

# MIAMI BEACH

## PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: [www.miamibeachfl.gov/planning](http://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 <b>PB19-0271</b>		Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if "Yes," provide office of the Property Appraiser Summary Report)	
<b>Board of Adjustment</b> <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision		<b>Design Review Board</b> <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance	
<b>Planning Board</b> <input checked="" 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		<b>Historic Preservation Board</b> <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	
<input checked="" type="checkbox"/> <b>Other:</b> Modification of CUP - PB File No. 2042			
Property Information - Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY <b>2000 Collins Avenue - (spaces 11 and 12 along 20th Street)</b>			
FOLIO NUMBER(S) <b>02-3226-001-0060</b>			
Property Owner Information			
PROPERTY OWNER NAME <b>MC GA Collins Realty, LLC</b>			
ADDRESS <b>7 Giralda Farms</b>		CITY <b>Madison</b>	STATE <b>NJ</b>
ZIP CODE <b>07940</b>			
BUSINESS PHONE <b>212.759.8746</b>	CELL PHONE	EMAIL ADDRESS <b>jclote@mcapny.com</b>	
Applicant Information (if different than owner)			
APPLICANT NAME <b>Same as owner</b>			
ADDRESS		CITY	STATE
ZIP CODE			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Modification to a previously issued Conditional Use Permit (PB File No. 2042) to change the name of the owner/operator from Zilkatur, LLC to MC GA Collins Realty, LLC, pursuant to Section 118, Article IV.			

<b>Project Information</b>			
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.
<b>Party responsible for project design</b>			
NAME N/A		<input 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		CITY	STATE      ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
<b>Authorized Representative(s) Information (if applicable)</b>			
NAME Michael Larkin, Esq.		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd., Suite 850		CITY Miami	STATE FL      ZIPCODE 33131
BUSINESS PHONE 305-374-5300	CELL PHONE	EMAIL ADDRESS MLarkin@brzoninglaw.com	
NAME Greg Fontela, Esq.		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd., Suite 850		CITY Miami	STATE FL      ZIPCODE 33131
BUSINESS PHONE 305-374-5300	CELL PHONE	EMAIL ADDRESS gfontela@brzoninglaw.com	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE      ZIPCODE
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:**



**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.

**SIGNATURE**

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

NOTARY SEAL OR STAMP

**NOTARY PUBLIC**

My Commission Expires: \_\_\_\_\_

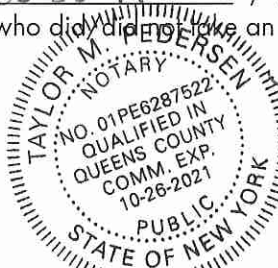
**PRINT NAME****ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF NYCOUNTY OF NY

I, J. Joseph Jacobson, being first duly sworn, depose and certify as follows: (1) I am the Authorized signatory (print title) of MC GA Collins Realty, 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.

**SIGNATURE**

Sworn to and subscribed before me this 28 day of February, 2019. The foregoing instrument was acknowledged before me by J. Joseph Jacobson, who has produced NYS drivers license as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

**NOTARY PUBLIC**My Commission Expires: 10/26/21

- 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".
- All disclosures must be submitted in CMB Application format and be consistent with CMB Code Sub-part A Section 2-482(c):
  - (c) If the lobbyist represents a corporation, partnership or trust, the chief officer, partner or beneficiary shall also be identified. Without limiting the foregoing, the lobbyist shall also identify all persons holding, directly or indirectly, a five percent or more ownership interest in such corporation, partnership, or trust.
- 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 foregoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application form 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**

J. Joseph Jacobson

**PRINT NAME**

2-28-19

**DATE SIGNED**



**PRINT NAME**

**POWER OF ATTORNEY AFFIDAVIT**

STATE OF NY

COUNTY OF NY

I, J. Joseph Jacobson, 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 Bercow Radell Fernandez & Larkin to be my representative before the Planning Board 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.

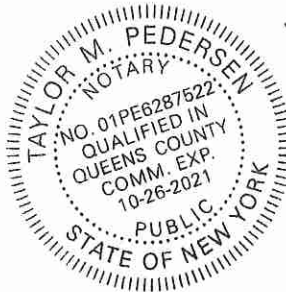
J. Joseph Jacobson  
**PRINT NAME (and Title, if applicable)**

[Signature]  
**SIGNATURE**

Sworn to and subscribed before me this 28 day of February, 2019. The foregoing instrument was acknowledged before me by J. Joseph Jacobson, who has produced NYS Driver License as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: 10/26/21



Taylor M. Pedersen  
**NOTARY PUBLIC**  
Taylor M. Pedersen  
**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 contact 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.

**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.

**MC GA Collins Realty, LLC**

**NAME OF CORPORATE ENTITY**

NAME AND ADDRESS  
**See Exhibit B**

**% OF OWNERSHIP**


**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.

<b>TRUST NAME</b>	
<b>NAME AND ADDRESS</b>	<b>% INTEREST</b>

**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
Michael Larkin, Esq.	200 S. Biscayne Blvd., Suite 850	305-374-5300
Greg Fontela, Esq.	200 S. Biscayne Blvd., Suite 850	305-374-5300

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 NY

COUNTY OF NY

I, J. Joseph Jacobson, 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 28 day of February, 20 19. The foregoing instrument was acknowledged before me by J. Joseph Jacobson, who has produced NYS Drivers as identification and/or is personally known to me and who did/did not take an oath. license

NOTARY SEAL OR STAMP

My Commission Expires: 10/26/21

  
NOTARY PUBLIC

Taylor M. Pedersen  
PRINT NAME



# **EXHIBIT A**

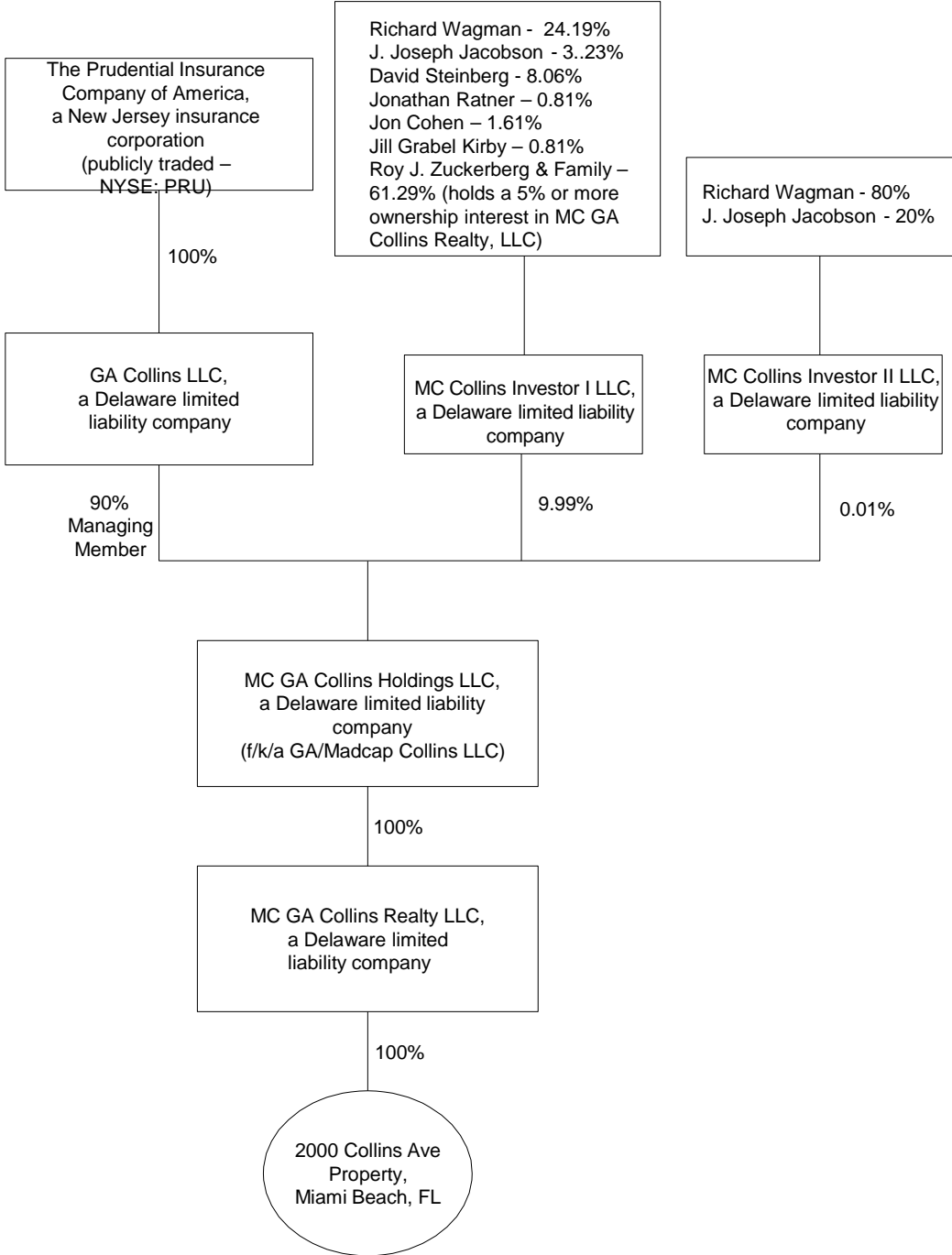
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

LOT 1,2,3,4 AND THE EAST 25.5 FEET OF LOT 6, BLOCK C OF AMENDED  
MAP OF OCEAN FRONT PROPERTY OF MIAMI BEACH IMPROVEMENT  
COMPANY SUBDIVISION AS RECORDERD IN PLAT BOOK 5, PAGE 7, OF  
THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



## **EXHIBIT B**

2000 Collins, Miami Beach  
Organizational Chart  
as of March 8, 2019





# BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6233  
E-Mail: GFontela@BRZoningLaw.com

## VIA ELECTRONIC & HAND-DELIVERY

March 28, 2019

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

Re: PB19-0271 - Letter of Intent for Modification to CUP PB File No. 2042 for  
Property Located at 2000 Collins Avenue.

Dear Tom:

This law firm represents MC GA Collins Realty, LLC (the "Applicant") with regard to the above-referenced property (the "Property") within the City of Miami Beach (the "City"). The Applicant is the owner of the Property. Please let the following serve as the required letter of intent for a request for a modification to a previously issued Conditional Use Permit (PB File No. 2042) to change the name of the owner/operator from Zilkatur, LLC to MC GA Collins Realty, LLC, pursuant to Section 118, Article IV of the Code of Ordinances (the "Code").

Background. The Property is improved with a large development consisting of multiple units and tenants including a hotel, restaurants, night clubs, and retail storefronts. The whole Property is subject to a master Conditional Use Permit (CUP) which regulates the operations for the entire Property. See Exhibit A, CUP PB File No. 1609. The portion of the Property that is subject to CUP PB File No. 2042, and as such, is the subject of this application is spaces 11 and 12 along 20<sup>th</sup> Street, as delineated in the existing conditions layout provided in Exhibit B (the "Subject Space"). The Subject Space was approved for a Neighborhood Impact Establishment consisting of an alcoholic beverage establishment, entertainment establishment, and dance hall with an occupant content of more than 200 person by the Planning Board in 2012 pursuant to CUP PB File No. 2042. See Exhibit C, PB File No. 2042 2012. CUP PB File No. 2042 was approved for modification to change the name of owner/operator in 2015. See Exhibit D, PB File No. 2042 2015.



Requests. The Applicant respectfully requests a modification to CUP PB File No. 2042 to change the name of the owner/operator for the Subject Space from Zilkatur, LLC to MC GA Collins Realty, LLC, pursuant to Section 118, Article IV of the Code.

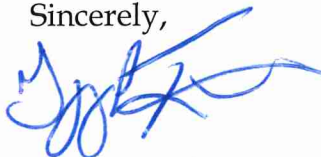
Operations. The Applicant is seeking the change to the name of the owner/operator to the owner of the Property in order to keep the approved Entertainment Establishment active and maintain the same operational program for the Subject Space. The Applicant is exploring options for modifications to the operations and layout of the entire Property which may result in a reduction of the amount of the Subject Space that operates under the approval of the Entertainment Establishment. Such a potential modification in the future would call for subsequent applications to the Planning Board for CUP approvals to modify CUP PB File No. 2042 as well as the master CUP for the Property—CUP File No. 1609. However, at this time, the Applicant's request is limited to a change of owner/operator to the Subject Space. As such, the Applicant will still be subject to the operational plan previously approved as part of PB File No. 2042. See Exhibit E, Approved Operational Plan.

The Approved Operational Plan which will remain in effect for the Subject Site, and will remain consistent with the operational conditions outlined in CUP PB File No. 2042. The hours of operation will be from 10:00 PM through 5:00 AM. Consistent with the floor plans approved as part of CUP PB File No. 2042 the total patron occupancy will be 690.

Conditional Use. The subject application proposes no changes to the previously approved CUP, except the name of the owner/operator. As such, the application remains consistent with the Conditional Use review criteria outlined in Section 118-192 of the Code, as well as the Entertainment Establishments review criteria outlined in Section 142-1362 of the Code as established pursuant to the Planning Board approval of CUP PB File No. 2042.

Conclusion. 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) 377-6233.

Sincerely,



Greg Fontela

# **EXHIBIT A**

**PLANNING BOARD  
CITY OF MIAMI BEACH, FLORIDA**

**PROPERTY:** 2000 Collins Avenue: including 205-237 20th Street; 221 20th Street; 220 21st Street; 2008-2038 Collins Avenue.

**FILE NO.** PB 17-0091 fka File No. 1609

**IN RE:** The applicant, MC GA Collins Realty, LLC, requested a modification to a previously modified conditional use permit. Specifically, the applicants requested change the name of the owner, pursuant to Section 118, Article IV of the City Code.

**LEGAL DESCRIPTION:** Lots 1, 2, 3, 4, 6 and 8 of Block C of Amended map of Ocean Front property of Miami Beach Improvement Company Subdivision as recorded in Plat Book 5, Page 7, of the Public Records of Miami-Dade County, Florida.

**MEETING DATE:** April 25, 2017

**MODIFIED CONDITIONAL USE PERMIT**

The applicant, MC GA Collins Realty, LLC filed an application with the Planning Director pursuant to City Code for a Modification to an existing Conditional Use Permit. Notice of the request was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

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

That the property in question is located in the CD-3 - Commercial, High Intensity Zoning District;

That the use is consistent with the Comprehensive Plan for the area in which the property is located;

That the intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and uses associated with the request are consistent with the Land Development Regulations;

That the public health, safety, morals, and general welfare will not be adversely affected;

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

**IT IS THEREFORE ORDERED**, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including staff recommendations, as modified by the Planning Board, that a Substantial Modification to a previously approved Conditional Use Permit as requested and set forth above, be GRANTED

MB



subject to the following conditions to which the applicant has agreed: (Strikethrough signifies deletions; Underlining signifies new language)

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. If deemed necessary, at the request of the Planning Director, the applicant shall appear before the Planning Board for a progress report within 90 days from the issuance of the Business Tax Receipts (BTR) for any new alcoholic beverage establishment. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
2. This Conditional Use Permit is issued to ~~Parc Place Development, LLC and Just Around the Corner, LLC~~ MC GA Collins Realty, LLC as owners of the property described herein. Any change of ownership, including 50% or greater for each entity, shall require review by the Planning Board as a modification to this Conditional Use Permit.
3. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.
4. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval.
5. The applicant, now and in the future, shall abide by all the documents and statements submitted with this application to modify the previously approved Conditional Use Permit which includes Neighborhood Impact Establishments.
6. An operation plan for each alcoholic beverage establishment shall be submitted to Planning Department staff for review and approval prior to the issuance of a Certificate of Occupancy, Certificate of Completion or Business Tax Receipt, whichever occurs first.
7. Security personnel and other restaurant staff shall take measures to enforce the Patron Age Restriction of the City Code during the hours of operation of all alcoholic beverage establishments.
8. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
9. Prior to the issuance of a building permit, the applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), if deemed necessary, by paying its fair share cost, as determined by the Transportation/Concurrency Management Division, prior to the applicant obtaining a building permit, and any other fair share cost before the Certificate of Occupancy for the proposed restaurants.
10. Any additional dance hall, stand-alone bar, or entertainment establishment that may be proposed for this property, regardless of occupant load shall be reviewed by the Planning Board for a separate conditional use approval as agreed by the applicant.

11. Notwithstanding condition No. 11 above, ~~Parc Place Development, LLC and Just Around the Corner, LLC~~ MC GA Collins Realty, LLC shall be enabled to allocate, divide or subdivide the commercial spaces within the property for different uses and re-allocate parking spaces according to need without having to amend the Permit every time one of these re-allocations, divisions or sub-divisions of spaces takes place, as long as it is not one of the uses specified in the Permit that require Planning Board approval. Any re-allocation, division or subdivision of the commercial spaces shall be limited to the number of parking spaces provided within the garage and shall be submitted to Planning Department staff for review and re-certification that enough parking spaces remain available for all uses within the building. The total number of restaurant seats for the entire property shall not exceed 592.
12. Live or recorded music, whether amplified or non-amplified, which is played at a volume that is defined as entertainment, i.e., louder than ambient background music (defined as a sound level that does not interfere with normal conversation) shall not be permitted in Area #5 (the open courtyard), and shall not be audible in the adjacent properties or in the residential units of the project, and in no instance shall the low-volume background music be permitted past midnight. Area #5 shall in no circumstance operate as a bar, nightclub, discotheque, or dance hall.
14. Sound shall be contained within the courtyard and shall not create a disturbance to the adjacent property.
15. Live or recorded music, whether amplified or non-amplified, which is played at a volume that is defined as entertainment, i.e., louder than ambient background music (defined as a sound level that does not interfere with normal conversation) shall not be permitted in any of Area #4, #5, or #6. The additional requirements in Condition No. 42 13 shall also apply to Area #5.
16. Should any of the remaining commercial/retail spaces be aggregated to create a larger alcoholic beverage establishment, such establishment shall be limited to the number of parking spaces provided within the garage. In this case, the applicant shall return to the Planning Board to evaluate impact of the larger venue and address issues such as, but not limited to the number of seats, the kind of operation, potential noise, etc. This review shall be a modification to the Conditional Use Permit and shall be properly advertised for a public hearing.
17. The applicant shall resolve outstanding violations and fines, if any, prior to the issuance of a building permit for the parking facility.
18. The applicant shall continue to offer a \$5.00 discounted rate for two hours, for parking tickets validated by any of the cultural venues in the immediate area (Bass Museum, Miami City Ballet, and Public Library) for as long as the existing surplus number of parking spaces do not become required parking for the accessory commercial uses within the building.
19. The required parking spaces for the residential and commercial uses on site shall be reserved in the garage to service such uses and shall not be used by valet operators to service off-site uses.

