

# MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2<sup>ND</sup> FLOOR  
MIAMI BEACH, FLORIDA 33139, [www.MIAMI BEACH FL.GOV](http://www.MIAMI BEACH FL.GOV)  
305-673-7550

## LAND USE BOARD HEARING APPLICATION

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

- ☐ BOARD OF ADJUSTMENT
  - ☐ VARIANCE FROM A PROVISION OF THE LAND DEVELOPMENT REGULATIONS
  - ☐ APPEAL OF AN ADMINISTRATIVE DECISION
  
- ☐ DESIGN REVIEW BOARD
  - ☐ DESIGN REVIEW APPROVAL
  - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY DRB.
  
- ☒ HISTORIC PRESERVATION BOARD
  - ☒ CERTIFICATE OF APPROPRIATENESS FOR DESIGN
  - ☒ CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
  - ☐ HISTORIC DISTRICT / SITE DESIGNATION
  - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY HPB.
  
- ☐ PLANNING BOARD
  - ☐ CONDITIONAL USE PERMIT
  - ☐ LOT SPLIT APPROVAL
  - ☐ MENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
  - ☐ AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP
  
- ☐ FLOOD PLAIN MANAGEMENT BOARD
  - ☐ FLOOD PLAIN WAIVER
  
- ☐ OTHER \_\_\_\_\_

SUBJECT PROPERTY ADDRESS: 1052 Ocean Drive d/b/a Amarillo  
\_\_\_\_\_  
\_\_\_\_\_

LEGAL DESCRIPTION: Please see the print out from the Miami-Dade County Property Appraiser's Office, attached hereto as Exhibit A"  
\_\_\_\_\_

FOLIO NUMBER (S) 02-4203-302-0001 (reference)  
\_\_\_\_\_

FILE NO. \_\_\_\_\_

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

NAME 1052 LLC

ADDRESS 960 Ocean Drive, Miami Beach, Florida 33139

BUSINESS PHONE \_\_\_\_\_ CELL PHONE \_\_\_\_\_

E-MAIL ADDRESS [anthony@oceanstensobe.com](mailto:anthony@oceanstensobe.com)

OWNER IF DIFFERENT THAN APPLICANT:

NAME Same as above

ADDRESS Same as above

BUSINESS PHONE Same as above CELL PHONE Same as above

E-MAIL ADDRESS Same as above

2. AUTHORIZED REPRESENTATIVE(S):

☒ ATTORNEY:

NAME Monika Entin

ADDRESS Bercow Radell & Fernandez, PLLC, 200 South Biscayne Blvd., Suite 850, Miami, FL 33131

BUSINESS PHONE (305) 374-5300 CELL PHONE (305) 542-3445

E-MAIL ADDRESS [MEntin@BRZoningLaw.com](mailto:MEntin@BRZoningLaw.com)

☒ ATTORNEY:

NAME Gregory Fontela

ADDRESS Bercow Radell & Fernandez, PLLC, 200 South Biscayne Blvd., Suite 850, Miami, FL 33131

BUSINESS PHONE (305) 374-5300 CELL PHONE (305) 298-4354

E-MAIL ADDRESS [GFontela@BRZoningLaw.com](mailto:GFontela@BRZoningLaw.com)

☐ CONTACT:

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

BUSINESS PHONE \_\_\_\_\_ CELL PHONE \_\_\_\_\_

E-MAIL ADDRESS \_\_\_\_\_

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

☐ ARCHITECT ☐ LANDSCAPE ARCHITECT ☐ ENGINEER ☐ CONTRACTOR ☐ OTHER \_\_\_\_\_

NAME Thomas Telesco, AIA Architects & Designers To the Hospitality Industry

ADDRESS 1111 Kane Concourse Suite 301, Bay Harbor Islands, FL 33154

BUSINESS PHONE 305-866-1014 CELL PHONE \_\_\_\_\_

E-MAIL ADDRESS [tom@telescoassociates.com](mailto:tom@telescoassociates.com)

FILE NO. \_\_\_\_\_

## 4. SUMMARY OF APPLICATION - PROVIDE BRIEF SCOPE OF PROJECT:

The Applicant is desirous of update the front of the building located along Ocean Drive. This proposal would entail the addition of retractable awnings along the front porch area of the Property and the minimal demolition associated with the introduction of the mechanical system. Refer to the attached letter of intent for further details.

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

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

- A SEPARATE DISCLOSURE OF INTEREST FORM MUST BE SUBMITTED WITH THIS APPLICATION IF THE APPLICANT OR OWNER IS A CORPORATION, PARTNERSHIP, LIMITED PARTNERSHIP OR TRUSTEE.
- ALL APPLICABLE AFFIDAVITS MUST BE COMPLETED AND THE PROPERTY OWNER MUST COMPLETE AND SIGN THE "POWER OF ATTORNEY" PORTION OF THE AFFIDAVIT IF THEY WILL NOT BE PRESENT AT THE HEARING, OR IF OTHER PERSONS ARE SPEAKING ON THEIR BEHALF.
- TO REQUEST THIS MATERIAL IN ALTERNATE FORMAT, SIGN LANGUAGE INTERPRETER (FIVE-DAY NOTICE IS REQUIRED), INFORMATION ON ACCESS FOR PERSONS WITH DISABILITIES, AND ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY CITY-SPONSORED PROCEEDINGS, CALL 305.604.2489 AND SELECT (1) FOR ENGLISH OR (2) FOR SPANISH, THEN OPTION 6; TTY USERS MAY CALL VIA 711 (FLORIDA RELAY SERVICE).

## PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

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

FILE NO. \_\_\_\_\_

- IN ACCORDANCE WITH SEC.118.31. - DISCLOSURE REQUIREMENT. EACH PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION FROM THE PLANNING BOARD, DESIGN REVIEW BOARD, HISTORIC PRESERVATION BOARD (INCLUDING THE JOINT DESIGN REVIEW BOARD/HISTORIC PRESERVATION BOARD), OR THE BOARD OF ADJUSTMENT SHALL DISCLOSE, AT THE COMMENCEMENT (OR CONTINUANCE) OF THE PUBLIC HEARING(S), ANY CONSIDERATION PROVIDED OR COMMITTED, DIRECTLY OR ON ITS BEHALF, FOR AN AGREEMENT TO SUPPORT OR WITHHOLD OBJECTION TO THE REQUESTED APPROVAL, RELIEF OR ACTION, EXCLUDING FROM THIS REQUIREMENT CONSIDERATION FOR LEGAL OR DESIGN PROFESSIONAL SERVICES RENDERED OR TO BE RENDERED. THE DISCLOSURE SHALL; (I) BE IN WRITING, (II) INDICATE TO WHOM THE CONSIDERATION HAS BEEN PROVIDED OR COMMITTED, (III) GENERALLY DESCRIBE THE NATURE OF THE CONSIDERATION, AND (IV) BE READ INTO THE RECORD BY THE REQUESTING PERSON OR ENTITY PRIOR TO SUBMISSION TO THE SECRETARY/CLERK OF THE RESPECTIVE BOARD. UPON DETERMINATION BY THE APPLICABLE BOARD THAT THE FOREGOING DISCLOSURE REQUIREMENT WAS NOT TIMELY SATISFIED BY THE PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION AS PROVIDED ABOVE, THEN (I) THE APPLICATION OR ORDER, AS APPLICABLE, SHALL IMMEDIATELY BE DEEMED NULL AND VOID WITHOUT FURTHER FORCE OR EFFECT, AND (II) NO APPLICATION FROM SAID PERSON OR ENTITY FOR THE SUBJECT PROPERTY SHALL BE REVIEWED OR CONSIDERED BY THE APPLICABLE BOARD(S) UNTIL EXPIRATION OF A PERIOD OF ONE YEAR AFTER THE NULLIFICATION OF THE APPLICATION OR ORDER. IT SHALL BE UNLAWFUL TO EMPLOY ANY DEVICE, SCHEME OR ARTIFICE TO CIRCUMVENT THE DISCLOSURE REQUIREMENTS OF THIS SECTION AND SUCH CIRCUMVENTION SHALL BE DEEMED A VIOLATION OF THE DISCLOSURE REQUIREMENTS OF THIS SECTION.
- WHEN THE APPLICABLE BOARD REACHES A DECISION A FINAL ORDER WILL BE ISSUED STATING THE BOARD'S DECISION AND ANY CONDITIONS IMPOSED THEREIN. THE FINAL ORDER WILL BE RECORDED WITH THE MIAMI-DADE CLERK OF COURTS. THE ORIGINAL BOARD ORDER SHALL REMAIN ON FILE WITH THE CITY OF MIAMI BEACH PLANNING DEPARTMENT. UNDER NO CIRCUMSTANCES WILL A BUILDING PERMIT BE ISSUED BY THE CITY OF MIAMI BEACH WITHOUT A COPY OF THE RECORDED FINAL ORDER BEING INCLUDED AND MADE A PART OF THE PLANS SUBMITTED FOR A BUILDING PERMIT.

