-4144

WILLIAM O HOLCOMBE &W JEAN W
1390 OCEAN DRIVE #501
MIAMI BEACH, FL 33139-4246

XANAS INVESTMENT CORP
5800 W 13 AVE
HIALEAH, FL 33012-6355

YELENA USTIMENKO TRS
MAISON DE SOLEIL FAMILY TRUST
1420 PENNSYLVANIA AVE UNIT 406
MIAMI BEACH, FL 33139

ZORI HAYON TRS
ZORI HAYON REV INT TRU
PO BOX 19 1678
MIAMI BEACH, FL 33119

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

Property address: 1343 Collins Ave Board: HPB Date: 8/24/18

BOARD APPLICATION CHECK LIST

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

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


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

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

ITEM #	FIRST SUBMITTAL (VIA CAP) ** To be uploaded online (CAP) by the applicant before 5:00 pm by First submittal deadline. ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.	Required
1	Application Fee and Peer review fees shall be paid after Pre-Application meeting and before the First submittal. It is the applicant's responsibility to make this payment, if an invoice is not generated by the CAP system, the applicant should contact staff prior to first submittal to be invoiced and make payment.	✓
2	Copy of signed and dated check list issued at Pre-Application meeting.	✓
3	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	✓
4	Signed and dated Letter of Intent. Letter must outline application details and identify hardships if Variances are requested. (see also Items # 42,43 and 44).	✓
5	Mailing Labels: Upload property owner's list and copy of original certified letter from provider. See #52 for submittal of Hard copy / originals of these items.	✓
6	Copies of all current or previously active Business Tax Receipts.	✓
7	School Concurrency Application for projects with a net increase in residential units (no SFH). Provide Planning Department - Miami Dade - School Concurrency Application for Transmittal	✓
8	Survey: Electronic version of original signed & sealed, dated no more than six months from date of application. Survey must provide: lot area, grade per Section 114-1 of the City Code. (If no sidewalk exists, provide the elevation of the crown of the road) and spot elevations.	✓
9	Architectural Plans and Exhibits (must be 11"x 17")	✓
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date. Include copies of previous recorded board orders, if applicable.	✓
b	Copy of the original survey included in plan package. See No. 8 above for survey requirements	✓
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	✓
d	Context Location Plan, Min 8.5"x11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images)	✓
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	✓
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable	✓
g	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable.	✓
h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	✓

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

Indicate N/A If Not Applicable

Initials: 

* details of
bar counter
* restoration details

MIAMI BEACH


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

Page 2 of 4

Property address: 1343 Collins Ave

i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	✓
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	✓
k	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	✓
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	✓
m	Demolition Plans (Floor Plans & Elevations with dimensions)	✓
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	✓
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	✓
p	Proposed Section Drawings	✓
q	Color Renderings (elevations and three dimensional perspective drawings).	✓
10	Landscape Plans and Exhibits (must be 11"x 17")	✓
a	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan, as well as underground and overhead utilities when street trees are required.	✓
b	Hardscape Plan, i.e. paving materials, pattern, etc.	✓
11	Copy of original Building Permit Card, & Microfilm, if available.	
12	Copy of previously approved building permits. (provide building permit number).	
13	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recording data. See Part 1 / Section 1 / A. Surveying & Mapping Standards and submittal Requirements of the Public Works Manual. http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920	
14	Vacant/Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Dept.	
15	Historic Resources Report (This report shall include, but not be limited to, copy of the original Building Permit Card and subsequent modifications, Microfilm records, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure and any other related information on the property.	✓
16	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	
17	Line of Sight studies.	✓
18	Structural Analysis of existing building including methodology for shoring and bracing.	
19	Proposed exterior and interior lighting plan, including photometric calculations.	
20	Exploded Axonometric Diagram (showing second floor in relationship to first floor).	
21	Neighborhood Context Study. (Planning will provide guidance if necessary for application.)	
22	Required yards open space calculations and shaded diagrams.	
23	Required yards section drawings.	
24	Variance and/or Waiver Diagram	
25	Schematic signage program	
26	Detailed sign(s) with dimensions and elevation drawings showing exact location.	
27	Elevation drawings showing area of building façade for sign calculation (Building ID signs).	
28	Daytime and nighttime renderings for illuminated signs.	