20. The parking garage approved included in this Conditional Use Permit shall be valet only; self-parking is prohibited. The excess parking spaces generated by this project shall remain available by valet service to the general public on a first-come, first-serve basis for as long as the existing surplus number of parking spaces do not become required parking for the accessory commercial uses within the building.
21. The operator of the parking garage shall be responsible for operating this facility in an orderly, clean and quiet manner so that neighboring residents are not disturbed. The sounding of car alarms, playing of radios or any kind of audio system (including by the valet attendants), automobile horns, and screeching of tires shall be prohibited. Two signs, one addressing City Code provisions regarding car alarms, and one prohibiting the screeching of tires and sounding of horns (see attached examples), shall be posted on the site so they are plainly visible by users of the facility.
22. Without in any manner limiting the general rights of the Planning Director or the Planning Board to recall the owner or operator or to modify this Conditional Use Permit, the Planning Board shall retain the right to call the owner or operator back before them and modify the hours of operation or the occupant load of the accessory uses proposed for the project should there be valid complaints (as determined by Code Compliance) about loud, excessive, unnecessary, or unusual noise.
23. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as may be amended from time to time, shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in section 118-194, Code of the City of Miami Beach, Florida.
24. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
25. This modified Conditional Use Permit shall be recorded in the Public Records of Miami-Dade County within a reasonable time after receipt at the expense of the applicant. No building permit, certificate of use, certificate of occupancy, certificate of completion or business tax receipt shall be issued until this requirement has been satisfied.
26. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.
27. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

Dated this 3<sup>rd</sup> day of MAY, 2017.

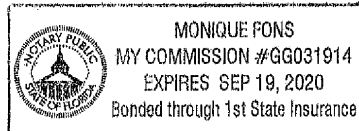


PLANNING BOARD OF THE  
CITY OF MIAMI BEACH, FLORIDA

BY: Michael Belush  
Michael Belush, AICP  
Chief of Planning and Zoning  
For the Chairman

STATE OF FLORIDA            )  
COUNTY OF MIAMI-DADE    )

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of MAY, 2017, by Michael Belush, Chief of Planning and Zoning for the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



{NOTARIAL SEAL}

Monique Fows  
Notary:  
Print Name MONIQUE FOWS  
Notary Public, State of Florida  
My Commission Expires: 9/19/2020  
Commission Number:

Approved As To Form:  
Legal Department

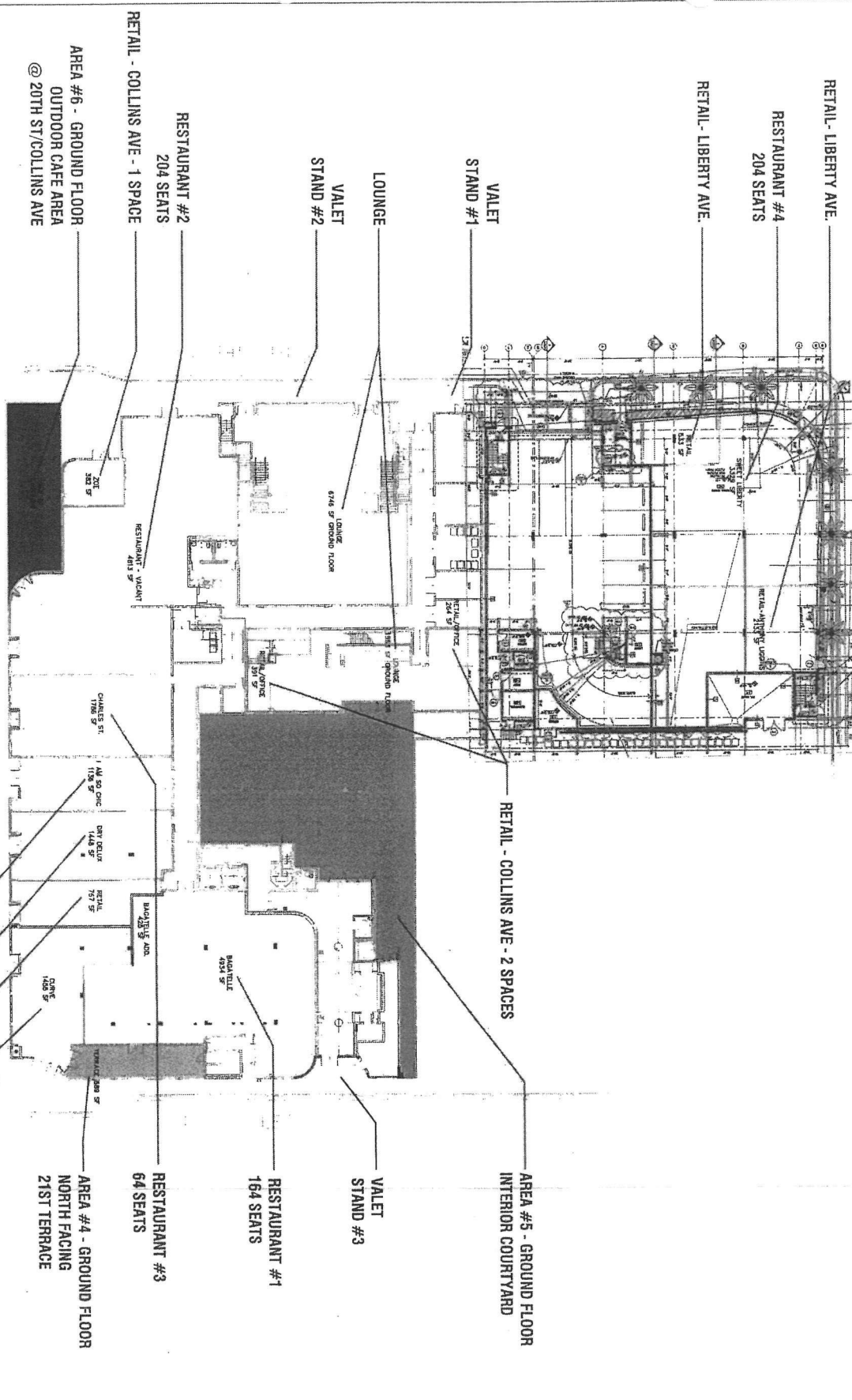
(Michael Belush) 5/3/17

FILED WITH THE CLERK OF THE PLANNING BOARD ON 05/03/2017 (MB)

F:\PLAN\SPLB\2017\4-25-17\PB17-0091 aka PB 1609 - 221 20th St aka 2000 Collins Ave -mod\PB17-0091 fka 1609 - MCUP 4-25-2016.docx

MB

## **EXHIBIT B**

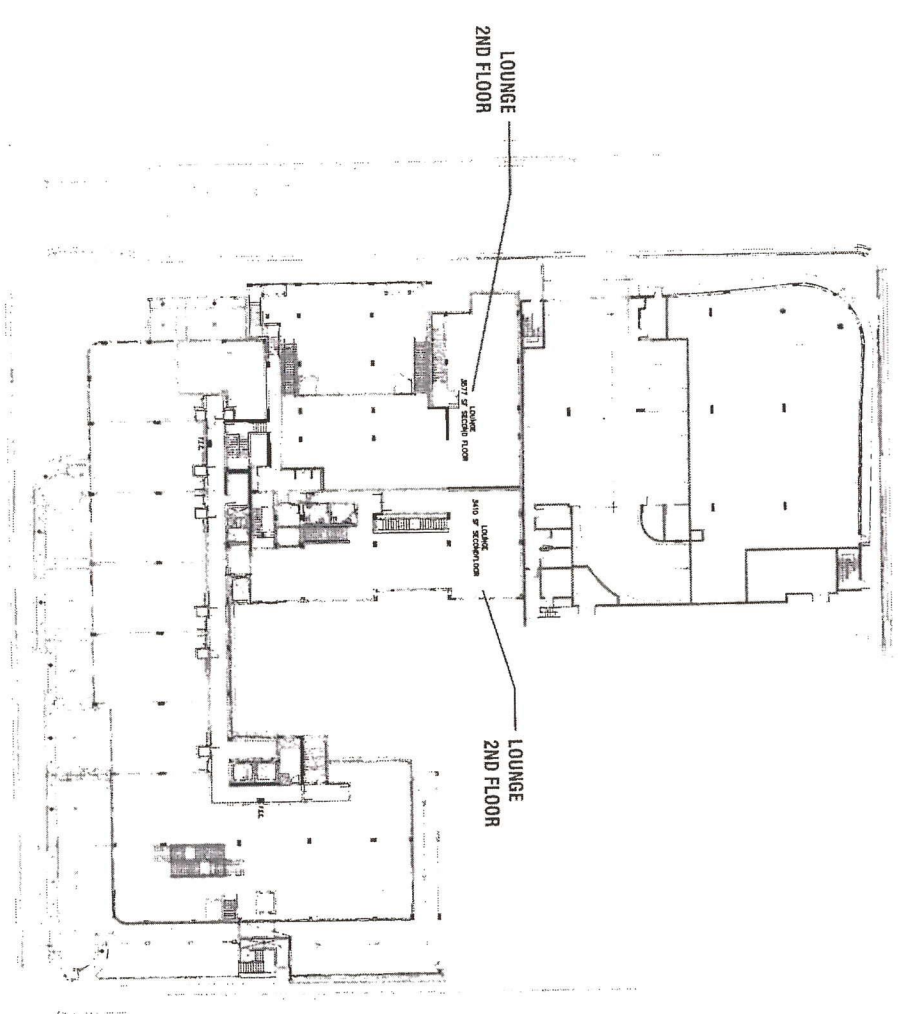


1 PROPOSED USE PLAN - GROUND FLOOR  
SCALE: NTS

TITLE OF SHEET		BOULAN CONDOMINIUMS CONDITIONAL USE PLAN 2000 COLLINS AVE. MIAMI BEACH, FLORIDA, 33139	M3 Design • 305-975-4811		
CONDITIONAL USE PLAN			REVISIONS		
PROJECT NO	ISSUE DATE		REMARKS	DATE	NO
-	AUGUST 2015				
SHEET NUMBER					
A-2.0					

M3 Design • 305-975-4811	
8.6.15	
MICHAEL C. NOLL, AIA 3001 NE 15TH AVE, SUITE 400 MIAMI, FLORIDA 33137 PHONE 305-975-4811 EMAIL: M3@M3DESIGN.COM	





1 PROPOSED USE PLAN - SECOND FLOOR  
SCALE: NTS

TITLE OF SHEET		BOULAN CONDOMINIUMS CONDITIONAL USE PLAN 2000 COLLINS AVE. MIAMI BEACH, FLORIDA, 33139		REVISIONS			<b>M3</b> Design - Development 8-6-15 MICHAEL C. HOLL, AIA AIA# 00017508 3301 NE 9TH AVE. SUITE 420 MIAMI, FLORIDA 33137 PHONE 305-873-4811 EMAIL MICHAELC3@GMAIL.COM
CONDITIONAL USE PLAN				REMARKS	DATE	NO	
PROJECT NO.	ISSUE DATE						
	AUGUST 2015						
SHEET NUMBER							
A 2.1							

*ms*

# EXHIBIT C

**PLANNING BOARD  
CITY OF MIAMI BEACH, FLORIDA**

**PROPERTY:** 2000 Collins Avenue - (spaces 11 and 12 along 20<sup>th</sup> Street)

**FILE NO.** 2042

**IN RE:** The Request by Ocean First Group, LLC, requesting Conditional Use approval under City Code Chapter 142, Article V, Division 6, for a Neighborhood Impact Establishment consisting of an alcoholic beverage establishment, entertainment establishment, and dance hall with an occupant content of more than 200 persons.

**LEGAL**

**DESCRIPTION:** Lot 1, 2, 3, 4 and the east 25.5 feet of Lot 6, Block C of amended map of Ocean Front Property of Miami Beach Improvement Company Subdivision as recorded in Plat Book 5, Page 7 of the Public Records of Miami-Dade County, Florida.

**MEETING DATE:** February 28, 2012

**CONDITIONAL USE PERMIT**

The applicant, Ocean First Group, LLC, filed an application with the Planning Director pursuant to City Code Chapter 142, Article V, Division 6," for approval of a Conditional Use Permit. Notice of the request was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

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

That the property in question is located in the CD-3 - Commercial, High Intensity Zoning District;

That the use is consistent with the Comprehensive Plan for the area in which the property is located;

That the intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and uses associated with the request are consistent with the Land Development Regulations;

That the public health, safety, morals, and general welfare will not be adversely affected;

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

**IT IS THEREFORE ORDERED**, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including staff recommendations, as modified by the Planning Board, that a Conditional Use Permit as requested and set forth above, be GRANTED subject to the following conditions to which the applicant has agreed:

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. If deemed necessary, at the request of the Planning Director, the applicant shall appear before the Planning Board for a progress report within 90 days from the issuance of the BTR. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
2. This Conditional Use Permit is issued to Ocean First Group, LLC as operator of this Neighborhood Impact Establishment consisting of an alcoholic beverage establishment, entertainment establishment, and dance hall with an occupant content of more than 200 persons, and located, as set forth in the Application and the plans submitted with it, on the north side of 20<sup>th</sup> Street between Liberty Avenue and Collins Avenue in Spaces 11 and 12 of the building generally known and numbered as 2000 Collins Avenue. Subsequent owners and operators shall be required to appear before the Board to affirm their understanding of the conditions listed herein.
3. Any change of operator or ownership shall require review and approval by the Planning Board as a modification to this Conditional Use Permit.
4. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.
5. The hours of operation shall be as proposed by the applicant, Sunday through Saturday from 10:00 p.m. to 5:00 a.m. However, the establishment shall close at 5:00 a.m. and keep closed the place of business and not allow any patron or other persons, other than those employed by the establishment, to remain therein between the hours of 5:00 a.m. and 8:00 a.m.
6. As requested by the applicant, the patron occupant load shall be a maximum of 707 people, or any lesser number as may be determined by the Fire Marshall. The applicant shall obtain a final occupant load from the City before the issuance of a Business Tax Receipt.
7. As this venue is still in its early stages, a complete business plan is not fully developed. A business/operation plan that includes more details of the operation, as well as security and crowd control, shall be submitted to staff for review and approval prior to the CO or issuance of the BTR, whichever occurs first.
8. Security staff shall take measures to strictly enforce patron age restrictions in the City Code around the clock.
9. All "wet T-shirt," "thong" or "bikini" events shall be prohibited.
10. Sound transmission tests on the curtain wall facing 20<sup>th</sup> Street shall be conducted by The Audio Bug, Inc. or a similarly qualified sound consultant prior to the finalization of the sound attenuation design for the establishment. A final sound transmission report which includes the performance of sound systems, and sound attenuation devices, compliance with the specifications and requirements of the November 21, 2011 and the January 12, 2012 sound reports by The Audio Bug, Inc. or any amendments or supplements thereto, and compliance with the Noise Ordinance, shall be submitted to staff for review and approval prior to a Temporary Certificate of Occupancy or final Certificate of Occupancy, whichever occurs



first., and shall be submitted to the Planning Board prior to the Progress Report required under Condition No. 1. The sound system shall, in all respects, be installed, tested, and operated so that it complies with the requirements of this Condition. The establishment's two access doors, both located on 20<sup>th</sup> Street, shall each have a vestibule and a second set of doors, in order to prevent the escape of sound. The eastern-most door will be the main ingress/egress door and the western-most door will be principally for emergencies.

11. The applicant shall work with staff to design the establishment so that sound presented inside the lounge will not be audible outside of the establishment and that no sound/noise shall disturb the hotel guests in the South Beach Hotel located at 236 21<sup>st</sup> Street, Miami Beach, Florida 33139.
12. Business identification signs shall be limited to sign copy indicating the name of the establishment only, subject to historic preservation staff review and approval.
13. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
14. The City's concurrency requirements can be achieved and satisfied through payment of mitigation fees or by entering into an enforceable development agreement with the City. The Transportation and Concurrency Management Division shall make the determination of the project's fair-share mitigation cost. A final concurrency determination shall be conducted prior to the issuance of a Building Permit. Mitigation fees and concurrency administrative costs shall be paid prior to the project receiving any Building Permit. Without exception, all concurrency fees shall be paid prior to the issuance of a Temporary Certificate of Occupancy or Certificate of Occupancy.
15. The applicant shall obtain a Certificate of Occupancy prior to the issuance of a Business Tax Receipt.
16. The applicant shall be responsible for maintaining the areas adjacent to the facility, such as the sidewalk and the areas of the street adjacent to the property. When sweeping the sidewalk in front of the establishment, the personnel doing the sweeping shall ensure that they do not merely push the refuse in front of another building, but pick up all trash and dispose of it appropriately. In addition, at the end of business each day sidewalks shall be swept and hosed down.
17. In the event that there is queuing of people on the sidewalk, stanchions shall delineate the area to allow for the free-flow of pedestrians. Security staff shall monitor the crowds to ensure that they do not interfere with the free-flow of pedestrian on the public sidewalk.
18. Patrons wishing to park within the building in which the establishment is located shall deliver their vehicles to, and retrieve them from, the valets in the garage which is part of the building or the valet ramp along 20<sup>th</sup> Street. No self-parking in that garage is permitted.
19. Security staff shall monitor patron circulation and occupancy levels during the hours of operation.
20. The applicant shall satisfy outstanding liens and past due City bills, if any, to the satisfaction of the City prior to the issuance of an occupational license to operate this entertainment establishment.

21. Without in any manner limiting the general rights of the Planning Director or the Planning Board to recall the owner or operator or to modify this Conditional Use Permit, the Planning Board shall retain the right to call the owner or operator back before them and modify the hours of operation or the occupant load should there be valid complaints about loud, excessive, unnecessary, or unusual noise.
22. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as may be amended from time to time, shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in section 118-194, Code of the City of Miami Beach, Florida.
23. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
24. Within a reasonable time after applicant's receipt of this Conditional Use Permit as signed and issued by the Planning Director, the applicant shall record it in the Public Records of Miami-Dade County at applicant's expense and then return the recorded instrument to the Planning Department. No building permit or certificate of use, certificate of occupancy, certificate of completion or Business Tax Receipt shall be issued until this requirement has been satisfied.
25. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.
26. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

Dated this 5th day of March, 2012

PLANNING BOARD OF THE  
CITY OF MIAMI BEACH, FLORIDA

BY: 

Richard G. Lorber, AICP, LEED AP  
Acting Planning Director  
For Chairman

STATE OF FLORIDA       )  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of MARCH,  
2012 by Jorge G. Gomez, Planning Director of the City of Miami Beach, Florida, a Florida  
Municipal Corporation, on behalf of the corporation. He is personally known to me.