THE AFOREMENTIONED IS ACKNOWLEDGED BY:

☒ OWNER OF THE SUBJECT PROPERTY

☐ AUTHORIZED REPRESENTATIVE

SIGNATURE: \_\_\_\_\_

PRINT NAME: Anthony Arrighi, Managing Member, 1052 LLC d/b/a Amarillo

FILE NO. \_\_\_\_\_



**OWNER AFFIDAVIT FOR INDIVIDUAL OWNER**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I, N/A, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for removing this notice after the date of the hearing.

SIGNATURE

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

NOTARY PUBLIC

NOTARY SEAL OR STAMP

PRINT NAME

My Commission Expires:

**ALTERNATE OWNER AFFIDAVIT FOR  
CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY**

(Circle one)

STATE OF FloridaCOUNTY OF Dade

I, Anthony Arrighi, being duly sworn, depose and certify as follows: (1) I am the Managing Member (print title) of 1052 LLC d/b/a Amarillo (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner or tenant of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (7) I am responsible for removing this notice after the date of the hearing.

Anthony Arrighi, Managing Member, 1052 LLC  
d/b/a Amarillo

Sworn to and subscribed before me this 7 day of July, 2016. The foregoing instrument was acknowledged before me by Anthony Arrighi, Managing Member, of 1052 LLC d/b/a Amarillo, who has produced 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

PRINT NAME

My Commission Expires:



ELIZABETH CRUZ  
MY COMMISSION # EE 847730  
EXPIRES: December 5, 2016  
Bonded Thru Budget Notary Services

FILE NO. \_\_\_\_\_

**POWER OF ATTORNEY AFFIDAVIT**

STATE OF Florida  
 COUNTY OF Dade

I, Anthony Arrighi, being duly sworn, depose and certify as follows: (1) I am the Managing Member of 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, PLLC to be my representative before the Historic Preservation Board. (3) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (4) I am responsible for removing this notice after the date of the hearing.

*Anthony Arrighi, Managing Member,*  
 1052 LLC d/b/a Amarillo  
 Print name (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 7 day of July, 2016. The foregoing instrument was acknowledged before me by Anthony Arrighi, Managing Member, of 1052 LLC d/b/a Amarillo, who has produced drivers 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

ELIZABETH CRUZ  
 MY COMMISSION # EE 847730  
 EXPIRES: December 5, 2016  
 Bonded Thru Budget Notary Services

NOTARY PUBLIC

PRINT NAME

**CONTRACT FOR PURCHASE**

If the applicant is not the owner of the property, but the applicant is a party to a contract to purchase the property, whether or not such contract is contingent on this application, the applicant shall list the names of the contract purchasers below, including any and all principal officers, stockholders, beneficiaries, or partners. If any of the contract purchasers are corporations, partnerships, limited liability companies, trusts, or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities.\*

NAME

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE

% OF STOCK

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

FILE NO. \_\_\_\_\_

CITY OF MIAMI BEACH  
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

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

**1052 LLC d/b/a Amarillo, 960 Ocean Drive, Miami Beach, Florida 33139**

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
<u>Marc Stern</u>	<u>50%</u>
<u>960 Ocean Drive,</u>	
<u>Miami Beach, Florida 33139</u>	
<u>Anthony Arrighi, Managing Member</u>	<u>40%</u>
<u>960 Ocean Drive,</u>	
<u>Miami Beach, Florida 33139</u>	
<u>Alejandro Schroeder</u>	<u>10%</u>
<u>960 Ocean Drive,</u>	
<u>Miami Beach, Florida 33139</u>	

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

<u></u>	<u></u>
<u></u>	<u></u>
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<u></u>	<u></u>
<u></u>	<u></u>

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

NOTE: Notarized signature required on page 9

FILE NO. \_\_\_\_\_

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

**2. TRUSTEE**

If the property that is the subject of this application is owned or leased by a trust, list any and all trustees and beneficiaries of the trust, and the percentage of interest held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships, or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.\*

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TRUST NAME

NAME AND ADDRESS

% OF INTEREST

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*NOTE: Notarized signature required on page 9*

FILE NO. \_\_\_\_\_



**3. COMPENSATED LOBBYIST:**

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

NAME	ADDRESS	PHONE #
a. <u>Monika Entin</u>	<u>200 S. Biscayne Blvd., Ste. 850, Miami, FL 33131</u>	<u>(305)377-6224</u>
b. <u>Greg Fontela</u>	<u>200 S. Biscayne Blvd., Ste. 850, Miami, FL 33131</u>	<u>(305)377-6233</u>
c. <u>Thomas Telesco</u>	<u>1111 Kane Concourse, Ste. 301, Bay Harbor Islands, FL 33154</u>	<u>(305) 866-1014</u>

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

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

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

**APPLICANT AFFIDAVIT**

STATE OF Florida  
COUNTY OF Dade

I, Anthony Arrigh, being duly sworn, depose and certify as follows: (1) I am the Managing Member of the applicant, 1052 LLC d/b/a Amarillo, or the representative of the applicant. (2) This application and all information submitted in support of this application, including disclosures, sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

SIGNATURE

Sworn to and subscribed before me this 7 day of July, 2016. The foregoing instrument was acknowledged before me by Anthony Arrigh, Managing Member, of 1052 LLC d/b/a Amarillo, who has produced driver's license as identification and/or is personally known to me and who did/did not take an oath.

NOTARY PUBLIC

NOTARY SEAL OR STAMP



ELIZABETH CRUZ  
MY COMMISSION # EE 847730  
EXPIRES: December 5, 2016  
Bonded Thru Budget Notary Services

My Commission Expires:

PRINT NAME

FILE NO. \_\_\_\_\_



# OFFICE OF THE PROPERTY APPRAISER

EXHIBIT

A

Generated On : 7/7/2016

## Summary Report

Property Information	
Folio:	02-4203-302-0001
Property Address:	1052 OCEAN DR Miami Beach, FL 33139-0000
Owner	REFERENCE ONLY
Mailing Address	
Primary Zone	6501 COMMERCIAL - MIXED USE ENTERTAINMENT
Primary Land Use	0000 REFERENCE FOLIO
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$0	\$0	\$0
Assessed Value	\$0	\$0	\$0

Benefits Information				
Benefit	Type	2015	2014	2013
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
THE STRAND ON OCEAN DRIVE CONDO	
OCEAN BEACH ADDN NO 2 PB 2-56	
LOTS 1 THRU 5 BLK 15	
AS DESC IN DEC OR 23668-2131	
LOT SIZE 32500 SQ FT	

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



**CITY OF MIAMI BEACH**  
**CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT**

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1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

TRADE NAME: WORLD CRAWL MIAMI, LLC  
IN CARE OF: NICHOLAS FIELD  
ADDRESS: 2755 W PEBBLE RD, # 7-503  
LAS VEGAS, NV 89123-6566

RECEIPT NUMBER: RL-10007374  
Beginning: 10/01/2015  
Expires: 09/30/2016  
Parcel No: 0242033020001

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

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

This Receipt may be transferred:

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

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

**Additional Information**

Sharing space in lobby area ONLY, floor plan on file. A desk was not approved outside building.

**Storage Locations**

**TRADE ADDRESS: 1052 OCEAN DR**

Code	Certificate of Use/Occupation
019900	TICKET OFFICE

CERTIFICATE OF USE	9999
SQUARE FOOTAGE	20
C_U # OF UNITS	20
Ticket Office FF	Y
PROMOTER	151

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

WORLD CRAWL MIAMI, LLC  
2755 W PEBBLE RD, # 7-503  
LAS VEGAS, NV 89123-6566



**CITY OF MIAMI BEACH**  
**CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT**

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1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

TRADE NAME: 1052 LLC DBA AMARILLO  
IN CARE OF: ANTHONY ARRIGHI  
ADDRESS: 400 ALTON RD, APT 2303  
MIAMI BEACH, FL 33139-6749

RECEIPT NUMBER: RL-10006831  
Beginning: 10/01/2014  
Expires: 09/30/2015  
Parcel No: 0242033020001

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

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

This Receipt may be transferred:

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

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

Additional Information

Storage Locations

**TRADE ADDRESS: 1052 OCEAN DR**

Code	Certificate of Use/Occupation
000701	ALCOHOL BEV. (NO LATER THAN 5AM)
016400	RESTAURANT / BARS

CERTIFICATE OF USE	905
SQUARE FOOTAGE	203
# OF SEATS	203
C_U # OF UNITS	203
ALC BEV, THROUGH 5AM	Y

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

AMARILLO  
400 ALTON RD, APT 2303  
MIAMI BEACH, FL 33139-6749



**CITY OF MIAMI BEACH**  
**1700 Convention Center Drive**  
**Miami Beach, Florida 33139**  
**(305) 673-7420**

**Sidewalk Cafe Permit**

Permit Number: SC-20000270

Status: APPROVED/PAID

Site Address: 1052 OCEAN DR  
MIAMI BEACH, FL 33139-5014

Applied: 10/01/2015  
Expire Date: 09/30/2016

Business Name: 1052 LLC DBA AMARILLO

Business Owner: AMARILLO  
400 ALTON RD, APT 2303  
MIAMI BEACH, FL 33139-6749

**DETAIL LIST**

# OF SEATS	40
OCCUPATIONAL LICENSE	RL-10006831
OCEAN DRIVE AREA_SF	266
# OF TABLES	20

Sincerely,

City of Miami Beach Finance Department  
License Section



**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: CASILLA CIGARS  
IN CARE OF: ERNESTO CASILLA  
ADDRESS: 650 MERIDIAN AVE  
MIAMI BEACH, FL 33139-6430

