

# 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.

<b>Application Information</b>			
FILE NUMBER PB19-0324		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 <input type="checkbox"/> Modification of existing Board Order		<b>Design Review Board</b> <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
<b>Planning Board</b> <input checked="" type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Lot Split <input type="checkbox"/> Amendment to the Land Development Regulations or Zoning Map <input type="checkbox"/> Amendment to the Comprehensive Plan or Future Land Use Map <input type="checkbox"/> Modification of existing Board Order		<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 type="checkbox"/> Modification of existing Board Order	
<input type="checkbox"/> Other:			
<b>Property Information – Please attach Legal Description as "Exhibit A"</b>			
ADDRESS OF PROPERTY 1234 Washington Avenue and 1260 Washington Avenue			
FOLIO NUMBER(S) 02-4203-009-0050 and 02-4203-009-0040			
<b>Property Owner Information</b>			
PROPERTY OWNER NAME 1234 Partners, LTD			
ADDRESS 523 Michigan Avenue		CITY Miami Beach	STATE FL
ZIP CODE 33139			
BUSINESS PHONE (305) 673-2948	CELL PHONE	EMAIL ADDRESS jon@frydproperties.com	
<b>Applicant Information (if different than owner)</b>			
APPLICANT NAME Urbin Miami Beach Partners LLC			
ADDRESS 2665 S. Bayshore Drive, Suite 1101		CITY Miami	STATE FL
ZIP CODE 33133			
BUSINESS PHONE (786)701-6724	CELL PHONE	EMAIL ADDRESS rkapoor@location.ventures	
<b>Summary of Request</b>			
PROVIDE A BRIEF SCOPE OF REQUEST			
Request for Conditional Use Permit approval for the operation of an Open Air Entertainment Establishment, an Outdoor Entertainment Establishment, and an Outdoor Entertainment Establishment/ Neighborhood Impact Establishment part of a mixed-use project.			

<b>Project Information</b>			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If previous answer is "Yes", is the building architecturally significant per sec. 142-108?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project include interior or exterior demolition?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Provide the total floor area of the new construction.		48,207	SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).		48,207	SQ. FT.
<b>Party responsible for project design</b>			
NAME Jacqueline Gonzalez Touzet		<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS 65 NW 24th street, Unit 108		CITY Miami	STATE FL
		ZIPCODE 33127	
BUSINESS PHONE (305) 789-2870	CELL PHONE	EMAIL ADDRESS jackie@touzetstudio.com	
<b>Authorized Representative(s) Information (if applicable)</b>			
NAME Michael W. Larkin		<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)377-6231	CELL PHONE	EMAIL ADDRESS mlarkin@brzoninglaw.com	
NAME Emily K. Balter		<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)377-6232	CELL PHONE	EMAIL ADDRESS ebalter@brzoninglawcom	
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:**

- 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**

Jonathan Fryd, General Partner President

**PRINT NAME**

11/11/19

**DATE SIGNED**




**Please read the following and acknowledge below:**

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- 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.
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The aforementioned is acknowledged by:

☐ Owner of the subject property

☒ Authorized representative

  
SIGNATURE

Rishi Kapoor, Manager

  
PRINT NAME

DATE SIGNED



**OWNER AFFIDAVIT FOR INDIVIDUAL OWNER**

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

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

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

**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: \_\_\_\_\_

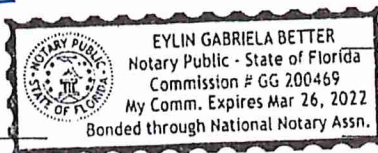
**PRINT NAME****ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FLORIDACOUNTY OF MIAMI-DADE

I, Jonathan Fryd, being first duly sworn, depose and certify as follows: (1) I am the General Partner President (print title) of 1234 Partners, LTD (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 11 day of November, 2019. The foregoing instrument was acknowledged before me by Jonathan Fryd, 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: 3/26/22Eylin Better**PRINT NAME**

**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.

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NOTARY SEAL OR STAMP

**NOTARY PUBLIC**

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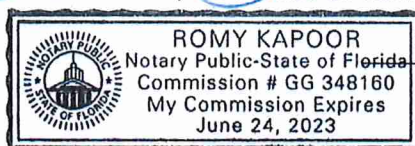
**PRINT NAME****ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FLORIDACOUNTY OF MIAMI-DADE

I, Rishi Kapoor (print title) of Urban Miami Beach Partners 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 11th day of November, 2019. The foregoing instrument was acknowledged before me by Rishi Kapoor, 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**

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**PRINT NAME**



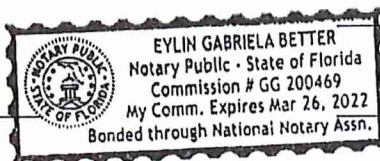
**POWER OF ATTORNEY AFFIDAVIT**STATE OF FLORIDACOUNTY OF MIAMI-DADE

I, Jonathan Fryd, 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 Michael W. Larkin and Emily K. Balter to be my representative before the Planning 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.

Jonathan Fryd, President of the General Partner**PRINT NAME (and Title, if applicable)****SIGNATURE**

Sworn to and subscribed before me this 11 day of November, 2019. The foregoing instrument was acknowledged before me by Jonathan Fryd, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: 3/26/22**NOTARY PUBLIC**Eylin Better**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.



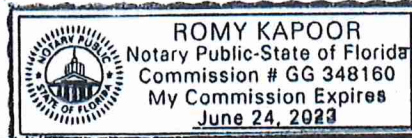
**POWER OF ATTORNEY AFFIDAVIT**STATE OF FLORIDACOUNTY OF MIAMI-DADE

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Rishi Kapoor, CEO**PRINT NAME (and Title, if applicable)****SIGNATURE**

Sworn to and subscribed before me this 11<sup>th</sup> day of November, 2019. The foregoing instrument was acknowledged before me by Rishi Kapoor, 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****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.

Urban Miami Beach Partners LLCMay 31, 2019**NAME****DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

% OF STOCK

See Exhibit C attached

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.

**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.

1234 Partners, LTD

<b>NAME OF CORPORATE ENTITY</b>	
NAME AND ADDRESS	% OF OWNERSHIP
See Exhibit B attached	

<b>NAME OF CORPORATE ENTITY</b>	
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**  
**CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**

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Urbn Miami Beach Partners LLC

NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP
See Exhibit C attached	

NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP

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



**DISCLOSURE OF INTEREST**  
**TRUSTEE**

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

N/A

<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 W. Larkin and Emily K. Balter	200 S. Biscayne Blvd., Suite 850, Miami, FL 33131	(305) 377-6232
Jacqueline Gonzalez Touzet	65 NW 24th street, Unit 108, Miami, FL 33127	(305) 789-2870
Joaquin Vargas	8400 N. University Drive, Suite 309, Tamarac, FL 33321	(954) 582-0988

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 FLORIDA

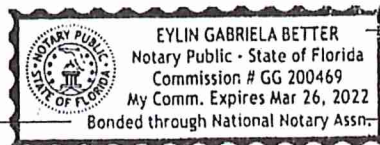
COUNTY OF MIAMI-DADE

I, Jonathan Fryd, General Partner President, 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

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NOTARY SEAL OR STAMP



My Commission Expires: 3/26/22

  
NOTARY PUBLIC

Eylin Better

PRINT NAME

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

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**APPLICANT AFFIDAVIT**

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Rishi Kapoor, Manager, 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**

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NOTARY SEAL OR STAMP



\_\_\_\_\_  
**NOTARY PUBLIC**

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

\_\_\_\_\_  
**PRINT NAME**



**EXHIBIT A**

**LEGAL DESCRIPTION:**

LOTS 1, 2, 3, 4 AND THE NORTH 1/2 OF LOT 5, IN BLOCK 22, OF OCEAN BEACH ADDITION NO. THREE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 81 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**EXHIBIT B****Disclosure of Interest - 1234 Partners, LTD**

<b>1234 Partners, LTD</b>		
<b>Partner Name</b>	<b>Address</b>	<b>Percentage</b>
David Resnick	2501 Bay Ave Sunset Island #2 Miami Beach FL, 33140	5.000%
LR Spousal Access Trust	2925 Paddock Rd Weston FL 33331	27.500%
Sarita Holdings, LLLP	1228 Alton Rd Miami Beach, FL 33139	5.000%
Jessica A Sharpstein	10162 NW 33rd St Coral Springs FL 33065	1.667%
Katherin E Sharpstein	30 Simon St Beverly, MA 01915	1.667%
Michael B Sharpstein	305 Fairmont St Colorado Springs, CO 80910	1.666%
1234 Group, Inc C/O Jonathan Fryd	523 Michigan Ave	1.000%
James Resnick	2700 Bay Ave Sunset Island #2 Miami Beach, Fl 33140	32.000%
Bessie Giller Trust FBO J. Fryd	523 Michigan Ave Miami Beach, FL 33139	24.500%

<b>LR Spousal Access Trust</b>		
<b>Beneficiary Name</b>	<b>Address</b>	<b>Percentage</b>
Elizabeth Resnick	1228 Alton Rd Miami Beach, FL 33139	33.3%
Adam Resnick	1228 Alton Rd Miami Beach, FL 33139	33.3%
Alexis Resnick	1228 Alton Rd Miami Beach, FL 33139	33.3%

<b>Sarita Holdings, LLLP</b>		
<b>Partner Name</b>	<b>Address</b>	<b>Percentage</b>
Sarita Management, LLC	2700 Bay Ave Sunset Island #2 Miami Beach, Fl 33140	1%
Sara Resnick Trust	2700 Bay Ave Sunset Island #2 Miami Beach, Fl 33140	99%

<b>Sarita Management, LLC</b>		
<b>Owner Name</b>	<b>Address</b>	<b>Percentage</b>
James Resnick	2700 Bay Ave Sunset Island #2 Miami Beach, Fl 33140	50%
Lionel Resnick	2700 Bay Ave Sunset Island #2 Miami Beach, Fl 33140	50%

Sara Resnick Trust		
Beneficiary Name	Address	Percentage
James Resnick	2700 Bay Ave Sunset Island #2 Miami Beach, Fl 33140	50%
Lionel Resnick	2700 Bay Ave Sunset Island #2 Miami Beach, Fl 33140	50%

1234 Group, Inc. C/O Jonathan Fryd		
Owner Name	Address	Percentage
James Resnick	2700 Bay Ave Sunset Island #2 Miami Beach, Fl 33140	50%
Jonathan Fryd	523 Michigan Ave Miami Beach, FL 33139	50%

Bessie Giller Trust For the Benefit of Jonathan Fryd		
Beneficiary Name	Address	Percentage
Jonathan Fryd	523 Michigan Ave Miami Beach, FL 33139	100%



**EXHIBIT C**  
**Disclosure of Interest - Urbin Miami Beach Partners LLC**

Member Entity	Address	Percentage
Rishi Kapoor	2665 S. Bayshore Drive Suite 1101, Miami, FL 33133	12.50%
MMG Limited Investments III LLC	9171 South Dixie Highway, Pinecrest, FL 33156	12.50%
Halpern Family Trust	1711 N Fort Lauderdale Beach Boulevard, Fort Lauderdale, FL 33305	12.50%
Location Ventures LLC	2665 S. Bayshore Drive Suite 1101, Miami, FL 33133	12.50%
CCG Urbin LLC	5959 Blue Lagoon Drive Ste 200, Miami, FL 33126	12.50%
Urbin Partners LLC	110 SE 6th Street, 17th Floor, Fort Lauderdale, FL 33301	12.50%
JV Urbin LLC	3471 Main Highway #414, Miami, FL 33133	12.50%
Dr Urbin LLC	2665 S. Bayshore Drive Ste 1020, Miami, FL 33133	12.50%

MMG Limited Investments III LLC		
	Address	Percentage
Martin Pico	9171 South Dixie Highway, Pinecrest, FL 33156	33.33%
Marcel Navarro	9171 South Dixie Highway, Pinecrest, FL 33156	33.33%
Gabriel Navarro	9171 South Dixie Highway, Pinecrest, FL 33156	33.33%

Halpern Family Trust		
Beneficiary	Address	Percentage
Martin Halpern	1711 N Fort Lauderdale Beach Boulevard, Fort Lauderdale, FL 33305	100.00%

Location Ventures LLC		
Owners	Address	Percentage
Rishi Kapoor	2665 S. Bayshore Drive Suite 1101, Miami, FL 33133	50.00%
Daniel Motha	2665 S. Bayshore Drive Suite 1101, Miami, FL 33133	50.00%

CCG Urbin LLC		
Owners	Address	Percentage
Thomas P. Murphy Jr.	5959 Blue Lagoon Drive Suite 200, Miami, FL 33126	20.00%
Leslie B. Murphy	5959 Blue Lagoon Drive Suite 200, Miami, FL 33126	20.00%
Thomas C Murphy	5959 Blue Lagoon Drive Suite 200, Miami, FL 33126	20.00%
Sean M. Murphy	5959 Blue Lagoon Drive Suite 200, Miami, FL 33126	20.00%
Patrick E. Murphy	5959 Blue Lagoon Drive Suite 200, Miami, FL 33126	20.00%

Urbin Partners LLC		
Owners	Address	Percentage
Vivian Bonet	110 SE 6th Street, 17th Floor, Fort Lauderdale, FL 33301	25.00%
Torry Watson	110 SE 6th Street, 17th Floor, Fort Lauderdale, FL 33301	25.00%
Thomas Tharrington	110 SE 6th Street, 17th Floor, Fort Lauderdale, FL 33301	50.00%

JV Urbin LLC		
Owners	Address	Percentage
Jonathan Vilma	3471 Main Highway #414, Miami, FL 33133	100.00%

DR Urbin LLC		
Owners	Address	Percentage
David Martin	2665 S. Bayshore Drive Ste 1020, Miami, FL 33133	50.00%
Rudy Touzet	2665 S. Bayshore Drive Ste 1020, Miami, FL 33133	50.00%

# CITY OF MIAMI BEACH CERTIFICATE OF USE, ANNUAL FIRE FEE, AND OCCUPATIONAL LICENSE

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

**ACCOUNT #:** RL02002303

Beginning: 10/01/2006

Expires: 09/30/2007

**Parcel No:** 42030090050

**TRADE NAME:** AMERICAN REHAB.CTR ON THE BCH

**IN CARE OF:** MICHELE MERISOLA

**ADDRESS:** 3236 S.W. 25TH TERRACE  
MIAMI FL  
33133

**TRADE ADDRESS:** 1234 WASHINGTON AV

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

A Certificate of Use Occupational License 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 license 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 license are obtained prior to the opening of the new location.

**Additional Information:**

Code	Units	Certificate of Use / Occupation
0400	2400	Office
95004800	1	Clinic, Medical & Dental

**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**

AMERICAN REHABILITATION ON THE BEACH INC  
1234 WASHINGTON AV  
#204  
MIAMI BEACH FL 33139

**#Error**

# CITY OF MIAMI BEACH CERTIFICATE OF USE, ANNUAL FIRE FEE, AND OCCUPATIONAL LICENSE

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

**ACCOUNT #:** RL04002558

Beginning: 10/01/2006

Expires: 09/30/2007

**Parcel No:** 42030090050

**TRADE NAME:** SOUTH BEACH OPEN LINE TO HEALT  
**IN CARE OF:** JEAN PIERRE MD  
**ADDRESS:** 301 BIRD ROAD  
CORAL GABLES FL 33146

**TRADE ADDRESS:** 1234 WASHINGTON AV

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

A Certificate of Use Occupational License 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 license 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 license are obtained prior to the opening of the new location.

**Additional Information:**

Code	Units	Certificate of Use / Occupation
0400	2000	Office
95004800	1	Clinic, Medical &/or Dental

**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**

SOUTH BEACH OPEN LINE TO HEALTH INC.  
1234 WASHINGTON AVE. # 204-202  
MIAMI BEACH FL  
33139

**#Error**

**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: HH - MIAMI BEACH LLC  
IN CARE OF: JAMES B CHAMBERLAIN  
ADDRESS: 8484 WILSHIRE BLVD  
BEVERLY HILLS, CA 90211

RECEIPT NUMBER: RL-06001906  
Beginning: 10/01/2007  
Expires: 09/30/2008  
Parcel No: 0242030090050

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**

There shall be no adult material as defined in City Code to be located outside of the 150 s.f. enclosed area at rear, nor shall there be any adult material in the newsrack located on the north wall at the front of the store in front of the juice bar. Operational hours to be 24 hrs per day.

**Storage Locations**

**TRADE ADDRESS: 1234 WASHINGTON AVE, STE 201**

Code	Certificate of Use/Occupation
012065	MERCHANTS SALES

CERTIFICATE OF USE	300
RETAIL INVENTORY	\$ 50000
PREVIOUS BALANCE	\$ 0.00
C_U # OF UNITS	5500

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

JAMES B CHAMBERLAIN  
8484 WILSHIRE BLVD  
BEVERLY HILLS, CA 90211



# CITY OF MIAMI BEACH CERTIFICATE OF USE, ANNUAL FIRE FEE, AND OCCUPATIONAL LICENSE

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

**ACCOUNT #:** RL06002666

Beginning: 10/01/2006

Expires: 09/30/2007

**Parcel No:** 42030090050

**TRADE NAME:** ALLIED THERAPY SERVICES INC

**IN CARE OF:** YESENIA MALDONADO

**ADDRESS:** 15671 SW 53RD CT  
MIRAMAR FL  
33027

**TRADE ADDRESS:** 1234 WASHINGTON AV

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

A Certificate of Use Occupational License 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 license 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 license are obtained prior to the opening of the new location.