TERESA MARIA  
MY COMMISSION # DD 928148  
EXP. 2-2-13: December 2, 2013  
Bonded Thru Budget Notary Services

Teresa Maria  
Notary:

Print Name: TERESA MARIA

Notary Public, State of Florida

My Commission Expires: 12-2-13

Commission Number: DD 978148

[NOTARIAL SEAL]

Approved As To Form:  
Legal Department

(Signed 3-5-12)

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# MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

PLANNING DEPARTMENT

Tel: 305-673-7550 Fax: 305-673-7559

March 5, 2012

---

James E. Rauh, Esq.  
Terminello & Terminello  
1111 Lincoln Road, Suite 400  
Miami Beach, Florida 33139

Re: File No. 2042 – 2000 Collins Avenue – The Venue at Boulan

Dear Mr. Rauh:

Attached please find the Conditional Use Permit for Ocean First Group LLC, executed by Richard G. Lorber, Acting Planning Director, on behalf of the Chairperson of the Planning Board of the City of Miami Beach. The Conditional Use Permit must be recorded at your expense, at the earliest possible time, at the Office of Public Records of Miami-Dade County, which is located at 22 N.W. First Street, Miami, Florida. After recordation, please send the Original Recorded document to the Planning Department. Please be aware that building or any other permits may not be approved until the recorded order has been received by our office.

Should you have any questions, please do not hesitate to call me.

Sincerely,

Mercy Lamazares, AICP  
Principal Planner

ML/

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# **EXHIBIT D**

**PLANNING BOARD  
CITY OF MIAMI BEACH, FLORIDA**

**PROPERTY:** 2000 Collins Avenue – (spaces 11 and 12 along 20<sup>th</sup> Street)

**FILE NO:** 2042

**IN RE:** The applicant, Zilkatur, LLC, requested a Modification to a previously issued Conditional Use Permit to change the name of the owner/operator from Ocean First Group, LLC., to Zilkatur, LLC., pursuant to Section 118, Article IV.

**LEGAL**

**DESCRIPTION:** Lot 1, 2, 3, 4 and the east 25.5 feet of Lot 6, Block C of amended map of Ocean Front Property of Miami Beach Improvement Company Subdivision as recorded in Plat Book 5, Page 7 of the Public Records of Miami-Dade County, Florida.

**MEETING DATE:** July 28, 2015

**MODIFIED CONDITIONAL USE PERMIT**

The applicant, Zilkatur, LLC, filed an application with the Planning Director to modify a previously approved Conditional Use Permit to change the name of the operator from Ocean First Group, LLC., to Zilkatur, LLC., pursuant to Section 118 Article IV. of the Land Development Regulations of the Code of the City of Miami Beach, Florida. Notice of the request for Conditional Use was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property, upon which the application was made.

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

That the property in question is located in the CD-3, Commercial high intensity zoning district;

That the use is consistent with the Comprehensive Plan for the area in which the property is located;

That the intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and uses associated with the request are consistent with the Land Development Regulations;

That the public health, safety, morals, and general welfare will not be adversely affected;

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

*mb*

**IT IS THEREFORE ORDERED**, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including the staff recommendations, and accepted by the applicant, that the Modification to the previously approved Conditional Use Permit as requested and set forth above be GRANTED, subject to the following conditions: Underlining denotes new language and ~~strike through~~ denotes stricken language from the previous Order.

1. The Planning Board shall maintain jurisdiction of this Modified Conditional Use Permit. The applicant shall provide a progress report to the Board in 90 days after the revised Business Tax Receipt has been issued. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
2. This Modified Conditional Use Permit is issued to ~~Ocean First Group, LLC~~ Zilkatur, LLC as operator of this Neighborhood Impact Establishment consisting of an alcoholic beverage establishment, entertainment establishment, and dance hall with an occupant content of more than 200 persons. Subsequent owners and operators shall be required to appear before the Board to affirm their understanding of the conditions listed herein.
3. Any change of operator or ownership shall require review and approval by the Planning Board as a modification to this Conditional Use Permit.
4. The conditions of approval for this Modified Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.
5. The hours of operation shall be as proposed by the applicant, Sunday through Saturday from 10:00 p.m. to 5:00 a.m. However, the establishment shall close at 5:00 a.m. and keep closed the place of business and not allow any patron or other persons, other than those employed by the establishment, to remain therein between the hours of 5:00 am and 8:00 am.
6. As requested by the applicant, the patron occupant load shall be a maximum of 707 people, or any lesser number as may be determined by the Fire Marshall. The applicant shall obtain a final occupant load from the City before the issuance of a Business Tax Receipt
7. A full business/operation plan for any change of owner/operator that includes details of the operation, as well as security and crowd control, shall be submitted to staff for review and approval prior to the CO or issuance of a new BTR, whichever occurs first.
8. Security staff shall take measures to strictly enforce patron age restrictions in the City Code around the clock.
9. All "wet T-shirt," "thong" or "bikini" events shall be prohibited.
10. Sound transmission tests on the curtain wall facing 20<sup>th</sup> Street shall be conducted prior to the finalization of the sound attenuation design for the establishment. A final sound transmission report which includes the performance of sound systems and sound attenuation devices shall be submitted to staff for review and approval prior to a Temporary Certificate of Occupancy, or final Certificate of Occupancy, whichever occurs first.

MB

11. Business identification signs shall be limited to sign copy indicating the name of the establishment only, subject to historic preservation staff review and approval.
12. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
13. The City's concurrency requirements can be achieved and satisfied through payment of mitigation fees or by entering into an enforceable development agreement with the City. The Transportation and Concurrency Management Division shall make the determination of the project's fair-share mitigation cost. A final concurrency determination shall be conducted prior to the issuance of a Building Permit. Mitigation fees and concurrency administrative costs shall be paid prior to the project receiving any Building Permit. Without exception, all concurrency fees shall be paid prior to the issuance of a Temporary Certificate of Occupancy or Certificate of Occupancy.
14. The applicant shall obtain a Certificate of Occupancy prior to the issuance of a Business Tax Receipt.
15. The applicant shall be responsible for maintaining the areas adjacent to the facility, such as the sidewalk and the areas of the street adjacent to the property. When sweeping the sidewalk in front of the establishment, the personnel doing the sweeping shall ensure that they do not merely push the refuse in front of another building, but pick up all trash and dispose of it appropriately. In addition, at the end of business each day sidewalks shall be swept and hosed down.
16. In the event that there is queuing of people on the sidewalk, stanchions shall delineate the area to allow for the free-flow of pedestrians. Security staff shall monitor the crowds to ensure that they do not interfere with the free-flow of pedestrian on the public sidewalk.
17. Security staff shall monitor patron circulation and occupancy levels during the hours of operation.
18. The applicant shall satisfy outstanding liens and past due City bills, if any, to the satisfaction of the City prior to the issuance of an occupational license to operate this entertainment establishment.
19. The Planning Board shall retain the right to call the owner or operator back before them and modify the hours of operation or the occupant load should there be valid complaints about loud, excessive, unnecessary, or unusual noise.
20. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as may be amended from time to time, shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in section 118-194, Code of the City of Miami Beach, Florida.
21. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
22. Within a reasonable time after applicant's receipt of this Conditional Use Permit as signed



and issued by the Planning Director, the applicant shall record it in the Public Records of Miami-Dade County at applicant's expense and then return the recorded instrument to the Planning Department. No building permit or certificate of completion shall be issued until this requirement has been satisfied.

23. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.
24. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

Dated this 25<sup>th</sup> day of AUGUST, 2015

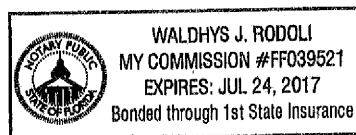
PLANNING BOARD OF THE  
CITY OF MIAMI BEACH, FLORIDA

BY: Michael Belush  
Michael Belush, Planning and Zoning Manager  
For Chairman

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of August, 2015, by Michael Belush, Planning and Zoning Manager of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

{NOTARIAL SEAL}



Waldhys J. Rodoli  
Notary:

Print Name  
Notary Public, State of Florida  
My Commission Expires:  
Commission Number:

Approved As To Form:  
Legal Department on Jeffrey ( 8/25/2015 )

Filed with the Clerk of the Planning Board on 08/25/2015 ( JS )

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MB



# **EXHIBIT E**

# GreenspoonMarder LAW

888-491-1120  
www.gmlaw.com

From the desk of:  
James E. Rauh, Esq.  
Senior Counsel, Alcohol Beverage Group  
1601 Washington Avenue, Suite 300  
Miami Beach, Florida 33139  
Phone: 305.602.8245  
Fax: 305.448.5566  
Cell: 305.510.4077  
Email: James.Rauh@gmlaw.com

**PB # 2042**

February 17, 2016

**OPERATIONAL  
PLAN**

**Via Hand Delivery**

Michael Belush, Planning & Zoning Manager  
Planning & Zoning Department  
City of Miami Beach  
1700 Convention Center Drive, Second Floor  
Miami Beach, FL 33139

Re: Zilkatur, LLC Business/Operational Plan – 2000 Collins Avenue  
Conditional Use Permit File No. 2042

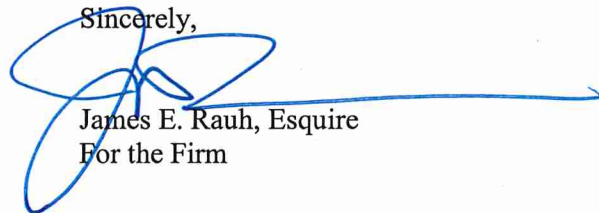
Dear Michael:

Enclosed please find a full business/operations plan for Zilkatur, LLC, which includes details of the operation, as well as security and crowd control, as required by Condition No. 7 of the Conditional Use Permit ("CUP").

Please allow the signature block below to serve as the Staff review and approval of the business/operational plan for Zilkatur, LLC, which satisfies said condition.

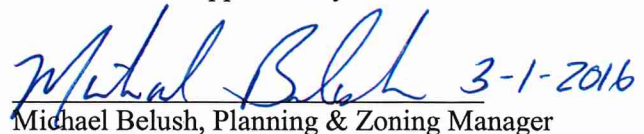
In the event you should require any additional information, please do not hesitate to contact me.

Sincerely,



James E. Rauh, Esquire  
For the Firm

Reviewed and Approved By:



3-1-2016  
Michael Belush, Planning & Zoning Manager

# **Zilkatur, LLC Operations Plans**

Conditional Use Permit File No.  
2042

# **Table of Contents**

I. Operational Business Plan

II. Parking Plan

III. Crowd Control Plan

IV. Security Plan

V. Traffic Circulation Plan

VI. Delivery and Sanitation Plan

VII. Noise Attenuation Plan

# **I. Operational Business Plan**

## **Overview of Business**

Zilkatur, LLC, which intends to operate under the fictitious name Ora (“Ora”), occupies two adjacent spaces within the 2000 Collins Avenue building along 20<sup>th</sup> Street to provide a luxury nightlife and entertainment venue for the City of Miami Beach. Ora will introduce guests to a superior nightlife experience that includes state of the art audio and visual systems and promotes a VIP service that raises the bar for customer service on Miami Beach. Ora’s operations will be run by an elite management team who have established and managed some of the most successful nightclubs in the United States.

This two level entertainment venue will service patrons 21 years of age and older. The venue consists of VIP tables, a dance floor, a stage for the DJ booth, and four full service bars. Hosting the world’s most renowned DJ’s, Ora’s musical direction is primarily focused on European Lounge Motifs. A strong emphasis on production, including both dancers and performers, makes for an enhanced nightlife experience or a private event unique to Ora.

Ora features an inviting open layout and a management team who is focused on creating a high end service experience. This experience begins at the front door, where guests are provided with a grand entrance directly into the heart of the nightclub and continues throughout the venue with facilities and service that demonstrate a high attention to detail.

## **Management Team**

Beyond the physical attributes of the venue, Ora has an elite management team with industry veterans Greg See, Ryan Van Milligen, and Dana Dwyer, providing seasonal leadership.

Greg See moved to Miami in 2001 and opened Mynt Lounge. Mynt was the first boutique style nightclub on Miami Beach that catered to celebrities, models, and fashionistas and gained a reputation for the tightest door policy. In 2005, Greg became the General Manager with the Opium Group, managing both Opium Garden and Prive. He also helped to open and manage Set nightclub. By 2008, Greg was promoted to Opium Group’s Director of Operations overseeing all of the groups venues including, Mansion, Cameo, Mokai, Louis, and Set and supervising five general managers, nine assistant managers, and approximately four hundred



employees. Greg was asked by the Opium group to redesign Mansion's light system. After seeing the success this brought to Mansion, Greg was asked to assist Angel Management Group in Las Vegas with their project Hakkassan. In 2013, Greg joined SBE Entertainment Group to assist in developing nightlife brands in Miami for the group. These venues included SLS Hotel, Katsuya, Bazaar, Hyde, and Greystone Manor.

Ryan Van Milligen has over ten years experience in the nightlife industry. After graduating from college, Ryan opened the marketing and promotions company, Elite Entertainment. Elite oversaw and ran some of the most popular clubs on Miami Beach. During this time, Ryan helped to make Mynt Lounge and The Opium Group venues some of the most popular in the country. In 2008, Ryan accepted a consulting and management deal with Suite Lounge and Snatch Bar. During Ryan's time at Suite Lounge, he was able to triple the venue's weekly sales. By the end of 2008, Ryan was one of the four Directors within The Opium Group. As Director of Promotions of The Opium Group, Ryan has launched and operated venues such as Mansion, Set, Opium Garden, Prive, Cameo, Mokai, Wall, and Louis and oversaw close to 400 employees. Since 2008, Ryan has maintained The Opium Group as one of the top hospitality groups in the country and has been a key member to their long success.

Dana Dwyer began her career as a bartender in New York City. Motivated to climb the ladder in the industry, Dana moved to Miami in 2005 and took a job at the soon to be open nightclub Set. Dana was instantly recognized for her talents and was invited to open two upcoming venues on behalf of The Opium Group. Soon thereafter, Dana was offered a position with Haven Hospitality, where she learned the ins and outs of the business. Dana then found her way back to The Opium Group, where she became the General Manager of Louis. When Set was renovated in 2013, Dana ran the venue. In recent years, Dana has travelled the world drawing inspiration from exotic locations around the world to draw ideas of what the ideal world-class nightclub should bring to its guests.

### **Hours of Operation & Menu**

Per Condition No. 5 of the Conditional Use Permit ("CUP"), Ora's hours of operation will be from 10:00 P.M. through 5:00 A.M. and will keep closed and not allow any patron or other persons, other than those employed by Ora to remain therein between the hours of 5:00 a.m. and 8:00 a.m.

Enclosed please find Ora's Specialty Drink Menu.

### **Contacting Ora**

Management at Ora has set up a phone number, which will be provided to neighboring residents in order to address any concerns and/or complaints that they may have. If Management receives a call, an investigation will begin shortly thereafter in order to address the concern and/or complaint.

As a business that is committed to long-term success and strong community relationships, Ora will ensure that it follows the conditions contained within its Conditional Use Permit and all city ordinances.

### **Ora's Staff**

Ora will employ approximately seventy-five (75) employees in the nightclub operation as indicated below:

<b>Employee</b>	<b>Quantity</b>
General and Operations Managers	3
Security and Door Staff	20
Cocktail/Bottle Servers	15
Bartenders	14
Server Assistants/Bussers	15
Bar Apprentices/Barbacks	3
Porters/Sweepers	3
Dishwasher	2
<b>Total</b>	<b>75</b>

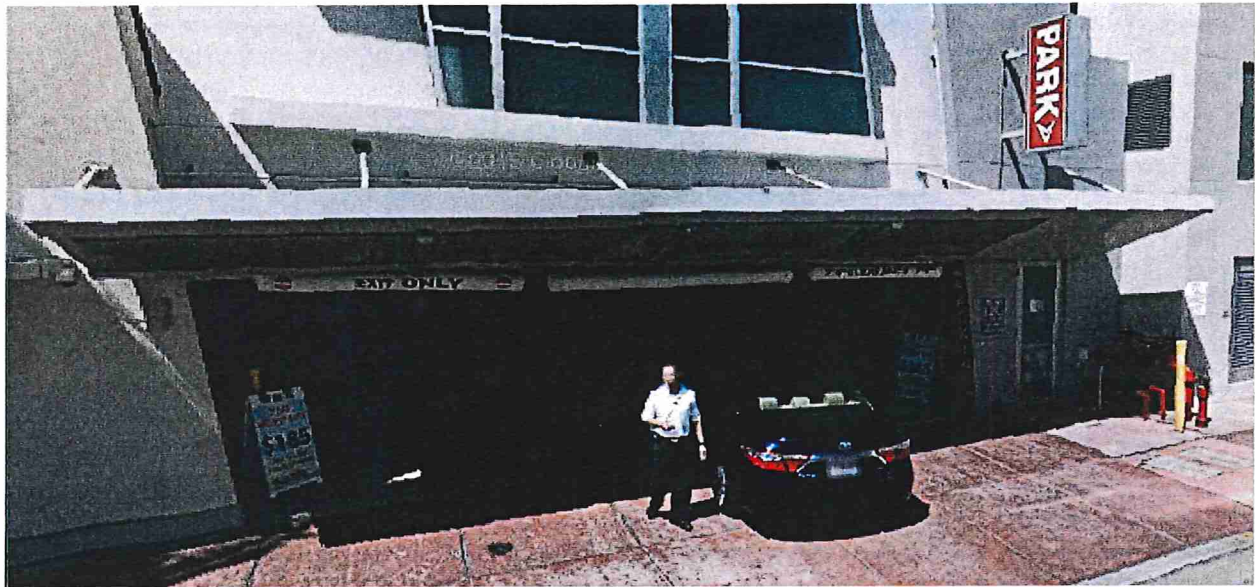
### **Operational Items**

Pursuant to Condition No. 9 and 12 of the CUP, Ora will not conduct "wet t-shirt," "thong," or "bikini" events, nor will Ora distribute street flyers or handouts, including handbills from third-party promotions.

## II. Parking Plan

Ora's patrons will be serviced by the building's existing valet parking operation, which is contained in the parking garage located on site. Self-parking is not allowed in the garage. The required parking of one hundred and fifteen (115) parking spaces for Ora's operations will be entirely contained within the garage.

The metered parking spaces which are located in front of the venue will not be utilized for valet pick up and/or drop off since the adjacent garage already provides a valet ramp.



There are several additional public parking facilities which can accommodate the patrons and employees of Ora as indicated below:

- (1) 23<sup>rd</sup> Street and Liberty (East)
- (2) 23<sup>rd</sup> Street and Liberty (West)
- (3) 21<sup>st</sup> Street and Collins Avenue
- (4) 18<sup>th</sup> Street and Meridian Avenue
- (5) 17<sup>th</sup> Street Garage
- (6) City Hall Parking Garage

Ora anticipates many patrons will either walk from nearby hotels, take public transportation, or arrive by taxi and/or a similar mode of transportation.