RECEIPT NUMBER: RL-10005911  
Beginning: 10/01/2015  
Expires: 09/30/2016  
Parcel No: 0232340080120

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

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

This Receipt may be transferred:

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

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

Additional Information

Storage Locations

**TRADE ADDRESS: 1060 OCEAN DR**

Code	Certificate of Use/Occupation
012065	MERCHANTS SALES

CERTIFICATE OF USE	300
SQUARE FOOTAGE	250
RETAIL INVENTORY	\$ 8000
C_U # OF UNITS	250

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

CASILLA CIGARS  
1052 OCEAN DR  
MIAMI BEACH, FL 33139-5014



**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: CONGRESS HOTEL ON OCEAN DRIVE, LLC  
IN CARE OF: CLAUDIO BONO  
ADDRESS: 120 NW 88TH ST  
EL PORTAL, FL 33150

RECEIPT NUMBER: RL-10003976  
Beginning: 10/01/2015  
Expires: 09/30/2016  
Parcel No: 0242033020001

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

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

This Receipt may be transferred:

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

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

**Additional Information**

As per Planning & Zoning (R. Lorber), Alcohol and tobacco License applies to rooftop bar from 11am to 12midnight

Hours of operation are 11am to 12 midnight

Storage Locations

**TRADE ADDRESS: 1052 OCEAN DR**

Code	Certificate of Use/Occupation
009500	HOTELS (SMOKE DETECTOR)
016400	RESTAURANT / BARS

CERTIFICATE OF USE	200
SQUARE FOOTAGE	22
# OF SEATS	12
C_U # OF UNITS	22
# OF HOTEL ROOMS	22

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

CLAUDIO BONO-GENERAL MANAGER  
1052 OCEAN DR  
MIAMI BEACH, FL 33139-5014



**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: OCEAN DRIVE RESTAURANT LB, LLC DBA LA BAGUETTE  
IN CARE OF: SERGIO HERNANDEZ  
ADDRESS:

RECEIPT NUMBER: RL-10005882  
Beginning: 10/01/2015  
Expires: 09/30/2016  
Parcel No:

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

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

This Receipt may be transferred:

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

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

Additional Information

Storage Locations

**TRADE ADDRESS: 1052 OCEAN DR, B**

Code	Certificate of Use/Occupation
000701 016400	ALCOHOL BEV. (NO LATER THAN 5AM) RESTAURANT / BARS

CERTIFICATE OF USE	900
SQUARE FOOTAGE	64
# OF SEATS	64
C_U # OF UNITS	64
ALC BEV, THROUGH 5AM	Y

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

OCEAN DRIVE RESTAURANT LB, LLC  
420 SW 7TH ST  
MIAMI, FL 33130-2812



**CITY OF MIAMI BEACH**  
**1700 Convention Center Drive**  
**Miami Beach, Florida 33139**  
**(305) 673-7420**

**Sidewalk Cafe Permit**

Permit Number: SC-20000207

Status: APPROVED/PAID

Site Address: 1052 OCEAN DR, B  
MIAMI BEACH, FL 33139-5014

Applied: 10/01/2015  
Expire Date: 09/30/2016

Business Name: OCEAN DRIVE RESTAURANT LB, LLC DBA LA BAGUET

Business Owner: OCEAN DRIVE RESTAURANT LB, LLC  
420 SW 7TH ST  
MIAMI, FL 33130-2812

DETAIL LIST	
# OF SEATS	72
OCCUPATIONAL LICENSE	RL-10005882
OCEAN DRIVE AREA_SF	450
# OF TABLES	36

Sincerely,

City of Miami Beach Finance Department  
License Section



# BERCOW RADELL & FERNANDEZ

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6237  
E-Mail: [MENTin@BRZoningLaw.com](mailto:MENTin@BRZoningLaw.com)

## VIA HAND-DELIVERY

July 7, 2016

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

Re: Certificate of Appropriateness for Design and Installation of Front Awning for  
1052 Ocean Drive Miami Beach, Florida

Dear Tom:

This law firm represents 1052 LLC (the "Applicant") with regard to the above-referenced property (the "Property"). Please let the following serve as the required letter of intent in connection with a request for a Certificate of Appropriateness for Design and Installation.

Description of Property. The Property is a four-story building, located mid-street on the west side of Ocean Drive between 10<sup>th</sup> Street and 11<sup>th</sup> Street. It is located in the MXE (Mixed Use Entertainment) zoning district and the Ocean Drive/Collins Avenue Local Historic District. The Property The Miami-Dade County Property Appraiser has assigned Folio No. 02-4203-302-0001 to the Property. The Property is comprised of four (4) parcels, which share this folio number and address. Currently the Property houses retail, restaurant, hotel and residential uses.

The original building on the 1052 Ocean Drive parcel was constructed in 1950 under the name Waves Apartments and consisted of twenty (20) apartment/efficiency units. The specific parcel, which is the subject of this application was constructed in 2005 and was originally addressed as 1050 Ocean Drive. While the original structure at 1052 Ocean drive address is found within the Miami Beach Historic Properties database, and is listed as a contributing structure, the 1050 Ocean parcel, which is the subject of this application is not a contributing structure.

Development Program. The applicant is seeking a Certificate of Appropriateness (COA) for a proposed awning on the front façade of, what would have been, the 1050

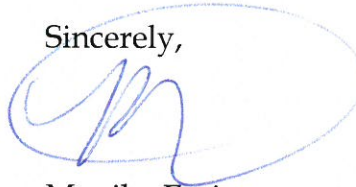


Ocean Drive parcel. The proposed new design would be an upgrade to the existing awning in terms of aesthetics and function, and will require minimal demolition for installation. The new awning's modern design requires no frontal support, and provides for uninterrupted panoramic views for both the public and patrons of the Property. The awning has a mechanically operated, retractable canopy that is usable in all weather conditions. Furthermore, the awning will remain within the property line and the proposed color for the canopy is light-pastel yellow.

Most importantly, the proposed awning is in line with the overall feel being sought by the Ocean Drive Task Force, which was put together by the Mayor to rehabilitate the aesthetics of the Ocean Drive neighborhood.

Conclusion. The Applicant seeks approval of a Certificate of Appropriateness for design and installation of new front awning. The proposed design will not only enhance the appearance of the Property and surrounding area, but it is also consistent with the Task Force's objective of having low profile canopies, that provide a cleaner, more consistent, and brighter appearance while mitigating the dark conditions on the sidewalks. The installation of the modern front awning will help the Property keep pace with the great evolution occurring in Miami Beach and encourage the rest of the Ocean Drive MXE district to do the same. We respectfully request your recommendation of approval of the Applicant's request. If you have any questions or comments with regard to the application, please give me a call at (305) 377-6237.

Sincerely,



Monika Entin

cc: Ms. Debbie Tackett  
Mr. Jake Seiberling



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

June 16, 2016

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

**Re: Property Owners List within 375 feet of:**

**SUBJECT:** 1052 Ocean Drive, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-4203-302-0001

**LEGAL DESCRIPTION:** THE STRAND ON OCEAN DRIVE CONDO OCEAN BEACH ADDN  
NO 2 PB 2-56 LOTS 1 THRU 5 BLK 15

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

Sincerely,

Rio Development Resources, LLC

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Diana B. Rio

Total number of property owners without repetition: **160 total, including 5 international**

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

BABEL REAL ESTATE LLC  
KELBERGEN 130 1104 LG  
AMSTERDAM  
NETHERLANDS

CLAUDE DUFOUR  
4207 RUE ST HUBERT  
MONTREAL PQ H2J2W6  
CANADA

JEAN LUC MARREC ELIZABETH MARREC  
7 CHEMIN DE TY MAB FOREMAN 29000  
QUIMPER  
FRANCE

MIGUEL ANGEL MATESANZ URBANIZACION  
CANALEJAS CHALET 138  
CALLE PENA DEL HOMBRE 1  
OTERO DE HERROS SEGOVIA 40422  
SPAIN