Indicate N/A If Not Applicable

Initials: 

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

Property address: 1343 Collins Ave

29	Floor Plan Indicating area where alcoholic beverages will be displayed.	
30	Survey showing width of the canal (Dimension shall be certified by a surveyor)	
31	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	
32	DERM recommendation/preliminary approval. Docks or any structures shall have approval stamp from DERM or other regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended.	
33	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
34	Survey shall include spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the due within the property. Erosion control line and Bulkhead line shall be indicated if present.	
35	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
36	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable).	
37	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	
38	Traffic Study, Site plan(s) : Revised version addressing first round of comments from Transportation Department and peer review. (See Transportation Department check list for requirements.)	✓
39	Sound Study report (Hard copy) with 1 CD.	
40	Site Plan (Identify streets and alleys)	
a	Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____	
b	# parking spaces & dimensions _____ Loading spaces locations & dimensions _____	
c	# of bicycle parking spaces _____	
d	Interior and loading area location & dimensions _____	
e	Street level trash room location and dimensions _____	
f	Delivery route _____ Sanitation operation _____ Valet drop-off & pick-up _____ Valet route in and out _____	
g	Valet route to and from _____ auto-turn analysis for delivery and sanitation vehicles _____	
h	Indicate any backflow preventer and FPL vault if applicable	
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan	
41	Floor Plan (dimensioned)	
a	Total floor area	
b	Identify # seats indoors _____ outdoors _____ seating in public right of way _____ Total _____	
c	Occupancy load indoors and outdoors per venue _____ Total when applicable _____	
42	The Letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.	✓
43	The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:	✓
a	Section 118-53 (d) of the City Code for each Variance.	✓
44	The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows:	
a	For Conditional Use -Section 118-192 (a)(1)-(7)	
b	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)	
c	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)	
d	CU - Structures over 50,000 SQ.FT. - Section 118-192 (b) (1)-(11)	
e	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	

Indicate N/A If Not Applicable

Initials: *AB*

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Property Address: 1343 Collins Ave

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

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

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

ITEM #	PAPER FINAL SUBMITTAL:	Required
46	Original application with all signed and notarized applicable affidavits and disclosures.	✓
47	Original of all applicable items.	✓
48	One (1) signed and sealed 11"x17" bound, collated set of all the required documents.	✓
49	14 collated copies of all required documents	✓
50	One (1) CD/DVD with electronic copy of entire final application package (plans, application, Letter of Intent, traffic/sound study, etc.) see CD/DVD formatting attached, for instructions.	✓
51	Traffic Study (Hard copy)	✓
52	Mailing Labels -2 sets of gummed labels and a CD including: Property owner's list and Original certified letter from provider.	✓

ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS

- A. Other information/documentation required for First submittal will be identified during Pre-Application meeting but may be modified based on further analysis.
- B. It is the responsibility of the applicant to confirm that documents submitted via CAP, Paper Submittal sets (14 copies), and electronic version on CD are consistent with each other and legible.
- C. Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- D. All documents required for Board applications must be submitted in an electronic format (PDF) via CD in the manner prescribed herein. The CD is considered the "Formal Submission", and must include the electronic version of all hard copy documents associated with the application. A new Updated CD will be required if any modifications are made before or after hearing. Failure to comply with the aforementioned may result in a rehearing before the applicable board at the applicant's expense.
- E. Please note that the applicant will be required to submit revised plans pursuant to applicable Board Conditions no later than 60 days after Board Approval. (If applicable)

Applicant's or designee's signature

Date

8/24/18

Indicate N/A If Not Applicable

Initials: AB

MIAMIBEACH

PLANNING DEPARTMENT

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

HISTORIC PRESERVATION BOARD

CAP SUBMITTAL FILE NAMING

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

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

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

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

PUBLIC PRESENTATION REQUIREMENTS

Members of the public may present audio/visual (AV) materials relating to Agenda Items at televised meetings held in the Commission Chamber by utilizing the City's AV equipment, provided that **materials shall be submitted to the Department of Marketing and Communications by 8:30 A.M., one (1) business day prior to the meeting.** Advance submittal of a presentation will allow the Communications Department to plan for the use of the appropriate AV equipment. AV materials may be submitted via email at communications@miamibeachfl.gov; or hand delivered in a jump drive, CD or DVD to: Attention: Department of Marketing and Communications, 1701 Meridian Avenue, Fifth Floor, Miami Beach, FL 33139. Presentations, videos or links must include a label noting the name or group, contact person, daytime telephone number, email address, description/ title of the presentation and Agenda Item Title as well as the Agenda Item number. Acceptable formats for electronic submission are .pdf, .ppt, .pptx, .pps, .ppsx, .wmv, .avi and .mov. (Note that .pdf is the preferred format for PowerPoint presentations.)