### **III. Crowd Control Plan**

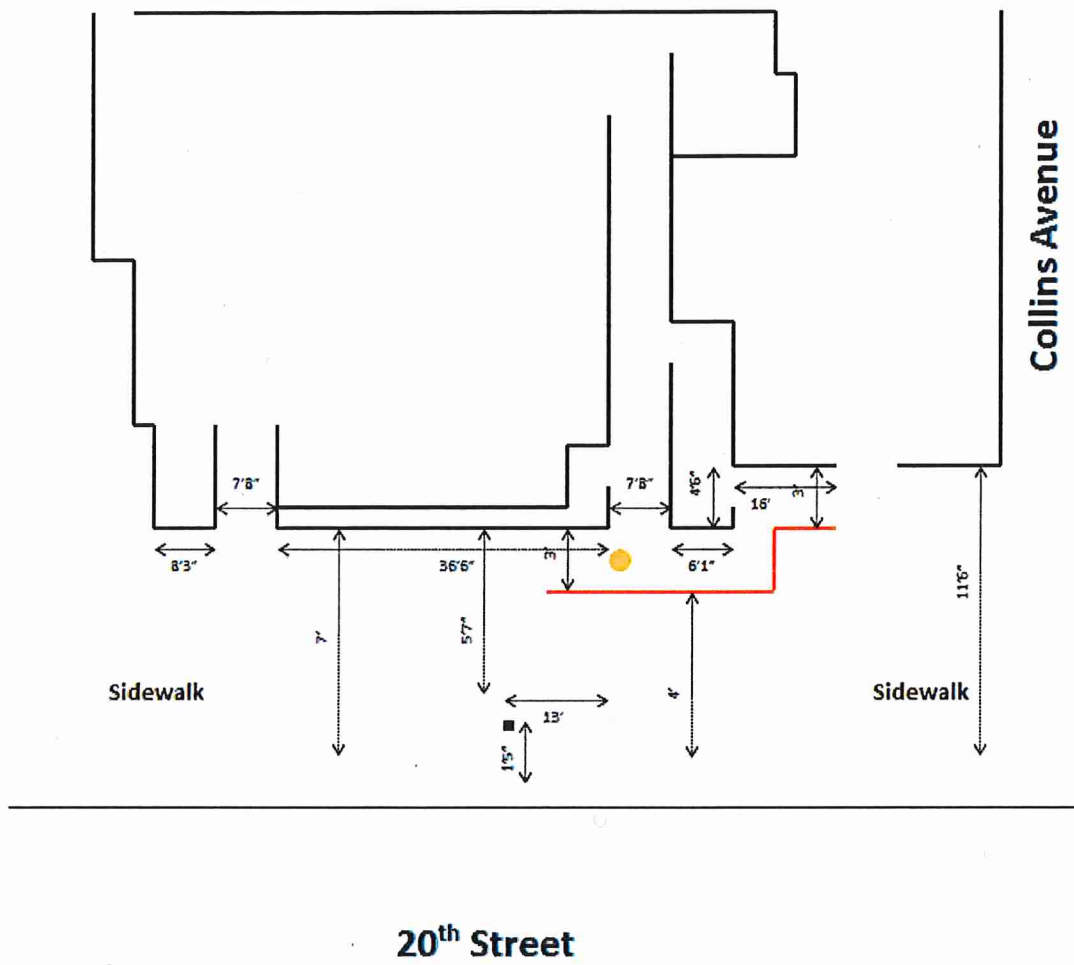
Pursuant to Condition No. 16 of the CUP, in the event there is queuing of patrons on the sidewalk, stanchions will delineate the area to allow for the free-slow pf traffic. Ora's security staff will monitor the crowds to ensure that they do not interfere with the free-flow of pedestrian traffic on the public sidewalk.

Ora will have several security stations located on the sidewalk along 20<sup>th</sup> Street. The officers located at each station (which is illustrated below on the Security Plan in red) will keep the sidewalk clear from crowds that would block and/or impede the pedestrian traffic. There will be officers located outside of the entrance/exit of the venue (as indicated below in blue on the Security Plan) who will be controlling patron traffic in and out of the venue.

In order to efficiently move patrons from outside of the venue to the inside, patron "processing", i.e. check in and confirmation of table reservations, confirming method of payment for table reservations and general admission, and an additional ID check will take place inside. Security officers will use stanchions at the entrance for an initial patron identification check by scanner (as indicated on the second plan, the red line representing the placement of stanchions and the orange representing where a Security Officer will check ID's). Ora's security staff will take measures to strictly enforce patron age restrictions during all hours of operations as required by Condition No. 8 of the CUP. Therefore, Ora's crowd control plan will rely on processing patrons inside of the venue.

All Security Officers employed by Ora will be required to be Crowd Control Certified.









Security officers located on the outside of the venue at all entrances and exits will have clickers and monitor patron circulation and occupancy levels during all hours of operation pursuant to Condition No. 17. These numbers are constantly monitored by the security management team.

## IV. Security Plan

Ora will employ an in house security team that is comprised of the following organizational structure:

- One (1) Security Director
- Two (2) Security Supervisors
- Seventeen (17) Security Officers

Every security officer on duty will be will be strategically placed throughout the venue in order to ensure every area of the venue is fully monitored and controlled, including the

outside. Approximately six (6) to ten (10) security officers will be stationed near the front door and outside and approximately an additional eleven (11) to fifteen (15) officers inside the venue.

The Security Director will act as the liaison in communications with the City of Miami Beach, Code Enforcement, Detail Officers, Emergency Rescue, and adjacent businesses and local residents.

Ora's security staff will enforce patron age restrictions. All of Ora's staff, including Security Officers, Supervisors, and Director will be required to attend a Responsible Vendor course. The Responsible Vendor course addresses critical topics that are crucial for the safe operation of the nightclub, such as checking ID's and recognizing counterfeit ID's.

The security staff along with Ora's management will employ a radio communication system. Should any issues arise, Ora's security team and/or staff will notify the appropriate personnel to efficiently handle the situation.

Before being hired, Ora's management will conduct a background check on each security officer, as well as a drug test. A candidate will not be hired if these tests come back demonstrating a criminal record and/or drug usage. Ora has a "Zero Tolerance" policy.

Once hired, Ora's management will provide each security officer will multiple levels of training. The newly hired officer will only begin working once the Security Director believes that the officer has acquired an equal level of preparation and skills as required to efficiently perform his/her job.

Ora's security officers will also perform bag checks before entering the venue to ensure that patrons are not bringing illegal/dangerous items into the venue.

## **V. Traffic Circulation Plan**

The valet operation which will be servicing Ora's patrons takes place entirely in the adjacent garage.

The metered parking spaces which are located in front of the venue will not be utilized for valet pick up and/or drop off since the adjacent garage already provides a valet ramp.

## VI. Delivery and Sanitation Plan

Ora will use the air conditioned trash room located inside the Boulan Hotel, which is in the service corridor adjacent to the venue. Trash pickup occurs seven (7) days a week approximately around 10:00 a.m.

Pursuant to Condition No. 15 of the CUP, Ora will maintain the areas adjacent to the facility, i.e. the sidewalk and the areas of the street adjacent to the property. Ora's staff will ensure that when sweeping the sidewalk in front of the venue, the refuse is not merely pushed in front of another building. The trash will be picked up and disposed of appropriately. Ora's staff will sweep and hose down the sidewalks at the end of each business day.

Ora will utilize the City of Miami Beach designated commercial loading zones for all deliveries, which will typically occur between 10:00 a.m. and 3:00 p.m. The closest City of Miami Beach designated commercial loading zone is located at 1941 20<sup>th</sup> Street (at the corner between 20<sup>th</sup> Street and Liberty Street).



## **VII. Noise Attenuation Plan**

Since the previously approved venue's sound system was installed, there have been no material changes to the sound system nor will there be. The sound system will be kept under lock and key and will only be accessible to the venue's management team.

The door located on the west side of the venue will be kept closed at all times and will only be used as an emergency exit. Sound will not be heard on the outside from the door located on the east side of the venue in the foyer due to the installed vestibule.



## ORA SPECIALTY DRINK MENU

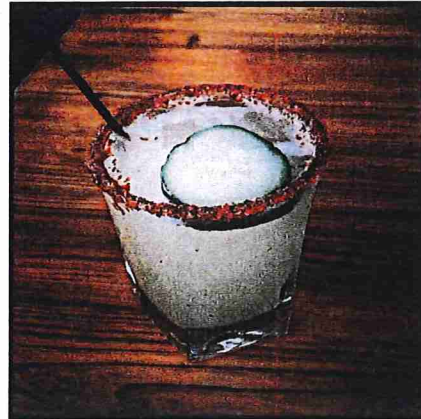
### Cucumber Margarita

- 4 Cucumber Slices
- 1tsp Agave Nectar
- 1.5oz Silver Tequila
- 0.5oz Cointreau
- 0.5oz Simple Syrup
- 0.5oz Fresh Lime Juice

**Garnish:** 1 Cucumber slice & sal de gusano rim

**Glassware:** Rock glass

**Preparation:** In a mixing glass, combine 4 cucumber slices and the simple syrup and muddle the ingredients. Add the rest of the liquid ingredients and shake vigorously over ice for 5 seconds. Strain in a rock glass with fresh ice and sal de gusano rim. Garnish with 1 cucumber slice.



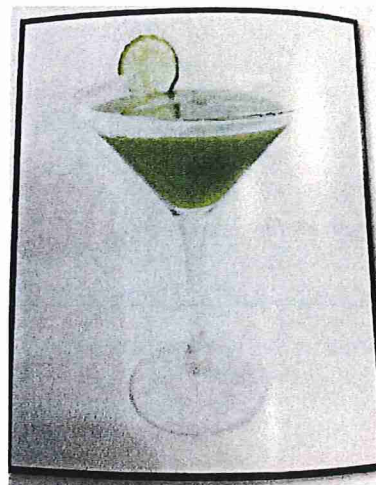
### Spicy Freshtini

- 3 Cucumber Slices
- 5 Basil Leaves
- 1/16<sup>th</sup> of an inch of Serrano Pepper
- 1.5oz Vodka
- 0.75oz St. Germain
- 0.75oz Lemon Juice
- 0.5oz Simple Syrup

**Garnish:** Sugar rim and cucumber on the rim

**Glassware:** Martini

**Preparation:** Muddle cucumber, basil and serrano pepper together in a mixing glass, then combine all liquid ingredients. Shake vigorously for 5 seconds. Strain into a martini glass with sugar rim and garnish with a cucumber slice and a basil leaf.



## ORA SPECIALTY DRINK MENU

### **Brazilian Affair**

- 2oz Cachaça
- 1oz Passion Fruit Puree
- 4 Lime Wedges
- 1tbs Brown Sugar

**Garnish:** No garnish

**Glassware:** Rock glass

**Preparation:** In a mixing glass, combine the lime wedges and the brown sugar and muddle. Add crushed ice and the liquid ingredients and lightly shake for 2 seconds. Transfer the content entirely in a rock glass.



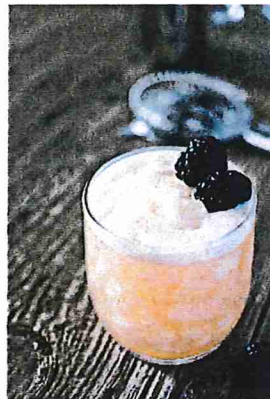
### **Blushing Whiskey Sour**

- 3 Blackberries
- 1oz Lemon Juice
- 1oz Simple Syrup
- 1.5oz Irish Whiskey

**Garnish:** 2 Fresh blackberries

**Glassware:** Rock glass

**Preparation:** In a mixing glass, combine all the ingredients and shake vigorously for 5 seconds, until the blackberries start to break up and give that gorgeous blush color. Strain over a mesh strainer in a rock glass with fresh ice. Garnish with 2 blackberries.





## ORA SPECIALTY DRINK MENU

### KIWILITIOUS

- 1.5oz Gin
- 0.5oz Lime Juice
- 0.5oz Simple Syrup
- 0.5oz St. Germain Elderflower Liquor
- 4 Slices Kiwi (Skin Off)

**Garnish:** Kiwi slice (skin on)

**Glassware:** Collins

**Preparations:** Muddle 4 kiwi slices (skin off) in a mixing glass. Add the rest of the ingredients and shake vigorously for 5 seconds. Add a splash of soda water and stir all contents into a Collins glass with fresh ice. Garnish with a kiwi slice.



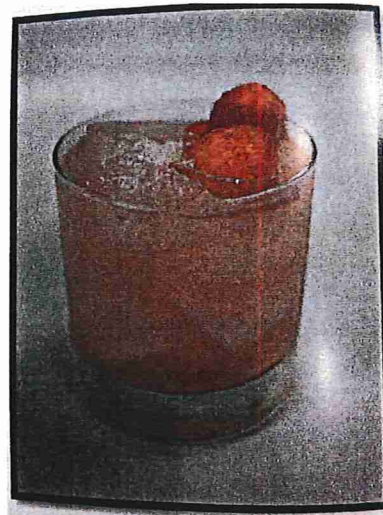
### WATERMELON AMIGO

- 1.5oz Silver Tequila
- 1oz Bols Watermelon Liqueur
- 0.5oz Fresh Lemon juice
- 0.5oz Simple Syrup

**Garnish:** 2 watermelon spheres

**Glass:** Rock

**Preparation:** In a mixing glass, combine all liquids. Add ice and shake vigorously for 5 seconds. Strain in a rock glass with fresh ice. Garnish with 2 watermelon spheres.



## ORA SPECIALTY DRINK MENU

### Paloma Cooler

- 1oz Tequila Silver
- 1oz Tequila Reposado
- 1oz Fresh Lime Juice
- 1btl Mexican Grapefruit Soda

**Garnish:** Half lime, cored out; coarse salt (rim)

**Glassware:** Collins glass

**Preparation:** Rub rim a Collins glass with a lime and coat it with salt. Add ice (3/4 of glass), tequila silver, fresh lime juice and Mexican grapefruit soda. Stir. Place the cored out half lime on the top of the drink (like a floater) and add the reposado tequila in it.



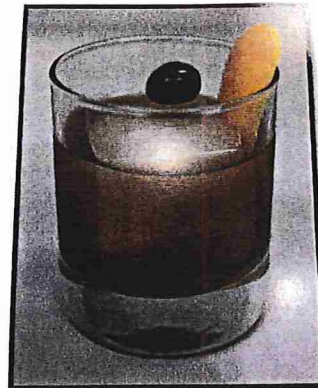
### THE BIG DADDY

- 2oz Rye Whiskey (Bulleit preferably)
- 0.25oz Simple Syrup
- 2 Dashes Angostura Aromatic Bitters
- 1 Orange Peel
- 1 Lemon Peel

**Garnish:** Orange peel & maraschino black cherry

**Glassware:** Rock glass

**Preparation:** Combine Rye, simple syrup and bitters in a mixing glass. Add ice and stir for 20 seconds. Strain into a rock glass with fresh ice. Zest with lemon peel and discard. Zest with orange peel and insert into the glass as garnish, along with Maraschino black cherry.



**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: DOA MIAMI BEACH LLC  
DBA: DOA MIAMI BEACH  
IN CARE OF:  
ADDRESS: 2000 Collins Ave  
MIAMI BEACH, FL 33139

LICENSE NUMBER: BTR001470-11-2016  
Beginning: 03/14/2018  
Expires: 09/30/2018  
Parcel No: 0232260010060

TRADE ADDRESS: 2000 Collins Ave

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

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

This Receipt may be transferred:

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

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

Storage Locations

Code	Business Type
95016400	RESTAURANT / BARS
03005825	NIGHT CLUB LOAD FEE
95000701	ALCOHOL BEV. (NO LATER THAN 5AM)
95005805	DANCE HALL/ENTERT. W/ALCOHOL

Dance Hall: Alcohol Served	Yes
Dance Hall: #Occupants	220
Restaurants/Bars: #Chairs	220

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

DOA MIAMI BEACH LLC



## Gregory Fontela

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**From:** Paz, Rafael <RafaelPaz@miamibeachfl.gov>  
**Sent:** Tuesday, May 21, 2019 2:07 PM  
**To:** Gregory Fontela  
**Cc:** Belush, Michael; Kallergis, Nick  
**Subject:** RE: PB19-0271 - Disclosure Requires City Attorney Approval

Subject to any additional comments from Planning Department, I have nothing further.

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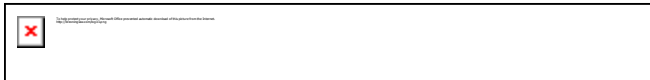
**From:** Gregory Fontela [mailto:gfontela@brzoninglaw.com]  
**Sent:** Tuesday, May 21, 2019 1:55 PM  
**To:** Paz, Rafael  
**Cc:** Belush, Michael; Kallergis, Nick  
**Subject:** RE: PB19-0271 - Disclosure Requires City Attorney Approval

Thanks for the quick reply, Rafael. Please find the revised disclosure attached. Please confirm that it is now sufficient.

**Gregory L. Fontela**

**Bercow Radell Fernandez & Larkin**  
200 S. Biscayne Boulevard, Suite 850, Miami, FL 33131  
[gfontela@brzoninglaw.com](mailto:gfontela@brzoninglaw.com) | [www.brzoninglaw.com](http://www.brzoninglaw.com)  
O: (305) 377 6233 | F: (305) 377 6222

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**From:** Paz, Rafael [<mailto:RafaelPaz@miamibeachfl.gov>]  
**Sent:** Monday, May 20, 2019 4:26 PM  
**To:** Gregory Fontela <[gfontela@brzoninglaw.com](mailto:gfontela@brzoninglaw.com)>  
**Cc:** Belush, Michael <[MichaelBelush@miamibeachfl.gov](mailto:MichaelBelush@miamibeachfl.gov)>; Kallergis, Nick <[NickKallergis@miamibeachfl.gov](mailto:NickKallergis@miamibeachfl.gov)>  
**Subject:** RE: PB19-0271 - Disclosure Requires City Attorney Approval

Greg-

I'm reviewing in Nick's absence. Org chart does not disclose that Prudential is publicly-traded. Also, you'll want to make sure application complies with Section 2-482(6)(c) of the City Code, and identifies any person/entity with a direct or indirect ownership interest of 5% or more. As listed in your org chart, in addition to Prudential, Roy J. Zuckerberg may meet that threshold, but it's not clearly stated.

Thanks,

## MIAMIBEACH

Rafael Paz, *First Assistant City Attorney*

OFFICE OF THE CITY ATTORNEY

1700 Convention Center Drive, 4<sup>th</sup> Floor, Miami Beach, FL 33139

Tel: 305-673-7470 or 305-673-7000 ext. 6277

**From:** Gregory Fontela <[gfontela@brzoninglaw.com](mailto:gfontela@brzoninglaw.com)>

**Date:** May 20, 2019 at 1:35:49 PM EDT

**To:** ""[raulaguila@miamibeachfl.gov](mailto:raulaguila@miamibeachfl.gov)"" <[raulaguila@miamibeachfl.gov](mailto:raulaguila@miamibeachfl.gov)>, ""Kallergis, Nick"" <[NickKallergis@miamibeachfl.gov](mailto:NickKallergis@miamibeachfl.gov)>

**Cc:** ""[sandraperez@miamibeachfl.gov](mailto:sandraperez@miamibeachfl.gov)"" <[sandraperez@miamibeachfl.gov](mailto:sandraperez@miamibeachfl.gov)>

**Subject:** PB19-0271 - Disclosure Requires City Attorney Approval

Good afternoon Raul,

I hope you had a great weekend. We are representing MC GA Collins Realty, LLC on the subject Planning Board application. We are preparing materials to complete final submittal this Friday. One of the pending items is a comment from staff indicating that "disclosure must be approved by the City Attorney's office." I believe the reason for this comment is that one of the disclosed owners of the entity is The Prudential Insurance Company of America, which is a public company.