PAUL LUKE  
7 RIVERDALE ROAD FLAT 3  
TWICKENHAM MIDDLESEX TW12BT  
UNITED KINGDOM

1051 COLLINS HOTEL LLC DAN BRAN  
REALTY LLC  
138 E 31 ST #C1  
NEW YORK, NY 10016

1130 COLLINS LLC  
2601 COLLINS AVENE  
MIAMI BEACH, FL 33140

1131 KENT LLC  
16885 DALLAS PKWY  
ADDISON, TX 75001

1155 COLLINS LLC  
1051 WASHINGTON AVE  
MIAMI, FL 33139

2K ESSEX LLC  
1001 COLLINS AVE  
MIAMI, FL 33139-5011

2K SOUTH BEACH HOTEL LLC  
1020 OCEAN DR  
MIAMI BEACH, FL 33139-5014

3 6 9 INVESTMENTS LLC  
767 FAIRMONT ST NW  
WASHINGTON, DC 20001

940 OCEAN DR LLC C/O NAKASH HOLDING  
LLC  
1400 BROADWAY 15TH FLOOR  
NEW YORK, NY 10018

940 OCEAN DRIVE LLC  
1400 BROADWAY 15 FLOOR  
NEW YORK, NY 10018

952 COLLINS AVENUE LLC  
100 WILSHIRE BLVD STE#1750  
SANTA MONICA, CA 90401

ADRIAN J PARADA & AMPARO ACEVEDO  
PO BOX 770613  
FLUSHING, NY 11377

AF CAFE LLC  
250 E 96 ST STE 580  
INDIANAPOLIS, IN 46240

ALFREDO RODRIGUEZ  
6121 SHAWNEE RD  
WESTMINSTER, CA 92683

ANDRIE SUN LLC  
1801 COLLINS AVE # 904  
MIAMI BEACH, FL 33139

BANK OF NEW YORK MELLON C/O  
GREENSPOON MARDER  
3815 SW TEMPLE  
SALT LAKE CITY, UT 84115

BASSAM & JINAN ABOUSHAKRA  
2301 N ST NW #213  
WASHINGTON, DC 20037

BEATRIZ DE LA MAZA JTRS TERESITA  
BALDOR JTRS  
10502 SW 46 ST  
MIAMI, FL 33165

BECKIE WEINHEIMER & H ALAN KEARL  
120 CHESTERFIELD PL  
SW LEESBURG, VA 20175

BETTY A FELDER  
3101 PARK CT  
GLENARDEN, MD 20706

BEUNAVENTURA M ARCE LE REM PEDRO  
M ARCE REM ALEX M ARCE  
1150 COLLINS AVE #405  
MIAMI BEACH, FL 33139

BOTANY WOODS LLC  
1100 COLLINS AVE #CU-3  
MIAMI BEACH, FL 33139-4660

CAAMANO INVESTMENT PROPERTIES INC  
3389 SHERIDAN ST #107  
HOLLYWOOD, FL 33021

CARLOS M ALVARINO TRS MADELYN L  
ALVARINO TRS CARLOS M ALVARINO  
1150 COLLINS AVE #401  
MIAMI, FL 33139

CARY SONTAG PHILLIP SONTAG  
55371 WINGED FOOT  
LA QUINTA, CA 92253

CG FAIRWINDS LLC C/O OREN LIEBER ESQ  
2915 BISCAYNE BLVD #300  
MIAMI, FL 33137

CHARLES H BURKE JR &W DIONISIA  
42 STURGES RD  
WEST ROXBURY, MA 02132

CHRIS BALE  
314 POINT RD  
MARION, MA 02738

CHRISTIAN MARTY PASCALE MARTY  
1100 COLLINS AVE UNIT 302  
MIAMI BEACH, FL 33139

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

CITY OF MIAMI BEACH ECONOMIC  
DEVELOPMENT  
1700 CONVENTION CENTER DR  
MIAMI BEACH, FL 33139-1819

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

COLLINS AVENUE INVESTORS LLC 255  
THIRD AVENUE CORP  
1407 BROADWAY # 503  
NEW YORK, NY 10018

CONGRESS C303 LLC  
1000 WEST AVE #108  
MIAMI BEACH, FL 33139

CRP NASH LLC C/O THE CARLYLE GROUP  
1001 PENNSYLVANIA AVE NW  
WASHINGTON, DC 20004

CRYSTAL V HOVER LE ANN I JOHANSSON  
LE REM CRYSTAL V HOVER TRS JTRS  
1254 9 ST #9  
SANTA MONICA, CA 90401

DAMIAN J AIELLO & PAUL PRESTA &  
JAMES LEMA  
PO BOX 430  
DEER PARK, NY 11729

DANIEL CHACON  
111 GLASSWYCKE DR  
GLASSBORO, NJ 08028

DANIEL L AUBRY  
196 BOWERY FL 6  
NEW YORK, NY 10012-4293

DARYOUSH ZAFAR & CONSTANTINE  
BARBOUNIS & ALPHONSE TRIBUINAI  
2350 CHESHIRE LN  
NAPLES, FL 34109

DEL RIO PENTHOUSE CORP  
1100 COLLINS AVE  
MIAMI BEACH, FL 33139

DONNA L POWERS TRS DONNA L POWERS  
REV TR  
3671 HIGH PINE DR  
CORAL SPRINGS, FL 33065

DORON DOAR  
13441 NW 5 CT  
PLANTATION, FL 33325

DREAM2FUTUR LLC  
1100 COLLINS AVE 211  
MIAMI BEACH, FL 33139

DREXEL AVENUE 6 LLC C/O BRIGITTE  
DEGRAVE  
927 LINCOLN RD #200  
MIAMI BEACH, FL 33139

E D Y INC  
1036 OCEAN DR #CUB100  
MIAMI BEACH, FL 33139-5014

EDUARD GERSHKOVICH TRS EDUARD  
GERSHKOVICH REVOCABLE TR  
MARGARITA GERSHKOVICH TRS  
10100 CHARLOT CT  
ROCKVILLE, MD 20850