**Additional Information:**

Code	Units	Certificate of Use / Occupation
0400	850	Office
95004800	1	Clinic, Medical &/or Dental
95019801	1	Occupational Therapist

**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**

ALLIED THERAPY SERVICES INC  
11011 SHERIDAN STREET  
SUITE 201  
COOPER CITY FL 33026

**#Error**



# CITY OF MIAMI BEACH CERTIFICATE OF USE, ANNUAL FIRE FEE, AND OCCUPATIONAL LICENSE

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

**ACCOUNT #:** RL07004004

Beginning: 10/01/2006

Expires: 09/30/2007

**Parcel No:** 42030090050

**TRADE NAME:** LEX PROMOTIONS & MARKETING GRO  
**IN CARE OF:** ALEX PIERRE-LOUIS  
**ADDRESS:** 20515 NE 9TH COURT  
N MIAMI BEACH FL  
33180

**TRADE ADDRESS:** 1234 WASHINGTON AV

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

A Certificate of Use Occupational License 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 license 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 license are obtained prior to the opening of the new location.

**Additional Information:**

Code	Units	Certificate of Use / Occupation
0400	900	Office
95013800	1	Office

**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**

ALEX PIERRE-LOUIS  
20533 BISCAYNE BLVD #4523  
AVENTURA FL  
33180

**#Error**

**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: BEACHWAY PROPERTY MANAGEMENT, INC.  
IN CARE OF: ROBERT TAPPAN  
ADDRESS: 701 14TH ST, APT 7  
MIAMI BEACH, FL 33139-8003

RECEIPT NUMBER: RL-10001028  
Beginning: 10/01/2014  
Expires: 09/30/2015  
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: 1234 WASHINGTON AVE, STE 303**

Code	Certificate of Use/Occupation
015900	PROPERTY MANAGEMENT

CERTIFICATE OF USE	400
SQUARE FOOTAGE	500
C_U # OF UNITS	500
Prop Mngmt FF	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

BEACHWAY PROPERTY MANAGEMENT  
1702 CONVENTION CENTER DR, PO BOX 398718  
MIAMI BEACH, FL 33239-8718



**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: SECURITY ALLIANCE OF FLORIDA LLC  
IN CARE OF: DAVID RAMIREZ  
ADDRESS: 8323 NW 12TH ST  
DORAL, FL 33126-1829

RECEIPT NUMBER: RL-10001053  
Beginning: 10/01/2012  
Expires: 09/30/2013  
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: 1234 WASHINGTON AVE, STE 203**

Code	Certificate of Use/Occupation
006150	GUARD, WATCHMAN, SECURITY, PATROL AGENCY

CERTIFICATE OF USE	400
SQUARE FOOTAGE	660
C_U # OF UNITS	660
Patrol Agcy_Guard FF	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

SECURITY ALLIANCE OF FLORIDA  
9745 SW 110 ST  
MIAMI, FL 33176



**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: BMG TALENT GROUP INC D/B/A BMG MODELS FLORIDA  
IN CARE OF: GREGORY BROWN  
ADDRESS: 456 N MAY ST  
CHICAGO, IL 60642-5819

RECEIPT NUMBER: RL-10004385  
Beginning: 10/01/2015  
Expires: 09/30/2016  
Parcel No: 0242030090050

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: 1234 WASHINGTON AVE, STE 201**

Code	Certificate of Use/Occupation
000659	CASTING OFFICE, TALENT

CERTIFICATE OF USE	400
SQUARE FOOTAGE	900
C_U # OF UNITS	900
Talent Agency FF	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

BMG TALENT GROUP/GREGORY BROWN  
456 N MAY ST  
CHICAGO, IL 60642-5819



**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: SOUTH BEACH STAFFING & ENTERPRISES LLC  
IN CARE OF: DERECK FONSECA  
ADDRESS: 5450 S STATE ROAD 7  
DAVIE, FL 33314-6442

RECEIPT NUMBER: RL-10006012  
Beginning: 10/01/2013  
Expires: 09/30/2014  
Parcel No:

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

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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: 1234 WASHINGTON AVE, STE 204**

Code	Certificate of Use/Occupation
013800	OFFICE (ANY OTHER NOT LISTED)

CERTIFICATE OF USE	400
SQUARE FOOTAGE	740
C_U # OF UNITS	740
Office FF	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

JOHN TEDESCO  
5450 S STATE ROAD 7  
DAVIE, FL 33314-6442





**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: ACQUIP INC.  
IN CARE OF: DAMIAN JOSEFSBERG  
ADDRESS: 145 JEFFERSON AVE, APT 422  
MIAMI BEACH, FL 33139-7084

RECEIPT NUMBER: RL-10006865  
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.

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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**

1234 Washington Ave, Suites 302 & 303

**Storage Locations**

**TRADE ADDRESS: 1234 WASHINGTON AVE, STE 302**

Code	Certificate of Use/Occupation
007100	EQUIPMENT RENTAL/RESPIRATORY EQUIPMENT

CERTIFICATE OF USE	300
SQUARE FOOTAGE	390
C_U # OF UNITS	390
Equipment Rental FF	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

DAMIAN JOSEFSBERG-ACQUIP INC.  
1234 WASHINGTON AVE, STE 302  
MIAMI BEACH, FL 33139-4674



**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: ESCAPETHEQUEST INC.  
IN CARE OF: SVETLANA GARBUZOVA  
ADDRESS: 825 NATURES COVE RD  
DANIA BEACH, FL 33004-5420

RECEIPT NUMBER: RL-10007315  
Beginning: 10/01/2014  
Expires: 09/30/2015  
Parcel No:

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

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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: 1234 WASHINGTON AVE, STE 200**

Code	Certificate of Use/Occupation
013800	OFFICE (ANY OTHER NOT LISTED)

CERTIFICATE OF USE	400
SQUARE FOOTAGE	2100
C_U # OF UNITS	2100
Office FF	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

SVETLANA GARBUZOVA  
825 NATURES COVE RD  
DANIA BEACH, FL 33004-5420



**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: THE ROYAL MANAGEMENT GROUP  
DBA: ROYAL MANAGEMENT GROUP LLC  
IN CARE OF:  
ADDRESS: 546 Ne 97Th St  
MIAMI SHORES, FL 33138-2460

LICENSE NUMBER: RL-10008540  
Beginning: 09/06/2019  
Expires: 09/30/2020  
Parcel No: 0242030090050

TRADE ADDRESS: 1234 Washington Ave, Ste 200

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

Code	Business Type
95015900	PROPERTY MANAGEMENT

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

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
---

THE ROYAL MANAGEMENT GROUP  
1234 Washington Ave, Ste 200  
MIAMI BEACH, FL 33139-4674



# CITY OF MIAMI BEACH CERTIFICATE OF USE, ANNUAL FIRE FEE, AND OCCUPATIONAL LICENSE

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

**ACCOUNT #:** RL87005906

Beginning: 10/01/2006

Expires: 09/30/2007

**Parcel No:**

**TRADE NAME:** CALIFORNIA FEDERAL BANK  
**IN CARE OF:** CARL B. WEBB, PRES  
**ADDRESS:** CALIFORNIA FEDERAL BANK  
135 MAIN ST MICHAEL P. ARTH  
SAN FRANCISCO, CA 94105-1812

**TRADE ADDRESS:** 1234 WASHINGTON AV

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

A Certificate of Use Occupational License 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 license 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 license are obtained prior to the opening of the new location.

**Additional Information:**

Code	Units	Certificate of Use / Occupation
95003600		FINANCIAL INSTITUTION

**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

CALIFORNIA FEDERAL BANK 7TH FL  
CORP TAX DEPT 135 MAIN ST  
SAN FRANCISCO, CA 94105

**#Error**



# CITY OF MIAMI BEACH CERTIFICATE OF USE, ANNUAL FIRE FEE, AND OCCUPATIONAL LICENSE

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

**ACCOUNT #:** RL90134385

Beginning: 10/01/2006

Expires: 09/30/2007

**Parcel No:**

**TRADE NAME:** CAMP DEVELOPMENT CORP \*ACCT CL  
**IN CARE OF:** KAY M STATZ, PRES  
**ADDRESS:** CAMP DEVELOPMENT CORP  
435 E RIVO ALTO DR  
MB, FL 33139-4034

**TRADE ADDRESS:** 1234 WASHINGTON AV

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

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**This license 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 license are obtained prior to the opening of the new location.

**Additional Information:**

Code	Units	Certificate of Use / Occupation
95004700	1	CLERICAL OFFICE

**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**

CAMP DEVELOPMENT CORP  
1234 WASHINGTON AVE #300  
MIAMI BEACH, FL 33139-4674

**#Error**

# CITY OF MIAMI BEACH CERTIFICATE OF USE, ANNUAL FIRE FEE, AND OCCUPATIONAL LICENSE

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

**ACCOUNT #:** RL92174242

Beginning: 10/01/2006

Expires: 09/30/2007

**Parcel No:**

**TRADE NAME:** SPECIAL PROMOTIONS TOURS & MOR  
**IN CARE OF:** JONATHAN CHARIFF  
**ADDRESS:** SPECIAL PROMOTIONS TOURS &  
780 N.E. 69TH ST #1402 MORE, INC.  
MIAMI, FL 33138

**TRADE ADDRESS:** 1234 WASHINGTON AV

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

A Certificate of Use Occupational License 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 license 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 license are obtained prior to the opening of the new location.

**Additional Information:**

Code	Units	Certificate of Use / Occupation
95020301	1	TOUR OPERATOR

**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**

SPECIAL PROMO TOURS & MORE INC  
1234 WASHINGTON AVE # 206  
MIAMI BEACH, FL 33139-4673

**#Error**

# CITY OF MIAMI BEACH CERTIFICATE OF USE, ANNUAL FIRE FEE, AND OCCUPATIONAL LICENSE

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

**ACCOUNT #:** RL92174251

Beginning: 10/01/2006

Expires: 09/30/2007

**Parcel No:**

**TRADE NAME:** AD LIB PROMOTIONS INC \*CLOSE

**IN CARE OF:** JONATHAN CHARIFF

**ADDRESS:** AD LIB PROMOTIONS, INC.  
780 N.E. 69TH ST #1402  
MIAMI, FL 33138

**TRADE ADDRESS:** 1234 WASHINGTON AV

**Code**

**Units**

**Certificate of Use / Occupation**

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

A Certificate of Use Occupational License 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 license 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 license are obtained prior to the opening of the new location.

**Additional Information:**

95000500

1

ADVERTISING

**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**

AD LIB PROMOTIONS INC  
1234 WASHINGTON AVE #206B  
MIAMI BEACH, FL 33139-4674

**#Error**

# CITY OF MIAMI BEACH CERTIFICATE OF USE, ANNUAL FIRE FEE, AND OCCUPATIONAL LICENSE

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

**ACCOUNT #:** RL95205325

Beginning: 10/01/2006

Expires: 09/30/2007

**Parcel No:**

**TRADE NAME:** DOUGLAS JAMES SECURITIES, INC.

**IN CARE OF:** BRENT D. BERKMAN, PRES.

**ADDRESS:** DOUGLAS JAMES SECURITIES INC  
17573 FAIRMEADOW DR  
TAMPA, FL 33647

**TRADE ADDRESS:** 1234 WASHINGTON AV

**Code**

**Units**

**Certificate of Use / Occupation**

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

A Certificate of Use Occupational License 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 license 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 license are obtained prior to the opening of the new location.

**Additional Information:**

95004601

1

BUSINESS CONSULTANT

**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**

DOUGLAS JAMES SECURITIES, INC.  
PO BOX 22864  
TAMPA, FL 33622-2864

**#Error**

# CITY OF MIAMI BEACH CERTIFICATE OF USE, ANNUAL FIRE FEE, AND OCCUPATIONAL LICENSE

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

**ACCOUNT #:** RL95206066

Beginning: 10/01/2006

Expires: 09/30/2007

**Parcel No:**

**TRADE NAME:** CAMP DEVELOPMENT CORP \*\*MOVE  
**IN CARE OF:** KAY M. STATZ, PRESIDENT  
**ADDRESS:** CAMP DEVELOPMENT CORP  
435 E RIVO ALTO DR  
MB, FL 33139-4034

**TRADE ADDRESS:** 1234 WASHINGTON AV

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

A Certificate of Use Occupational License 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 license 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 license are obtained prior to the opening of the new location.

**Additional Information:**

Code	Units	Certificate of Use / Occupation
95004700	1	CLERICAL OFFICE

**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**

CAMP DEVELOPMENT CORP  
1234 WASHINGTON AVE STE 300  
MIAMI BEACH, FL 33139-4674

**#Error**

# CITY OF MIAMI BEACH CERTIFICATE OF USE, ANNUAL FIRE FEE, AND OCCUPATIONAL LICENSE

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

**ACCOUNT #:** RL95207760

Beginning: 10/01/2006

Expires: 09/30/2007

**Parcel No:**

**TRADE NAME:** TIME DOLLAR, INC. OF GREATER M

**IN CARE OF:** NINA D. SMALL PRES.

**ADDRESS:** TIME DOLLAR, INC. OF MIAMI

5020 PETAL PL #D

DEL RAY BEACH, FL 33484

**TRADE ADDRESS:** 1234 WASHINGTON AV

**Code**

**Units**

**Certificate of Use / Occupation**

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

A Certificate of Use Occupational License 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 license 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 license are obtained prior to the opening of the new location.

**Additional Information:**

95004700

1

CLERICAL OFFICE

**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**

ANA MIYARES

1234 WASHINGTON AVE # 205

MIAMI BEACH, FL 33139-4673

**#Error**

# CITY OF MIAMI BEACH CERTIFICATE OF USE, ANNUAL FIRE FEE, AND OCCUPATIONAL LICENSE

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

**ACCOUNT #:** RL96217161

Beginning: 10/01/2006

Expires: 09/30/2007

**Parcel No:**

**TRADE NAME:** MIAMI DESIGN PRESERVATION LEAG  
**IN CARE OF:** BETTY GUTIERREZ - PRES  
**ADDRESS:** MDPL  
344 MERIDIAN AV #4-C  
MIAMI BEACH, FL 33139

**TRADE ADDRESS:** 1234 WASHINGTON AV

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

A Certificate of Use Occupational License 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 license 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 license are obtained prior to the opening of the new location.

**Additional Information:**

Code	Units	Certificate of Use / Occupation
95013800	1	OFFICE

**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

MDPL  
PO BOX 190180  
MIAMI BEACH, FL 33119-0180

**#Error**



# CITY OF MIAMI BEACH CERTIFICATE OF USE, ANNUAL FIRE FEE, AND OCCUPATIONAL LICENSE

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

**ACCOUNT #:** RL96225438

Beginning: 10/01/2006

Expires: 09/30/2007

**Parcel No:**

**TRADE NAME:** BUNKER PRODUCTIONS MIAMI INC  
**IN CARE OF:** JEFF MORE, PRES  
**ADDRESS:** BUNKER PRODUCTIONS MIAMI INC  
20 ISLAND AVE #517  
MIAMI BEACH, FL 33139

**TRADE ADDRESS:** 1234 WASHINGTON AV

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

A Certificate of Use Occupational License 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 license 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 license are obtained prior to the opening of the new location.

**Additional Information:**

Code	Units	Certificate of Use / Occupation
95015601	1	LASER PHOTO PRINTING SERVICE

**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**

JEFF MOORE  
1234 WASHINGTON AVE STE 203  
MIAMI BEACH, FL 33139-4651

**#Error**

# CITY OF MIAMI BEACH CERTIFICATE OF USE, ANNUAL FIRE FEE, AND OCCUPATIONAL LICENSE

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

**ACCOUNT #:** RL98000632

Beginning: 10/01/2006

Expires: 09/30/2007

**Parcel No:**

**TRADE NAME:** WANSIKI FOUNDATION INC/HEALTHL  
**IN CARE OF:** MARIE J WANSIKI  
**ADDRESS:** WANSIKI FOUNDATION INC  
610 SE 14TH CT  
FT LAUDERDALE, FL 33316

**TRADE ADDRESS:** 1234 WASHINGTON AV

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

A Certificate of Use Occupational License 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 license 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 license are obtained prior to the opening of the new location.

**Additional Information:**

Code	Units	Certificate of Use / Occupation
95004800	1	CLINIC

**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**

WANSIKI FOUNDATION/MARIE  
1234 WASHINGTON AV., #200  
MIAMI BEACH, FL 33139-4674

**#Error**

# CITY OF MIAMI BEACH CERTIFICATE OF USE, ANNUAL FIRE FEE, AND OCCUPATIONAL LICENSE

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

**ACCOUNT #:** RL98000633

Beginning: 10/01/2006

Expires: 09/30/2007

**Parcel No:**

**TRADE NAME:** RIVERA, KENNETH  
**IN CARE OF:** KENNETH RIVERA  
**ADDRESS:** WANSIKI FOUNDATION INC  
511 TRADEWONDS DR  
SATELLITE BCH, FL 32937

**TRADE ADDRESS:** 1234 WASHINGTON AV

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

A Certificate of Use Occupational License 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 license 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 license are obtained prior to the opening of the new location.

**Additional Information:**

Code	Units	Certificate of Use / Occupation
95006200	1	Doctors, Physicians

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

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

WANSIKI FOUNDATION/KENNETH RIVERA  
511 TRADEWONDS DR  
SATELLITE BCH FL  
32937

**#Error**

# CITY OF MIAMI BEACH CERTIFICATE OF USE, ANNUAL FIRE FEE, AND OCCUPATIONAL LICENSE

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

**ACCOUNT #:** RL98000978

Beginning: 10/01/2006

Expires: 09/30/2007

**Parcel No:**

**TRADE NAME:** THE H COLE COMPANY

**IN CARE OF:** COLE HAYNES, PRES

**ADDRESS:** H COLE COMPANY

2044 ALTON ROAD

MIAMI BEACH, FL 33140

**TRADE ADDRESS:** 1234 WASHINGTON AV

**Code**

**Units**

**Certificate of Use / Occupation**

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

A Certificate of Use Occupational License 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 license 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 license are obtained prior to the opening of the new location.