Attached please find the ownership breakdown for the entity. Can you please review and provide confirmation that disclosure is sufficient so that we can finalize submittal on Friday?

Thanks and please feel free to reach out should you have any questions or wish to discuss.

Best,  
Greg

**Gregory L. Fontela**

**Bercow Radell Fernandez & Larkin**

200 S. Biscayne Boulevard, Suite 850, Miami, FL 33131

[gfontela@brzoninglaw.com](mailto:gfontela@brzoninglaw.com) | [www.brzoninglaw.com](http://www.brzoninglaw.com)

O: (305) 377 6233 | F: (305) 377 6222

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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

March 28, 2019

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

**Re: Property owners within 375 feet of:**

**SUBJECT:** 2000 Collins Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3226-001-0060

**LEGAL DESCRIPTION:** MIAMI BEACH IMP CO SUB PB 5-7 LOTS 1 THRU 4 & E25.5FT OF OT 6 BLK C LESS A PORT DESC IN CONDO DECL OR 27626-3375 NAU 02 3234 221 K/A BOULAN SOUTH BEACH CONDO & LESS A PORT OF LOTS 2 & 4 BLK C DESC AS COM AT NW COR OF LOT 4 S19 DEG W 10.19FT FOR POB S70 DEG E1.97FT S19 DEG W 3.51FT S70 DEG E 24.83FT N19 DEG E 3.49FT S70 DEG E 27.17FT S 19 DEG W 21.50FT N70 DEG W 14.86FT S19 DEG W 10FT N70 DEG W 38.32FT N19 DEG E 13.85 FT N70 DEG W 25.98FT N19 DEG E 17.67FT S70 DEG E 25.18FT TO POB AKA PARCEL K & LESS A PORT LOT 3 BLK C DESC AS COMM AT NW COR OF LOT 3 S70 DEG E 5.99FT FOR POB S70 DEG E 12.05FT S09 DEG E 8.79 FT S70 DEG E 1.58FT S19 DEG W 6.32FT N70 DEG E 11.26FT S19 DEG W 6.00FT S70 DEG E 1.67FT S19 DEG W 5.33FT N70 DEG W 1.67FT S19 DEG W 5.50FT N70 DEG W 8.32FT N19 DEG E 43.66FT TO POB AKA PARCEL L & LESS PARCEL BSBII AS DESC PER MASTER COVENANTS OR 29979-759

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 file in the Miami-Dade County Property Appraisers' Office.

Sincerely,

---

Diana B. Rio

Total number of property owners without repetition: **204, including 5 international**

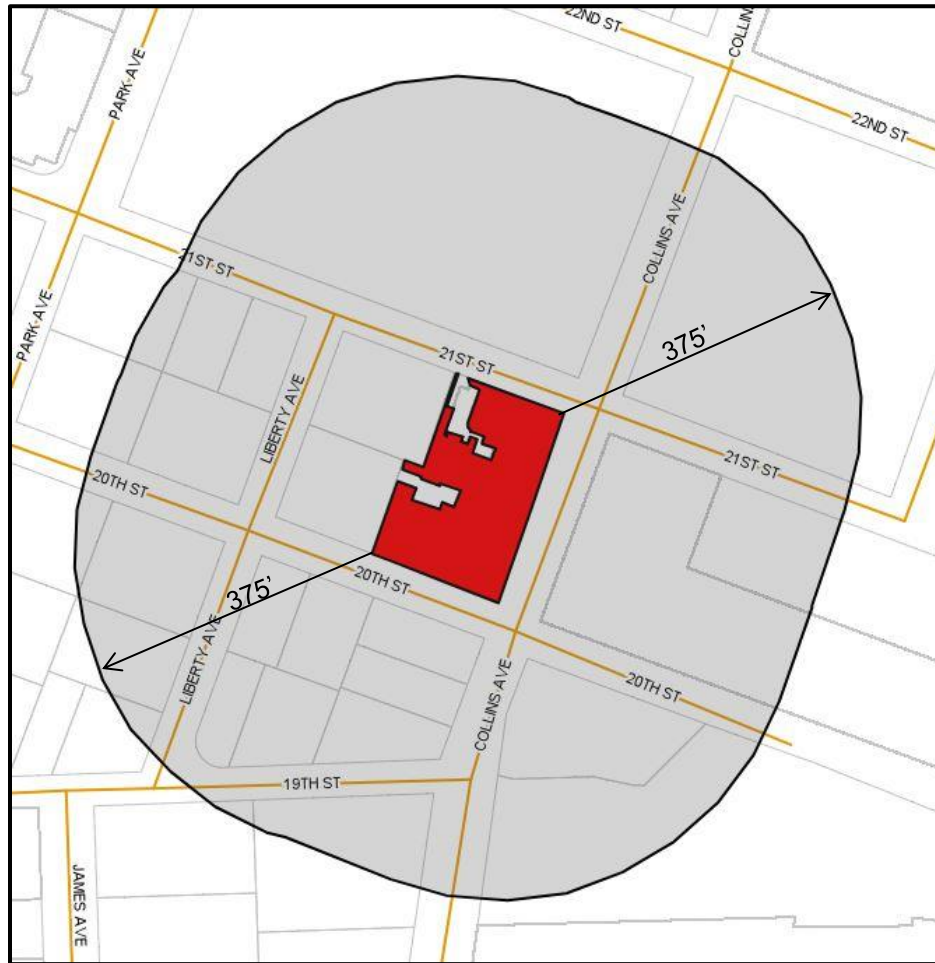




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certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting  
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

## 375' RADIUS MAP



**SUBJECT:** 2000 Collins Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3226-001-0060

**LEGAL DESCRIPTION:** MIAMI BEACH IMP CO SUB PB 5-7 LOTS 1 THRU 4 & E25.5FT OF OT 6 BLK C LESS A PORT DESC IN CONDO DECL OR 27626-3375 NAU 02 3234 221 K/A BOULAN SOUTH BEACH CONDO & LESS A PORT OF LOTS 2 & 4 BLK C DESC AS COM AT NW COR OF LOT 4 S19 DEG W 10.19FT FOR POB S70 DEG E1.97FT S19 DEG W 3.51FT S70 DEG E 24.83FT N19 DEG E 3.49FT S70 DEG E 27.17FT S 19 DEG W 21.50FT N70 DEG W 14.86FT S19 DEG W 10FT N70 DEG W 38.32FT N19 DEG E 13.85 FT N70 DEG W 25.98FT N19 DEG E 17.67FT S70 DEG E 25.18FT TO POB AKA PARCEL K & LESS A PORT LOT 3 BLK C DESC AS COMM AT NW COR OF LOT 3 S70 DEG E 5.99FT FOR POB S70 DEG E 12.05FT S09 DEG E 8.79 FT S70 DEG E 1.58FT S19 DEG W 6.32FT N70 DEG E 11.26FT S19 DEG W 6.00FT S70 DEG E 1.67FT S19 DEG W 5.33FT N70 DEG W 1.67FT S19 DEG W 5.50FT N70 DEG W 8.32FT N19 DEG E 43.66FT TO POB AKA PARCEL L & LESS PARCEL BSBII AS DESC PER MASTER COVENANTS OR 29979-759

Name	Address	City	State	Zip	Country
IKHTIYAR AKHUNDOV BALAJAKHANIM ISMAYILOVA	SALYAN HIGHWAY	BAKU AZ1083			AZERBAIJAN
INTER OIL MANAGEMENT LTD ATTN CLEA KATCHLES	232 ARCH MAKARIOS AVE APOLLO COURT OFFICE 31	LIMASSAOL 3030			CYPRUS
MICHAEL J CORMACK	1842 LAKE SHORE BLVD EAST	TORONTO ON M4L 6S8			CANADA
SETAI 2904 CORP	RUBEN DARIO 281-1402 COL. BOSQUE	DE CHAPULTEPEC 11580			MEXICO
VADE RETRO INC C/O FIDSERVE SA	RUE DU PURGATOIRE 3 PO BOX 3156	1211 GENEVA 3			SWITZERLAND
101 20TH ST MIAMI LLC	101 20TH ST	MIAMI BEACH	FL	33139	USA
101 PC HOLDINGS LLC C/O SUZANNE GARCIA FALCON	9549 BAY DR	SURFSIDE	FL	33154	USA
1918 APARTMENTS LTD	PO BOX 403303	MIAMI BEACH	FL	33140-1303	USA
1941 LIBERTY LLC	230 20 ST	MIAMI BEACH	FL	33139	USA
2308 6 LLC RN 2308 LLC	1400 BROADWAY 15 FLR	NEW YORK	NY	10018	USA
2608 SETAI LLC	1400 BROADWAY 15 FLR	NEW YORK	NY	10018	USA
2705 SETAI INVEST LLC	305 E 51 ST 4D	NEW YORK	NY	10022	USA
305 BOULANSOUTH LLC	206 SPRING ST 5TH FLOOR	NEW YORK	NY	10012	USA
3208 WOLVERINE LLC	101 20 ST UNIT 3208	MIAMI BEACH	FL	33139	USA
3801 INVESTMENTS LLC C/O BILLIE J ELLIS JR	301 COMMERCE ST STE 3150	FORT WORTH	TX	76102	USA
3803 LLC	41 RIVER TERRACE PHB5	NEW YORK	NY	10282	USA
405 BOULAN LLC	201 E 36 ST #15E	NEW YORK	NY	10016	USA
473 NAKASH LLC C/O DITTO APPAREL	229 WEBB SMITH DRIVE	COLFAX	LA	71417	USA
ABBEY HOTEL ACQUISITION LLC	1400 BROADWAY 15FL	NEW YORK	NY	10018	USA
AGI PROPERTIES INC C/O ARGO GROUP US ATTN B LEFLORE	175 E HOUSTON ST STE 1300	SAN ANTONIO	TX	78205	USA
AGI PROPERTIES INC C/O ARGO GROUP US INC	PO BOX 469011	SAN ANTONIO	TX	78246	USA
ALBERT N BRUNO &W DENISE BRUNO	101 20 ST #3002	MIAMI BEACH	FL	33139-1903	USA
ALEXANDER YAKUBOV	1521 ALTON RD #725	MIAMI BEACH	FL	33139	USA
ALEXANDRE DE MOURA JOSEPHINE DE MOURA	101 20 ST 2007	MIAMI BEACH	FL	33139	USA
ALEXANDRE VON FURSTENBERG TRS C/O ARROW INVESTMENTS ALEXANDRE VON FURSTENBERG	555 W 18 ST	NEW YORK	NY	10011	USA
ALI K FARD	101 20 ST #3105	MIAMI BEACH	FL	33139-1903	USA
AMERICAN LATIN ENTERTAINMENT CORP C/O MARCELL FELIPE	1001 BRICKELL BAY DR STE 1800	MIAMI	FL	33131	USA
ANDRE ALTHOLZ NAOMI ALTHOLZ	950 3 AVE	NEW YORK	NY	10022	USA
ARKADIY PERVYY BAKHTIN	100 S POINTE DR 2106	MIAMI BEACH	FL	33139	USA
ARTI MEDIA HOLDINGS LLC C/O JAY PHILLIP PARKER P A	1691 MICHIGAN AVE #320	MIAMI BEACH	FL	33139	USA
BENBO INTERNATIONAL LTD % REJEAN LAPIERRE	7491 W OAKLAND PARK BLVD #306	LAUDERHILL	FL	33319	USA
BK FAMILY ASSOCIATES LLC C/O BARRY KRINGSTEIN	463 7 AVE 12TH FLOOR	NEW YORK	NY	10018	USA
BLOFELD LLC	1390 BRICKELL AVE	MIAMI	FL	33131	USA
BLUM REALTY MANAGEMENT LLC	40 RECTOR ST STE 1502	NEW YORK	NY	10006	USA
BLUMARK US CORP	3370 MARY STREET	MIAMI	FL	33133	USA
BOULAN 306 LLC	7 TANGLEWOOD RD	PLEASANTVILLE	NY	10570	USA
BOULAN 309 LLC	9 TRAPPINGWAY	PLEASANTVILLE	NY	10570	USA
BOULAN 312 LLC	36 PEBBLE LANE	ROSLYN HEIGHTS	NY	11577	USA
BOULAN HOLDINGS LLC	863 REMSENS LANE	OYSTER BAY	NY	11771	USA
BOULAN HOTEL LLC SHEMEL ACQUISITIONS	38 WEST 32 STREET STE 603	NEW YORK	NY	10001	USA
CAMBRIA PROPERTIES LLC	8626 WESTPARK DR	HOUSTON	TX	77063	USA
CAPRI 101 PH LLC	101 20 ST PH B	MIAMI BEACH	FL	33139	USA
CARL S ROSENDORF TRS CARL S ROSENDORF REVOCABLE TRUST	101 20 ST 2603	MIAMI BEACH	FL	33139	USA
CATD HOLDING INC	2001 WILSHIRE BLVD 250	SANTA MONICA	CA	90403	USA

CHARLES T CLOSE SIENNA SHIELDS HORTON	20 BOND ST	NEW YORK	NY	10012	USA
CHRONOS AND CHAIROS LLC	101 20 ST 2503	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH	1700 CONVENTION CTR DR	MIAMI BEACH	FL	33139	USA
COLLINS PARK HOTEL LLC	236 21ST ST	MIAMI BEACH	FL	33139-1702	USA
DARBLAY INVESTMENTS LIMITED	1395 BRICKELL AVE 14 FL	MIAMI	FL	33131	USA
DAVID BLOOM C/O PHILIP WEBER BLOOM OFFICE LLC DAVID C BLOOM REVOCABLE TRUST	575 MADISON AVE 10 FL	NEW YORK	NY	10022	USA
DAVID P MICHALSKI	1374 NORTHWYCK CT	MCLEAN	VA	22102	USA
DAVID W NIEMIEC &W MELANIE M	1 EAST END AVE	NEW YORK	NY	10075	USA
DCB SETAI INVESTMENTS LLC	575 MADISON AVE 10 FLOOR	NEW YORK	NY	10022	USA
DECEBAL LLC	3750 LAS VEGAS BLVD 5 4706	LAS VEGAS	NV	89158	USA
DECEBAL LLC	101 20 ST #2807	MIAMI BEACH	FL	33139-1903	USA
DECO BEACH INNS LTD % MCM CORPORATION	1741 COLLINS AVE	MIAMI BEACH	FL	33139-2006	USA
DENNIS H LEEBOW	31099 CHAGRIN BLVD #150	CLEVELAND	OH	44124	USA
DESING ITALINO LLC	1643 BRICKELL AVE #2902	MIAMI	FL	33129	USA
DF INVESTMENTS OF ILLINOIS LLC	840 N LAKE SHORE DR 2402	CHICAGO	IL	60611	USA
DIANE CHANG TRS PATRICK WIESEL TRS CHANG FAMILY 2012 IRREVOCABLE TR	256 S COLUMBIA AVE	COLUMBUS	OH	43209	USA
DON GREGORY NEEB	101 20 ST 3102	MIAMI BEACH	FL	33139	USA
DOUGLAS CHARLES ROGERS TRS ROGERS FAMILLY REVOCABLE TRUST MELISSA RUTH ROGER	8404 HOLLYWOOD BLVD	WEST HOLLYWOOD	CA	90069	USA
DOV GOLDSTEIN &W SUSANNA GOLDSTEIN	24 CENTRAL PARK SOUTH #18E	NEW YORK	NY	10019	USA
DURGA EDSON TRS	10 NORDEN LANE	HUNTINGTON STATION	NY	11746	USA
DURGA G EDSON TRS	10 NORDEN LANE	HUNTINGTON STATION	NY	11746	USA
ECEMIR INC	101 20 ST # 1903	MIAMI BEACH	FL	33139	USA
ERMINIA LLC	101 20 ST #1907	MIAMI BEACH	FL	33139	USA
EVAN SACKS	200 EAST END AVE APT 4J	NEW YORK	NY	10128	USA
FIRE FLY 310 INC	1395 BRICKELL AVE 14 FLOOR	MIAMI	FL	33131	USA
FLPH LLC C/O SUZANNA GARCIA-FALCON	101 20TH ST PH VILLA A	MIAMI BEACH	FL	33139	USA
G200 EXCHANGE LLC C/O LEFRAK ORGANIZATION	40 W 57 ST 23 FLR	NEW YORK	NY	10019	USA
GALATEA LLC	370 LEXINGTON AVE STE 202	NEW YORK	NY	10017	USA
GARDENIA 2 INC	590 MADISON AVE 8FLR	NEW YORK	NY	10022	USA
GARY M SAFADY	9663 SANTA MONICA BLVD # 406	BEVERLY HILLS	CA	90210	USA
GERSON GOMES TRS GERSON GOMES REVOCABLE TRUST	PO BOX 580007	FLUSHING	NY	11358	USA
GERTRAUD E KIRCHMAYER	101 20 ST UNIT 3204	MIAMI BEACH	FL	33139	USA
GLENN R HEAD	101 20 ST #3201	MIAMI BEACH	FL	33139-1903	USA
GRAUS INTERNATIONAL CORP	1395 BRICKELL AVE 14 FLOOR	MIAMI	FL	33131	USA
GREYSTONE TERRA FIRMA LLC C/O TRANS INNS MGMT INC	4111 ANDOVER RD STE 110-W	BLOOMFIELD HILLS	MI	48302	USA
GRUPO JESSY FLORIDA INC	1395 BRICKELL AVE 3406	MIAMI	FL	33131	USA
HANS BRULAND &W JOSIE	1429 H STREET NW	WASHINGTON	DC	20005	USA
HAPPY PLACE SOUTH BEACH LLC	PO BOX 2540	EDGARTOWN	MA	02539	USA
HOLLYBROOK INVEST INC	5100 NW 33RD AVE	FT LAUDERDALE	FL	33309-6375	USA
HUNTER GELLIN	225 EAST 34 ST #15H	NEW YORK	NY	10016	USA
IKHTIYAR AKHUNDOV	101 20 ST UNIT 2802	MIAMI BEACH	FL	33139	USA
JASON W BROWN	66 E 79 ST	NEW YORK	NY	10075	USA
JAY BLOOM EILEEN BLOOM	9 COOPER RD	SCARSDALE	NY	10583	USA
JCS SOUTH BEACH LLC 1986 EINBINDER FAMILY LTD PART 1986 YOUNG FAMILY LTD PARTNE	4333 COLLINS AVE	MIAMI BEACH	FL	33140	USA
JEFFREY T APTER	256 BUNN DR STE 6	PRINCETON	NJ	08540	USA