EMILIO LABRADA  
20864 GRAET FALLS FOREST  
STERLING, VA 46240

ENRICO IORI CLAUDIA M BOMBONATI  
1024 OCEAN DR #A406  
MIAMI BEACH, FL 33139

ERNEST BURLEY JR  
2720 SUMMERS RIDGE DR  
ODENTON, MD 21113

FARHANG ARYAN  
1912 WOODFORD RD  
VIENNA, VA 22182

FRANCIS PASSENAANT TRS REVEREND  
FRANCIS J PASSENAANT TR  
102 00 SHORE FRONT PKWY  
ROCKAWAY PARK, NY 11694

FRED MCALPIN III  
207 WOODLINE CT  
MULLICA HILL, NJ 08062

FRIDA NAKASH LLC  
2711 CENTERVILLE RD STE 400  
WILMINGTON, DE 19808

GATOR EDWARDS PARTNERS LLLP  
1595 NE 163 ST  
N MIAMI BEACH, FL 33162-4717

GEORGE FRANKLIN &W SUELLEN B WEST  
7417 REBECCA DR  
ALEXANDRIA, VA 22307

GEORGE STAVROS  
6 FLINT CT  
PINEHURST, NC 28374

GKK HOLDINGS LLC  
4152 SW 137 AVE  
FORT LAUDERDALE, FL 33330

GORAV JINDAL &W SOHINI  
19513 MILL DAM PLACE  
LANDSDAWNE, VA 20176

GRAZINA BABUSIS  
7330 OCEAN TER APT 803  
MIAMI BEACH, FL 33141-2723

HHLP BLUE MOON ASSOCIATES LLC C/O  
HERSHA HOSPITALITY TRUST  
510 WALNUT ST 9 FLOOR  
PHILADELPHIA, PA 19106

IBISCUS LLC  
1410 20 ST #203  
MIAMI BEACH, FL 33139

ISAIAS RAMIREZ IGNACIO M VRLJICAK  
2109 BAMBOO WAY  
ANTIOCH, CA 94509

ITALIAN STUDIOS LLC  
124 11 ST  
MIAMI BEACH, FL 33139

J EDWIN MARTIN  
3308 OAK GROVE AVE  
DALLAS, TX 75204

JACK SILVERMAN  
32933 CALLE DE LA BURRITA  
MALIBU, CA 90265

JAD FARHAT IRREVOCABLE TRUST  
3509 CAICOS CT  
LEXINGTON, KY 40509

JAMES P RIDDLE JR  
116 ASHFORD DR  
CHADDSFORD, PA 19317

JEFFREY HAYM  
1330 W AVE #2506  
MIAMI BEACH, FL 33139-0910

JOHN J PEDRO  
28C UNION ST  
ROCKLAND, MA 02370

JOHN PATTERSON & BENJAMIN FELDMAN  
950 E PACES #2300  
FERRY RD ATLANTA, GA 30326

JOSE FERNANDEZ  
1207 DREXEL UNIT 10  
MIAMI BEACH, FL 33139

JOSEF BARNES BARANES INVESTMENTS  
LLC  
4230 POST AVE  
MIAMI BEACH, FL 33140

JUAN F GARCIA &W BARBARA J  
3981 SW 147 AVE  
MIRAMAR, FL 33027-3720

JULIA PEREZ  
1150 COLLIN AVE #306  
MIAM BEACH, FL 33139

KENNETH FIRPO  
240 KENT AVE STE# B-30  
BROOKLYN, NY 11249-4121

KEVIN J KOSKI  
1150 COLLINS AVE 406  
MIAMI BEACH, FL 33139

KIDSCODE USA LLC  
PO BOX 398328  
MIAMI BEACH, FL 33239

KIKITO MIAMI LLC  
1100 COLLINS AVE #309  
MIAMI BEACH, FL 33139

KIMBERLY A WILLARD &H JOHN M  
224 PLYMOUTH RD  
WILMINGTON, DE 19803

LEONEL S MADEIROS JR  
2189 MARKET ST #3  
SAN FRANCISCO, CA 94114

LILA MATEO  
6035 BROADWAY #6R  
RIVERDALE, NY 10471

LIPT COLLINS AVE LLC C/O LASALLE  
INVESTMENTS MANAGMENT  
100 EAST PRATT ST  
BALTIMORE, MD 21202

MAHER LLC  
44 WEST FLAGLER ST #1100  
MIAMI, FL 33130

MAJC1 LLC C/O JADE ASSOCIATES  
1000 NORTH BISCAYNE BLVD  
MIAMI, FL 33132

MANI HAMED  
115 4 AVE #7E  
NEW YORK, NY 10003



MARIA G MORILLO  
1150 COLLINS AVE 302  
MIAMI, FL 33139-4622

MARY G & MARIA G & JUAN M MORILLO  
1150 COLLINS AVE UNIT 301  
MIAMI BEACH, FL 33139-4645

MEHRDAD GOLZAD  
9131 QUEEENS BLVD # 601  
ELMHURST, NY 11373

MHR GROUP LLC LAND TRUST 429095  
13190 SW 134 ST #107  
MIAMI, FL 33186

MICELI GROUP LLC  
16 WEST 16 ST #10JS  
NEW YORK, NY 10011

MICHAEL D ROSEN & W PATRICIA A ROSEN  
58 HONEYSUCKLE RD  
LEVITTOWN, NY 11756

MICHAEL J DEPOLI TRS  
3237 NEWBURY PLACE  
TROY, MI 48084

MICHAEL JENNINGS  
2026 MEETING ST  
CHARLESTON, SC 29405

MICHAEL R DROBOT  
3 VERMON NEWPORT  
COAST, CA 92657

MICHAEL ROBERT DROBOT  
3 VERNON  
NEWPORT COAST, CA 92657-0101

MIKHAIL GENDEL TRS THE MIKHAIL  
GENDEL REV TRUST ZINAIDA GENDEL TRS  
1 YEARLING CT  
ROCKVILLE, MD 20850

MONICA LEU  
13214 FIJI WAY, UNIT L  
MARINA DEL REY, CA 90292

MOSAICI INTERNAZIONALE LLC C/O  
SERBER & ASSOCIATES P A  
2875 NE 191 STREET #801  
AVENTURA, FL 33180

MYS PACER LLC VANDREK MANAGEMENT  
INC  
495 BRICKELL AVE #2403  
MIAMI, FL 33131

NAKASH STRAND LLC C/O JORDACHE  
ENTERPRISES  
1400 BROADWAY  
NEW YORK, NY 10018

NATHAN ZACK  
411 S OLD WOODWARD AVE #928  
BIRMINGHAM, MI 48009

NOBI WAY LLC  
465 OCEAN DR 722  
MIAMI BEACH, FL 33139

OCEAN 1060 LLC  
1060 OCEAN DR # D204  
MIAMI BEACH, FL 33139

PABLO LAZARTE  
1100 COLLINS AVE 207  
MIAMI BEACH, FL 33139

PAUL CLIFFORD LUKE  
1036 OCEAN DR UNIT 301B  
MIAMI BEACH, FL 33139

RAFAEL CORES FERNANDEZ- LADREDA  
1150 COLLINS AVE # 303  
MIAMI BEACH, FL 33139

RAQUEL ASATO  
8200 SUNRISE LAKES BLVD #58-107  
SUNRISE, FL 33322

RAUL GONZALEZ & W ROSINA  
9657 SW 18 TERR  
MIAMI, FL 33165-7623

REWATTIE PERSAUD  
2607 SEDGWICK AVE #1  
BRONX, NY 10468

RICHARD SILVERMAN & W KAREN  
1363 SPINNAKER DR #19  
VENTURA, CA 93001-4357

RJNN LLC  
30 REMBRANDT WAY  
EAST WINDSOR, NJ 08520

ROBERT M CHAVEZ  
1521 ALTON RD # 483  
MIAMI BEACH, FL 33139

ROBERT P HOEY & W CYNTHIA A  
497 ASHAROKEN AVE  
NORTHPORT, NY 11768

ROBERT PAHNKE & GREGG LEMPP &  
EDOUARD DAUNAS  
1060 OCEAN DR #D308  
MIAMI BEACH, FL 33139

ROBERT SPIEGELMAN  
1400 BROADWAY 15 FL  
NEW YORK, NY 10018

ROBERT SPIEGELMAN TRS C/O DANIEL  
TAMIR EDDIE BEN ADERET TRS  
1144 OCEAN DR  
MIAMI BEACH, FL 33139

ROBERT SPIGELMAN TRS C/O DANIEL  
TAMIR HOTEL VICTOR JONATHAN NAKASH  
2014 TR  
1144 OCEAN DR  
MIAMI BEACH, FL 33139

ROBERT W LEWIS  
1100 COLLINS AVE UNIT 301  
MIAMI BEACH, FL 33139

ROBERT WILLIAM CALKINS ANNEMARIE  
CALKINS  
1100 COLLINS AVE #310  
MIAMI BEACH, FL 33139

RONUVI INVESTMENT LLC  
19531 S WHITEWATER AVE  
WESTON, FL 33332

ROSANNA BOCCONCELLI  
1150 COLLINS AVE #202  
MIAMI BEACH, FL 33139-4629

S & M AIRPLAINE ENTERPRISES LLC C/O  
JORDACHE ENTERPISES HOTEL VICTOR  
LLC  
1400 BROADWAY 15TH FLR  
NEW YORK, NY 10018