**Additional Information:**

95004600

1

CONSULTANT

95004607

1

MANAGEMENT CONSULTANT

**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**

H COLE COMPANY

1234 WASHINGTON AV, #205

MIAMI BEACH, FL 33139-4673

**#Error**

# CITY OF MIAMI BEACH CERTIFICATE OF USE, ANNUAL FIRE FEE, AND OCCUPATIONAL LICENSE

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

**ACCOUNT #:** RL98000997

Beginning: 10/01/2006

Expires: 09/30/2007

**Parcel No:**

**TRADE NAME:** VIRTUAL VISIONS ARCHITECTS INC  
**IN CARE OF:** DEBORAH DISILETS  
**ADDRESS:** VIRTUAL VISIONS ARCHITECTS  
1680 JAMES AVENUE APT#401  
MIAMI BEACH, FL 33139

**TRADE ADDRESS:** 1234 WASHINGTON AV

**Code**

**Units**

**Certificate of Use / Occupation**

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

A Certificate of Use Occupational License 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 license 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 license are obtained prior to the opening of the new location.

**Additional Information:**

95001200

1

ARCHITECT

**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**

DEBORAH DESILETS  
PO BOX 450366  
MIAMI, FL 33245-0366

**#Error**

# CITY OF MIAMI BEACH CERTIFICATE OF USE, ANNUAL FIRE FEE, AND OCCUPATIONAL LICENSE

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

**ACCOUNT #:** RL98001215

Beginning: 10/01/2006

Expires: 09/30/2007

**Parcel No:**

**TRADE NAME:** UNION PLANTERS BANK, N.A.

**IN CARE OF:** SARA HERALD, EVP/CAO

**ADDRESS:** UNION PLANTERS BANK N.A.  
2800 PONCE DE LEON BLVD  
CORAL GABLES FL 33134

**TRADE ADDRESS:** 1234 WASHINGTON AV

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

A Certificate of Use Occupational License 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 license 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 license are obtained prior to the opening of the new location.

**Additional Information:**

Code	Units	Certificate of Use / Occupation
0400	5500	Office
95003600	1	Bldg & Loan, Fin Institu

**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**

UNION PLANTERS BANK, N.A.  
ATTN: JEAN LOOMUS  
2705 NW 108TH AVE.  
MIAMI, FL 33172

**#Error**

**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: FLORIDA NKP 1 (SOUTH BEACH) LLC DBA NAKED PIZZA  
IN CARE OF: DAVID CORNELL  
ADDRESS: 1504 BAY RD, APT 2408  
MIAMI BEACH, FL 33139-3278

RECEIPT NUMBER: RL-10003618  
Beginning: 10/01/2012  
Expires: 09/30/2013  
Parcel No: 0242030090040

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: 1260 WASHINGTON AVE**

Code	Certificate of Use/Occupation
016401	RESTAURANT (TAKE OUT)

CERTIFICATE OF USE	905
SQUARE FOOTAGE	1
C_U # OF UNITS	1
Rest_Take_Out_FF	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

MANUEL MATTEI  
18851 NE 29TH AVE, #719  
AVENTURA, FL 33180





**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: DGS RESTAURANT GROUP DBA CHICKEN BRASA c/o Davi      LICENSE NUMBER: RL-10007897  
DBA: DGS RESTAURANT GROUP DBA CHICKEN BRASA      Beginning: 02/22/2019  
IN CARE OF:      Expires: 09/30/2019  
ADDRESS: 1155 Brickell Bay Dr Ph 210      Parcel No: 0242030090040  
                 MIAMI, FL 33131-3243

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

TRADE ADDRESS: 1260 Washington Ave

Code	Business Type
95016400	RESTAURANT / BARS
Restaurants/Bars: #Chairs	30

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
---

DGS RESTAURANT GROUP DBA CHICKEN BRASA c/o David Gc  
1155 Brickell Bay Dr, Ph 210  
MIAMI, FL 33131



# CITY OF MIAMI BEACH CERTIFICATE OF USE, ANNUAL FIRE FEE, AND OCCUPATIONAL LICENSE

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

**ACCOUNT #:** RL90144640

Beginning: 10/01/2006

Expires: 09/30/2007

**Parcel No:**

**TRADE NAME:** GARY'S ON THE BEACH  
**IN CARE OF:** GARY SILVA  
**ADDRESS:** GARY'S ON THE BEACH INC  
18151 NE 19 AVE  
NMB, FL 33162-1605

**TRADE ADDRESS:** 1260 WASHINGTON AV

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

A Certificate of Use Occupational License 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 license 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 license are obtained prior to the opening of the new location.

**Additional Information:**

Code	Units	Certificate of Use / Occupation
95002800 95012065	1 13000	BICYCLE RENT/REPAIR GENERAL RETAIL MERCHANT

**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

GARY SILVA  
1260 WASHINGTON AVE  
MIAMI BEACH, FL 33139-4614

**#Error**

# CITY OF MIAMI BEACH CERTIFICATE OF USE, ANNUAL FIRE FEE, AND OCCUPATIONAL LICENSE

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

**ACCOUNT #:** RL97236408

Beginning: 10/01/2006

Expires: 09/30/2007

**Parcel No:**

**TRADE NAME:** TWO WHEEL DRIVE  
**IN CARE OF:** EDUARDO RUIZ  
**ADDRESS:** BIKES OF SOUTH BEACH  
4690 SW 158TH AVE  
MIAMI, FL 33185

**TRADE ADDRESS:** 1260 WASHINGTON AV

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

A Certificate of Use Occupational License 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 license 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 license are obtained prior to the opening of the new location.

**Additional Information:**

Code	Units	Certificate of Use / Occupation
0300	2000	Retail
95002800	1	Bicycle, Rent & Repair
95012065	40000	Merchant Sales

**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**

BIKES OF SOUTH BEACH INC  
1260 WASHINGTON AVE  
MIAMI BEACH, FL 33139-4614

**#Error**

# CITY OF MIAMI BEACH CERTIFICATE OF USE, ANNUAL FIRE FEE, AND OCCUPATIONAL LICENSE

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

**ACCOUNT #:** RL07003153

Beginning: 10/01/2006

Expires: 09/30/2007

**Parcel No:** 42030090040

**TRADE NAME:** SOUTH BEACH ESTATES LLC

**IN CARE OF:** DAVID ELIAS

**ADDRESS:** 450 ALTON ROAD #2303  
MIAMI BEACH FL  
331396317

**TRADE ADDRESS:** 1260 WASHINGTON AV

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

A Certificate of Use Occupational License 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 license 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 license are obtained prior to the opening of the new location.

**Additional Information:**

Code	Units	Certificate of Use / Occupation
0400	1400	Office
95000670	1	Real Estate Brokerage

**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**

SOUTH BEACH ESTATES LLC  
C/O KIMBERLY HENRY  
540 WEST AVE PH 2412  
MIAMI BEACH FL 33139

**#Error**

**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: SOUTH BEACH ESTATES LLC  
IN CARE OF: DAVID ELIAS  
ADDRESS: 450 ALTON RD, APT 2303  
MIAMI BEACH, FL 33139-6765

RECEIPT NUMBER: RL-10000333  
Beginning: 10/01/2007  
Expires: 09/30/2008  
Parcel No: 0242030090040

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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**

237-20th Street for Double Tree Surfcomber Hotel (1717 Collins Av).

**TRADE ADDRESS: 1260 WASHINGTON AVE**

Code	Certificate of Use/Occupation
000670	REAL ESTATE BROKERAGE FIRM, CORP

CERTIFICATE OF USE C_U # OF UNITS RealEst Brokerage FF	400 1400 Y
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FROM: CITY OF MIAMI BEACH  
1700 CONVENTION CENTER DRIVE  
MIAMI BEACH, FL 33139-1819

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PAID  
MIAMI BEACH, FL  
PERMIT No 1525

SOUTH BEACH ESTATES LLC  
540 WEST AVE, APT 2412  
MIAMI BEACH, FL 33139-6789



**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: BARNES USA, LLC  
IN CARE OF: MATHIAS DEBOIS-FROGE  
ADDRESS: 450 ALTON RD, APT 1005  
MIAMI BEACH, FL 33139-6716

RECEIPT NUMBER: RL-10001890  
Beginning: 10/01/2008  
Expires: 09/30/2009  
Parcel No: 0242030090040

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Additional Information

Storage Locations

**TRADE ADDRESS: 1260 WASHINGTON AVE**

Code	Certificate of Use/Occupation
000607	REAL ESTATE BROKER
000670	REAL ESTATE BROKERAGE FIRM, CORP

SQUARE FOOTAGE	1700
# OF BROKERS	1
C_U # OF UNITS	1700
RealEst Brokerage FF	Y

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

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AUGUSTIN LETELLIER  
1260 WASHINGTON AVE  
MIAMI BEACH, FL 33139-4614



**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: DIRECT MAILING & MARKETING CORP.  
DBA:  
IN CARE OF:  
ADDRESS: 1234 Washington Ave  
Miami Beach, FL 33139

LICENSE NUMBER: BTR007446-09-2019  
Beginning: 11/18/2019  
Expires: 09/30/2020  
Parcel No: 0242030090050

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

Storage Locations

TRADE ADDRESS: 1234 Washington Ave

Code	Business Type
95013800	OFFICE (ANY OTHER NOT LISTED)

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

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DIRECT MAILING & MARKETING CORP.  
1234 Washington Ave  
Miami Beach, FL 33139





# CITY OF MIAMI BEACH CERTIFICATE OF USE, ANNUAL FIRE FEE, AND OCCUPATIONAL LICENSE

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

**ACCOUNT #:** RL01001008

Beginning: 10/01/2006

Expires: 09/30/2007

**Parcel No:** 42030090050

**TRADE NAME:** SOUTH BEACH BARTENDING, INC.

**IN CARE OF:** DEREK FONSECA

**ADDRESS:** 717 ESPANOLA WAY

#208

MIAMI BEACH FL 33139

**TRADE ADDRESS:** 1234 WASHINGTON AV

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

A Certificate of Use Occupational License 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 license 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 license are obtained prior to the opening of the new location.

**Additional Information:**

Department of Education License # 2395

**Code**

**Units**

**Certificate of Use / Occupation**

1100

1

Schools, Day Care, Nurse

95015700

1

Private School

**FROM: CITY OF MIAMI BEACH**

**1700 CONVENTION CENTER DRIVE**

**MIAMI BEACH, FL. 33139-1819**

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**MIAMI BEACH, FL  
PERMIT No 1525**

**SOUTH BEACH BARTENDING SCHOOL**

**1234 WASHINGTON AVE., #302**

**MIAMI BEACH, FL**

**33139**

**#Error**

# CITY OF MIAMI BEACH CERTIFICATE OF USE, ANNUAL FIRE FEE, AND OCCUPATIONAL LICENSE

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

**ACCOUNT #:** RL02002052

Beginning: 10/01/2006

Expires: 09/30/2007

**Parcel No:** 42030090050

**TRADE NAME:** ARCA INC.  
**IN CARE OF:** TOMMASO CARDANA  
**ADDRESS:** 815 EUCLID AV. #12  
MIAMI BEACH FL 33139

**TRADE ADDRESS:** 1234 WASHINGTON AV

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

A Certificate of Use Occupational License 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 license 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 license are obtained prior to the opening of the new location.

**Additional Information:**

Code	Units	Certificate of Use / Occupation
0400	650	Office
95004607	1	Consultant, Management

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

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PERMIT No 1525**

TOMMASO CARDANA  
1234 WASHINGTON AV# 205  
MIAMI BEACH FL 33139

**#Error**

**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: TOMSON INC./ #205  
IN CARE OF: TOMMASO CARDANA  
ADDRESS: 1622 PENNSYLVANIA AVE, APT 205  
MIAMI BEACH, FL 33139-7719

RECEIPT NUMBER: RL-02002233  
Beginning: 10/01/2012  
Expires: 09/30/2013  
Parcel No:

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This Receipt may be transferred:

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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: 1234 WASHINGTON AVE, STE 205**

Code	Certificate of Use/Occupation
004600	CONSULTANT, ADVISOR, & PRACTITIONERS

CERTIFICATE OF USE	400
C_U # OF UNITS	650
Consultant_Advisr FF	Y

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

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

TOMMASO CARDANA/TOMSON INC.  
1000 S POINTE DR, APT 407  
MIAMI BEACH, FL 33139-7320





# BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

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

## VIA HAND DELIVERY AND ELECTRONIC SUBMITTAL

December 2, 2019

Michael Belush, Chief of Planning and Zoning  
Planning Department  
City of Miami Beach  
1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach, Florida 33139

Re: Request for Conditional Use Permit Approval for the Properties located at  
1234-1260 Washington Avenue

Dear Mr. Belush:

This law firm represents Urbin Miami Beach Partners, LLC ("Applicant") the contract purchaser of the properties located at 1234 and 1260 Washington Avenue (collectively the "Property") within the City of Miami Beach ("City"). Please consider this letter the Applicant's letter of intent in support of the following conditional use requests:

1. An Open Air Entertainment Establishment: bar located on the ground floor fronting Washington Avenue, opens onto the hidden plaza courtyard area and completely covered with floor above ("Ground Floor Bar");
2. An Outdoor Entertainment Establishment: rooftop pool area split with an upper and lower deck with an occupant content of less than 200 persons ("Pool"); and
3. An Outdoor Entertainment Establishment/ Neighborhood Impact Establishment: bar located on the rooftop, separate from the Pool, with seating and a retractable roof with an occupant content of 200 or more persons ("Rooftop Bar").

Property Description. The Property is approximately 33,488 square feet (0.77 acres) in size, located between Drexel Avenue on the west and Washington Avenue on the east at 13<sup>th</sup> Street. The Miami-Dade County Property Appraiser's Office identifies the Property's two parcels with Folio Nos. 02-4203-009-0050 and 02-4203-009-0040.

There are currently two (2) structures on the Property. On the portion of the Property associated with the address 1234 Washington Avenue, there is an office building constructed in 1961 (the "1234 Parcel"). On the portion of the Property associated with the address 1260 Washington Avenue, there is a one-story retail building constructed in 1948 and significantly modified overtime (the "1260 Parcel").

The Property is located in the Flamingo Park Local Historic District and the Miami Beach National Register Architectural District. The Property is zoned CD-2, Commercial, and Medium Intensity ("CD-2"). The CD-2 zoning district provides recently amended development incentives for the Washington Avenue corridor in which the Property is located. To the north of the Property is the historic U.S. Post Office, and to the east and south are a variety of commercial uses.

Development Program. The Applicant proposes to retain the existing 1234 Parcel, and request through a concurrent Historic Preservation Board ("HPB") application that it be designated a historically contributing structure. The 1260 Parcel will be redeveloped with a new mixed-use building comprised of retail, commercial, hotel, and co-living residential units (the "Project"). Approximately 18,766 square feet of gross floor area will remain, and there will be approximately 48,207 square feet of gross new construction.<sup>1</sup> The Project will be seven-stories tall, and have frontages on three-sides: Washington Avenue, 13<sup>th</sup> Street, and Drexel Avenue.

The programing for the new structure fronting Washington Avenue on the ground floor will consist of two (2) micro-retail units, two (2) restaurants with indoor entertainment and outdoor seating, one (1) bar counter accessible from the internal plaza, and the lobbies for the 1234 Parcel and the 1260 Parcel. Vehicular access will be from 13<sup>th</sup> Street and egress will be onto Drexel Avenue. Parking and one (1) loading space will be internal to the building on the ground floor, as well as eight (8) bicycle racks. Three (3) additional loading spaces will be located on 13<sup>th</sup> Street for the non-exclusive use of the Project.

The second and third floors of the new structure will contain the forty-nine (49) co-living units and suites. Two (2) units will be two-bedrooms, six (6) units will be three-bedrooms, and two (2) units will be four-bedrooms. Thirty-nine (39) units will be considered Junior Studios, 275 square feet in size. The fourth, fifth, and sixth floors of the new structure will contain fifty-six (56) hotel rooms. Two (2) of the hotel rooms will be suites 331-388 square feet in size, and the remaining hotels rooms will be standard size between 208 and 275 square feet.

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<sup>1</sup> A Conditional Use Permit for new construction over 50,000 square feet is not required.

Active uses of the roof top of the new structure are purposefully pushed towards Washington Avenue. A pool and deck area is parallel to Washington Avenue, and the roof top bar is located at the northeastern most corner of the Property.

Proposed Entertainment. The Project offers three (3) entertainment venues that will be open to the public, and require conditional use approval: Ground Floor Bar, Pool, and Rooftop Bar. See Exhibit A, Entertainment Programing.

The Ground Floor Bar is an Open Air Entertainment Establishment. It is located on the ground floor, sandwiched between the two structures, covered above, and accessible from Washington Avenue. The hours of operation and entertainment are proposed from 11:00 AM to 5:00 AM, and the maximum occupancy is 104 persons. The intended programing of the ground floor bar will include DJ and live music.

The Pool is an Outdoor Entertainment Establishment. The pool area, including the water, will be limited to an occupancy of 130 persons for hotel guests and residents. Access to the Pool is from the internal lobby of the 1260 Parcel. The patrons and service of the Pool are separated from the Rooftop Bar. The hours of operation are from 7:00 AM to 12:00 AM, and entertainment will be limited on Sunday through Wednesday from 11:00 AM to 9:00 PM, and on Thursday through Saturday from 11:00 AM to 11:00 PM. The intended entertainment programing for the Pool is DJ and live music.

The Rooftop Bar is an Outdoor Entertainment Establishment, and satisfies the criteria of a Neighborhood Impact Establishment. The proposed Rooftop Bar is located at the northeastern corner of the Property, as far away from residential uses as possible on the site. Access to the Rooftop Bar is from the internal lobby of the 1260 Parcel. It will be open to the public from 11:00 AM to 12:00 AM, and the hours of entertainment will be limited on Sunday through Wednesday from 11:00 AM to 9:00 PM, and on Thursday through Saturday from 11:00 AM to 11:00 PM. The occupancy of the roof top bar is limited to a maximum occupancy of 219 persons, and only 63 seats.