JHC REAL ESTATE HOLDINGS I LLC C/O TANTON & COMPANY	1345 AVENUE OF THE AMERICAS 2 FL	NEW YORK	NY	10165	USA
JOBROTAM DEVELOPMENT CORP	1900 LIBERTY AVE	MIAMI BEACH	FL	33139-1939	USA
JOHN BARMAN	500 PARK AVE STE 21A	NEW YORK	NY	10022	USA
JOHN C ABBOTT TRS JOHN CLOUGH ABBOTT TRUST	800 S POINTE DR 1401	MIAMI BEACH	FL	33139	USA
JOLIA LLC C/O RICHARD P BREGER P A	20801 BISCAYNE BLVD #300	AVENTURA	FL	33180	USA
JOLIA LLC C/O RICHARD P BREGER	20801 BISCAYNE BLVD STE 308	AVENTURA	FL	33180	USA
JOLIA LLC	7700 BRUSH HILL RD 130	WILLOWBROOK	IL	60527	USA
JOSEPH ABBOUD SOO ABBOUD	66 W FLAGLER ST 1002	MIAMI	FL	33130	USA
JOSEPH NAKASH	1400 BROADWAY 15 FLR	NEW YORK	NY	10018	USA
JOSEPH TESEO TRS ENEA FILENO TESEO IRREVOCABLE TR PHILIP TESEO TRS	160 E 22 ST	NEW YORK	NY	10010	USA
JVN HOLDINGS INC	3556 FLAMINGO DR	MIAMI BEACH	FL	33140	USA
JYANINVEST USA INC C/O HOWARD L GOLDSTEIN CPA	1001 BRICKELL BAY DR STE 1400	MIAMI	FL	33131	USA
KOHHANN YEE	36 JANE DR	ENGLEWOOD CLIFFS	NJ	07632	USA
LAS CATONAS CORP	2875 NE 191 ST #801	AVENTURA	FL	33180	USA
LEN BOULAN 207 LLC	38 E 32 ST 603	NEW YORK	NY	10016	USA
LEN BOULAN 406 LLC	38 E 32 ST	NEW YORK	NY	10016	USA
LEN BOULAN 411 LLC	38 E 32 ST #603	NEW YORK	NY	10016	USA
LENNOX MIAMI CORP	1900 COLLINS AVE	MIAMI BEACH	FL	33139	USA
LENNOX MIAMI CORP	1881 WASHINGTON AVE APT 8A	MIAMI BEACH	FL	33139-7412	USA
LUIS MANUEL CHIBRAS ROMERO MIGUEL ANGEL CHIBRAS ROMERO	325 S BISCAYNE BLVD UNIT 3823	MIAMI	FL	33131	USA
MADISON K KARLOCK KENDRA KARLOCK JTRS	995 N VENETIAN DR	MIAMI BEACH	FL	33139	USA
MARCUS R ROWAN	101 20 ST TH-E	MIAMI BEACH	FL	33139	USA
MARGARITA RUDYAK TRS	101 20 ST #3107	MIAMI BEACH	FL	33139-1903	USA
MARK MILITANA	101 20 ST #3706	MIAMI BEACH	FL	33139-1903	USA
MC GA COLLINS REALTY LLC C/O PGIM REAL ESTATE	7 GIRALDA FARMS	MADISON	NJ	07940	USA
MH HOLDINGS I LLC C/O SUZANNA GARCIA-FALCON	101 20 STREET UNIT PH VILLA A	MIAMI BEACH	FL	33139	USA
MH HOLDINGS II LLC C/O SUZANNA GARCIA-FALCON	101 20 STREET UNIT PH VILLA A	MIAMI BEACH	FL	33139	USA
MIAMI 505 LLC C/O RICHARD A WOOD ESQ	1395 BRICKELL AVE 14 FLOOR	MIAMI	FL	33131	USA
MIAMIBOU LLC	1675 BROADWAY 20 FL	NEW YORK	NY	10019	USA
MICHAEL STANTON SAREX ASSOCIATES LP	4 GONCZY RD	WESTPORT	CT	06880	USA
NAKASH 203 NEW BRUNSWICK LLC	1400 BROADWAY	NEW YORK	NY	10018	USA
NAKASH FLORIDA PROPERTIES LLC C/O JORDACHE	1400 BROADWAY	NEW YORK	NY	10018	USA
NAKASH HOLDING LLC C/O DITTO APPAREL	PO BOX 226 229 WEBB SMITH DR	COLFAX	LA	71417	USA
NAKASH MIAMI CONDO INVEST LLC C/O DITTO APPAREL	229 WEBB SMITH DRIVE	COLFAX	LA	71417	USA
NAKASH PROPERTIES LLC	1400 BROADWAY	NEW YORK	NY	10018	USA
NAKASH SETAI 1802 LLC	1400 BROADWAY 15TH FL	NEW YORK CITY	NY	10018	USA
NEW LAND INVESTMENTS LLC	3411 SILVERSIDE RD BLDG 104	WILMINGTON	DE	19810	USA
NISSAN BOURY	180 EAST 79 ST APT # 8A	NEW YORK	NY	10021	USA
NIVA HOLDING LLC C/O MICHAEL A SILVA ESQ	355 ALHAMBRA CR 1550	MIAMI	FL	33134	USA
NYFLAPT LLC	38 E 32 ST #603	NEW YORK	NY	10016	USA
OCEAN FRONT LLC	101 20 ST #2508	MIAMI BEACH	FL	33139-1903	USA
ONE INVEST LLC	407 LINCOLN RD #12L	MIAMI BEACH	FL	33139	USA
PETER ROSTEN JOANNE ROSTEN	505 W 19TH ST APT 2A	NEW YORK	NY	10011-2885	USA
PHILLARD APARTMENT HOTEL LLC	1680 MERIDIAN AVE SUITE #102	MIAMI BEACH	FL	33139-2704	USA
PLEASANT PLACE SOUTH III LLC C/O ANGELO GORDON & CO	245 PARK AVE 27 FLOOR	NEW YORK	NY	10167	USA

PLEASANT PLACE SOUTH IV LLC C/O ANGELO GORDON & CO	245 PARK AVE 27 FLR	NEW YORK	NY	10167	USA
PLEASANT PLACE SOUTH LLC C/O ANGELO GORDON & CO	245 PARK AVE 26 FLOOR	NEW YORK	NY	10167	USA
PLYMOUTH HOTEL LLC C/O THINK HOSPITALITY LLC FIRST AVE 945 REALTY LLC	32 EAST 32 STREET	NEW YORK	NY	10016	USA
PRINCESS SERENITY LLC	2666 TIGERTAIL AVE #106	COCONUT GROVE	FL	33133	USA
RAM K SHRIVASTAVA &W SARASWATI P SHRIVASTAVA	101 20 ST #2006	MIAMI BEACH	FL	33139-1903	USA
RAN 3101 LLC	101 20 ST #3101	MIAMI BEACH	FL	33139	USA
RAYMOND ABOODY LINDA ABOODY	16 THE LOCH	ROSLYN ESTATES	NY	11576	USA
REDMARK US CORP	3370 MARY ST	MIAMI	FL	33133	USA
RICCARDO CAPUA C/O FOWLER WHITE BURNETT PA NATASHA VICTORIA ZAMBRANO GALAR	1395 BRICKELL AVENUE #14 FL	MIAMI	FL	33131	USA
RICHARD BENNETT ANDREW C FRAKE JTRS	101 20 ST #2202	MIAMI BEACH	FL	33139-1903	USA
RICHARD SEMENTILLI	175 GREEN POND RD	SHERMAN	CT	06784	USA
RIFFEL FLORIDA PROPERTIES LLC ATTN EDGARDO E DIAZ	101 20 ST #3206	MIAMI BEACH	FL	33139	USA
RIPA LLC	651 OKEECHOBEE BLV D# 1008	WEST PALM BEACH	FL	33401	USA
RIVIERA LOFTS HOTEL LLC	1680 MERIDIAN AVE STE 102	MIAMI BEACH	FL	33139	USA
RIVIERA PLAZA APARTMENTS LLC	1323 E 34 ST	TULSA	OK	74105	USA
RNT REAL ESTATE HOLDING LLC	7 TRAPPING WAY	PLEASANTVILLE	NY	10570	USA
ROBERT FETTY &W AMELIA TIERNEY C/O PERRY D REED	1223 JUDSON RD	LONGVIEW	TX	75606	USA
ROBERT K FUTTERMAN	521 5 AVE 7 FLR	NEW YORK	NY	10175	USA
ROD FELDMAN TRS	101 20 ST #3104	MIAMI BEACH	FL	33139-1903	USA
RONALD ABODY MARK SHEMEL	959 SCIOTO DR	FRANKLIN LAKES	NJ	07417	USA
RONALD M GOLDSTEIN &W DEP	PO BOX 2461	NEW YORK	NY	10021	USA
RONNIE W SUDMAN	620 NEWPORT CENTER DR 11 FLOOR	NEYPORT BEACH	CA	92660	USA
SABINE LEONHARD GRIFFIN TRS RICHARD E GRIFFIN REVOCABLE TRUST RICHARD E GRIFFIN	50 MEETINGHOUSE RD	BEDFORD	NH	03110	USA
SADIGO HOTEL LLC	1111 KANE CONCOURSE 217	BAY HARBOR ISLANDS	FL	33154	USA
SAMUEL E BEALL III SUZANNA MARION HILL	PO BOX 4249	MARYVILLE	TN	37802	USA
SANTA BARBARA 230 LLC	4111 ANDOVER RD SUITE 110W	BLOOMFIELD HILLS	MI	48302	USA
SAS FINANCIERE TSOULI	1100 WEST AVE APT 1026	MIAMI BEACH	FL	33139	USA
SCOTT D DRAGOO &W ROXANNE DRAGOO	101 20 ST #2005	MIAMI BEACH	FL	33139-1903	USA
SETAI 1415 LLC C/O DITTO APPAREL	PO BOX 226 229 WEBB SMITH DR	COLFAX	LA	71417	USA
SETAI 1415 LLC C/O DITTO APPAREL	PO BOX 226 WEBB SMITH DR	COLFAX	LA	71417	USA
SETAI 2204 LLC C/O LEVINE AND PARTNERS ET AL	3350 MARY STREET	MIAMI	FL	33133	USA
SETAI 2302 LLC	101 20 ST # 2302	MIAMI BEACH	FL	33139	USA
SETAI 2408 LLC	450 PARK AVE STE 1403	NEW YORK	NY	10022	USA
SETAI 3503 LLC C/O MICHAEL A SILVA ESQ	355 ALHAMBRA CR 1550	MIAMI	FL	33134	USA
SETAI 3804 OWNERS LLC C/O JOHN TASHJIAN	605 PARK AVE #15D	NEW YORK	NY	10065	USA
SETAI 3903 PH LLC C/O MICHAEL SILVA	355 ALHAMBRA CR 1550	MIAMI	FL	33134	USA
SETAI HOTEL ACQUISITION LLC	1400 BROADWAY 15 FL	NEW YORK	NY	10018	USA
SETAI INVESTMENT HOLDINGS LLC	1395 BRICKELL AVE 14 FLR	MIAMI	FL	33131	USA
SETAI MIAMI 2801 LLC	1410 20 ST #214	MIAMI BEACH	FL	33139	USA
SETAI MIAMI 3304 LLC	87 FOREST AVE	WEST NEWTON	MA	02465	USA
SETAI MIAMI BEACH 2206 LLC	1395 BRICKELL AVE 14 FLOOR	MIAMI	FL	33131	USA
SETAI MIAMI BEACH 2907 LLC C/O WELLS AND WELLS P A	540 BILTMORE WAY	CORAL GABLES	FL	33134	USA
SETAI UNIT 1801 LLC	229 WEBB SMITH DR	COLFAX	CA	71417	USA
SETAI UNIT 2203 LLC	101 20 ST #2203	MIAMI BEACH	FL	33139-1903	USA
SETAI UNIT 2405 LLC	1400 BROADWAY 15 FLR	NEW YORK	NY	10018	USA

SETAI UNIT 2908 LLC	1400 BROADWAY 15 FLR	NEW YORK	NY	10018	USA
SETAI UNIT 3003 LLC	101 20 ST #3003	MIAMI BEACH	FL	33139-1903	USA
SHORE CLUB PROPERTY OWNER LLC	600 MADISON AVE 17 FLR	NEW YORK	NY	10022	USA
SKL HOUSING LLC	1863 BRIDGEWATER DR	LAKE MARY	FL	32746	USA
SOFTVISION SRL INC	3750 LAS VEGAS BLVD S 4706	LAS VEGAS	NV	89158	USA
SOUTH BCH SETAI 3301 LLC	PO BOX 770531	NAPLES	FL	34107	USA
SOUTH BEACH BOULAN 404 LLC	2750 NE 185 ST 204	AVENTURA	FL	33180	USA
SOUTH BEACH BOULAN 507 LLC	2750 NE 185 ST 204	AVENTURA	FL	33180	USA
SREEDHAR CHINTAMANENI	212 WARREN ST APT 16S	NEW YORK	NY	10282-0016	USA
STANLEY JONAS TRS STANELY JONAS INTER VIVOS TR	1560 S TREASURE DR	NORTH BAY VILLAGE	FL	33141	USA
STEPHEN SOLOWAY	PO BOX 2697	VINELAND	NJ	08362-2697	USA
STEVEN C SIMON	101 20 ST UNIT 3401	MIAMI BEACH	FL	33139	USA
STP SETAI LLC	590 MADISON AVE 21ST FLR	NEW YORK	NY	10022	USA
SYNAMON REAL ESTATE LLC	106 GRAND AVE STE 420	ENGLEWOOD	NJ	07631	USA
SYNDECO INVEST CORP	2455 E SUNRISE BLVD #504	FORT LAUDERDALE	FL	33304	USA
THIRD CHARM LLC	5499 NW 42 AVE	BOCA RATON	FL	33496	USA
TYNESIDE PROPERTIES LTD	1395 BRICKELL AVE 14 FLOOR	MIAMI	FL	33131	USA
UNIVERSAL INVS UN LTD INC	17201 COLLINS AVE APT 3308	SUNNY ISLES BEACH	FL	33160-3488	USA
UP ALL NIGHT SOUTH BEACH LLC C/O MARC BELL	6800 BROKEN SOUND PARKWAY SUITE 200	BOCA RATON	FL	33487	USA
VICIT TRADING CORP	101 20 ST #2707	MIAMI BEACH	FL	33139-1903	USA
VIS REAL ESTATE LLC	1390 BRICKELL AVE STE 200	MIAMI	FL	33131	USA
VTHC SETAI LLC	1133 E 33 PL	TULSA	OK	74105	USA
WEST BENIDORM LLC	101 20 ST #2208	MIAMI BEACH	FL	33139	USA
WHAT A VIEW LLC C/O FABIENNE D STRUELL	9454 WILSHIRE BLVD PENTHOUSE	BEVERLY HILLS	CA	90212	USA
WILLIAM J TEUBER JR TRS SETAI 3302 LAND TRUST	87 FOREST AVE	WEST NEWTON	MA	02465	USA

IKHTIYAR AKHUNDOV  
BALAJAKHANIM ISMAYILOVA  
SALYAN HIGHWAY  
BAKU AZ1083  
AZERBAIJAN

INTER OIL MANAGEMENT LTD  
ATTN CLEA KATCHLES  
232 ARCH MAKARIOS AVE APOLLO COURT  
OFFICE 31  
LIMASSAOL 3030  
CYPRUS

MICHAEL J CORMACK  
1842 LAKE SHORE BLVD EAST  
TORONTO ON M4L 6S8  
CANADA

SETAI 2904 CORP  
RUBEN DARIO 281-1402 COL. BOSQUE  
DE CHAPULTEPEC 11580  
MEXICO

VADE RETRO INC  
C/O FIDSERVE SA  
RUE DU PURGATOIRE 3 PO BOX 3156  
1211 GENEVA 3  
SWITZERLAND

101 20TH ST MIAMI LLC  
101 20TH ST  
MIAMI BEACH, FL 33139

101 PC HOLDINGS LLC  
C/O SUZANNE GARCIA FALCON  
9549 BAY DR  
SURFSIDE, FL 33154

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

1941 LIBERTY LLC  
230 20 ST  
MIAMI BEACH, FL 33139

2308 6 LLC  
RN 2308 LLC  
1400 BROADWAY 15 FLR  
NEW YORK, NY 10018

2608 SETAI LLC  
1400 BROADWAY 15 FLR  
NEW YORK, NY 10018

2705 SETAI INVEST LLC  
305 E 51 ST 4D  
NEW YORK, NY 10022

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

3208 WOLVERINE LLC  
101 20 ST UNIT 3208  
MIAMI BEACH, FL 33139

3801 INVESTMENTS LLC  
C/O BILLIE J ELLIS JR  
301 COMMERCE ST STE 3150  
FORT WORTH, TX 76102

3803 LLC  
41 RIVER TERRACE PHB5  
NEW YORK, NY 10282

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

473 NAKASH LLC  
C/O DITTO APPAREL  
229 WEBB SMITH DRIVE  
COLFAX, LA 71417

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

AGI PROPERTIES INC  
C/O ARGO GROUP US ATTN B LEFLORE  
175 E HOUSTON ST STE 1300  
SAN ANTONIO, TX 78205

AGI PROPERTIES INC  
C/O ARGO GROUP US INC  
PO BOX 469011  
SAN ANTONIO, TX 78246

ALBERT N BRUNO &W  
DENISE BRUNO  
101 20 ST #3002  
MIAMI BEACH, FL 33139-1903

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

ALEXANDRE DE MOURA  
JOSEPHINE DE MOURA  
101 20 ST 2007  
MIAMI BEACH, FL 33139

ALEXANDRE VON FURSTENBERG TRS  
C/O ARROW INVESTMENTS  
ALEXANDRE VON FURSTENBERG LIV TR  
555 W 18 ST  
NEW YORK, NY 10011