SALVATORE CASELLA  
160 08 80 ST  
HOWARD BEACH, NY 11414

SAMIR DEKMAK  
325 OCEAN DR  
MIAMI, FL 33139-8755

SANDI SAGE &H JEFF  
734 N GRANDVIEW AVE  
DAYTONA BEACH, FL 32118

SB HOSPITALITY LLC  
1111 COLLINS AVE  
MIAMI BEACH, FL 33139

SB HOSPITALITY LLC  
1119 COLLINS AVE  
MIAMI BEACH, FL 33139

SEAN GUINESS &W CHRISTINE  
116 FALLS BRIDGE RD  
BLUE HILL, ME 04614

SHARON MILLER  
159 W 53 ST #27F  
NEW YORK, NY 10019

STEPHEN GORDON  
1150 COLLINS AVE #504  
MIAMI BEACH, FL 33139-4630

STEVEN BRUCE GOLDSMITH &W LIDIA  
SZCZEPANOWSKI & ETAL  
9 ESSINGTON LANE DIX HILLS  
NY, NY 11746

STEVEN C PETTIT  
2002 BATTLECREEK DR #3205  
FORT COLLINS, CO 80528

STR OCEAN LLC  
1400 BROADWAY 15 FLOOR  
NEW YORK, NY 10018

STRAND 505 LLC  
18851 NE 29 AVENUE SUITE 732  
AVENTURA, FL 33180

SZD LLC  
929 THOMPSON ST  
GLASTONBURY, CT 06033

TALYA SHARON OCEAN DRIVE LLC  
1400 BROADWAY 15 FLOOR  
NEW YORK, NY 11018

TAMARA V PEREZ  
1100 COLLINS AVE #306  
MIAMI BEACH, FL 33139

TERESA RODRIGUEZ  
1150 COLLINS AVE #305  
MIAMI BEACH, FL 33139-4645

TERESITA MARIA BALDOR  
10502 SW 46 ST  
MIAMI, FL 33165-5621

TERRANCE LERAY  
30 MAIN ST #108  
BROOKLYN, NY 11201

THOMAS GOLDEN  
4000 WESTERLY PL  
NEWPORT BEACH, CA 92660

TREXAR INC  
2504 SW 22 AVE  
MIAMI, FL 33133

TUTO & SONS CORP  
1430 MICHIGAN AVE  
MIAMI BEACH, FL 33139-3825

VALERIE BASTOU  
12985 IMPALA CT  
GARDEN GROVE, CA 92840

VALERIYA V KETTELHUT LE REM  
VLADISLAV E MATVEYEV  
2011 SOUTH 189 CIRCLE  
OMAHA, NE 68130

VERSANI SOUTH BEACH INC  
1100 COLLINS AVE #CU6  
MIAMI BEACH, FL 33139-4660

VICTORIA NEMCHINOVA  
12555 BISCAYNE BLVD 936  
MIAMI, FL 33181

VISCAY LLC  
960 COLLINS AVE  
MIAMI BEACH, FL 33139

VMSB LLC  
1400 BROADWAY #15FL  
NEW YORK, NY 10018

WESTON ALEXANDER WILLIS &W NANCY  
MCNEIL WILLIS  
531 DEER CREEK DR  
CAPE CARTERET, NC 28584

WILLIAMS AND ROBERTSON INC C/O  
GOLDSTEIN SCHECHTER KOCH  
2121 PONCE DE LEON BLVD 11TH FL  
CORAL GABLES, FL 33134

YOLANDA VALDES FLORES & RICARDO  
VALDES FLORES JR  
812 EL RADO ST  
CORAL GABLES, FL 33134-2202

ZINAIDA GENDEL TRS MIKHAIL GENDEL  
REVOCABLE TR MILHAIL GENDEL TRS  
1 YEARLING CT  
ROCKVILLE, MD 20850

ZJZ LLC  
37 14 ST APT 5  
BROOKLYN, NY 11215

ZJZ LLC  
5 N VILLAGE AVE  
ROCKVILLE CENTRE, NY 11570

Name	Address	City	State	Zip	Country
BABEL REAL ESTATE LLC	KELBERGEN 130 1104 LG	AMSTERDAM			NETHERLANDS
CLAUDE DUFOUR	4207 RUE ST HUBERT	MONTREAL PQ H2J2W6			CANADA
JEAN LUC MARREC ELIZABETH MARREC	7 CHEMIN DE TY MAB FOREMAN 29000	QUIMPER			FRANCE
MIGUEL ANGEL MATESANZ URBANIZACIAN CANALEJAS CHALET 138	CALLE PENA DEL HOMBRE 1	OTERO DE HERROS SEGOVIA 40422			SPAIN
PAUL LUKE	7 RIVERDALE ROAD FLAT 3	TWICKENHAM MIDDLESEX TW12BT			UNITED KINGDOM
1051 COLLINS HOTEL LLC DAN BRAN REALTY LLC	138 E 31 ST #C1	NEW YORK	NY	10016	USA
1130 COLLINS LLC	2601 COLLINS AVENUE	MIAMI BEACH	FL	33140	USA
1131 KENT LLC	16885 DALLAS PKWY	ADDISON	TX	75001	USA
1155 COLLINS LLC	1051 WASHINGTON AVE	MIAMI	FL	33139	USA
2K ESSEX LLC	1001 COLLINS AVE	MIAMI	FL	33139-5011	USA
2K SOUTH BEACH HOTEL LLC	1020 OCEAN DR	MIAMI BEACH	FL	33139-5014	USA
3 6 9 INVESTMENTS LLC	767 FAIRMONT ST NW	WASHINGTON	DC	20001	USA
940 OCEAN DR LLC C/O NAKASH HOLDING LLC	1400 BROADWAY 15TH FLOOR	NEW YORK	NY	10018	USA
940 OCEAN DRIVE LLC	1400 BROADWAY 15 FLOOR	NEW YORK	NY	10018	USA
952 COLLINS AVENUE LLC	100 WILSHIRE BLVD STE#1750	SANTA MONICA	CA	90401	USA
ADRIAN J PARADA & AMPARO ACEVEDO	PO BOX 770613	FLUSHING	NY	11377	USA
AF CAFE LLC	250 E 96 ST STE 580	INDIANAPOLIS	IN	46240	USA
ALFREDO RODRIGUEZ	6121 SHAWNEE RD	WESTMINSTER	CA	92683	USA
ANDRIE SUN LLC	1801 COLLINS AVE # 904	MIAMI BEACH	FL	33139	USA
BANK OF NEW YORK MELLON C/O GREENSPOON MARDER	3815 SW TEMPLE	SALT LAKE CITY	UT	84115	USA
BASSAM & JINAN ABOUSHAKRA	2301 N ST NW #213	WASHINGTON	DC	20037	USA
BEATRIZ DE LA MAZA JTRS TERESITA BALDOR JTRS	10502 SW 46 ST	MIAMI	FL	33165	USA
BECKIE WEINHEIMER & H ALAN KEARL	120 CHESTERFIELD PL	SW LEESBURG	VA	20175	USA
BETTY A FELDER	3101 PARK CT	GLENARDEN	MD	20706	USA
BEUNAVENTURA M ARCE LE REM PEDRO M ARCE REM ALEX M ARCE	1150 COLLINS AVE #405	MIAMI BEACH	FL	33139	USA
BOTANY WOODS LLC	1100 COLLINS AVE #CU-3	MIAMI BEACH	FL	33139-4660	USA
CAAMANO INVESTMENT PROPERTIES INC	3389 SHERIDAN ST #107	HOLLYWOOD	FL	33021	USA
CARLOS M ALVARINO TRS MADELYN L ALVARINO TRS CARLOS M ALVARINO	1150 COLLINS AVE #401	MIAMI	FL	33139	USA
CARY SONTAG PHILLIP SONTAG	55371 WINGED FOOT	LA QUINTA	CA	92253	USA
CG FAIRWINDS LLC C/O OREN LIEBER ESQ	2915 BISCAYNE BLVD #300	MIAMI	FL	33137	USA
CHARLES H BURKE JR & W DIONISIA	42 STURGES RD	WEST ROXBURY	MA	02132	USA
CHRIS BALE	314 POINT RD	MARION	MA	02738	USA
CHRISTIAN MARTY PASCALE MARTY	1100 COLLINS AVE UNIT 302	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH ECONOMIC DEVELOPMENT	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139-1819	USA
CITY OF MIAMI BEACH FLA CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
COLLINS AVENUE INVESTORS LLC 255 THIRD AVENUE CORP	1407 BROADWAY # 503	NEW YORK	NY	10018	USA
CONGRESS C303 LLC	1000 WEST AVE #108	MIAMI BEACH	FL	33139	USA
CRP NASH LLC C/O THE CARLYLE GROUP	1001 PENNSYLVANIA AVE NW	WASHINGTON	DC	20004	USA
CRYSTAL V HOVER LE ANN I JOHANSSON LE REM CRYSTAL V HOVER TRS JTRS	1254 9 ST #9	SANTA MONICA	CA	90401	USA
DAMIAN J AIELLO & PAUL PRESTA & JAMES LEMA	PO BOX 430	DEER PARK	NY	11729	USA
DANIEL CHACON	111 GLASSWYCKE DR	GLASSBORO	NJ	08028	USA
DANIEL L AUBRY	196 BOWERY FL 6	NEW YORK	NY	10012-4293	USA
DARYOUSH ZAFAR & CONSTANTINE BARBOUNIS & ALPHONSE TRIBUINAI	2350 CHESHIRE LN	NAPLES	FL	34109	USA
DEL RIO PENTHOUSE CORP	1100 COLLINS AVE	MIAMI BEACH	FL	33139	USA
DONNA L POWERS TRS DONNA L POWERS REV TR	3671 HIGH PINE DR	CORAL SPRINGS	FL	33065	USA
DORON DOAR	13441 NW 5 CT	PLANTATION	FL	33325	USA
DREAM2FUTUR LLC	1100 COLLINS AVE 211	MIAMI BEACH	FL	33139	USA
DREXEL AVENUE 6 LLC C/O BRIGITTE DEGRAVE	927 LINCOLN RD #200	MIAMI BEACH	FL	33139	USA
E D Y INC	1036 OCEAN DR #CUB100	MIAMI BEACH	FL	33139-5014	USA