Conditional Use Requests. Given that the Project includes an Open Air Entertainment Establishment, two (2) Outdoor Entertainment Establishments, one of which is a Neighborhood Impact Establishments, conditional use requests are necessary pursuant to Section 142-303(a) of the City of Miami Beach Code of Ordinances ("City Code"). The Applicant respectfully requests Planning Board approval for the following conditional uses:

1. Pursuant to Section 142-303(a)(13) of the City Code, approval of an Open Air Entertainment Establishment for a partially covered, ground floor bar accessible from Washington Avenue;
2. Pursuant to Section 142-303(a)(11) of the City Code, approval of an Outdoor Entertainment Establishment for a Pool that will be open to the public; and
3. Pursuant to Section 142-303(a)(12) of the City Code, approval of an Outdoor Entertainment Establishment and Neighborhood Impact Establishment for the Rooftop Bar that is open to the public.

General Guidelines for Conditional Uses. Pursuant to City Code Section 118-191(a), review and approval of conditional uses includes evaluation of the proposed use in relation to the following guidelines:

- (1) The use is consistent with the comprehensive plan or neighborhood plan if one exists for the area in which the property is located.**

A mixed-use Project with on-site parking is consistent with the Comprehensive Plan and permitted by the underlying CD-2 regulations. The purpose of the Medium Intensity Commercial Category is to provide development opportunities that enhance the desirability and quality the commercial areas, which serve the entire City. The Project will activate the intersection of 13<sup>th</sup> Street and Washington Avenue, at the heart of the Washington Avenue Overlay with various types of commercial uses that are permitted, such as professional offices, retail sales and service establishments, and restaurants. The Project utilizes several zoning incentives that were amended into the CD-2 zoning regulations this year.

- (2) 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.**

Construction of the Project is not expected to have any negative impact in excess of the thresholds of level of service provided for in the City comprehensive Plan. The Project will satisfy its own required parking supply, utilizing valet and off-site parking garages, and will also provide desired micro-retail and hotel uses along a mass transit corridor. A traffic study, included with the application materials, concludes that the Project will not adversely impact the traffic in the area. The Applicant is proposing mitigation for any noise impacts, and as many resiliency measures as feasible.

- (3) Structures and uses associated with the request are consistent with these land development regulations.**



The Applicant has filed a companion application to the HPB for Certificates of Appropriateness for the design of the structures and historic designation of the 1234 Parcel. The Applicant is proposing forward-thinking co-living units that were recently adopted into the CD-2 Land Development Regulations. This allows additional public spaces and flexibility for offices tenants and retailers to remain in Miami Beach. The three (3) entertainment uses are accessory to the Project, will provide additional amenity space for residents and guests, as well as tenants of the office spaces.

**(4) The public health, safety, morals, and general welfare will not be adversely affected.**

The Project will not adversely impact the public health, safety, morals, and general welfare. This innovative redevelopment will preserve the 1961 office building and provide a variety of uses for Miami Beach residents and visitors. It will benefit the community by serving as a catalyst project to revitalize Washington Avenue with residential and hotel units, and further the efforts to improve the streetscape. The enhanced pedestrian experience opens onto the historic U.S. Post Office. The Project also includes lush shade trees. The intent is of the new uses is to incentivize local retails and generate jobs, thereby stimulating the local economy. The limited occupancies and hours of service provide an additional safeguard for the public.

**(5) Adequate off-street parking facilities will be provided.**

The Applicant will provide ample off-street parking spaces onsite with valet services. Based on the recent Washington Avenue incentives, parking is not required for the existing and new uses. The Applicant is utilizing off-street parking spaces and valet survives to provide parking for guests, residents, and tenants. The Project also features shaded bicycle parking at the corner of Drexel Avenue and 13<sup>th</sup> Street.

**(6) Necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.**

The Applicant is proposing 24/7 security on the Property, security cameras at all major entrance and exits points. The point of sale locations and elevators will also be monitored with security cameras. The operator will schedule additional security on high occupancy days, and will ensure additional security at the higher occupancy locations within the Property. There will be additional security at all entertainment locations. This will ensure protection of the Property and the neighborhood.

**(7) The concentration of similar types of uses will not create a negative impact on the surrounding neighborhood. Geographic concentration of similar types of conditional uses should be discouraged.**

This portion of the Washington Avenue corridor lacks hotel uses and mixed-use projects, and needs revitalization projects, such as this one. Often Washington Avenue is deserted at night. The Project will have active daytime and nighttime uses. The Applicant is preserving 1234 Parcel and orienting development of the 1260 Parcel to highlight the historic U.S. Post Office to the north. All active uses are focused on Washington Avenue. This is an ideal location for redevelopment, as it will pose a positive impact on the surrounding neighborhood.

Supplemental Review Criteria for Outdoor Entertainment Establishments, Open Air Entertainment Establishments, and Neighborhood Impact Establishments. Pursuant to Section 142-1362(a) of the Code, the Planning Board's review of an application for the Ground Floor Bar, and Pool, and Rooftop Bar considers the following supplemental review guidelines:

- (1) An operational/business plan which addresses hours of operation, number of employees, menu items, goals of business, and other operational characteristics pertinent to the application.**

The Applicant has included in the application materials an Operations Plan, which provides the hours of operation and entertainment, anticipated number of employees, and the goals, intent, and inspiration for the business.

- (2) A parking plan which fully describes where and how the parking is to be provided and utilized, e.g., valet, selfpark, shared parking, after-hour metered spaces and the manner in which it is to be managed.**

The Applicant has submitted a traffic study that includes additional information regarding the valet parking service and shared parking usage. The main pedestrian-friendly uses and entrances front Washington Avenue. The vehicular ingress to the ground floor parking level is from 13<sup>th</sup> Street and the exit is onto Drexel Avenue. The pedestrians and vehicles were purposefully separated for safety reasons.

- (3) An indoor/outdoor crowd control plan which addresses how large groups of people waiting to gain entry into the establishment, or already on the premises will be controlled.**

The main entrance for pedestrians to the lobbies and elevators is from Washington Avenue. Persons that arrive by car are limited to enter the Property from 13<sup>th</sup> Street and must walk through the internal, shaded plaza to enter the office building or new structure. Elevators in the lobby take guests to the Pool and Rooftop bar. This

area will be monitored 24/7. Ample space is provided in the plaza for patrons of the ground floor bar. Employees will monitor occupancy and manage the crowd, advising patrons that the venues are full and to return another time as necessary.

**(4) A security plan for the establishment and any parking facility, including enforcement of patron age restrictions.**

Security cameras will be located at all entrances and perimeter areas. Locks will be fitted at key access points around the exterior of the Property and throughout the interior of the Property to ensure security. Off-street parking will be exclusively valet. The staff at the Alcohol Establishments will be assisted by building security to prevent any underage alcohol consumption by verifying the age of patrons.

**(5) A traffic circulation analysis and plan which details the impact of projected traffic on the immediate neighborhood and how this impact is to be mitigated.**

A traffic study by TrafTech Engineering, included in the application materials, provides a traffic circulation analysis and plan with details of impacts at nearby intersections. Based on the study, the Project will not result in adverse impacts to the surrounding area. Vehicles have exclusive entry on 13<sup>th</sup> Street and exit onto Drexel Avenue. There is sufficient driveway length and valet staff to ensure that there is no queuing onto the abutting roadways.

**(6) A sanitation plan which addresses on-site facilities as well as off-premises issues resulting from the operation of the establishment.**

The trash area is located within the building. The Applicant will contract with a waste collection company for refuse collection as needed during daytime hours only, and not before 8:00 AM. Internally, cleaning and maintenance staff will monitor the Property and its adjoining rights-of-way to maintain the areas clean and free from debris.

**(7) A noise attenuation plan which addresses how noise will be controlled to meet the requirements of the noise ordinance.**

Following the specifications of the acoustic study by Edward Dugger and Associates, P.A., the Applicant will strategically install speakers that do not direct west or upward for any of the entertainment venues. On the roof top, the parapet structures and areas for back-of-house operations effectively divert sound from the residential

areas on the west. The Applicant is proposing a retractable roof structure over the roof top bar area to further mitigate noise impacts. The ground floor entertainment areas are also eastward facing and more enclosed to ensure minimal impact.

**(8) Proximity of proposed establishment to residential uses.**

Part of the mixed-use Project includes residential units, and to the west of the Property is a multi-family residential neighborhood. Fronting the Property, on Washington Avenue are commercial uses. All entertainment uses and activity is purposefully directed towards Washington Avenue. The Applicant is respectful of its residents and neighbors, and is proactive in designing the uses so that noise is contained onsite.

**(9) Cumulative effect of proposed establishment and adjacent pre-existing uses.**

The proposed entertainment uses are important for the hotel and co-living vision for the Project. It will attract to the vibrancy of this area, and provide new amenities in close proximity for residents and visitors. The three (3) venues are part of the overall Project, and are necessary for the success of the development. The existing office uses will be updated and more flexible for tenants, and the existing retail building, which previously contained mostly restaurants, will be expanded for greater opportunities. This is an opportunity, on a major corridor, to have much needed day and night complementary uses.

Sea Level Rise and Resiliency Criteria. The Project advances the sea level rise and resiliency criteria in Section 133-50(a) of the City Code as follows:

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

Yes, a recycling and salvage plan for the demolition of the one-story building will be provided at permitting.

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

Hurricane proof impact windows will be provided.

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

Yes, the Applicant will provide, where feasible, passive cooling systems.

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

Resilient landscaping will be provided.

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

Yes.

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

The ground floor areas will be adaptable to raised public rights-of way and adjacent properties.

**(7) Where feasible and appropriate. All critical mechanical and electrical systems are located above base flood elevation.**

All mechanical and electrical systems will be located above base flood elevation.

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

The office building on the 1234 Parcel will be designated as a historic contributing structure, and the Applicant proposes to renovate and preserve it in place.

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

Michael Belush, Chief of Planning and Zoning  
December 2, 2019  
Page 10 of 11

Yes, when habitable space is located below base flood elevation, wet or dry flood proofing systems will be provided.

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

Water retention systems will be provided as part of the resiliency goals of the Project.

**(11) Cool pavement materials or porous pavement materials shall be utilized.**

Yes.

**(12) The design of each project shall minimize the potential for heat island effects on-site.**

Yes, the Applicant is proposing rainwater retention on site, and specific materials and landscaping to minimize any potential for heat island effects on-site.

Conclusion. Approval of the Project, and conditional uses, will promote quality redevelopment and reuse of the Property. The Project respectfully revitalizes the heart of the Washington Avenue corridor by providing a quality mixed-use project that activates the area both day and night with appropriate safeguards. The entertainment establishments front Washington Avenue and sound attenuation mitigation efforts are in place to focus the entertainment away from the multi-family residential area on the west. Granting of the requested Conditional Use Permits will be in harmony with the intent and purpose of the City's Comprehensive Plan and Land Development Regulations, and will not be injurious to the area involved or otherwise detrimental to the public welfare.

Based on these reasons, the Applicant respectfully requests your favorable review and recommendation of this application. If you have any questions or comments with regard to the application, please give me a call at (305) 377-6231.

Sincerely,

  
for  
Michael W. Larkin

cc: Emily K. Balter

**Exhibit A**  
**Entertainment Programing**

VENUE	OCCUPANCY	SEATING	HOURS OF OPERATION	HOURS OF ENTERTAINMENT	CUP REQUEST
Ground Floor Bar	104	104 Outdoor	11AM-5AM	11AM-5AM	Open Air Entertainment Establishment
Pool	130	24	7AM-12AM	Sun-Wed: 11AM-9PM Thurs-Sat: 11AM-11PM	Outdoor Entertainment Establishment
Rooftop Bar	219	63	11AM-12AM	Sun-Wed: 11AM - 9PM Thurs- Sat: 11AM-11PM	Outdoor Entertainment Establishment/Neighborhood Impact Establishment



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rdrmiami.com | diana@rdrmiami.com | 305.498.1614

November 5, 2019

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

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

**SUBJECT:** 1234 Washington Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-4203-009-0050

**LEGAL DESCRIPTION:** 3-4 54 42 34 53 42 OCEAN BEACH ADD NO 3 PB 2-81 LOT 4 & N1/2 LOT 5 BLK 22

**SUBJECT:** 1260 Washington Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-4203-009-0040

**LEGAL DESCRIPTION:** OCEAN BEACH ADD NO 3 PB 2-81 LOTS 1 TO 3 INC BLK 22

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,

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Diana B. Rio

Total number of property owners without repetition: **347, including 12 international**