ALI K FARD  
101 20 ST #3105  
MIAMI BEACH, FL 33139-1903

AMERICAN LATIN ENTERTAINMENT CORP  
C/O MARCELL FELIPE  
1001 BRICKELL BAY DR STE 1800  
MIAMI, FL 33131

ANDRE ALTHOLZ  
NAOMI ALTHOLZ  
950 3 AVE  
NEW YORK, NY 10022

ARKADIY PERVYY BAKHTIN  
100 S POINTE DR 2106  
MIAMI BEACH, FL 33139

ARTI MEDIA HOLDINGS LLC  
C/O JAY PHILLIP PARKER P A  
1691 MICHIGAN AVE #320  
MIAMI BEACH, FL 33139



BENBO INTERNATIONAL LTD  
% REJEAN LAPIERRE  
7491 W OAKLAND PARK BLVD #306  
LAUDERHILL, FL 33319

BK FAMILY ASSOCIATES LLC  
C/O BARRY KRINGSTEIN  
463 7 AVE 12TH FLOOR  
NEW YORK, NY 10018

BLOFELD LLC  
1390 BRICKELL AVE  
MIAMI, FL 33131

BLUM REALTY MANAGEMENT LLC  
40 RECTOR ST STE 1502  
NEW YORK, NY 10006

BLUMARK US CORP  
3370 MARY STREET  
MIAMI, FL 33133

BOULAN 306 LLC  
7 TANGLEWOOD RD  
PLEASANTVILLE, NY 10570

BOULAN 309 LLC  
9 TRAPPINGWAY  
PLEASANTVILLE, NY 10570

BOULAN 312 LLC  
36 PEBBLE LANE  
ROSLYN HEIGHTS, NY 11577

BOULAN HOLDINGS LLC  
863 REMSENS LANE  
OYSTER BAY, NY 11771

BOULAN HOTEL LLC  
SHEMEL ACQUISITIONS  
38 WEST 32 STREET STE 603  
NEW YORK, NY 10001

CAMBRIA PROPERTIES LLC  
8626 WESTPARK DR  
HOUSTON, TX 77063

CAPRI 101 PH LLC  
101 20 ST PH B  
MIAMI BEACH, FL 33139

CARL S ROSENDORF TRS  
CARL S ROSENDORF REVOCABLE TRUST  
101 20 ST 2603  
MIAMI BEACH, FL 33139

CATD HOLDING INC  
2001 WILSHIRE BLVD 250  
SANTA MONICA, CA 90403

CHARLES T CLOSE  
SIENNA SHIELDS HORTON  
20 BOND ST  
NEW YORK, NY 10012

CHRONOS AND CHAIROS LLC  
101 20 ST 2503  
MIAMI BEACH, FL 33139

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

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

DARBLAY INVESTMENTS LIMITED  
1395 BRICKELL AVE 14 FL  
MIAMI, FL 33131

DAVID BLOOM  
C/O PHILIP WEBER BLOOM OFFICE LLC  
DAVID C BLOOM REVOCABLE TRUST  
575 MADISON AVE 10 FL  
NEW YORK, NY 10022

DAVID P MICHALSKI  
1374 NORTHWYCK CT  
MCLEAN, VA 22102

DAVID W NIEMIEC & W MELANIE M  
1 EAST END AVE  
NEW YORK, NY 10075

DCB SETAI INVESTMENTS LLC  
575 MADISON AVE 10 FLOOR  
NEW YORK, NY 10022

DECEBAL LLC  
3750 LAS VEGAS BLVD 5 4706  
LAS VEGAS, NV 89158

DECEBAL LLC  
101 20 ST #2807  
MIAMI BEACH, FL 33139-1903

DECO BEACH INNS LTD  
% MCM CORPORATION  
1741 COLLINS AVE  
MIAMI BEACH, FL 33139-2006

DENNIS H LEEBOW  
31099 CHAGRIN BLVD #150  
CLEVELAND, OH 44124

DESING ITALINO LLC  
1643 BRICKELL AVE #2902  
MIAMI, FL 33129

DF INVESTMENTS OF ILLINOIS LLC  
840 N LAKE SHORE DR 2402  
CHICAGO, IL 60611

DIANE CHANG TRS  
PATRICK WIESEL TRS  
CHANG FAMILY 2012 IRREVOCABLE TR  
256 S COLUMBIA AVE  
COLUMBUS, OH 43209

DON GREGORY NEEB  
101 20 ST 3102  
MIAMI BEACH, FL 33139

DOUGLAS CHARLES ROGERS TRS  
ROGERS FAMILY REVOCABLE TRUST  
MELISSA RUTH ROGERS TRS  
8404 HOLLYWOOD BLVD  
WEST HOLLYWOOD, CA 90069

DOV GOLDSTEIN &W  
SUSANNA GOLDSTEIN  
24 CENTRAL PARK SOUTH #18E  
NEW YORK, NY 10019

DURGA EDSON TRS  
10 NORDEN LANE  
HUNTINGTON STATION, NY 11746

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

ECEMIR INC  
101 20 ST # 1903  
MIAMI BEACH, FL 33139

ERMINIA LLC  
101 20 ST #1907  
MIAMI BEACH, FL 33139

EVAN SACKS  
200 EAST END AVE APT 4J  
NEW YORK, NY 10128

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

FLPH LLC  
C/O SUZANNA GARCIA-FALCON  
101 20TH ST PH VILLA A  
MIAMI BEACH, FL 33139

G200 EXCHANGE LLC  
C/O LEFRAK ORGANIZATION  
40 W 57 ST 23 FLR  
NEW YORK, NY 10019

GALATEA LLC  
370 LEXINGTON AVE STE 202  
NEW YORK, NY 10017

GARDENIA 2 INC  
590 MADISON AVE 8FLR  
NEW YORK, NY 10022

GARY M SAFADY  
9663 SANTA MONICA BLVD # 406  
BEVERLY HILLS, CA 90210

GERSON GOMES TRS  
GERSON GOMES REVOCABLE TRUST  
PO BOX 580007  
FLUSHING, NY 11358

GERTRAUD E KIRCHMAYER  
101 20 ST UNIT 3204  
MIAMI BEACH, FL 33139

GLENN R HEAD  
101 20 ST #3201  
MIAMI BEACH, FL 33139-1903

GRAUS INTERNATIONAL CORP  
1395 BRICKELL AVE 14 FLOOR  
MIAMI, FL 33131

GREYSTONE TERRA FIRMA LLC  
C/O TRANS INNS MGMT INC  
4111 ANDOVER RD STE 110-W  
BLOOMFIELD HILLS, MI 48302

GRUPO JESSY FLORIDA INC  
1395 BRICKELL AVE 3406  
MIAMI, FL 33131

HANS BRULAND &W JOSIE  
1429 H STREET NW  
WASHINGTON, DC 20005

HAPPY PLACE SOUTH BEACH LLC  
PO BOX 2540  
EDGARTOWN, MA 02539

HOLLYBROOK INVEST INC  
5100 NW 33RD AVE  
FT LAUDERDALE, FL 33309-6375

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

IKHTIYAR AKHUNDOV  
101 20 ST UNIT 2802  
MIAMI BEACH, FL 33139

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

JAY BLOOM  
EILEEN BLOOM  
9 COOPER RD  
SCARSDALE, NY 10583

JCS SOUTH BEACH LLC  
1986 EINBINDER FAMILY LTD PART  
1986 YOUNG FAMILY LTD PARTNERSHIP  
4333 COLLINS AVE  
MIAMI BEACH, FL 33140

JEFFREY T APTER  
256 BUNN DR STE 6  
PRINCETON, NJ 08540

JHC REAL ESTATE HOLDINGS I LLC  
C/O TANTON & COMPANY  
1345 AVENUE OF THE AMERICAS 2 FL  
NEW YORK, NY 10165

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

JOHN BARMAN  
500 PARK AVE STE 21A  
NEW YORK, NY 10022

JOHN C ABBOTT TRS  
JOHN CLOUGH ABBOTT TRUST  
800 S POINTE DR 1401  
MIAMI BEACH, FL 33139

JOLIA LLC  
C/O RICHARD P BREGER P A  
20801 BISCAYNE BLVD #300  
AVENTURA, FL 33180

JOLIA LLC  
C/O RICHARD P BREGER  
20801 BISCAYNE BLVD STE 308  
AVENTURA, FL 33180

JOLIA LLC  
7700 BRUSH HILL RD 130  
WILLOWBROOK, IL 60527

JOSEPH ABBOUD  
SOO ABBOUD  
66 W FLAGLER ST 1002  
MIAMI, FL 33130

JOSEPH NAKASH  
1400 BROADWAY 15 FLR  
NEW YORK, NY 10018

JOSEPH TESEO TRS  
Enea Fileno Teseo Irrevocable TR  
Philip Teseo TRS  
160 E 22 ST  
NEW YORK, NY 10010

JVN HOLDINGS INC  
3556 FLAMINGO DR  
MIAMI BEACH, FL 33140

JYANINVEST USA INC  
C/O HOWARD L GOLDSTEIN CPA  
1001 BRICKELL BAY DR STE 1400  
MIAMI, FL 33131

KOHHANN YEE  
36 JANE DR  
ENGLEWOOD CLIFFS, NJ 07632

LAS CATONAS CORP  
2875 NE 191 ST #801  
AVENTURA, FL 33180

LEN BOULAN 207 LLC  
38 E 32 ST 603  
NEW YORK, NY 10016

LEN BOULAN 406 LLC  
38 E 32 ST  
NEW YORK, NY 10016

LEN BOULAN 411 LLC  
38 E 32 ST #603  
NEW YORK, NY 10016

LENNOX MIAMI CORP  
1900 COLLINS AVE  
MIAMI BEACH, FL 33139

LENNOX MIAMI CORP  
1881 WASHINGTON AVE APT 8A  
MIAMI BEACH, FL 33139-7412

LUIS MANUEL CHIBRAS ROMERO  
MIGUEL ANGEL CHIBRAS ROMERO  
325 S BISCAYNE BLVD UNIT 3823  
MIAMI, FL 33131

MADISON K KARLOCK  
KENDRA KARLOCK JTRS  
995 N VENETIAN DR  
MIAMI BEACH, FL 33139

MARCUS R ROWAN  
101 20 ST TH-E  
MIAMI BEACH, FL 33139

MARGARITA RUDYAK TRS  
101 20 ST #3107  
MIAMI BEACH, FL 33139-1903

MARK MILITANA  
101 20 ST #3706  
MIAMI BEACH, FL 33139-1903

MC GA COLLINS REALTY LLC  
C/O PGIM REAL ESTATE  
7 GIRALDA FARMS  
MADISON, NJ 07940

MH HOLDINGS I LLC  
C/O SUZANNA GARCIA-FALCON  
101 20 STREET UNIT PH VILLA A  
MIAMI BEACH, FL 33139

MH HOLDINGS II LLC  
C/O SUZANNA GARCIA-FALCON  
101 20 STREET UNIT PH VILLA A  
MIAMI BEACH, FL 33139

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

MIAMIBOU LLC  
1675 BROADWAY 20 FL  
NEW YORK, NY 10019

MICHAEL STANTON  
SAREX ASSOCIATES LP  
4 GONCZY RD  
WESTPORT, CT 06880

NAKASH 203 NEW BRUNSWICK LLC  
1400 BROADWAY  
NEW YORK, NY 10018

NAKASH FLORIDA PROPERTIES LLC  
C/O JORDACHE  
1400 BROADWAY  
NEW YORK, NY 10018

NAKASH HOLDING LLC  
C/O DITTO APPAREL  
PO BOX 226 229 WEBB SMITH DR  
COLFAX, LA 71417

NAKASH MIAMI CONDO INVEST LLC  
C/O DITTO APPAREL  
229 WEBB SMITH DRIVE  
COLFAX, LA 71417

NAKASH PROPERTIES LLC  
1400 BROADWAY  
NEW YORK, NY 10018

NAKASH SETAI 1802 LLC  
1400 BROADWAY 15TH FL  
NEW YORK CITY, NY 10018

NEW LAND INVESTMENTS LLC  
3411 SILVERSIDE RD BLDG 104  
WILMINGTON, DE 19810

NISSAN BOURY  
180 EAST 79 ST APT # 8A  
NEW YORK, NY 10021

NIVA HOLDING LLC  
C/O MICHAEL A SILVA ESQ  
355 ALHAMBRA CR 1550  
MIAMI, FL 33134

NYFLAPT LLC  
38 E 32 ST #603  
NEW YORK, NY 10016

OCEAN FRONT LLC  
101 20 ST #2508  
MIAMI BEACH, FL 33139-1903

ONE INVEST LLC  
407 LINCOLN RD #12L  
MIAMI BEACH, FL 33139

PETER ROSTEN  
JOANNE ROSTEN  
505 W 19TH ST APT 2A  
NEW YORK, NY 10011-2885

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

PLEASANT PLACE SOUTH III LLC  
C/O ANGELO GORDON & CO  
245 PARK AVE 27 FLOOR  
NEW YORK, NY 10167

PLEASANT PLACE SOUTH IV LLC  
C/O ANGELO GORDON & CO  
245 PARK AVE 27 FLR  
NEW YORK, NY 10167

PLEASANT PLACE SOUTH LLC  
C/O ANGELO GORDON & CO  
245 PARK AVE 26 FLOOR  
NEW YORK, NY 10167

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

PRINCESS SERENITY LLC  
2666 TIGERTAIL AVE #106  
COCONUT GROVE, FL 33133

RAM K SHRIVASTAVA &W  
SARASWATI P SHRIVASTAVA  
101 20 ST #2006  
MIAMI BEACH, FL 33139-1903

RAN 3101 LLC  
101 20 ST #3101  
MIAMI BEACH, FL 33139

RAYMOND ABOODY  
LINDA ABOODY  
16 THE LOCH  
ROSLYN ESTATES, NY 11576

REDMARK US CORP  
3370 MARY ST  
MIAMI, FL 33133

RICCARDO CAPUA  
C/O FOWLER WHITE BURNETT PA  
NATASHA VICTORIA ZAMBRANO GALARZA  
1395 BRICKELL AVENUE #14 FL  
MIAMI, FL 33131

RICHARD BENNETT  
ANDREW C FRAKE JTRS  
101 20 ST #2202  
MIAMI BEACH, FL 33139-1903

RICHARD SEMENTILLI  
175 GREEN POND RD  
SHERMAN, CT 06784

RIFFEL FLORIDA PROPERTIES LLC  
ATTN EDGARDO E DIAZ  
101 20 ST #3206  
MIAMI BEACH, FL 33139

RIPA LLC  
651 OKEECHOBEE BLV D# 1008  
WEST PALM BEACH, FL 33401

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

RIVIERA PLAZA APARTMENTS LLC  
1323 E 34 ST  
TULSA, OK 74105

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

ROBERT FETTY &W AMELIA TIERNEY  
C/O PERRY D REED  
1223 JUDSON RD  
LONGVIEW, TX 75606

ROBERT K FUTTERMAN  
521 5 AVE 7 FLR  
NEW YORK, NY 10175

ROD FELDMAN TRS  
101 20 ST #3104  
MIAMI BEACH, FL 33139-1903

RONALD ABODY  
MARK SHEMEL  
959 SCIOTO DR  
FRANKLIN LAKES, NJ 07417

RONALD M GOLDSTEIN &W DEP  
PO BOX 2461  
NEW YORK, NY 10021

RONNIE W SUDMAN  
620 NEWPORT CENTER DR 11 FLOOR  
NEYPORT BEACH, CA 92660

SABINE LEONHARD GRIFFIN TRS  
RICHARD E GRIFFIN REVOCABLE TRUST  
RICHARD E GRIFFIN TRS  
50 MEETINGHOUSE RD  
BEDFORD, NH 03110

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

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

SANTA BARBARA 230 LLC  
4111 ANDOVER RD SUITE 110W  
BLOOMFIELD HILLS, MI 48302

SAS FINANCIERE TSOULI  
1100 WEST AVE APT 1026  
MIAMI BEACH, FL 33139

SCOTT D DRAGOO &W  
ROXANNE DRAGOO  
101 20 ST #2005  
MIAMI BEACH, FL 33139-1903

SETAI 1415 LLC  
C/O DITTO APPAREL  
PO BOX 226 229 WEBB SMITH DR  
COLFAX, LA 71417

SETAI 1415 LLC  
C/O DITTO APPAREL  
PO BOX 226 WEBB SMITH DR  
COLFAX, LA 71417

SETAI 2204 LLC  
C/O LEVINE AND PARTNERS ET AL  
3350 MARY STREET  
MIAMI, FL 33133

SETAI 2302 LLC  
101 20 ST # 2302  
MIAMI BEACH, FL 33139

SETAI 2408 LLC  
450 PARK AVE STE 1403  
NEW YORK, NY 10022

SETAI 3503 LLC  
C/O MICHAEL A SILVA ESQ  
355 ALHAMBRA CR 1550  
MIAMI, FL 33134

SETAI 3804 OWNERS LLC  
C/O JOHN TASHJIAN  
605 PARK AVE #15D  
NEW YORK, NY 10065

SETAI 3903 PH LLC  
C/O MICHAEL SILVA  
355 ALHAMBRA CR 1550  
MIAMI, FL 33134

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

SETAI INVESTMENT HOLDINGS LLC  
1395 BRICKELL AVE 14 FLR  
MIAMI, FL 33131

SETAI MIAMI 2801 LLC  
1410 20 ST #214  
MIAMI BEACH, FL 33139

SETAI MIAMI 3304 LLC  
87 FOREST AVE  
WEST NEWTON, MA 02465

SETAI MIAMI BEACH 2206 LLC  
1395 BRICKELL AVE 14 FLOOR  
MIAMI, FL 33131

SETAI MIAMI BEACH 2907 LLC  
C/O WELLS AND WELLS P A  
540 BILTMORE WAY  
CORAL GABLES, FL 33134

SETAI UNIT 1801 LLC  
229 WEBB SMITH DR  
COLFAX, CA 71417

SETAI UNIT 2203 LLC  
101 20 ST #2203  
MIAMI BEACH, FL 33139-1903

SETAI UNIT 2405 LLC  
1400 BROADWAY 15 FLR  
NEW YORK, NY 10018

SETAI UNIT 2908 LLC  
1400 BROADWAY 15 FLR  
NEW YORK, NY 10018

SETAI UNIT 3003 LLC  
101 20 ST #3003  
MIAMI BEACH, FL 33139-1903

SHORE CLUB PROPERTY OWNER LLC  
600 MADISON AVE 17 FLR  
NEW YORK, NY 10022

SKL HOUSING LLC  
1863 BRIDGEWATER DR  
LAKE MARY, FL 32746

SOFTVISION SRL INC  
3750 LAS VEGAS BLVD S 4706  
LAS VEGAS, NV 89158

SOUTH BCH SETAI 3301 LLC  
PO BOX 770531  
NAPLES, FL 34107

SOUTH BEACH BOULAN 404 LLC  
2750 NE 185 ST 204  
AVENTURA, FL 33180

SOUTH BEACH BOULAN 507 LLC  
2750 NE 185 ST 204  
AVENTURA, FL 33180

SREEDHAR CHINTAMANENI  
212 WARREN ST APT 16S  
NEW YORK, NY 10282-0016

STANLEY JONAS TRS  
STANLEY JONAS INTER VIVOS TR  
1560 S TREASURE DR  
NORTH BAY VILLAGE, FL 33141

STEPHEN SOLOWAY  
PO BOX 2697  
VINELAND, NJ 08362-2697

STEVEN C SIMON  
101 20 ST UNIT 3401  
MIAMI BEACH, FL 33139

STP SETAI LLC  
590 MADISON AVE 21ST FLR  
NEW YORK, NY 10022

SYNAMON REAL ESTATE LLC  
106 GRAND AVE STE 420  
ENGLEWOOD, NJ 07631

SYNDECO INVEST CORP  
2455 E SUNRISE BLVD #504  
FORT LAUDERDALE, FL 33304

THIRD CHARM LLC  
5499 NW 42 AVE  
BOCA RATON, FL 33496

TYNESIDE PROPERTIES LTD  
1395 BRICKELL AVE 14 FLOOR  
MIAMI, FL 33131

UNIVERSAL INVS UN LTD INC  
17201 COLLINS AVE APT 3308  
SUNNY ISLES BEACH, FL 33160-3488

UP ALL NIGHT SOUTH BEACH LLC  
C/O MARC BELL  
6800 BROKEN SOUND PARKWAY SUITE 200  
BOCA RATON, FL 33487

VICIT TRADING CORP  
101 20 ST #2707  
MIAMI BEACH, FL 33139-1903

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

VTHC SETAI LLC  
1133 E 33 PL  
TULSA, OK 74105

WEST BENIDORM LLC  
101 20 ST #2208  
MIAMI BEACH, FL 33139

WHAT A VIEW LLC  
C/O FABIENNE D STRUELL  
9454 WILSHIRE BLVD PENTHOUSE  
BEVERLY HILLS, CA 90212

WILLIAM J TEUBER JR TRS  
SETAI 3302 LAND TRUST  
87 FOREST AVE  
WEST NEWTON, MA 02465

**PLANNING BOARD  
CITY OF MIAMI BEACH, FLORIDA**

**PROPERTY:** 2000 Collins Avenue – (spaces 11 and 12 along 20<sup>th</sup> Street)

**FILE NO:** 2042

**IN RE:** The applicant, Zilkatur, LLC, requested a Modification to a previously issued Conditional Use Permit to change the name of the owner/operator from Ocean First Group, LLC., to Zilkatur, LLC., pursuant to Section 118, Article IV.