EDUARD GERSHKOVICH TRS EDUARD GERSHKOVICH REVOCABLE TR MARGARITA GERSHKOVICH TRS	10100 CHARIOT CT	ROCKVILLE	MD	20850	USA
EMILIO LABRADA	20864 GRAET FALLS FOREST	STERLING	VA	46240	USA
ENRICO IORI CLAUDIA M BOMBONATI	1024 OCEAN DR #A406	MIAMI BEACH	FL	33139	USA
ERNEST BURLEY JR	2720 SUMMERS RIDGE DR	ODENTON	MD	21113	USA
FARHANG ARYAN	1912 WOODFORD RD	VIENNA	VA	22182	USA
FRANCIS PASSENNANT TRS REVEREND FRANCIS J PASSENNANT TR	102 00 SHORE FRONT PKWY	ROCKAWAY PARK	NY	11694	USA
FRED MCALPIN III	207 WOODLINE CT	MULLICA HILL	NJ	08062	USA
FRIDA NAKASH LLC	2711 CENTERVILLE RD STE 400	WILMINGTON	DE	19808	USA
GATOR EDWARDS PARTNERS LLLP	1595 NE 163 ST	N MIAMI BEACH	FL	33162-4717	USA
GEORGE FRANKLIN &W SUELLEN B WEST	7417 REBECCA DR	ALEXANDRIA	VA	22307	USA
GEORGE STAVROS	6 FLINT CT	PINEHURST	NC	28374	USA
GKK HOLDINGS LLC	4152 SW 137 AVE	FORT LAUDERDALE	FL	33330	USA
GORAV JINDAL &W SOHINI	19513 MILL DAM PLACE	LANDSDAWNE	VA	20176	USA
GRAZINA BABUSIS	7330 OCEAN TER APT 803	MIAMI BEACH	FL	33141-2723	USA
HHLP BLUE MOON ASSOCIATES LLC C/O HERSHA HOSPITALITY TRUST	510 WALNUT ST 9 FLOOR	PHILADELPHIA	PA	19106	USA
IBISCUS LLC	1410 20 ST #203	MIAMI BEACH	FL	33139	USA
ISAIAS RAMIREZ IGNACIO M VRLJICAK	2109 BAMBOO WAY	ANTIOCH	CA	94509	USA
ITALIAN STUDIOS LLC	124 11 ST	MIAMI BEACH	FL	33139	USA
J EDWIN MARTIN	3308 OAK GROVE AVE	DALLAS	TX	75204	USA
JACK SILVERMAN	32933 CALLE DE LA BURRITA	MALIBU	CA	90265	USA
JAD FARHAT IRREVOCABLE TRUST	3509 CAICOS CT	LEXINGTON	KY	40509	USA
JAMES P RIDDLE JR	116 ASHFORD DR	CHADDSFORD	PA	19317	USA
JEFFREY HAYM	1330 W AVE #2506	MIAMI BEACH	FL	33139-0910	USA
JOHN J PEDRO	28C UNION ST	ROCKLAND	MA	02370	USA
JOHN PATTERSON & BENJAMIN FELDMAN	950 E PACES #2300	FERRY RD ATLANTA	GA	30326	USA
JOSE FERNANDEZ	1207 DREXEL UNIT 10	MIAMI BEACH	FL	33139	USA
JOSEF BARNES BARANES INVESTMENTS LLC	4230 POST AVE	MIAMI BEACH	FL	33140	USA
JUAN F GARCIA &W BARBARA J	3981 SW 147 AVE	MIRAMAR	FL	33027-3720	USA
JULIA PEREZ	1150 COLLIN AVE #306	MIAM BEACH	FL	33139	USA
KENNETH FIRPO	240 KENT AVE STE# B-30	BROOKLYN	NY	11249-4121	USA
KEVIN J KOSKI	1150 COLLINS AVE 406	MIAMI BEACH	FL	33139	USA
KIDSCODE USA LLC	PO BOX 398328	MIAMI BEACH	FL	33239	USA
KIKITO MIAMI LLC	1100 COLLINS AVE #309	MIAMI BEACH	FL	33139	USA
KIMBERLY A WILLARD &H JOHN M	224 PLYMOUTH RD	WILMINGTON	DE	19803	USA
LEONEL S MADEIROS JR	2189 MARKET ST #3	SAN FRANCISCO	CA	94114	USA
LILA MATEO	6035 BROADWAY #6R	RIVERDALE	NY	10471	USA
LIPT COLLINS AVE LLC C/O LASALLE INVESTMENTS MANAGMENT	100 EAST PRATT ST	BALTIMORE	MD	21202	USA
MAHER LLC	44 WEST FLAGLER ST #1100	MIAMI	FL	33130	USA
MAJC1 LLC C/O JADE ASSOCIATES	1000 NORTH BISCAYNE BLVD	MIAMI	FL	33132	USA
MANI HAMED I	115 4 AVE #7E	NEW YORK	NY	10003	USA
MARIA G MORILLO	1150 COLLINS AVE 302	MIAMI	FL	33139-4622	USA
MARY G & MARIA G & JUAN M MORILLO	1150 COLLINS AVE UNIT 301	MIAMI BEACH	FL	33139-4645	USA
MEHRDAD GOLZAD	9131 QUEEENS BLVD # 601	ELMHURST	NY	11373	USA
MHR GROUP LLC LAND TRUST 429095	13190 SW 134 ST #107	MIAMI	FL	33186	USA
MICELI GROUP LLC	16 WEST 16 ST #10JS	NEW YORK	NY	10011	USA
MICHAEL D ROSEN &W PATRICIA A ROSEN	58 HONEYSUCKLE RD	LEVITTOWN	NY	11756	USA
MICHAEL J DEPOLI TRS	3237 NEWBURY PLACE	TROY	MI	48084	USA
MICHAEL JENNINGS	2026 MEETING ST	CHARLESTON	SC	29405	USA
MICHAEL R DROBOT	3 VERMON NEWPORT	COAST	CA	92657	USA
MICHAEL ROBERT DROBOT	3 VERNON	NEWPORT COAST	CA	92657-0101	USA
MIKHAIL GENDEL TRS THE MIKHAIL GENDEL REV TRUST ZINAIDA GENDEL TRS	1 YEARLING CT	ROCKVILLE	MD	20850	USA



MONICA LEU	13214 FIJI WAY, UNIT L	MARINA DEL REY	CA	90292	USA
MOSAICI INTERNAZIONALE LLC C/O SERBER & ASSOCIATES P A	2875 NE 191 STREET #801	AVENTURA	FL	33180	USA
MYSPECER LLC VANDREK MANAGEMENT INC	495 BRICKELL AVE #2403	MIAMI	FL	33131	USA
NAKASH STRAND LLC C/O JORDACHE ENTERPRISES	1400 BROADWAY	NEW YORK	NY	10018	USA
NATHAN ZACK	411 S OLD WOODWARD AVE #928	BIRMINGHAM	MI	48009	USA
NOBI WAY LLC	465 OCEAN DR 722	MIAMI BEACH	FL	33139	USA
OCEAN 1060 LLC	1060 OCEAN DR # D204	MIAMI BEACH	FL	33139	USA
PABLO LAZARTE	1100 COLLINS AVE 207	MIAMI BEACH	FL	33139	USA
PAUL CLIFFORD LUKE	1036 OCEAN DR UNIT 301B	MIAMI BEACH	FL	33139	USA
RAFAEL CORES FERNANDEZ- LADREDA	1150 COLLINS AVE # 303	MIAMI BEACH	FL	33139	USA
RAQUEL ASATO	8200 SUNRISE LAKES BLVD #58-107	SUNRISE	FL	33322	USA
RAUL GONZALEZ & W ROSINA	9657 SW 18 TERR	MIAMI	FL	33165-7623	USA
REWATTIE PERSAUD	2607 SEDGWICK AVE #1	BRONX	NY	10468	USA
RICHARD SILVERMAN & W KAREN	1363 SPINNAKER DR #19	VENTURA	CA	93001-4357	USA
RJNN LLC	30 REMBRANDT WAY	EAST WINDSOR	NJ	08520	USA
ROBERT M CHAVEZ	1521 ALTON RD # 483	MIAMI BEACH	FL	33139	USA
ROBERT P HOEY & W CYNTHIA A	497 ASHAROKEN AVE	NORTHPORT	NY	11768	USA
ROBERT PAHNKE & GREGG LEMPP & EDOUARD DAUNAS	1060 OCEAN DR #D308	MIAMI BEACH	FL	33139	USA
ROBERT SPIEGELMAN	1400 BROADWAY 15 FL	NEW YORK	NY	10018	USA
ROBERT SPIEGELMAN TRS C/O DANIEL TAMIR EDDIE BEN ADERET TRS	1144 OCEAN DR	MIAMI BEACH	FL	33139	USA
ROBERT SPIGELMAN TRS C/O DANIEL TAMIR HOTEL VICTOR JONATHAN NAKASH 2014 TR	1144 OCEAN DR	MIAMI BEACH	FL	33139	USA
ROBERT W LEWIS	1100 COLLINS AVE UNIT 301	MIAMI BEACH	FL	33139	USA
ROBERT WILLIAM CALKINS ANNEMARIE CALKINS	1100 COLLINS AVE #310	MIAMI BEACH	FL	33139	USA
RONUVI INVESTMENT LLC	19531 S WHITEWATER AVE	WESTON	FL	33332	USA
ROSANNA BOCCONCELLI	1150 COLLINS AVE #202	MIAMI BEACH	FL	33139-4629	USA
S & M AIRPLAINE ENTERPRISES LLC C/O JORDACHE ENTERPISES HOTEL VICTOR LLC	1400 BROADWAY 15TH FLR	NEW YORK	NY	10018	USA
SALVATORE CASELLA	160 08 80 ST	HOWARD BEACH	NY	11414	USA
SAMIR DEKMAK	325 OCEAN DR	MIAMI	FL	33139-8755	USA
SANDI SAGE & H JEFF	734 N GRANDVIEW AVE	DAYTONA BEACH	FL	32118	USA
SB HOSPITALITY LLC	1111 COLLINS AVE	MIAMI BEACH	FL	33139	USA
SB HOSPITALITY LLC	1119 COLLINS AVE	MIAMI BEACH	FL	33139	USA
SEAN GUINNESS & W CHRISTINE	116 FALLS BRIDGE RD	BLUE HILL	ME	04614	USA
SHARON MILLER	159 W 53 ST #27F	NEW YORK	NY	10019	USA
STEPHEN GORDON	1150 COLLINS AVE #504	MIAMI BEACH	FL	33139-4630	USA
STEVEN BRUCE GOLDSMITH & W LIDIA SZCZEPANOWSKI & ETAL	9 ESSINGTON LANE DIX HILLS	NY	NY	11746	USA
STEVEN C PETTIT	2002 BATTLECREEK DR #3205	FORT COLLINS	CO	80528	USA
STR OCEAN LLC	1400 BROADWAY 15 FLOOR	NEW YORK	NY	10018	USA
STRAND 505 LLC	18851 NE 29 AVENUE SUITE 732	AVENTURA	FL	33180	USA
SZD LLC	929 THOMPSON ST	GLASTONBURY	CT	06033	USA
TALYA SHARON OCEAN DRIVE LLC	1400 BROADWAY 15 FLOOR	NEW YORK	NY	11018	USA
TAMARA V PEREZ	1100 COLLINS AVE #306	MIAMI BEACH	FL	33139	USA
TERESA RODRIGUEZ	1150 COLLINS AVE #305	MIAMI BEACH	FL	33139-4645	USA
TERESITA MARIA BALDOR	10502 SW 46 ST	MIAMI	FL	33165-5621	USA
TERRANCE LERAY	30 MAIN ST #108	BROOKLYN	NY	11201	USA
THOMAS GOLDEN	4000 WESTERLY PL	NEWPORT BEACH	CA	92660	USA
TREXAR INC	2504 SW 22 AVE	MIAMI	FL	33133	USA
TUTO & SONS CORP	1430 MICHIGAN AVE	MIAMI BEACH	FL	33139-3825	USA
VALERIE BASTOU	12985 IMPALA CT	GARDEN GROVE	CA	92840	USA
VALERIYA V KETTELHUT LE REM VLADISLAV E MATVEYEV	2011 SOUTH 189 CIRCLE	OMAHA	NE	68130	USA
VERSANI SOUTH BEACH INC	1100 COLLINS AVE #CU6	MIAMI BEACH	FL	33139-4660	USA
VICTORIA NEMCHINOVA	12555 BISCAYNE BLVD 936	MIAMI	FL	33181	USA