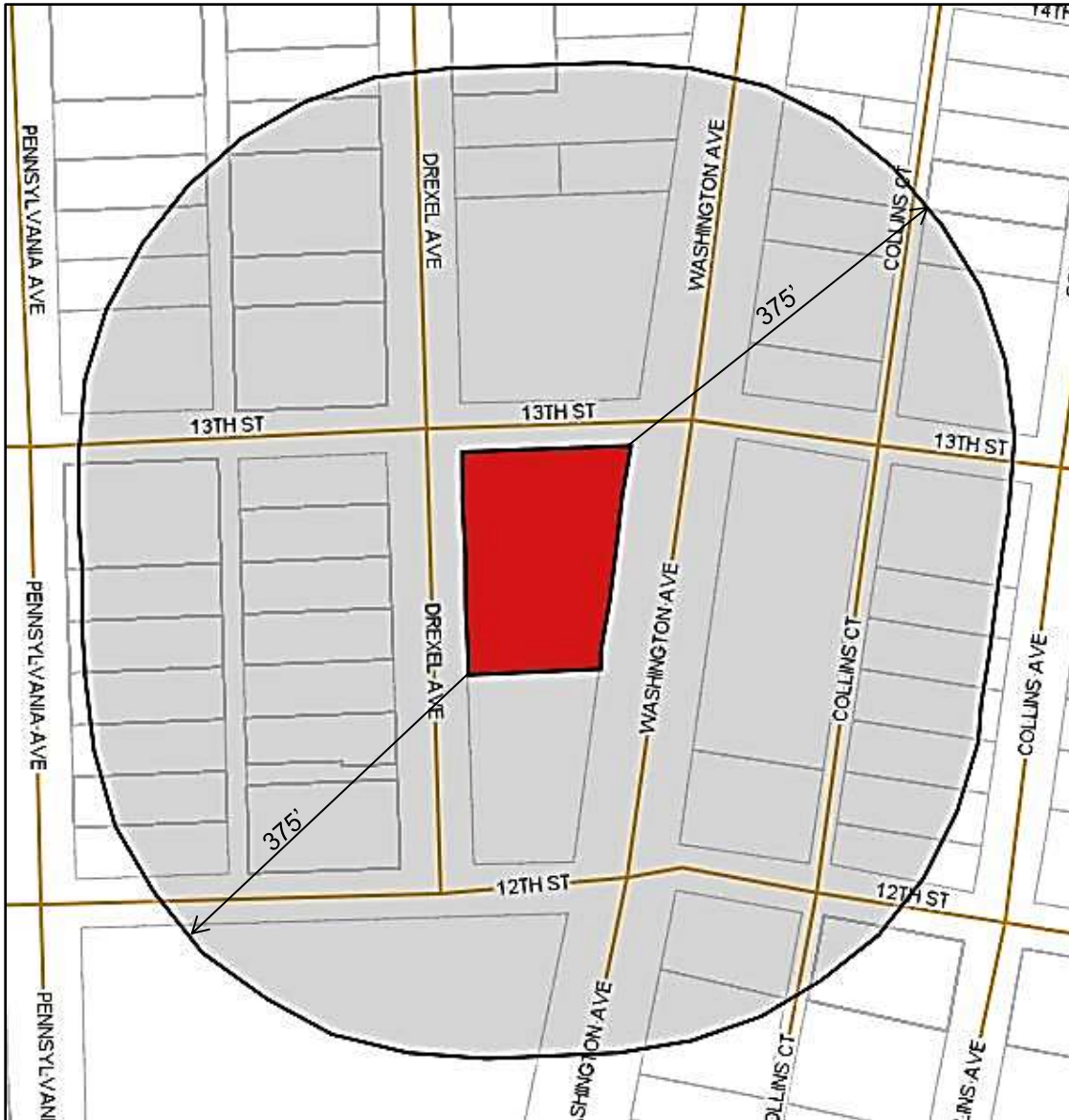




rdr miami | public hearing notification services

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

## 375' RADIUS MAP



**SUBJECT:** 1234 Washington Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-4203-009-0050

**LEGAL DESCRIPTION:** 3-4 54 42 34 53 42 OCEAN BEACH ADD NO 3 PB 2-81 LOT 4 & N1/2 LOT 5 BLK 22

**SUBJECT:** 1260 Washington Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-4203-009-0040

**LEGAL DESCRIPTION:** OCEAN BEACH ADD NO 3 PB 2-81 LOTS 1 TO 3 INC BLK 22

Name	Address	City	State	Zip	Country
ANDREW R P GRIMES	107 ALCORN AVE	TORONTO ON M4V 1E5			CANADA
AYMAN MOHAMMED AL ARABI	256 JARVIS ST UN7B	TORONTO ON M5B 2J4			CANADA
CARLO VEDOVATO &W BRIGITTE L	VIA TIZZANI 94	00151 ROMA			ITALY
CRISTIAN R ANTUNEZ ASSAF EL SIGERAL PRINCIPAL	TORRE B #14 RESIDENCIA JARDINEROS	CARACAS			VENEZUELA
DON BURNS AILEEN BURNS	WELLINGTON HOUSE CAPTAINS ROW	LYMINGTON HAMPSHIRE S041 9RR			UNITED KINGDOM
EDIANA ALICE BALLERONI	R DR VIRGILIO DE CARVALHO PINTO 343 AP 212	SAO PAULO 05415030			BRAZIL
JOSEE COLLURA	1612 LECLAIR VERDUN	MONTREAL H4H 2M8			CANADA
LAURA GUNNELL	218 APPLETON CT	NEWMARKET ON L37 0B8			CANADA
LOUIS GITELMAN &W SIMA L E REM-LOLA GOLBERG	51 FOXHILL	D.D.O.P. QUEBEC H9A 2Y5			CANADA
PETER BAIER &W ANDREA	FREISTAEDTER STR 313	A4040 LINZ			AUSTRIA
REGINA ALLOUL	1105 MILTON AVE CHOMEDEY	LAVAL QC H7W 1V9			CANADA
SUSANNA ISGRO & MARIA ELENA LUCCHI	VIA CITTA DELLA PIEVE NO 83	00191 ROME			ITALY
1201 PENNSYLVANIA SOUTH BEACH LLC	1545 NW 8 AVE 115	MIAMI	FL	33136	USA
1208 COLLINS AVE LLC	1208 COLLINS AVE	MIAMI BEACH	FL	33139-4607	USA
1219 PENNSYLVANIA AVE INC	1421 DANDELION LN	WEST PALM BEACH	FL	33415	USA
1220 COLLINS AVENUE INC C/O FRAZIER HOTTE & ASSOCIATES PA	1220 COLLINS AVE	MIAMI BEACH	FL	33139	USA
1231 PENNSYLVANIA 8 LLC	247 7 STREET	JERSEY CITY	NJ	07302	USA
1231 PENNSYLVANIA 9 LLC	247 SEVENTH ST	JERSEY CITY	NJ	07302	USA
1234 PARTNERS LTD % JONATHAN FRYD	523 MICHIGAN AVE	MIAMI BEACH	FL	33139-6317	USA
1236 DREXEL INVESTMENTS LLC	3070 FREEMAN ST	MIAMI	FL	33133	USA
1238 COLLINS AVE CORP % EUGENE J HOWARD ESQUIRE	9441 E. BROADVIEW DR	BAY HARBOR ISLANDS	FL	33154	USA
1250 DREXEL 12 LLC	761 86 STREET	MIAMI BEACH	FL	33141	USA
1250 DREXEL 2 4 LLC	761 86 ST	MIAMI BEACH	FL	33141	USA
1255PSLC LLC	283 CATALONIA AVE 200	CORAL GABLES	FL	33134	USA
1300 COLLINS LLC	1300 COLLINS AVE #100	MIAMI BEACH	FL	33139-4234	USA
1330 COLLINS LLC	16885 DALLAS PARKWAY	ADDISON	TX	75001	USA
1331 WASHINGTON BUYER LLC	140 N FEDERAL HWY	BOCA RATON	FL	33432	USA
1370 WASHINGTON LLC C/O GREENBERG & COMPANY	1370 WASHINGTON AVE #306	MIAMI BEACH	FL	33139	USA
ABDERRAHIM GOMRI	1320 DREXEL AVE #306	MIAMI BEACH	FL	33139	USA
ALAN BILMES TRS THE BILMES WRIGHT TR MICHAEL WRIGHT TRS	1235 PENNSYLVANIA AVE 3E	MIAMI BEACH	FL	33139	USA
ALAN FISHMAN	1255 PENNSYLVANIA AVE UNIT 203	MIAMI BEACH	FL	33139-4497	USA
ALBA L TELLERIA	1245 PENNSYLVANIA AVE #6	MIAMI BEACH	FL	33139-4032	USA
ALBANS ASSETS LLC	14 CURTIS AVE	WEST ORANGE	NJ	07052	USA
ALEJANDRO ALVAREZ	71 NE 46 ST	MIAMI	FL	33137-3421	USA
ALL PROSPERITY LLC	PO BOX 414064	MIAMI BEACH	FL	33141	USA
ALLEN GABER	PO BOX 191617	MIAMI BEACH	FL	33119	USA
AMIT BHAKOO BHIM BHAKOO	22 SULTANS COURT	WILLIAMSVILLE	NY	14221	USA
ANDA58 LLC	1300 PENNSYLVANIA AVE #308	MIAMI BEACH	FL	33139	USA
ANDREA ASTORI FEDERICA BENVENUTI	1320 DREXEL AVE #201	MIAMI BEACH	FL	33139	USA
ANDREA BALLERINI	1308 DREXEL AVE #306	MIAMI BEACH	FL	33139-8128	USA
ANDREA DEGIUSEPPE	1255 PENNSYLVANIA AVE 206	MIAMI BEACH	FL	33139-4497	USA
ANDREA THOMPSON	503 12 ST #4	MIAMI BEACH	FL	33139-4549	USA
ANGEL A WILSON TRS JANICE R RESCH LIVING TR	251 MICHAEL AVE	DECATUR	IL	62526	USA
ANTONIO RIFA	1334 COLLINS AVE UNIT 501	MIAMI BEACH	FL	33139-4227	USA
AP ENTERPRISES OF MIAMI BEACH LLC	871 NW 81 TER	PLANTATION	FL	33324	USA
ARIELLE COTE COLISSON	10302 LESLIE STREET	SILVER SPRING	MD	20902	USA
ARLENE DE LA TORRE	3 ISLAND AVE #14-H	MIAMI BEACH	FL	33139-1372	USA
ARMENIA RODRIGUEZ	1252 DREXEL AVE #5	MIAMI BEACH	FL	33139-8214	USA
ARNAUD KOSZOWSKI	2301 COLLINS AVE 1422	MIAMI BEACH	FL	33139	USA
AYDIN TOZEREN EMINE CEYLAN TOZEREN	1442 S STREET NW	WASHINGTON	DC	20009	USA

AYNI MANAGEMENT CORPORATION	822 SANTIAGO ST	CORAL GABLES	FL	33134	USA
AZCO INVESTMENTS LLC	1239 COLLINS AVE	MIAMI BEACH	FL	33139	USA
BAKODOKS LLC	842 MERIDIAN AVE UNIT 3F	MIAMI BEACH	FL	33139	USA
BARRY D MEISELMAN TOBA MEISELMAN TR BARRY MEISELMAN 2013 FAMILY TRS	9850 E BROADVIEW DR	BAY HARBOR ISLANDS	FL	33154	USA
BASQUERO TRANSLATION INC	3265 SW 2 ST	DEERFIELD BEACH	FL	33442	USA
BEATRIZ DE LA MAZA JTRS TERESITA BALDOR JTRS	10502 SW 46 ST	MIAMI	FL	33165	USA
BEGONA SEIJAS	1235 PENNSYLVANIA AVE #4C	MIAMI BEACH	FL	33139-4467	USA
BENJAMIN M MONDAY OLIVIA A CASA MONDAY GINEVRA CASA SMITH	2958 S LINCOLN ST	ENGLEWOOD	CO	80113	USA
BIRI US LLC	3901 NW 79 AVE 104	MIAMI	FL	33166	USA
BLUE MARLIN INV INC	637 12 ST #8	MIAMI BEACH	FL	33139	USA
BP 1226 LLC	1211 ALTON RD	MIAMI BEACH	FL	33139	USA
BP 1348 LLC	1211 ALTON RD	MIAMI BEACH	FL	33139	USA
BRB REAL ESTATE PROPERTIES INC	1680 MICHIGAN AVE STE 910	MIAMI BEACH	FL	33139	USA
BRIAN F BARTON	9 ISLAND AVE #409	MIAMI BEACH	FL	33139-	USA
BRIAN HAZZEL MALDONADO	3242 MARY ST # S 117	MIAMI	FL	33133	USA
BROOK A ANDERSON	2407 DEERCROFT DR	MELBOURNE	FL	32940-6378	USA
BUFFY 21 LLC C/O HOWARD CHASE REAL ESTATE LLC	1354 WASHINGTON AVE 220	MIAMI BEACH	FL	33139	USA
CANELLI CONDOS LLC	40 DANADA DR	WHEATON	IL	60189	USA
CARLO J MICHELUTTI	1330 DREXEL AVE APT 206	MIAMI BEACH	FL	33139-8109	USA
CARLOS A CASTELLANOS	1330 DREXEL AVE #101	MIAMI BEACH	FL	33139-8109	USA
CARLOS DE LA PUENTE	209 EAST 59 ST	NEW YORK	NY	10022	USA
CARLOS M ALVARINO TRS MADELYN L ALVARINO TRS CARLOS M ALVARINO	1150 COLLINS AVE #401	MIAMI BEACH	FL	33139	USA
CARMELA PRESTON	14W 103 ST 4C	NEW YORK	NY	10025	USA
CARM REAL ESTATE FLORIDA CORP	1334 COLLINS AVE #304	MIAMI BEACH	FL	33139	USA
CARPINO LLC	PO BOX 398976	MIAMI BEACH	FL	33239	USA
CESAR DELLA BIANCIA	430 E 63 ST APT 5-1	NEW YORK	NY	10021	USA
CHANDANIS 1 INVESMTENT LLC ASHISH PATEL DHAVAL SHAH	PO BOX 144	WINDER	GA	30680	USA
CHARLES H BURKE JR &W DIONISIA	42 STURGES RD	WEST ROXBURY	MA	02132	USA
CHRISTELLE GOSSELIN	1308 DREXEL AVE # 312	MIAMI BEACH	FL	33139	USA
CHRISTINA A C HIRSCHHORN	1235 PENNSYLVANIA AVE #2-B	MIAMI BEACH	FL	33139-4437	USA
CHRISTINE A GUDAITIS	2155 WASHINGTON CT APT 603	MIAMI BEACH	FL	33139-1983	USA
CHUN UNG CHUNG	1231 PENNSYLVANIA AVE #3	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CLEVER HOUSE LLC	3150 SAN MICHELE DRIVE	PALM BEACH GARDENS	FL	33418	USA
CLOUD MIAMI REAL ESTATE INC	1680 MICHIGAN AVE STE 910	MIAMI BEACH	FL	33139	USA
CLOVIS LOPES DA COSTA RODRIGO GUANDELINI VIANNA	1330 DREXEL AVE # 106	MIAMI BEACH	FL	33139	USA
CMGG LLC C/O REALTY GROUP OF MIAMI	90 ALTON RD TH SOUTH	MIAMI BEACH	FL	33139	USA
COLLY PROPERTIES 302 LLC	115 E PALM MIDWAY	MIAMI BEACH	FL	33139	USA
CRISTINA TSCHANG	1330 DREXEL AVENUE #205	MIAMI BEACH	FL	33139	USA
CRYSTAL V HOVER LE ANN I JOHANSSON LE REM CRYSTAL V HOVER TRS JTRS	224 S HELBERTA AVE UNIT C	REDONDO BEACH	CA	90277	USA
DANIELLE LOUISE WARNAAR	1342 DREXEL AVE # 307	MIAMI BEACH	FL	33139	USA
DANIELLE RIZZO MANTELLI TRS	503 12 STREET #7	MIAMI BEACH	FL	33139	USA
DARIO PRANCKEVICIUS VIVIANE PRANCKEVICIUS	1211 PENNSYLVANIA AVE E1	MIAMI BEACH	FL	33139	USA
DAUPHIN MUTEBA KAZADI C/O GRAND CENTRAL STATION	PO BOX 5008	NEW YORK	NY	10163-5008	USA
DAVID N HARDY TRS	117 ALEDO AVE	CORAL GABLES	FL	33134	USA
DAVID P NGUAH	1308 DREXEL AVE #207	MIAMI BEACH	FL	33139-8126	USA
DAVID W SPANGLER	1218 DREXEL AVE #102	MIAMI BEACH	FL	33139-8070	USA
DEBRA EMERSON	1007 W COLLEGE AVE 302	SANTA ROSA	CA	95401	USA
DHAVAL SHAH CHAULA SHAH	PO BOX 144	WINDER	GA	30680	USA
DMITRII PERFILEV	1824 MONROE ST 9	HOLLYWOOD	FL	33020	USA
DOMENICO IODICE GIANFRANCO IAZZETTA	1255 PENNSYLVANIA AVE #107	MIAMI BEACH	FL	33139-4497	USA

DOMINA D ISANTO	1255 PENNSYLVANIA AVE 303	MIAMI BEACH	FL	33139	USA
DONALD ROBERT ABRAHAMSON (JR)	1242 DREXEL AVE #206	MIAMI BEACH	FL	33139-8206	USA
DORI M GROVES &H ALFONSO M LOPEZ	9530 SEPULVEDA BLVD #1	NORTH HILLS	CA	91343-3393	USA
DORIS SANCHEZ	21415 NW 13 CT #208	MIAMI	FL	33169	USA
DREXEL 100 LLC	550 11 ST # 208	MIAMI BEACH	FL	33139	USA
DREXEL 1330 203 LLC	1521 ALTON RD #472	MIAMI BEACH	FL	33139	USA
DREXEL 2 LLC C/O DBO	2121 PONCE DE LEON BLVD 11 FL	CORAL GABLES	FL	33134	USA
DREXEL PLAZA PARKING INC	1218 DREXEL AVE STE 207	MIAMI BEACH	FL	33139-8072	USA
DREXEL SOBE MANAGEMENT LLC	5975 FRESH POND RD	MASPETH	NY	11378	USA
E D Y INC	1051 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
EDEN SET LLC	20201 EAST COUNTRY CL DR #2507	AVENTURA	FL	33180	USA
EGM HOLDING GROUP	4920 NW 165 ST	MIAMI GARDENS	FL	33014	USA
ELEPHANT GROUP LLC	910 JEFFERSON AVE # 2D	MIAMI BEACH	FL	33139	USA
ELI DA SILVA	1775 WASHINGTON AVE APT 11C	MIAMI BEACH	FL	33139-7544	USA
ELIZABETH BORBOLLA	13309 SW 1 ST	MIAMI	FL	33184-1170	USA
EMILIO PELLICCIOTTA OMBRETTA ANIASI	140 OCEAN DR	MIAMI BEACH	FL	33139	USA
EMMA D SHANER	1334 COLLINS AVE UNIT 602	MIAMI BEACH	FL	33139-4228	USA
ENISA VUKOTIC	19 S BAYARD LN	MAHWAH	NJ	07430	USA
FABRICE LOCKMAN C/O ALFIAY HOLDINGS LLC	301 ARTHUR GODFREY RD #402	MIAMI BEACH	FL	33140	USA
FANNY A NAVARRETTE	9 NEDLEY LN	GREENWICH	CT	06831	USA
FE MILAGROS CARBONELL JTRS ANA LOPEZ JTRS	1334 COLLINS AVE 502	MIAMI BEACH	FL	33139-4244	USA
FELIPE G CUNHA	800 WEST AVE APT 841	MIAMI BEACH	FL	33139-5538	USA
FL ISLAND 7006 LLC	1521 ALTON RD 443	MIAMI BEACH	FL	33139	USA
FLAVIO A RAUSEI	429 W 24 ST #5D	NEW YORK	NY	10011	USA
FLAVIO LIMA MARIA FATIMA PAIS	101 OYSTER CT UNIT A1	CARY	NC	27513	USA
FMS SOUTH BEACH L.C. % CAPITAL REALTY SERVICES INC	4601 PONCE DE LEON BLVD STE 300	CORAL GABLES	FL	33146-2112	USA
FRANCESCA ADOVASIO	1236 DREXEL AVE 7	MIAMI BEACH	FL	33139	USA
FRANCISCO O SOTO	1308 DREXEL AVE #202	MIAMI BEACH	FL	33139-8125	USA
FRANKLIN RJ EWING	1308 DREXEL AVE #210	MIAMI BEACH	FL	33139-8126	USA
FUTURA MIAMI INVEST LLC	1680 MICHIGAN AVE #910	MIAMI BEACH	FL	33139	USA
GABRIELE BRAHA IZSAK TYLER WITKIN	1355 DREXEL AVE 4	MIAMI BEACH	FL	33139	USA
GABRIELLA GIORGI % HOFER	1390 OCEAN DR APT 305	MIAMI BEACH	FL	33139-4245	USA
GAEL LELAMER	1242 DREXEL AVE APT 202	MIAMI BEACH	FL	33139	USA
GARY JONES	430 WEST 34 ST	NEW YORK	NY	10001	USA
GCI MB LLC	16508 NE 27 AVE	NORTH MIAMI BEACH	FL	33160	USA
GIL COHEN TRS GC TRUST	1342 DREXEL AVE 303	MIAMI BEACH	FL	33139	USA
GILLES PEREZ &W KARINE	PO BOX 330589	MIAMI	FL	33133	USA
GIOSI LLC	1300 PENNSYLVANIA AVE #308	MIAMI BEACH	FL	33139	USA
GOLDEN APARTMENTS LLC	1300 PENNSYLVANIA AVE #308	MIAMI BEACH	FL	33139	USA
GRACE M WILSON & CARL E A WILSON KAREN D WILSON-FULLER	1255 PENNSYLVANIA AVE UNIT 207	MIAMI BEACH	FL	33139-4498	USA
GRAZINA BABUSIS TRS GRAZINA BABUSIS REVOCABLE TRUST	7330 OCEAN TER 803	MIAMI BEACH	FL	33141	USA
GREGORY AIZENMAN &W DOLLY	503 12 ST #5	MIAMI BEACH	FL	33139-4549	USA
GREGORY BASKIN &W RAISA	1530 W 21 ST	MIAMI BEACH	FL	33140-4505	USA
GUILIANO MIAMI LLC	1680 MICHIGAN AVE #910	MIAMI BEACH	FL	33139	USA
HABANA 311 LLC C/O NICOLAS MOLINA	8230 SW 53 AVE	MIAMI	FL	33143	USA
HANK OLSON	1334 COLLINS AVE UNIT 601	MIAMI BEACH	FL	33139-4228	USA
HOUSHIG A TEJIRIAN	1334 COLLINS AVE #303	MIAMI BEACH	FL	33139	USA
IRENE M IBRAHIM	1335 PENNSYLVANIA AVE #3	MIAMI BEACH	FL	33139-4002	USA
IRENE TABACHNIK TRS PITT REALTY TRUST PAUL TABACHNIK TRS	17 MEADOWBROOK ROAD	DOVER	MA	02030	USA
IRINA NEFEDOVA	1200 WEST AVE # 828	MIAMI BEACH	FL	33139	USA
ITAMAR MAKMAL	1320 DREXEL AVE #302	MIAMI BEACH	FL	33139	USA