**LEGAL**

**DESCRIPTION:** Lot 1, 2, 3, 4 and the east 25.5 feet of Lot 6, Block C of amended map of Ocean Front Property of Miami Beach Improvement Company Subdivision as recorded in Plat Book 5, Page 7 of the Public Records of Miami-Dade County, Florida.

**MEETING DATE:** July 28, 2015

**MODIFIED CONDITIONAL USE PERMIT**

The applicant, Zilkatur, LLC, filed an application with the Planning Director to modify a previously approved Conditional Use Permit to change the name of the operator from Ocean First Group, LLC., to Zilkatur, LLC., pursuant to Section 118 Article IV. of the Land Development Regulations of the Code of the City of Miami Beach, Florida. Notice of the request for Conditional Use was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property, upon which the application was made.

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

That the property in question is located in the CD-3, Commercial high intensity zoning district;

That the use is consistent with the Comprehensive Plan for the area in which the property is located;

That the intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and uses associated with the request are consistent with the Land Development Regulations;

That the public health, safety, morals, and general welfare will not be adversely affected;

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

*mb*



**IT IS THEREFORE ORDERED**, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including the staff recommendations, and accepted by the applicant, that the Modification to the previously approved Conditional Use Permit as requested and set forth above be GRANTED, subject to the following conditions: Underlining denotes new language and ~~strike through~~ denotes stricken language from the previous Order.

1. The Planning Board shall maintain jurisdiction of this Modified Conditional Use Permit. The applicant shall provide a progress report to the Board in 90 days after the revised Business Tax Receipt has been issued. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
2. This Modified Conditional Use Permit is issued to ~~Ocean First Group, LLC~~ Zilkatur, LLC as operator of this Neighborhood Impact Establishment consisting of an alcoholic beverage establishment, entertainment establishment, and dance hall with an occupant content of more than 200 persons. Subsequent owners and operators shall be required to appear before the Board to affirm their understanding of the conditions listed herein.
3. Any change of operator or ownership shall require review and approval by the Planning Board as a modification to this Conditional Use Permit.
4. The conditions of approval for this Modified Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.
5. The hours of operation shall be as proposed by the applicant, Sunday through Saturday from 10:00 p.m. to 5:00 a.m. However, the establishment shall close at 5:00 a.m. and keep closed the place of business and not allow any patron or other persons, other than those employed by the establishment, to remain therein between the hours of 5:00 am and 8:00 am.
6. As requested by the applicant, the patron occupant load shall be a maximum of 707 people, or any lesser number as may be determined by the Fire Marshall. The applicant shall obtain a final occupant load from the City before the issuance of a Business Tax Receipt
7. A full business/operation plan for any change of owner/operator that includes details of the operation, as well as security and crowd control, shall be submitted to staff for review and approval prior to the CO or issuance of a new BTR, whichever occurs first.
8. Security staff shall take measures to strictly enforce patron age restrictions in the City Code around the clock.
9. All "wet T-shirt," "thong" or "bikini" events shall be prohibited.
10. Sound transmission tests on the curtain wall facing 20<sup>th</sup> Street shall be conducted prior to the finalization of the sound attenuation design for the establishment. A final sound transmission report which includes the performance of sound systems and sound attenuation devices shall be submitted to staff for review and approval prior to a Temporary Certificate of Occupancy, or final Certificate of Occupancy, whichever occurs first.

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11. Business identification signs shall be limited to sign copy indicating the name of the establishment only, subject to historic preservation staff review and approval.
12. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
13. The City's concurrency requirements can be achieved and satisfied through payment of mitigation fees or by entering into an enforceable development agreement with the City. The Transportation and Concurrency Management Division shall make the determination of the project's fair-share mitigation cost. A final concurrency determination shall be conducted prior to the issuance of a Building Permit. Mitigation fees and concurrency administrative costs shall be paid prior to the project receiving any Building Permit. Without exception, all concurrency fees shall be paid prior to the issuance of a Temporary Certificate of Occupancy or Certificate of Occupancy.
14. The applicant shall obtain a Certificate of Occupancy prior to the issuance of a Business Tax Receipt.
15. The applicant shall be responsible for maintaining the areas adjacent to the facility, such as the sidewalk and the areas of the street adjacent to the property. When sweeping the sidewalk in front of the establishment, the personnel doing the sweeping shall ensure that they do not merely push the refuse in front of another building, but pick up all trash and dispose of it appropriately. In addition, at the end of business each day sidewalks shall be swept and hosed down.
16. In the event that there is queuing of people on the sidewalk, stanchions shall delineate the area to allow for the free-flow of pedestrians. Security staff shall monitor the crowds to ensure that they do not interfere with the free-flow of pedestrian on the public sidewalk.
17. Security staff shall monitor patron circulation and occupancy levels during the hours of operation.
18. The applicant shall satisfy outstanding liens and past due City bills, if any, to the satisfaction of the City prior to the issuance of an occupational license to operate this entertainment establishment.
19. The Planning Board shall retain the right to call the owner or operator back before them and modify the hours of operation or the occupant load should there be valid complaints about loud, excessive, unnecessary, or unusual noise.
20. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as may be amended from time to time, shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in section 118-194, Code of the City of Miami Beach, Florida.
21. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
22. Within a reasonable time after applicant's receipt of this Conditional Use Permit as signed

and issued by the Planning Director, the applicant shall record it in the Public Records of Miami-Dade County at applicant's expense and then return the recorded instrument to the Planning Department. No building permit or certificate of completion shall be issued until this requirement has been satisfied.

23. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.
24. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

Dated this 25<sup>th</sup> day of AUGUST, 2015

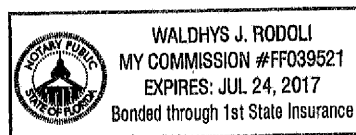
PLANNING BOARD OF THE  
CITY OF MIAMI BEACH, FLORIDA

BY: Michael Belush  
Michael Belush, Planning and Zoning Manager  
For Chairman

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of August, 2015, by Michael Belush, Planning and Zoning Manager of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

{NOTARIAL SEAL}



Waldhys J. Rodoli  
Notary:

Print Name  
Notary Public, State of Florida  
My Commission Expires:  
Commission Number:

Approved As To Form:  
Legal Department on Jeffrey ( 8/25/2015 )

Filed with the Clerk of the Planning Board on 08/25/2015 ( JS )

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MB

**PLANNING BOARD  
CITY OF MIAMI BEACH, FLORIDA**

**PROPERTY:** 2000 Collins Avenue - (spaces 11 and 12 along 20<sup>th</sup> Street)

**FILE NO.** 2042

**IN RE:** The Request by Ocean First Group, LLC, requesting Conditional Use approval under City Code Chapter 142, Article V, Division 6, for a Neighborhood Impact Establishment consisting of an alcoholic beverage establishment, entertainment establishment, and dance hall with an occupant content of more than 200 persons.

**LEGAL**

**DESCRIPTION:** Lot 1, 2, 3, 4 and the east 25.5 feet of Lot 6, Block C of amended map of Ocean Front Property of Miami Beach Improvement Company Subdivision as recorded in Plat Book 5, Page 7 of the Public Records of Miami-Dade County, Florida.

**MEETING DATE:** February 28, 2012

**CONDITIONAL USE PERMIT**

The applicant, Ocean First Group, LLC, filed an application with the Planning Director pursuant to City Code Chapter 142, Article V, Division 6," for approval of a Conditional Use Permit. Notice of the request was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

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

That the property in question is located in the CD-3 - Commercial, High Intensity Zoning District;

That the use is consistent with the Comprehensive Plan for the area in which the property is located;

That the intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and uses associated with the request are consistent with the Land Development Regulations;

That the public health, safety, morals, and general welfare will not be adversely affected;

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

**IT IS THEREFORE ORDERED**, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including staff recommendations, as modified by the Planning Board, that a Conditional Use Permit as requested and set forth above, be GRANTED subject to the following conditions to which the applicant has agreed:

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. If deemed necessary, at the request of the Planning Director, the applicant shall appear before the Planning Board for a progress report within 90 days from the issuance of the BTR. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
2. This Conditional Use Permit is issued to Ocean First Group, LLC as operator of this Neighborhood Impact Establishment consisting of an alcoholic beverage establishment, entertainment establishment, and dance hall with an occupant content of more than 200 persons, and located, as set forth in the Application and the plans submitted with it, on the north side of 20<sup>th</sup> Street between Liberty Avenue and Collins Avenue in Spaces 11 and 12 of the building generally known and numbered as 2000 Collins Avenue. Subsequent owners and operators shall be required to appear before the Board to affirm their understanding of the conditions listed herein.
3. Any change of operator or ownership shall require review and approval by the Planning Board as a modification to this Conditional Use Permit.
4. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.
5. The hours of operation shall be as proposed by the applicant, Sunday through Saturday from 10:00 p.m. to 5:00 a.m. However, the establishment shall close at 5:00 a.m. and keep closed the place of business and not allow any patron or other persons, other than those employed by the establishment, to remain therein between the hours of 5:00 a.m. and 8:00 a.m.
6. As requested by the applicant, the patron occupant load shall be a maximum of 707 people, or any lesser number as may be determined by the Fire Marshall. The applicant shall obtain a final occupant load from the City before the issuance of a Business Tax Receipt.
7. As this venue is still in its early stages, a complete business plan is not fully developed. A business/operation plan that includes more details of the operation, as well as security and crowd control, shall be submitted to staff for review and approval prior to the CO or issuance of the BTR, whichever occurs first.
8. Security staff shall take measures to strictly enforce patron age restrictions in the City Code around the clock.
9. All "wet T-shirt," "thong" or "bikini" events shall be prohibited.
10. Sound transmission tests on the curtain wall facing 20<sup>th</sup> Street shall be conducted by The Audio Bug, Inc. or a similarly qualified sound consultant prior to the finalization of the sound attenuation design for the establishment. A final sound transmission report which includes the performance of sound systems, and sound attenuation devices, compliance with the specifications and requirements of the November 21, 2011 and the January 12, 2012 sound reports by The Audio Bug, Inc. or any amendments or supplements thereto, and compliance with the Noise Ordinance, shall be submitted to staff for review and approval prior to a Temporary Certificate of Occupancy or final Certificate of Occupancy, whichever occurs

first., and shall be submitted to the Planning Board prior to the Progress Report required under Condition No. 1. The sound system shall, in all respects, be installed, tested, and operated so that it complies with the requirements of this Condition. The establishment's two access doors, both located on 20<sup>th</sup> Street, shall each have a vestibule and a second set of doors, in order to prevent the escape of sound. The eastern-most door will be the main ingress/egress door and the western-most door will be principally for emergencies.

11. The applicant shall work with staff to design the establishment so that sound presented inside the lounge will not be audible outside of the establishment and that no sound/noise shall disturb the hotel guests in the South Beach Hotel located at 236 21<sup>st</sup> Street, Miami Beach, Florida 33139.
12. Business identification signs shall be limited to sign copy indicating the name of the establishment only, subject to historic preservation staff review and approval.
13. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
14. The City's concurrency requirements can be achieved and satisfied through payment of mitigation fees or by entering into an enforceable development agreement with the City. The Transportation and Concurrency Management Division shall make the determination of the project's fair-share mitigation cost. A final concurrency determination shall be conducted prior to the issuance of a Building Permit. Mitigation fees and concurrency administrative costs shall be paid prior to the project receiving any Building Permit. Without exception, all concurrency fees shall be paid prior to the issuance of a Temporary Certificate of Occupancy or Certificate of Occupancy.
15. The applicant shall obtain a Certificate of Occupancy prior to the issuance of a Business Tax Receipt.
16. The applicant shall be responsible for maintaining the areas adjacent to the facility, such as the sidewalk and the areas of the street adjacent to the property. When sweeping the sidewalk in front of the establishment, the personnel doing the sweeping shall ensure that they do not merely push the refuse in front of another building, but pick up all trash and dispose of it appropriately. In addition, at the end of business each day sidewalks shall be swept and hosed down.
17. In the event that there is queuing of people on the sidewalk, stanchions shall delineate the area to allow for the free-flow of pedestrians. Security staff shall monitor the crowds to ensure that they do not interfere with the free-flow of pedestrian on the public sidewalk.
18. Patrons wishing to park within the building in which the establishment is located shall deliver their vehicles to, and retrieve them from, the valets in the garage which is part of the building or the valet ramp along 20<sup>th</sup> Street. No self-parking in that garage is permitted.
19. Security staff shall monitor patron circulation and occupancy levels during the hours of operation.
20. The applicant shall satisfy outstanding liens and past due City bills, if any, to the satisfaction of the City prior to the issuance of an occupational license to operate this entertainment establishment.

21. Without in any manner limiting the general rights of the Planning Director or the Planning Board to recall the owner or operator or to modify this Conditional Use Permit, the Planning Board shall retain the right to call the owner or operator back before them and modify the hours of operation or the occupant load should there be valid complaints about loud, excessive, unnecessary, or unusual noise.
22. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as may be amended from time to time, shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in section 118-194, Code of the City of Miami Beach, Florida.
23. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
24. Within a reasonable time after applicant's receipt of this Conditional Use Permit as signed and issued by the Planning Director, the applicant shall record it in the Public Records of Miami-Dade County at applicant's expense and then return the recorded instrument to the Planning Department. No building permit or certificate of use, certificate of occupancy, certificate of completion or Business Tax Receipt shall be issued until this requirement has been satisfied.
25. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.
26. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

Dated this 5th day of March, 2012

PLANNING BOARD OF THE  
CITY OF MIAMI BEACH, FLORIDA

BY: 

Richard G. Lorber, AICP, LEED AP  
Acting Planning Director  
For Chairman



STATE OF FLORIDA       )  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of MARCH,  
2012 by Jorge G. Gomez, Planning Director of the City of Miami Beach, Florida, a Florida  
Municipal Corporation, on behalf of the corporation. He is personally known to me.



TERESA MARIA  
MY COMMISSION # DD 928148  
EXP. 2-2-13: December 2, 2013  
Bonded Thru Budget Notary Services

Teresa Maria  
Notary:

Print Name: TERESA MARIA

Notary Public, State of Florida

My Commission Expires: 12-2-13

Commission Number: DD 978148

[NOTARIAL SEAL]

Approved As To Form:  
Legal Department

(Signed 3-5-12)

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# MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

PLANNING DEPARTMENT

Tel: 305-673-7550 Fax: 305-673-7559

March 5, 2012

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James E. Rauh, Esq.  
Terminello & Terminello  
1111 Lincoln Road, Suite 400  
Miami Beach, Florida 33139

Re: File No. 2042 – 2000 Collins Avenue – The Venue at Boulan

Dear Mr. Rauh:

Attached please find the Conditional Use Permit for Ocean First Group LLC, executed by Richard G. Lorber, Acting Planning Director, on behalf of the Chairperson of the Planning Board of the City of Miami Beach. The Conditional Use Permit must be recorded at your expense, at the earliest possible time, at the Office of Public Records of Miami-Dade County, which is located at 22 N.W. First Street, Miami, Florida. After recordation, please send the Original Recorded document to the Planning Department. Please be aware that building or any other permits may not be approved until the recorded order has been received by our office.

Should you have any questions, please do not hesitate to call me.

Sincerely,

Mercy Lamazares, AICP  
Principal Planner

ML/

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

19-0221

Property address: 2000 Collins Ave Board: PB 2042 Date: 3/18/19

**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.	
<b>Incomplete, or submittals found to be insufficient will not be placed on a Board agenda.</b>	

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.	X
a	Is the property the primary residence & homestead of the applicant/property owner? (If yes, provide office of the Property Appraiser Summary Report).	X
2	Copy of signed and dated check list issued at Pre-Application meeting.	X
3	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	X
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).	X
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.	X
6	Copies of all current or previously active Business Tax Receipts.	X
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.	X
9	<b>Architectural Plans and Exhibits (must be 11"x 17")</b>	X
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.	N <sup>O</sup> X
b	Copy of the original survey included in plan package. See No. 8 above for survey requirements	X
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	N <sup>O</sup> X
d	Context Location Plan, Min 8.5"x11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images)	N <sup>O</sup> X
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	X
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable	N <sup>O</sup> X
g	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable.	N <sup>O</sup> X
h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	N <sup>O</sup> X

\* 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: Li

# MIAMI BEACH

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

Page 2 of 4  
LAST UPDATED: 10/09/18

Property address: 2000 Collins Ave PB 19-0271

i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	X
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)	X
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	X
m	Demolition Plans (Floor Plans & Elevations with dimensions)	X
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	X
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	X
p	Proposed Section Drawings	X
q	Color Renderings (elevations and three dimensional perspective drawings).	
10	<b>Landscape Plans and Exhibits (must be 11"x 17")</b>	
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. <a href="http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920">http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920</a>	
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.	
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)	

Indicate N/A If Not Applicable

Initials: LC

Property address: 2000 Collins AVE PB19-0271

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	<b>Site Plan (Identify streets and alleys)</b>	
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	<b>Floor Plan (dimensioned)</b>	
a	Total floor area	
b	Identify # seats indoors _____ outdoors _____ seating in public right of way _____ Total _____	
c	Occupancy load indoors and outdoors per venue <input checked="" type="checkbox"/> Total when applicable <input checked="" type="checkbox"/>	
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.	X
43	The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:	
a	Section 118-353 (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)	X
b	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)	X
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)	
f	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions	
	Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A	

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

Indicate N/A If Not Applicable

Initials: TL

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

Property Address: 2000 Collins Ave PB 19-0271

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.	X
47	Original of all applicable items.	X
48	One (1) signed and sealed 11"x17" bound, collated set of all the required documents.	X
49	14 collated copies of all required documents	X
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.	X
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.	X

#### 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

3/18/19  
 Date