VISCAY LLC	960 COLLINS AVE	MIAMI BEACH	FL	33139	USA
VMSB LLC	1400 BROADWAY #15FL	NEW YORK	NY	10018	USA
WESTON ALEXANDER WILLIS & W NANCY MCNEIL WILLIS	531 DEER CREEK DR	CAPE CARTERET	NC	28584	USA
WILLIAMS AND ROBERTSON INC C/O GOLDSTEIN SCHECHTER KOCH	2121 PONCE DE LEON BLVD 11TH FL	CORAL GABLES	FL	33134	USA
YOLANDA VALDES FLORES & RICARDO VALDES FLORES JR	812 EL RADO ST	CORAL GABLES	FL	33134-2202	USA
ZINAIDA GENDEL TRS MIKHAIL GENDEL REVOCABLE TR MILHAIL GENDEL TRS	1 YEARLING CT	ROCKVILLE	MD	20850	USA
ZJZ LLC	37 14 ST APT 5	BROOKLYN	NY	11215	USA
ZJZ LLC	5 N VILLAGE AVE	ROCKVILLE CENTRE	NY	11570	USA

## 375' RADIUS MAP



**SUBJECT:** 1052 Ocean Drive, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-4203-302-0001

**LEGAL DESCRIPTION:** THE STRAND ON OCEAN DRIVE CONDO OCEAN BEACH ADDN  
NO 2 PB 2-56 LOTS 1 THRU 5 BLK 15

DUE 7/6

MIAMIBEACH

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

Address: 1052 Ocean Dr.  
File Number:

Date: 6/28/16

BOARD APPLICATION CHECK LIST

A pre-application meeting must be scheduled with Board staff to review all submittals. Pre-application meetings are scheduled on a first come first serve basis and must occur no later than five (5) business days PRIOR to the First Submittal deadline. Incomplete or submittals found to be insufficient will not be placed on a Board agenda.

ITEM #	FIRST SUBMITTAL CHECK LIST	Required	Provided
1	Documents:		
2	Completed Board Application, Affidavits & Disclosures of Interest (original signatures)	X	
3	Copies of all current or previously active Business Tax Receipts	X	
4	Letter of Intent with details of application request, hardship, etc.	X	
5	Application Fee	X	
6	Mailing Labels - 2 sets and a CD including: Property owner's list and Original certified letter from provider.	X	
7	<del>School Concurrency Application, for projects with a net increase in residential units (no SEU)</del>	X	
8	Plans:		
9	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date	X	
10	All Applicable Zoning Information (see Zoning Data requirements)	X	
11	Location Plan, Min 4"x 6" Aerial 1/2 mile radius, colored with streets and project site identified	X	
12	Survey (original signed & sealed) dated less than 6 months old at the time of application ( lot area shall be provided by surveyor), identifying grade (if no sidewalk, provide a letter from Public Works, establishing grade), spot elevations and Elevation Certificate	X	
13	<del>Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)</del>	X	
14	<del>Proposed FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)</del>	X	
15	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths)	X	
15a	<del>Indicate any backflow preventer and FPL vault if applicable</del>	X	
16	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X	
17	<del>Current, dated color photographs, min 4"x 6" of interior space (no Google images)</del>		
18	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	
19	Existing Conditions Drawings (Floor Plans & Elevations with dimensions)	X	
20	<del>Demolition Plans (Floor Plans &amp; Elevations with dimensions)</del>	X	
21	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks	X	
22	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	X	
23	Proposed Section Drawings	X	
24	<del>Landscape Plan - street and on-site - 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.</del>	X	
25	<del>Hardscape Plan, i.e. paving materials, pattern, etc.</del>	X	
26	Color Renderings (elevations and three dimensional perspective drawings)	X	
	Material samples - fabric for hearing	X	

Indicate N/A If Not Applicable

Initials

SUNBRELLA BUTTERCUP

MIAMIBEACH

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

Address:  
File Number:

ITEM #	FIRST SUBMITTAL ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE APPLICATION MEETING	Required	Provided
27	Vacant or 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 Department		
28	Copy of original Building Permit Card, & Microfilm, if available		
29	Historic Resources Report (This report shall include, but shall not be limited to, copy of the original Building Permit Card and any subsequent evolution, Microfilm, 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)		
30	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated)		
31	Line of Sight studies		
32	Structural Analysis of existing building including methodology for shoring and bracing		
33	Proposed exterior and interior lighting plan, including photometric calculations		
34	Exploded Axonometric Diagram (showing second floor in relationship to first floor)		
35	Neighborhood Context Study		
36	Open Space calculations and shaded diagrams		
37	Proposed Operational Plan		
38	Traffic Study (Hard copy), Site plan(s) and AutoCAD in 3 CDs, including calculations for peer review. Send digital version as an attachment via e mail to: Xfalconi@miamibeachfl.gov		
39	Sound Study report (Hard copy) with 1 CD		
40	Set of plans 24"x 36" (when requested by staff)		
41	Copies of previous Recorded Final Orders		
42	Location Plan, Aerial or survey indicating width of canals (Dimension shall be certified by a surveyor)		
43	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation)		
44	Site Plan (Identify streets and alleys)		
a	Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____		
b	# parking spaces & dimensions _____ Loading spaces locations & dimensions _____		
c	# of bicycle parking spaces _____		
d	Interior and loading area location & dimensions _____		
e	Street level trash room location and dimensions _____		
f	Delivery route _____ Sanitation operation _____ Valet drop-off & pick-up _____ Valet route in and out _____		
g	Valet route to and from _____ auto-turn analysis for delivery and sanitation vehicles _____		
45	Floor Plan (dimensioned)		
a	Total floor area _____		
a	Identify # seats indoors _____ outdoors _____ seating in public right of way _____ Total _____		
b	Occupancy load indoors and outdoors per venue _____ Total when applicable _____		

Indicate N/A If Not Applicable

Initials

PLAN CORRECTIONS REPORT (HPB0716-0048)

PLAN ADDRESS:

1052 Ocean Dr  
Miami Beach, FL -331390000

PARCEL:

0242033020640

APPLICATION DATE:

07/07/2016

SQUARE FEET:

0.00

DESCRIPTION:

COA

EXPIRATION DATE:

VALUATION:

\$0.00

CONTACTS	Name	Company	Address
Applicant	Gregory Fontela		200 South Biscayne Blvd, 850 Miami, FL 33131
	MONIKA ENTIN		
	Thomas Telesco	Telesco Associates Inc.	1111 Kane , 301 Bay Harbor Islands, FL 33154

Planning - Plan Review

Version: 1

Date Received: 07/08/2016

Date Completed: 07/15/2016

1.

Planning Department Review

James Seiberling Ph: email: JamesSeiberling@miamibeachfl.gov

General Planning Department Review (Plans)

Correction: General Correction

Comments: 1. show property line and proposed setback from property line (if any) on all plans.  
2. provide projection dimension of canopy on all plans.  
3. provide physical material samples at Board hearing.

2.

Planning Admin Review

Jessica Gonzalez Ph: email: jessicagonzalez@miamibeachfl.gov

Planning Admin Review (Plan Cases)

Correction: General Correction

Comments: The following fees are outstanding and will be invoiced at the time of final submittal:  
1. Advertisement - \$1,500  
2. Board Order Recording - \$100  
3. Posting - \$100  
4. Courier - \$70  
5. Mailing Label Fee – Pending Mailing Labels and Certificate  
Total Outstanding Balance = \$1,770

Mailing labels and the mailing label certificate must be provided.



Response for HPB

Review on 07/25/2016

- Revision I

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July 25, 2016

Response to HPB comments dated July 15, 2016

PLAN # HPB : 0716-0048  
Amarillo Restaurant  
Miami Beach, Fl 33139

COMMENTS

- A- Show property lines and set backs .....  
*See drawing page 10 ( Sheet SP-1)*
- B- Provide projection dimensions .....  
*See drawing page 22 ( Sheet A-4)*
- C- Provide physical material samples .....  
*Will provide.*