MIAMIBEACH

PLANNING DEPARTMENT

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

HISTORIC PRESERVATION BOARD

MAILING LABEL COMPANIES

Carlos J. Maradiaga	(305) 262-8965
Consuelo Quintana	(305) 858-2287
Florida Real Estate Decisions	(305) 757-6884
Lopez Data Research	(305) 981-9893
Rio Development Resources	(305) 498-1614
Spider International Real Estate Services	(305) 866-4950
The Zoning Specialists Group, Inc.	(305) 828-1210

GENERAL APPLICATION FEES

(refer to Appendix A of the City Code for a complete list of fees)

Application for a Public Hearing:	\$2500.00
New Gross Square Footage (per gross square foot):	\$0.50
Advertisement:	\$1,500.00
Mailing (per address):	\$4.00
Posting (per site):	\$100.00
Order Recording (up to 10 pages):	\$100.00
Variance (per variance requested), if applicable.....	\$500.00

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Section 133-50(a) of the Land Development Code establishes review criteria for sea level rise and resiliency that must be considered as part of a Land Use Board application. Please list the 10 criteria below in the letter of Intent, indicate if each criterion is **Satisfied, Not Satisfied or Not Applicable**, and if satisfied, provide written explanation.

- (1) A recycling or salvage plan for partial or total demolition shall be provided.
- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.
- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
- (4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.
- (5) Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.
- (6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.
- (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.
- (8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.
- (9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.
- (10) Where feasible and appropriate, water retention systems shall be provided.

2018 SCHEDULE OF LAND USE BOARD MEETINGS

All meetings are held in the Commission Chambers, Third Floor, Miami Beach City Hall unless otherwise noticed. Please note that only complete applications are scheduled for consideration by Land Use Boards and the number of applications placed on an agenda may not exceed 15 in order to allow sufficient time for the applicants to present, and the board to duly consider each item during the scheduled meeting. Complete applications will be scheduled for the next available agenda on a first come – first serve basis unless the applicant requests to be scheduled on a future agenda. The timeline represented herein may be extended if application is incomplete or submittals not made on a timely manner.

DESIGN REVIEW BOARD, BOARD OF ADJUSTMENT & HISTORIC PRESERVATION BOARD									
PRE-APP MEETING NO LATER THAN	NEW FILE FEE PAY-BY DATE	CAP FIRST SUBMITTAL	COMMENTS ISSUED	FINAL SUBMITTAL (CAP & PAPER)	NOTICE TO PROCEED ISSUED	AGENDA FINALIZED & ALL FEES MUST BE PAID BY	MEETING DATE		
							DRB	BOA	HPB
10/19/17	10/23/17	10/24/17	11/02/17	11/09/17	11/16/17	11/18/17	01/02/18	01/05/18	01/09/18
11/13/17	11/17/17	11/20/17	12/01/17	12/08/17	12/18/17	12/20/17	02/06	02/02	02/13
12/11/17	12/15/17	12/18/17	12/29/17	01/05/18	01/15/18	01/17/18	03/06	03/02	03/12
01/08/18	01/12/18	01/15/18	01/26/18	02/02	02/12	02/14	04/03	04/06	04/10
02/05	02/09	02/12	02/23	03/02	03/12	03/14	05/01	05/04	05/08
03/12	03/16	03/19	03/30	04/06	04/16	04/18	06/05	06/01	06/11
04/09	04/13	04/16	04/27	05/04	05/14	05/16	07/03	07/06	07/10
AUGUST RECESS									
06/11	06/15	06/18	06/29	07/06	07/16	07/18	09/04	09/07	09/17
07/09	07/13	07/16	07/27	08/03	08/13	08/15	10/02	10/05	10/09
08/13	08/17	08/20	08/31	09/07	09/17	09/19	11/06	11/02	11/09
09/10	09/14	09/17	09/28	10/05	10/15	10/17	12/04	12/07	12/11