JAISA VENERIO	1231 PENNSYLVANIA AVE 4	MIAMI BEACH	FL	33139	USA
JAMES COHEN	7888 CUMMINGS LN	BOCA RATON	FL	33433	USA
JAMES H RICKERT	16213 ST CROIX TRAIL N	MARINE ON ST CROIX	MN	55047	USA
JAMES R THORNTON	9 ISLAND AVE #906	MIAMI BEACH	FL	33139-1357	USA
JAMES T GILDERSLEEVE	PO BOX 499	HUDSON	IL	61748	USA
JANE MAUREEN SUTTON	1218 DREXEL AVE UNIT 207	MIAMI BEACH	FL	33139-8072	USA
JASON DIETZ &W KATHERINE	1 FIFTH AVE #7B	NEW YORK CITY	NY	10003	USA
JD MIAMI INVESTMENTS INC	8301 NW 197 ST	MIAMI	FL	33015	USA
JEAN C ROMERO	1334 COLLINS AVE APT #204	MIAMI BEACH	FL	33139	USA
JEAN LUC VILLEVIEILLE GUYLAINE VILLEVIEILLE	1250 DREXEL AVE #8	MIAMI BEACH	FL	33139	USA
JEANINE MASSALOUPE CANCEL	1255 PENNSYLVANIA AVE #308	MIAMI BEACH	FL	33139	USA
JENNIFER L PAKRADOONI	3316 NEWTON ST	DENVER	CO	80211-3137	USA
JOHN CEMPELLIN	1342 DREXEL AVE APT 304	MIAMI BEACH	FL	33139-8142	USA
JOHN HARDEN SUSAN HARDEN	1308 DREXEL AVE 307	MIAMI BEACH	FL	33139	USA
JOHN R BEAULIEU	1255 PENNSYLVANIA AVE 110	MIAMI BEACH	FL	33139	USA
JOHN R BEAULIEU	1225 PENNSYLVANIA AVE #110	MIAMI BEACH	FL	33139-4415	USA
JOLAN SOUTH BEACH LLC	1500 BAY ROAD #1036	MIAMI BEACH	FL	33139	USA
JONCY RICKETT	4418 WILLOW CREST LN	MANVEL	TX	77578	USA
JORDAN M GONZALEZ	185 SW 7TH ST APT 1503	MIAMI	FL	33130-2970	USA
JORGE TREVINO ROBERT HARTFORD	1330 DREXEL AVE #103	MIAMI BEACH	FL	33139	USA
JOSE CARVALHO MARIO VERTULLO	1330 DREXEL AVE # 201	MIAMI BEACH	FL	33139	USA
JOSE FERNANDEZ	1207 DREXEL UNIT 10	MIAMI BEACH	FL	33139	USA
JOSE FREIXAS MARK HOFFMEISTER	1308 DREXEL AVE # 109	MIAMI BEACH	FL	33139	USA
JOSE R ARJONA JR	1211 PENNSYLVANIA AVE #C-1	MIAMI BEACH	FL	33139-4405	USA
JOSE RAMON FREIXAS	1308 DREXEL AVE 104	MIAMI BEACH	FL	33139	USA
JOSELYN PINEDA	1342 DREXEL AVE #206	MIAMI BEACH	FL	33139-8141	USA
JUAN F GARCIA &W BARBARA J	3981 SW 147 AVE	MIRAMAR	FL	33027-3720	USA
JULIA PEREZ	1150 COLLINS AVE #306	MIAMI BEACH	FL	33139	USA
JULIAN CUEVA &W MARCELINA	3440 NE 192 ST #4E-A	AVENTURA	FL	33180-2400	USA
KAMEN D DRANDAROV	1250 DREXEL AVE #3	MIAMI BEACH	FL	33139-8213	USA
KAMEN DRANDAROV	1250 DREXEL AVE #3	MIAMI BEACH	FL	33139-8213	USA
KAREN A MURPHY	916 N HOYNE AVE #3	CHICAGO	IL	60622	USA
KARINA CUNEO	1340 DREXEL AVE #405	MIAMI BEACH	FL	33139-8140	USA
KARL W ALOMAR JTRS OLGA MALYUK JTRS	38 WEST 26 ST #5B	NEW YORK	NY	10010	USA
KATHRYN T STOKA &H DARIO	5290 PINETREE DR	MIAMI BEACH	FL	33140	USA
KATHRYN WALTERS	PO BOX 191968	MIAMI BEACH	FL	33139	USA
KEVIN COTTINGIM JTRS STANISLAW MICHALSKI JTRS	1340 DREXEL AVE # 307	MIAMI BEACH	FL	33139	USA
KEVIN D MASON	390 17TH ST UNIT # 2008	ATLANTA	GA	30363	USA
KIKI PATRICK HALFON PASCALE S SOULEYRAUX HALFON	10727 MAPLE CHASE DR	BOCA RATON	FL	33498	USA
KINY 1938 LLC	1231 PENNSYLVANIA AVE 12	MIAMI BEACH	FL	33139	USA
KOJI SATO	1255 PENNSYLVANIA AVE 302	MIAMI BEACH	FL	33139	USA
KRISTINA SAVINA	1234 EUCLID AVE	MIAMI BEACH	FL	33139	USA
KRS CAPITAL PARTNERS LLC	3470 E COAST AVE #2304	MIAMI	FL	33137	USA
LANCE O'BRIEN	1218 DREXEL AVE #203	MIAMI BEACH	FL	33139-8071	USA
LANE MCCONNELL	PO BOX 190424	MIAMI BEACH	FL	33119	USA
LAURENT DUBREUIL	125 HUDSON STREET	ITHACA	NY	14850	USA
LAWRENCE GHOUGASIAN	1741 NW 88 WAY	PEMBROKE PINES	FL	33024	USA
LENETH C POSADA	1235 PENNSYLVANIA AVE #2E	MIAMI BEACH	FL	33139-4437	USA
LENORA M BACH	7600 SW 69 AVE	MIAMI	FL	33143-4415	USA
LEONARDO CHIFFELLE	20920 NE 14 AVE	MIAMI	FL	33179	USA
LILA MATEO	6035 BROADWAY #6R	RIVERDALE	NY	10471	USA

LILIA M PLANET	7515 WHITAKER AVE	PHILADELPHIA	PA	19111	USA
LISA INTERLANDI	1342 DREXEL AVE#305	MIAMI BEACH	FL	33139-8142	USA
MABEL CHORENS	1334 COLLINS AVE 402	MIAMI BEACH	FL	33139	USA
MADIVA LLC	1211 PENNSYLVANIA AVE #F-1	MIAMI BEACH	FL	33139	USA
MAHER LLC	44 W FLAGLER ST STE 2300	MIAMI	FL	33130	USA
MAIKO XAVIER	1040 BISCAYNE BLVD 1701	MIAMI	FL	33132	USA
MAISON DE REVE GROUP INC	1255 PENNSYLVANIA AVE 309	MIAMI BEACH	FL	33139	USA
MANUEL SIQUES &W LUCILA ET ALS	8331 SW 12 TERR	MIAMI	FL	33144	USA
MARIA ANDREA ZAMORSKI	1340 DREXEL AVE #403	MIAMI BEACH	FL	33139	USA
MARIA C BOLIGAN JTRS MARIA CHIRINO JTRS	1235 PENNSYLVANIA AVE #4D	MIAMI BEACH	FL	33139-4467	USA
MARIA G MORILLO	1150 COLLINS AVE 302	MIAMI BEACH	FL	33139-4622	USA
MARIA HREK	PO BOX 190811	MIAMI BEACH	FL	33119	USA
MARIA MARIN DIEGO ALBERTO MARIN	1235 PENNSYLVANIA AVE # 4B	MIAMI BEACH	FL	33139	USA
MARIA S MILANO & LILIA TOME JTRS	1308 DREXEL AVE #304	MIAMI BEACH	FL	33139-8127	USA
MARIO VERTULLO JOSE ANTONIO CARVALHO	1330 DREXEL AVE #202	MIAMI BEACH	FL	33139	USA
MARK HOFFMEISTER JOSE R FREIXAS	2317 SW 23 ST	MIAMI	FL	33145	USA
MARK PALUMBO	1250 DREXEL AVE UNIT 7	MIAMI BEACH	FL	33139	USA
MARKUS PORTMANN ANNE MARIE MARX PORTMANN	713 SHORE DRIVE	VERO BEACH	FL	32963	USA
MARLON T RICHARDSON &W NAOMI KOWLUK	1242 DREXEL AVE #104	MIAMI BEACH	FL	33139-8205	USA
MARTHA J DREYER	1255 PENNSYLVANIA AVE 106	MIAMI BEACH	FL	33139	USA
MARY G & MARIA G & JUAN M MORILLO	1150 COLLINS AVE UNIT 301	MIAMI BEACH	FL	33139-4645	USA
MASSIMO GALLETTI	1225 PENNSYLVANIA AVE UNIT 305	MIAMI BEACH	FL	33139-4415	USA
MATTHEW BRAUNBECK	1242 DREXEL AVE #103	MIAMI BEACH	FL	33139	USA
MATTHEW C KOBIN TRS MARIA JOSELITA V KOBIN TRS	49 EL PRISMA	RANCHO SANTA MARGARITA	CA	92688	USA
MERY RODRIGUEZ ENRIQUE MOLINA	1245 PENNSYLVANIA AVE UNIT 1	MIAMI BEACH	FL	33139	USA
MIA A STRINGFIELD & SCOTT A DEQUINE JTRS	507 12 ST #14	MIAMI	FL	33139-4500	USA
MIAMI HOLIDAYS INC	8714 SW 103 AVE	MIAMI	FL	33173	USA
MICHAEL DOYLE	1525 PENNSYLVANIA AVE APT 3	MIAMI BEACH	FL	33139-3624	USA
MICHAEL E BRAUE	1335 PENNSYLVANIA AVE # 2	MIAMI BEACH	FL	33139	USA
MICHAEL J KARATY JR TRS MICHAEL J KARATY JR REV TRUST ALEXIS J EHREHAFT TRS	6550 PHILLIPS MILL RD	DOUGLASVILLE	GA	30135	USA
MICHAEL JOHN HARDING	1242 DREXEL AVE #210	MIAMI BEACH	FL	33139-8206	USA
MICHEL BITTON	3470 E COAST AVE #PH104	MIAMI	FL	33137	USA
MOJANDA LLC	800 WEST AVE 832	MIAMI BEACH	FL	33139	USA
MPM REAL ESTATE INC	1680 MICHIGAN AVE STE 910	MIAMI BEACH	FL	33139	USA
MRK 1200 COLLINS AVENUE LLC	34 W DILIDO DRIVE	MIAMI BEACH	FL	33139	USA
NAMASTE PROPERTIES INVESTMENTS LLC	1340 DREXEL AVE 301	MIAMI BEACH	FL	33139	USA
NELSON AYAN	1320 DREXEL AVE #102	MIAMI BEACH	FL	33139-8129	USA
NEO VASC INTL LLC	1300 PENNSYLVANIA AVE #308	MIAMI BEACH	FL	33139	USA
NICHOLAS DELLASERRA &W KARA ANN DELLASERRA	2773 VIA CIPRIANI #1335A	CLEARWATER	FL	33764	USA
NICOLAS OUDIN PAULINE OUDIN	548 HUDSON ST	NEW YORK	NY	10014	USA
NICOLE DE LARA	2001 MERIDIAN AVE UNT 525	MIAMI BEACH	FL	33139-1552	USA
NICOLE ELANA GRAHAM CATHI GORDON GRAHAM	11 ISLAND AVE #PH-11	MIAMI BEACH	FL	33139	USA
NICOLE HENRY	1308 DREXEL AVE #303	MIAMI BEACH	FL	33139-8127	USA
NILDA SARLABOUS	1334 COLLINS AVE #201	MIAMI BEACH	FL	33139-4221	USA
NILTON NOGUEIRA	1242 DREXEL AVE 208	MIAMI BEACH	FL	33139	USA
NORMA 1922 CORP	3370 MARY STREET	MIAMI	FL	33133	USA
OLA NUEVA LLC	235 LINCOLN RD 306	MIAMI BEACH	FL	33139	USA
ORUM BEACH INC	1218 DREXEL AVENUE UNIT #107	MIAMI BEACH	FL	33139	USA
OSCAR GONZALEZ	1342 DREXEL AVE APT 202	MIAMI BEACH	FL	33139-8122	USA
OSTRO LLC	PO BOX 191862	MIAMI BEACH	FL	33119	USA
OSTRO LLC	1330 15 ST	MIAMI BEACH	FL	33139	USA

PALM AVENUE HIALEAH LLC	1900 SUNSET HARBOUR DR THE ANNEX 2 FL	MIAMI BEACH	FL	33139-8136	USA
PANN FLORIDA LLC	120 COLUMBIA TURNPIKE STE 3	FLORHAM PARK	NJ	07932	USA
PARADISE SUITES LLC	919 W 39 ST	MIAMI BEACH	FL	33140	USA
PARCO INVESTMENTS LLC C/O DANIELE PUSTILNIK	6646 VILLA SONRISA # 522	BOCA RATON	FL	33433	USA
PATRICIA RODRIGUEZ	1218 DREXEL AVE UNIT 105	MIAMI BEACH	FL	33139-8070	USA
PAULGI LLC	130 3 ST #105	MIAMI BEACH	FL	33139	USA
PEDRO M ARCE ALEX M ARCE	1150 COLLINS AVE #405	MIAMI BEACH	FL	33139	USA
PENN 301 LLC C/O DANIEL ARTY	1150 NW 72 AVE STE #760	MIAMI	FL	33126	USA
PENNSYL 202 LLC C/O DANIEL ARTY	1150 NW 72 AVE #760	MIAMI	FL	33126	USA
PHILIP M BUSSEY KELLEY K BUSSEY	1242 DREXEL AVE UNIT 406	MIAMI BEACH	FL	33139	USA
PHOENIX DEVELOPMENT GROUP LLC	1250 DREXEL AVE #9	MIAMI BEACH	FL	33139	USA
PIEDAD TERESA ARIAS PINZON	1252 DREXEL AVE #6	MIAMI BEACH	FL	33139-8214	USA
PIX REALTY L P C/O JOHN BRANDT	ONE WEST ELM ST	GREENWICH	CT	06830	USA
PLACITY LLC	225 FAIRWAY DR	MIAMI BEACH	FL	33141	USA
R E SUNSHINE LLC	1211 PENNSYLVANIA AVE A 1	MIAMI BEACH	FL	33139	USA
RACHEL BENMEIR	560 NE 57 ST	MIAMI	FL	33137	USA
RAFAEL ALVAREZ	3865 W 8 CT	HIALEAH	FL	33012	USA
RAFAEL CORES FERNANDEZ- LADREDA	1150 COLLINS AVE # 303	MIAMI BEACH	FL	33139	USA
RAFAEL OCHOA &W MARIA B VALDIVIESO	12483 SW 119 PLAZA	MIAMI	FL	33186	USA
RAFFAELE PALLOTTA	12380 NW 15 ST	PLANTATION	FL	33323	USA
RAFFO COOL LLC	1300 PENNSYLVANIA AVE # 308	MIAMI BEACH	FL	33139	USA
RAQUEL ASATO	8200 SUNRISE LAKES BLVD #58-107	SUNRISE	FL	33322	USA
RAQUEL MANTILLA	1334 COLLINS AVE # 301	MIAMI BEACH	FL	33139-4221	USA
RAUL GONZALEZ &W ROSINA	9657 SW 18 TERR	MIAMI	FL	33165-7623	USA
RAYMOND F WADIA	1242 DREXEL AVE #205	MIAMI BEACH	FL	33139	USA
REBECCA GAINES	1235 PENNSYLVANIA AVE UNIT 5-E	MIAMI BEACH	FL	33139	USA
REFC REAL ESTATE CORP	1331 LINCOLN RD #601	MIAMI BEACH	FL	33139	USA
REZA NIKPOURFARD	1320 DREXEL AVE 301	MIAMI BEACH	FL	33139	USA
RICCARDO CAPRARO	1342 DREXEL AVE #102	MIAMI BEACH	FL	33139	USA
RICHARD C WEBER TRS RICHARD C WEBER TRUST	23 PARK AVENUE #1C	NEW YORK	NY	10016	USA
RICHARD URBAN	1236 DREXEL AVE #3	MIAMI BEACH	FL	33139-8203	USA
RICHARD W ROSSI JR VIKTORIA VITYUK	1701 16 ST NW 730	WASHINGTON	DC	20009	USA
RICHMOND LLC	1236 DREXEL AVE APT 2	MIAMI BEACH	FL	33139	USA
ROBERT J RUDOCK &W KATHLEEN & ROBERT J RUDOCK II JTRS	275 UNION BLVD #1103	SAINT LOUIS	MO	63108	USA
ROBERTO RAPETTI	1342 DREXEL AVE #205	MIAMI BEACH	FL	33139-8141	USA
ROGER CARLOS VALECILLOS	15021 COCONUT AVE	MIAMI LAKES	FL	33014-2530	USA
ROSANNA BOCCONCELLI	1150 COLLINS AVE #202	MIAMI BEACH	FL	33139-4629	USA
RSB HOLDINGS TRUST LLC	22230 HOLLYHOCK TRL	BOCA RATON	FL	33433	USA
SALVATORE VERCIGLIO	1342 DREXEL AVE 207	MIAMI BEACH	FL	33139	USA
SAMI GREYWATI WAEL ABDULLAH	6380 CATON STREET	PITTSBURGH	PA	15127	USA
SAR PENN 6 LLC	4010 N MERIDIAN AVE APT 6	MIAMI BEACH	FL	33140	USA
SARAH FARSHADFAR	222 WEST AVE # 2105	AUSTIN	TX	78701	USA
SARAH J WASHBURN	1308 DREXEL AVE #203	MIAMI BEACH	FL	33139-8125	USA
SAROMAR INC	1337 PENNSYLVANIA AVE #7	MIAMI BEACH	FL	33139-4050	USA
SETFLORE LLC	20201 EAST COUNTRY CLUB DR #2507	MIAMI	FL	33180	USA
SHARON MILLER	159 W 53 ST #27F	NEW YORK	NY	10019	USA
SIEGFRIED AMMANN	1235 PENNSYLVANIA AVE #3A	MIAMI BEACH	FL	33139-4028	USA
SILVIO23 CORP	3370 MARY ST	MIAMI	FL	33133	USA
SIMONE SECKINGTON	1242 DREXEL AVE #101	MIAMI BEACH	FL	33139-8205	USA
SKIRON LLC	PO BOX 191862	MIAMI BEACH	FL	33119	USA
SKIRON LLC	435 21 ST CU4	MIAMI BEACH	FL	33139	USA