PLANNING BOARD							
PRE-APP MEETING NO LATER THAN	NEW FILE FEE PAY-BY DATE	CAP FIRST SUBMITTAL	COMMENTS ISSUED	FINAL SUBMITTAL (CAP & PAPER)	NOTICE TO PROCEED ISSUED	AGENDA FINALIZED & ALL FEES MUST BE PAID BY	MEETING DATE
11/09/17	11/13/17	11/14/17	11/23/17	11/30/17	12/07/17	12/11/17	01/23/18
12/01/17	12/08/17	12/11/17	12/22/17	12/29/17	01/08/18	01/10/18	02/27
12/29/17	01/05/18	01/08/18	01/19/18	01/26/18	02/05/18	02/07/18	03/27
01/19	01/26	01/29	02/09	02/16	02/26	02/28	04/17
02/23	03/02	03/05	03/16	03/23	04/02	04/04	05/22
03/30	04/06	04/09	04/20	04/27	05/07	05/09	06/26
04/27	05/04	05/07	05/18	05/25	06/04	06/06	07/24
AUGUST RECESS							
06/29	07/06	07/09	07/20	07/27	08/06	08/08	09/25
07/27	08/03	08/06	08/17	08/24	09/03	09/05	10/23
08/31	09/07	09/10	09/21	09/28	10/08	10/10	11/27
09/21	09/28	10/01	10/12	10/19	10/29	10/31	12/18



November 5, 2018

Re: Response to HPB 1st Review Comments, **File # HPB18-0248**

Clifton Hotel | 1343 Collins Avenue, Miami Beach, FL 33139

Page 1 of 4

RESPONSE TO HPB FIRST REVIEW COMMENTS:

HPB PLAN REVIEW	
10/26/2018 Review by James Seiberling	
Response	
Comments: First submittal: October 15, 2018 Comments issued: October 26, 2018 Final submittal (CAP & Paper): November 11, 2018 Notice to proceed issued: November 12, 2018 Agenda finalized & all fees paid by: November 14, 2018 Tentative HPB meeting agenda date: January 8, 2019 SUBJECT: HPB18-0248, 1343 Collins Avenue	
1. DEFICIENCIES IN ARCHITECTURAL PRESENTATION	
a. Provide a preliminary structural methodology indicating how the rooftop addition will be constructed.	See document attached. "11-05-2018 CLIFTON HOTEL - Structural Assessment."
b. Provide demolition floor and roof plans and elevations.	Refer sheets D-101 – D-201
c. Will an FPL transformer or new backflow preventer be required? If so show on plans.	See attached document - FPL no objection letter- Vault Room at 1343 Collins Ave. Refer to sheets SP-101 & A-101 for location.
d. Provide details of the proposed bar counter.	The proposed bar at the Rooftop has been removed from scope of work.
e. Provide details of the proposed rooftop planter and species.	See sheets A-102 (proposed 3 rd floor plan) for proposed species.
2. ZONING	
a. The double height planter counts as FAR on one level if it is covered with a roof.	Planter removed. Proposed roof not accessible from the interior of the building.
b. Per code section 142-1109, accessory outdoor bar counters shall be prohibited as a main permitted use and shall only be permitted as an accessory use to an outdoor cafe with a minimum of 30 chairs or as an accessory use to a hotel pool deck. Accessory counters shall not be visible from any point along the property line adjacent to a public right-of-way. No kitchen or pool has been indicated on plans.	Acknowledge. The proposed bar at the Rooftop has been removed from scope of work.
3. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)	
a. Staff recommends that the rooftop addition be completely out of the line of sight.	Acknowledge. The proposed bar at the Rooftop has been removed from scope of work.
b. Staff recommends that the rooftop deck be setback to the approximate location of the eyebrow below.	Acknowledge. See updated A-201 for location.
c. Staff recommends that all exterior windows and doors be replaced with impact windows and doors in a configuration consistent with available historical documentation.	Acknowledge. See updated Sheet A-201

November 5, 2018

Re: Response to HPB 1st Review Comments, **File # HPB18-0248**

Clifton Hotel | 1343 Collins Avenue, Miami Beach, FL 33139

Page 2 of 4

RESPONSE TO HPB FIRST REVIEW COMMENTS:

HPB PLAN REVIEW (Continued) 10/26/2018 Review by James Seiberling	Response
3. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)	
d. Staff will not be supportive of any canopy or covering proposed for the rooftop terrace.	Acknowledge.
e. Staff recommends that if a restaurant is not proposed the outdoor bar counter should be eliminated.	The proposed bar at the Rooftop has been removed from scope of work.
f. Staff recommends that the terrazzo floors and signage be restored.	Acknowledge. .
<p>File Naming All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY Document Name'. For example, if the deadline for first submittal is October 29, 2017 the file name would be '10-29-2017 Application'. Use this naming format for first and final CAP submittals. The uploaded file retains the name as it has been saved on your computer. The file name cannot be changed and the file cannot be deleted once it is uploaded. Please use names for the most common types of files. If the document type is not listed below, please use a document name that clearly identifies the file.</p> <p>Document Name Description Application - Completed Land Use Board Application form including Exhibit A LOI - Letter of Intent Checklist - Pre-application Checklist Labels - Mailing Labels, List of Property Owners, Certified Letter and Map BTR - Copies of Previous Business Tax Receipts Survey - Recent Signed and Sealed Survey Plans - Architectural Plans and Exhibits Landscape - Landscaping Plans and Exhibits HRR - Historic Resources Report Microfilm - Building Card and Microfilm Traffic - Traffic Study Sound - Sound Study</p> <p>All pages of a document must be uploaded in one PDF file. Do not upload individual pages of a document. Documents that have not been revised from first to final submittal do not have to be re-uploaded</p>	

November 5, 2018

Re: Response to HPB 1st Review Comments, **File # HPB18-0248**

Clifton Hotel | 1343 Collins Avenue, Miami Beach, FL 33139

Page 3 of 4

RESPONSE TO HPB FIRST REVIEW COMMENTS:

HPB ZONING REVIEW 10/26/2018 Review by Irina Villegas	Response
Comments Issued: October 26, 2018	
1. The smallest room at the ground floor (140 sf) does not have the original room configuration. It was modified in the past as part of the building permit to add new handicap bathrooms. This room is shown as the maid's office in the permit plans. In order to be used as a hotel room, a variance from the minimum hotel room size is required. See original building permit for the hotel # 27141 and building permit records B0706540, B0805154 for the construction of the 2 handicap bathrooms and reconfiguration of such unit to an office.	Room 109 has been eliminated to accommodate a new guest kitchenette. Refer to sheet A-101.
The project requires 1 loading space. However, the HPB can waive this requirement when a detailed plan showing the loading operation approved by the Parking Department is submitted to the Board for review. Please submit loading operation plan, including nearby loading spaces and submit approval from the parking department.	Please refer to the attached loading plan, which is being submitted to the Parking Department for their review and recommendations.
3. Slab over new lobby door exceeds 25% allowed for projections. Modify or request a variance.	Eyebrow reduce, refer to sheet A-101 & A-102
4. Provide dimensions on both sides of new opening at 2nd floor and 3rd floor.	Acknowledge. See to sheet A-101 & A-102 for dimensions.
5. Parking fees for 6 spaces are required.	Acknowledge. Will be paid at permitting.

HPB ADMIN REVIEW 10/26/2018 Review by Victor Nunez	Response
Comments Issued: October 26, 2018	
Must provide the breakdown percentages of the 1% on the disclosure.	See REVISED APPLICATION.
The following fees are outstanding (tentative) and will be invoiced by November 12th: 1. Advertisement - \$1,500 2. Board Order Recording - \$100 3. Posting - \$100 4. Courier - \$70 5. Mail Label Fee (\$4 per mailing label) – \$864 Total Outstanding Balance = \$2,634 NOTE: All fees MUST BE PAID by November 14 or the application will not move forward.	By Client/Attorneys

November 5, 2018

Re: Response to HPB 1st Review Comments, **File # HPB18-0248**

Clifton Hotel | 1343 Collins Avenue, Miami Beach, FL 33139

Page 4 of 4

RESPONSE TO HPB FIRST REVIEW COMMENTS:

HPB ADMIN REVIEW Continued) 10/26/2018 Review by Victor Nunez	Response
<p>In addition to the fees, the following shall be provided to the Department no later than November 5th 12:00 pm Final Paper submittal deadline.</p> <ul style="list-style-type: none">• One (1) ORIGINAL application (Proper signed and notarized affidavits and Disclosures must be provided).• One (1) original Letter of Intent.• One (1) original set of architectural plans signed, sealed and dated.• One (1) original signed, sealed and dated Survey.• Any additional information/documents provided.• 14 collated sets including copies of all the above: application form, letter of intent, plans, survey and any additional information/documents provided (plans and survey should be 11x17).• Mailing labels must be provided including Letter certifying the labels, radius map, gummed labels, and Labels CD done with the proper Excel format specified by the Planning Department.• A CD/DVD containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the Planning Department (Each document must be less than 15MB). <p>NOTE: Please make sure you identify the final submittal by the file number at time of drop off.</p>	