STANLEY GOLDSTEIN TRS	10717 BARN WOOD LANE	POTOMAC	MD	20854	USA
STEFANO GAMBUZZI &W NADIA LODI	1320 DREXEL AVE #205	MIAMI BEACH	FL	33139	USA
STEPHANI S RICKER	138 E 38 ST PH-B	NEW YORK	NY	10016	USA
STEPHEN DUFFUS WEISS	503 12 ST #6	MIAMI BEACH	FL	33139-4549	USA
TAMARIN HOLDINGS LLC C/O LANCE A GELLER P A	1680 MICHIGAN AVE #700	MIAMI BEACH	FL	33139	USA
TAMMY BEAULIEU &H JAMES HARE	29935 NEAL AVE	LINDSTROM	MN	55045	USA
TATACAMI LLC	1308 DREXEL AVE 108	MIAMI BEACH	FL	33139	USA
TEDDY SEIJO	1950 W 54 ST	HIALEAH	FL	33012	USA
TERESA RODRIGUEZ	1150 COLLINS AVE UNIT 305	MIAMI BEACH	FL	33139-4645	USA
TERESITA MARIA BALDOR	10502 SW 46 ST	MIAMI	FL	33165-5621	USA
TERRENCE QUIGG WALLACE	1308 DREXEL AVE #101	MIAMI BEACH	FL	33139-8100	USA
TERRY E ST PIERRE	1218 DREXEL AVE #104	MIAMI BEACH	FL	33139-8070	USA
THE FELIZ DIA LLC	990 BISCAYNE BLVD 701	MIAMI	FL	33132	USA
THOMAS J STUKEL LISA M STUKEL	629 FAIR OAKS AVE	OAK PARK	IL	60302-1737	USA
THOMAS LOUIS CAMY	1211 PENNSYLVANIA AVE A2	MIAMI BEACH	FL	33139	USA
THOMAS MICHAEL HENNINGS	1092 MYRTLE WAY	SAN DIEGO	CA	92103	USA
TIMOTHY CHARLES GRAY	1334 COLLINS AVE #404	MIAMI BEACH	FL	33139-4227	USA
TOM BORRUP	1250 DREXEL AVE #10	MIAMI BEACH	FL	33139-8213	USA
TREND30M LLC	PO BOX 430854	SOUTH MIAMI	FL	33243-0854	USA
TRES CHIC DMG LLC	1000 BRICKELL AVE #300	MIAMI	FL	33131	USA
TYRONE SMITH BEBE MURSALIN SMITH	1224 MORTON ST	MATTAPAN	MA	02126	USA
UIEK HOLDINGS LLC	1125 NE 125 ST 101	NORTH MIAMI	FL	33161	USA
UNITED STATE OF AMER POST OFFICE	1300 WASHINGTON AVE	MIAMI BEACH	FL	33119	USA
URGUT LLC	4780 PINE TREE DR #2	MIAMI BEACH	FL	33140	USA
VENTU INVESTMENTS LLC	10830 PARIS STREET	COOPER CITY	FL	33026	USA
VICKY J REYES	1048 RAVEN AVE	MIAMI SPRINGS	FL	33166-3837	USA
VICTORY PARK LLC	1500 BAY RD #1132	MIAMI BEACH	FL	33139	USA
VIKTORIA VITYUK RICHARD W ROSSI	151 E 31 ST # 17 K	NEW YORK	NY	10016	USA
VIKTORIA VITYUK	635 W 42 ST 7L	NEW YORK	NY	10036	USA
WAGNER FERREIRA DE OLIVEIRA JTRS THOMAS B VISE JTRS	90 RUSSELL AVE	WATERTOWN	MA	02472	USA
WAI KWOK CHONG	200 GRAND COVE WAY APT 2B	EDGEWATER	NJ	07020-7215	USA
WALDORF HOTEL LLC	1111 KANE CONCOURSE 217	BAY HARBOR ISLANDS	FL	33154	USA
WALLACE A STRINGFIELD JTRS ADELAIDA BONDOC STRINGFIELD JTRS MIA ANGELA DEQUINE JTRS	507 12 ST #14	MIAMI BEACH	FL	33139	USA
WASHINGTON AVENUE L C	1317 WASHINGTON AVE	MIAMI BEACH	FL	33139-4211	USA
WASHINGTON CENTER LTD PTNSHIP %STREAMLINE MGMT	1125 WASHINGTON AVE	MIAMI BEACH	FL	33139-4611	USA
WENDI R ROSEN	PO BOX 190185	MIAMI BEACH	FL	33119-0185	USA
WILLIAM J MARTINEZ JR & JAY M GOULD	1320 DREXEL AVE #202	MIAMI BEACH	FL	33139	USA
WILMAN PERSAUD OMAR PERSAUD JTRS	1342 DREXEL AVE #104	MIAMI BEACH	FL	33139	USA
WILMER HERNANDEZ & HUMBERTO QUEVEDO	323 W 43 ST #4F	NEW YORK	NY	10036	USA
YAACOV GAIGI MORAN GAIGI	910 WEST AVE 334	MIAMI BEACH	FL	33139	USA
YOLANDA VALDES FLORES & RICARDO VALDES FLORES JR	812 EL RADO ST	CORAL GABLES	FL	33134-2202	USA
YUMI MIAMI LLC	517 W 41 ST UNIT 500	MIAMI BEACH	FL	33140	USA



ANDREW R P GRIMES  
107 ALCORN AVE  
TORONTO ON M4V 1E5  
CANADA

AYMAN MOHAMMED AL ARABI  
256 JARVIS ST UN7B  
TORONTO ON M5B 2J4  
CANADA

CARLO VEDOVATO &W BRIGITTE L  
VIA TIZZANI 94  
00151 ROMA  
ITALY

CRISTIAN R ANTUNEZ ASSAF  
EL SIGERAL PRINCIPAL  
TORRE B #14 RESIDENCIA JARDINEROS  
CARACAS  
VENEZUELA

DON BURNS  
AILEEN BURNS  
WELLINGTON HOUSE CAPTAINS ROW  
LYMINGTON HAMPSHIRE S041 9RR  
UNITED KINGDOM

EDIANA ALICE BALLERONI  
R DR VIRGILIO DE CARVALHO PINTO  
343 AP 212  
SAO PAULO 05415030  
BRAZIL

JOSEE COLLURA  
1612 LECLAIR VERDUN  
MONTREAL H4H 2M8  
CANADA

LAURA GUNNELL  
218 APPLETON CT  
NEWMARKET ON L37 0B8  
CANADA

LOUIS GITELMAN &W SIMA L E  
REM-LOLA GOLBERG  
51 FOXHILL  
D.D.O.P. QUEBEC H9A 2Y5  
CANADA

PETER BAIER &W ANDREA  
FREISTAEDTER STR 313  
A4040 LINZ  
AUSTRIA

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

SUSANNA ISGRO &  
MARIA ELENA LUCCHI  
VIA CITTA DELLA PIEVE NO 83  
00191 ROME  
ITALY

1201 PENNSYLVANIA SOUTH BEACH LLC  
1545 NW 8 AVE 115  
MIAMI, FL 33136

1208 COLLINS AVE LLC  
1208 COLLINS AVE  
MIAMI BEACH, FL 33139-4607

1219 PENNSYLVANIA AVE INC  
1421 DANDELION LN  
WEST PALM BEACH, FL 33415

1220 COLLINS AVENUE INC  
C/O FRAZIER HOTTE & ASSOCIATES PA  
1220 COLLINS AVE  
MIAMI BEACH, FL 33139

1231 PENNSYLVANIA 8 LLC  
247 7 STREET  
JERSEY CITY, NJ 07302

1231 PENNSYLVANIA 9 LLC  
247 SEVENTH ST  
JERSEY CITY, NJ 07302

1234 PARTNERS LTD  
% JONATHAN FRYD  
523 MICHIGAN AVE  
MIAMI BEACH, FL 33139-6317

1236 DREXEL INVESTMENTS LLC  
3070 FREEMAN ST  
MIAMI, FL 33133

1238 COLLINS AVE CORP  
% EUGENE J HOWARD ESQUIRE  
9441 E. BROADVIEW DR  
BAY HARBOR ISLANDS, FL 33154

1250 DREXEL 12 LLC  
761 86 STREET  
MIAMI BEACH, FL 33141

1250 DREXEL 2 4 LLC  
761 86 ST  
MIAMI BEACH, FL 33141

1255PSLC LLC  
283 CATALONIA AVE 200  
CORAL GABLES, FL 33134

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

1330 COLLINS LLC  
16885 DALLAS PARKWAY  
ADDISON, TX 75001

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

1370 WASHINGTON LLC  
C/O GREENBERG & COMPANY  
1370 WASHINGTON AVE #306  
MIAMI BEACH, FL 33139

ABDERRAHIM GOUNRI  
1320 DREXEL AVE #306  
MIAMI BEACH, FL 33139

ALAN BILMES TRS  
THE BILMES WRIGHT TR  
MICHAEL WRIGHT TRS  
1235 PENNSYLVANIA AVE 3E  
MIAMI BEACH, FL 33139

ALAN FISHMAN  
1255 PENNSYLVANIA AVE UNIT 203  
MIAMI BEACH, FL 33139-4497

ALBA L TELLERIA  
1245 PENNSYLVANIA AVE #6  
MIAMI BEACH, FL 33139-4032

ALBANS ASSETS LLC  
14 CURTIS AVE  
WEST ORANGE, NJ 07052

ALEJANDRO ALVAREZ  
71 NE 46 ST  
MIAMI, FL 33137-3421

ALL PROSPERITY LLC  
PO BOX 414064  
MIAMI BEACH, FL 33141

ALLEN GABER  
PO BOX 191617  
MIAMI BEACH, FL 33119

AMIT BHAKOO  
BHIM BHAKOO  
22 SULTANS COURT  
WILLIAMSVILLE, NY 14221

ANDA58 LLC  
1300 PENNSYLVANIA AVE #308  
MIAMI BEACH, FL 33139

ANDREA ASTORI  
FEDERICA BENVENUTI  
1320 DREXEL AVE #201  
MIAMI BEACH, FL 33139

ANDREA BALLERINI  
1308 DREXEL AVE #306  
MIAMI BEACH, FL 33139-8128

ANDREA DEGIUSEPPE  
1255 PENNSYLVANIA AVE 206  
MIAMI BEACH, FL 33139-4497

ANDREA THOMPSON  
503 12 ST #4  
MIAMI BEACH, FL 33139-4549

ANGEL A WILSON TRS  
JANICE R RESCH LIVING TR  
251 MICHAEL AVE  
DECATUR, IL 62526

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

AP ENTERPRISES OF MIAMI BEACH LLC  
871 NW 81 TER  
PLANTATION, FL 33324

ARIELLE COTE COLISSON  
10302 LESLIE STREET  
SILVER SPRING, MD 20902

ARLENE DE LA TORRE  
3 ISLAND AVE #14-H  
MIAMI BEACH, FL 33139-1372

ARMENIA RODRIGUEZ  
1252 DREXEL AVE #5  
MIAMI BEACH, FL 33139-8214

ARNAUD KOSZOWSKI  
2301 COLLINS AVE 1422  
MIAMI BEACH, FL 33139

AYDIN TOZEREN  
EMINE CEYLAN TOZEREN  
1442 S STREET NW  
WASHINGTON, DC 20009

AYNI MANAGEMENT CORPORATION  
822 SANTIAGO ST  
CORAL GABLES, FL 33134

AZCO INVESTMENTS LLC  
1239 COLLINS AVE  
MIAMI BEACH, FL 33139

BAKODOKS LLC  
842 MERIDIAN AVE UNIT 3F  
MIAMI BEACH, FL 33139

BARRY D MEISELMAN  
TOBA MEISELMAN TR  
BARRY MEISELMAN 2013 FAMILY TRS  
9850 E BROADVIEW DR  
BAY HARBOR ISLANDS, FL 33154

BASQUERO TRANSLATION INC  
3265 SW 2 ST  
DEERFIELD BEACH, FL 33442

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

BEGONA SEIJAS  
1235 PENNSYLVANIA AVE #4C  
MIAMI BEACH, FL 33139-4467

BENJAMIN M MONDAY  
OLIVIA A CASA MONDAY  
GINEVRA CASA SMITH  
2958 S LINCOLN ST  
ENGLEWOOD, CO 80113

BIRI US LLC  
3901 NW 79 AVE 104  
MIAMI, FL 33166

BLUE MARLIN INV INC  
637 12 ST #8  
MIAMI BEACH, FL 33139

BP 1226 LLC  
1211 ALTON RD  
MIAMI BEACH, FL 33139

BP 1348 LLC  
1211 ALTON RD  
MIAMI BEACH, FL 33139

BRB REAL ESTATE PROPERTIES INC  
1680 MICHIGAN AVE STE 910  
MIAMI BEACH, FL 33139

BRIAN F BARTON  
9 ISLAND AVE #409  
MIAMI BEACH, FL 33139-

BRIAN HAZZEL MALDONADO  
3242 MARY ST # S 117  
MIAMI, FL 33133

BROOK A ANDERSON  
2407 DEERCROFT DR  
MELBOURNE, FL 32940-6378

BUFFY 21 LLC  
C/O HOWARD CHASE REAL ESTATE LLC  
1354 WASHINGTON AVE 220  
MIAMI BEACH, FL 33139

CANELLI CONDOS LLC  
40 DANADA DR  
WHEATON, IL 60189

CARLO J MICHELUTTI  
1330 DREXEL AVE APT 206  
MIAMI BEACH, FL 33139-8109

CARLOS A CASTELLANOS  
1330 DREXEL AVE #101  
MIAMI BEACH, FL 33139-8109

CARLOS DE LA PUENTE  
209 EAST 59 ST  
NEW YORK, NY 10022

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

CARMELA PRESTON  
14W 103 ST 4C  
NEW YORK, NY 10025

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

CARPINO LLC  
PO BOX 398976  
MIAMI BEACH, FL 33239

CESAR DELLA BIANCIA  
430 E 63 ST APT 5-1  
NEW YORK, NY 10021

CHANDANIS 1 INVESMTENT LLC  
ASHISH PATEL  
DHAVAL SHAH  
PO BOX 144  
WINDER, GA 30680

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

CHRISTELLE GOSSELIN  
1308 DREXEL AVE # 312  
MIAMI BEACH, FL 33139

CHRISTINA A C HIRSCHHORN  
1235 PENNSYLVANIA AVE #2-B  
MIAMI BEACH, FL 33139-4437

CHRISTINE A GUDAITIS  
2155 WASHINGTON CT APT 603  
MIAMI BEACH, FL 33139-1983

CHUN UNG CHUNG  
1231 PENNSYLVANIA AVE #3  
MIAMI BEACH, FL 33139

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

CLEVER HOUSE LLC  
3150 SAN MICHELE DRIVE  
PALM BEACH GARDENS, FL 33418

CLOUD MIAMI REAL ESTATE INC  
1680 MICHIGAN AVE STE 910  
MIAMI BEACH, FL 33139

CLOVIS LOPES DA COSTA  
RODRIGO GUANDELINI VIANNA  
1330 DREXEL AVE # 106  
MIAMI BEACH, FL 33139

CMGG LLC  
C/O REALTY GROUP OF MIAMI  
90 ALTON RD TH SOUTH  
MIAMI BEACH, FL 33139

COLLY PROPERTIES 302 LLC  
115 E PALM MIDWAY  
MIAMI BEACH, FL 33139

CRISTINA TSCHANG  
1330 DREXEL AVENUE #205  
MIAMI BEACH, FL 33139

CRYSTAL V HOVER LE  
ANN I JOHANSSON LE  
REM CRYSTAL V HOVER TRS JTRS  
224 S HELBERTA AVE UNIT C  
REDONDO BEACH, CA 90277

DANIELLE LOUISE WARNAAR  
1342 DREXEL AVE # 307  
MIAMI BEACH, FL 33139

DANIELLE RIZZO MANTELLI TRS  
503 12 STREET #7  
MIAMI BEACH, FL 33139

DARIO PRANCKEVICIUS  
VIVIANE PRANCKEVICIUS  
1211 PENNSYLVANIA AVE E1  
MIAMI BEACH, FL 33139

DAUPHIN MUTEBA KAZADI  
C/O GRAND CENTRAL STATION  
PO BOX 5008  
NEW YORK, NY 10163-5008

DAVID N HARDY TRS  
117 ALEDO AVE  
CORAL GABLES, FL 33134

DAVID P NGUAH  
1308 DREXEL AVE #207  
MIAMI BEACH, FL 33139-8126

DAVID W SPANGLER  
1218 DREXEL AVE #102  
MIAMI BEACH, FL 33139-8070

DEBRA EMERSON  
1007 W COLLEGE AVE 302  
SANTA ROSA, CA 95401

DHAVAL SHAH  
CHAULA SHAH  
PO BOX 144  
WINDER, GA 30680

DMITRII PERFILEV  
1824 MONROE ST 9  
HOLLYWOOD, FL 33020

DOMENICO IODICE  
GIANFRANCO IAZZETTA  
1255 PENNSYLVANIA AVE #107  
MIAMI BEACH, FL 33139-4497

DOMINA D ISANTO  
1255 PENNSYLVANIA AVE 303  
MIAMI BEACH, FL 33139

DONALD ROBERT ABRAHAMSON (JR)  
1242 DREXEL AVE #206  
MIAMI BEACH, FL 33139-8206

DORI M GROVES &H  
ALFONSO M LOPEZ  
9530 SEPULVEDA BLVD #1  
NORTH HILLS, CA 91343-3393

DORIS SANCHEZ  
21415 NW 13 CT #208  
MIAMI, FL 33169

DREXEL 100 LLC  
550 11 ST # 208  
MIAMI BEACH, FL 33139

DREXEL 1330 203 LLC  
1521 ALTON RD #472  
MIAMI BEACH, FL 33139

DREXEL 2 LLC  
C/O DBO  
2121 PONCE DE LEON BLVD 11 FL  
CORAL GABLES, FL 33134

DREXEL PLAZA PARKING INC  
1218 DREXEL AVE STE 207  
MIAMI BEACH, FL 33139-8072

DREXEL SOBE MANAGEMENT LLC  
5975 FRESH POND RD  
MASPETH, NY 11378

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

EDEN SET LLC  
20201 EAST COUNTRY CL DR #2507  
AVENTURA, FL 33180

EGM HOLDING GROUP  
4920 NW 165 ST  
MIAMI GARDENS, FL 33014

ELEPHANT GROUP LLC  
910 JEFFERSON AVE # 2D  
MIAMI BEACH, FL 33139

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

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

EMILIO PELLICCIOTTA  
OMBRETTA ANIASI  
140 OCEAN DR  
MIAMI BEACH, FL 33139

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

ENISA VUKOTIC  
19 S BAYARD LN  
MAHWAH, NJ 07430

FABRICE LOCKMAN  
C/O ALFIAV HOLDINGS LLC  
301 ARTHUR GODFREY RD #402  
MIAMI BEACH, FL 33140

FANNY A NAVARRETTE  
9 NEDLEY LN  
GREENWICH, CT 06831

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

FELIPE G CUNHA  
800 WEST AVE APT 841  
MIAMI BEACH, FL 33139-5538

FL ISLAND 7006 LLC  
1521 ALTON RD 443  
MIAMI BEACH, FL 33139

FLAVIO A RAUSEI  
429 W 24 ST #5D  
NEW YORK, NY 10011

FLAVIO LIMA  
MARIA FATIMA PAIS  
101 OYSTER CT UNIT A1  
CARY, NC 27513

FMS SOUTH BEACH L.C.  
% CAPITAL REALTY SERVICES INC  
4601 PONCE DE LEON BLVD STE 300  
CORAL GABLES, FL 33146-2112

FRANCESCA ADOVASIO  
1236 DREXEL AVE 7  
MIAMI BEACH, FL 33139

FRANCISCO O SOTO  
1308 DREXEL AVE #202  
MIAMI BEACH, FL 33139-8125

FRANKLIN RJ EWING  
1308 DREXEL AVE #210  
MIAMI BEACH, FL 33139-8126

FUTURA MIAMI INVEST LLC  
1680 MICHIGAN AVE #910  
MIAMI BEACH, FL 33139

GABRIELE BRAHA IZSAK  
TYLER WITKIN  
1355 DREXEL AVE 4  
MIAMI BEACH, FL 33139

GABRIELLA GIORGI  
% HOFER  
1390 OCEAN DR APT 305  
MIAMI BEACH, FL 33139-4245

GAEL LELAMER  
1242 DREXEL AVE APT 202  
MIAMI BEACH, FL 33139

GARY JONES  
430 WEST 34 ST  
NEW YORK, NY 10001

GCI MB LLC  
16508 NE 27 AVE  
NORTH MIAMI BEACH, FL 33160

GIL COHEN TRS  
GC TRUST  
1342 DREXEL AVE 303  
MIAMI BEACH, FL 33139

GILLES PEREZ &W KARINE  
PO BOX 330589  
MIAMI, FL 33133

GIOSI LLC  
1300 PENNSYLVANIA AVE #308  
MIAMI BEACH, FL 33139

GOLDEN APARTMENTS LLC  
1300 PENNSYLVANIA AVE #308  
MIAMI BEACH, FL 33139

GRACE M WILSON & CARL E A WILSON  
KAREN D WILSON-FULLER  
1255 PENNSYLVANIA AVE UNIT 207  
MIAMI BEACH, FL 33139-4498

GRAZINA BABUSIS TRS  
GRAZINA BABUSIS REVOCABLE TRUST  
7330 OCEAN TER 803  
MIAMI BEACH, FL 33141

GREGORY AIZENMAN &W DOLLY  
503 12 ST #5  
MIAMI BEACH, FL 33139-4549

GREGORY BASKIN &W RAISA  
1530 W 21 ST  
MIAMI BEACH, FL 33140-4505

GUILIANO MIAMI LLC  
1680 MICHIGAN AVE #910  
MIAMI BEACH, FL 33139

HABANA 311 LLC  
C/O NICOLAS MOLINA  
8230 SW 53 AVE  
MIAMI, FL 33143

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

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

IRENE M IBRAHIM  
1335 PENNSYLVANIA AVE #3  
MIAMI BEACH, FL 33139-4002

IRENE TABACHNIK TRS  
PITT REALTY TRUST  
PAUL TABACHNIK TRS  
17 MEADOWBROOK ROAD  
DOVER, MA 02030

IRINA NEFEDOVA  
1200 WEST AVE # 828  
MIAMI BEACH, FL 33139

ITAMAR MAKMAL  
1320 DREXEL AVE #302  
MIAMI BEACH, FL 33139

JAISA VENERIO  
1231 PENNSYLVANIA AVE 4  
MIAMI BEACH, FL 33139

JAMES COHEN  
7888 CUMMINGS LN  
BOCA RATON, FL 33433

JAMES H RICKERT  
16213 ST CROIX TRAIL N  
MARINE ON ST CROIX, MN 55047

JAMES R THORNTON  
9 ISLAND AVE #906  
MIAMI BEACH, FL 33139-1357

JAMES T GILDERSLEEVE  
PO BOX 499  
HUDSON, IL 61748

JANE MAUREEN SUTTON  
1218 DREXEL AVE UNIT 207  
MIAMI BEACH, FL 33139-8072

JASON DIETZ &W KATHERINE  
1 FIFTH AVE #7B  
NEW YORK CITY, NY 10003

JD MIAMI INVESTMENTS INC  
8301 NW 197 ST  
MIAMI, FL 33015

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

JEAN LUC VILLEVIEILLE  
GUYLAINE VILLEVIEILLE  
1250 DREXEL AVE #8  
MIAMI BEACH, FL 33139

JEANINE MASSALOUP CANCEL  
1255 PENNSYLVANIA AVE #308  
MIAMI BEACH, FL 33139

JENNIFER L PAKRADOONI  
3316 NEWTON ST  
DENVER, CO 80211-3137

JOHN CEMPELLIN  
1342 DREXEL AVE APT 304  
MIAMI BEACH, FL 33139-8142

JOHN HARDEN  
SUSAN HARDEN  
1308 DREXEL AVE 307  
MIAMI BEACH, FL 33139

JOHN R BEAULIEU  
1255 PENNSYLVANIA AVE 110  
MIAMI BEACH, FL 33139

JOHN R BEAULIEU  
1225 PENNSYLVANIA AVE #110  
MIAMI BEACH, FL 33139-4415

JOLAN SOUTH BEACH LLC  
1500 BAY ROAD #1036  
MIAMI BEACH, FL 33139

JONCY RICKETT  
4418 WILLOW CREST LN  
MANVEL, TX 77578

JORDAN M GONZALEZ  
185 SW 7TH ST APT 1503  
MIAMI, FL 33130-2970

JORGE TREVINO  
ROBERT HARTFORD  
1330 DREXEL AVE #103  
MIAMI BEACH, FL 33139

JOSE CARVALHO  
MARIO VERTULLO  
1330 DREXEL AVE # 201  
MIAMI BEACH, FL 33139

JOSE FERNANDEZ  
1207 DREXEL UNIT 10  
MIAMI BEACH, FL 33139

JOSE FREIXAS  
MARK HOFFMEISTER  
1308 DREXEL AVE # 109  
MIAMI BEACH, FL 33139

JOSE R ARJONA JR  
1211 PENNSYLVANIA AVE #C-1  
MIAMI BEACH, FL 33139-4405

JOSE RAMON FREIXAS  
1308 DREXEL AVE 104  
MIAMI BEACH, FL 33139

JOSELYN PINEDA  
1342 DREXEL AVE #206  
MIAMI BEACH, FL 33139-8141

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

JULIA PEREZ  
1150 COLLINS AVE #306  
MIAMI BEACH, FL 33139

JULIAN CUEVA &W MARCELINA  
3440 NE 192 ST #4E-A  
AVENTURA, FL 33180-2400

KAMEN D DRANDAROV  
1250 DREXEL AVE #3  
MIAMI BEACH, FL 33139-8213

KAMEN DRANDAROV  
1250 DREXEL AVE #3  
MIAMI BEACH, FL 33139-8213

KAREN A MURPHY  
916 N HOYNE AVE #3  
CHICAGO, IL 60622

KARINA CUNEO  
1340 DREXEL AVE #405  
MIAMI BEACH, FL 33139-8140

KARL W ALOMAR JTRS  
OLGA MALYUK JTRS  
38 WEST 26 ST #5B  
NEW YORK, NY 10010

KATHRYN T STOKA &H DARIO  
5290 PINETREE DR  
MIAMI BEACH, FL 33140

KATHRYN WALTERS  
PO BOX 191968  
MIAMI BEACH, FL 33139

KEVIN COTTINGIM JTRS  
STANISLAW MICHALSKI JTRS  
1340 DREXEL AVE # 307  
MIAMI BEACH, FL 33139

KEVIN D MASON  
390 17TH ST UNIT # 2008  
ATLANTA, GA 30363

KIKI PATRICK HALFON  
PASCALE S SOULEYRAUX HALFON  
10727 MAPLE CHASE DR  
BOCA RATON, FL 33498

KINY 1938 LLC  
1231 PENNSYLVANIA AVE 12  
MIAMI BEACH, FL 33139

KOJI SATO  
1255 PENNSYLVANIA AVE 302  
MIAMI BEACH, FL 33139

KRISTINA SAVINA  
1234 EUCLID AVE  
MIAMI BEACH, FL 33139

KRS CAPITAL PARTNERS LLC  
3470 E COAST AVE #2304  
MIAMI, FL 33137

LANCE O'BRIEN  
1218 DREXEL AVE #203  
MIAMI BEACH, FL 33139-8071

LANE MCCONNELL  
PO BOX 190424  
MIAMI BEACH, FL 33119

LAURENT DUBREUIL  
125 HUDSON STREET  
ITHACA, NY 14850

LAWRENCE GHOUGASIAN  
1741 NW 88 WAY  
PEMBROKE PINES, FL 33024

LENETH C POSADA  
1235 PENNSYLVANIA AVE #2E  
MIAMI BEACH, FL 33139-4437

LENORA M BACH  
7600 SW 69 AVE  
MIAMI, FL 33143-4415

LEONARDO CHIFFELLE  
20920 NE 14 AVE  
MIAMI, FL 33179

LILA MATEO  
6035 BROADWAY #6R  
RIVERDALE, NY 10471

LILIA M PLANET  
7515 WHITAKER AVE  
PHILADELPHIA, PA 19111

LISA INTERLANDI  
1342 DREXEL AVE#305  
MIAMI BEACH, FL 33139-8142

MABEL CHORENS  
1334 COLLINS AVE 402  
MIAMI BEACH, FL 33139

MADIVA LLC  
1211 PENNSYLVANIA AVE #F-1  
MIAMI BEACH, FL 33139

MAHER LLC  
44 W FLAGLER ST STE 2300  
MIAMI, FL 33130

MAIKO XAVIER  
1040 BISCAYNE BLVD 1701  
MIAMI, FL 33132

MAISON DE REVE GROUP INC  
1255 PENNSYLVANIA AVE 309  
MIAMI BEACH, FL 33139

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

MARIA ANDREA ZAMORSKI  
1340 DREXEL AVE #403  
MIAMI BEACH, FL 33139

MARIA C BOLIGAN JTRS  
MARIA CHIRINO JTRS  
1235 PENNSYLVANIA AVE #4D  
MIAMI BEACH, FL 33139-4467

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

MARIA HREK  
PO BOX 190811  
MIAMI BEACH, FL 33119

MARIA MARIN  
DIEGO ALBERTO MARIN  
1235 PENNSYLVANIA AVE # 4B  
MIAMI BEACH, FL 33139

MARIA S MILANO &  
LILIA TOME JTRS  
1308 DREXEL AVE #304  
MIAMI BEACH, FL 33139-8127

MARIO VERTULLO  
JOSE ANTONIO CARVALHO  
1330 DREXEL AVE #202  
MIAMI BEACH, FL 33139

MARK HOFFMEISTER  
JOSE R FREIXAS  
2317 SW 23 ST  
MIAMI, FL 33145

MARK PALUMBO  
1250 DREXEL AVE UNIT 7  
MIAMI BEACH, FL 33139

MARKUS PORTMANN  
ANNE MARIE MARX PORTMANN  
713 SHORE DRIVE  
VERO BEACH, FL 32963

MARLON T RICHARDSON &W  
NAOMI KOWLUK  
1242 DREXEL AVE #104  
MIAMI BEACH, FL 33139-8205

MARTHA J DREYER  
1255 PENNSYLVANIA AVE 106  
MIAMI BEACH, FL 33139

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

MASSIMO GALLETTI  
1225 PENNSYLVANIA AVE UNIT 305  
MIAMI BEACH, FL 33139-4415

MATTHEW BRAUNBECK  
1242 DREXEL AVE #103  
MIAMI BEACH, FL 33139

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

MERY RODRIGUEZ  
ENRIQUE MOLINA  
1245 PENNSYLVANIA AVE UNIT 1  
MIAMI BEACH, FL 33139

MIA A STRINGFIELD &  
SCOTT A DEQUINE JTRS  
507 12 ST #14  
MIAMI, FL 33139-4500

MIAMI HOLIDAYS INC  
8714 SW 103 AVE  
MIAMI, FL 33173

MICHAEL DOYLE  
1525 PENNSYLVANIA AVE APT 3  
MIAMI BEACH, FL 33139-3624

MICHAEL E BRAUE  
1335 PENNSYLVANIA AVE # 2  
MIAMI BEACH, FL 33139

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

MICHAEL JOHN HARDING  
1242 DREXEL AVE #210  
MIAMI BEACH, FL 33139-8206

MICHEL BITTON  
3470 E COAST AVE #PH104  
MIAMI, FL 33137

MOJANDA LLC  
800 WEST AVE 832  
MIAMI BEACH, FL 33139

MPM REAL ESTATE INC  
1680 MICHIGAN AVE STE 910  
MIAMI BEACH, FL 33139

MRK 1200 COLLINS AVENUE LLC  
34 W DILIDO DRIVE  
MIAMI BEACH, FL 33139

NAMASTE PROPERTIES INVESTMENTS  
LLC  
1340 DREXEL AVE 301  
MIAMI BEACH, FL 33139

NELSON AYAN  
1320 DREXEL AVE #102  
MIAMI BEACH, FL 33139-8129



NEO VASC INTL LLC  
1300 PENNSYLVANIA AVE #308  
MIAMI BEACH, FL 33139

NICHOLAS DELLASERRA &W  
KARA ANN DELLASERRA  
2773 VIA CIPRIANI #1335A  
CLEARWATER, FL 33764

NICOLAS OUDIN  
PAULINE OUDIN  
548 HUDSON ST  
NEW YORK, NY 10014

NICOLE DE LARA  
2001 MERIDIAN AVE UNT 525  
MIAMI BEACH, FL 33139-1552

NICOLE ELANA GRAHAM  
CATHI GORDON GRAHAM  
11 ISLAND AVE #PH-11  
MIAMI BEACH, FL 33139

NICOLE HENRY  
1308 DREXEL AVE #303  
MIAMI BEACH, FL 33139-8127

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

NILTON NOGUEIRA  
1242 DREXEL AVE 208  
MIAMI BEACH, FL 33139

NORMA 1922 CORP  
3370 MARY STREET  
MIAMI, FL 33133

OLA NUEVA LLC  
235 LINCOLN RD 306  
MIAMI BEACH, FL 33139

ORUM BEACH INC  
1218 DREXEL AVENUE UNIT #107  
MIAMI BEACH, FL 33139

OSCAR GONZALEZ  
1342 DREXEL AVE APT 202  
MIAMI BEACH, FL 33139-8122

OSTRO LLC  
PO BOX 191862  
MIAMI BEACH, FL 33119

OSTRO LLC  
1330 15 ST  
MIAMI BEACH, FL 33139

PALM AVENUE HIALEAH LLC  
1900 SUNSET HARBOUR DR  
THE ANNEX 2 FL  
MIAMI BEACH, FL 33139-8136

PANN FLORIDA LLC  
120 COLUMBIA TURNPIKE STE 3  
FLORHAM PARK, NJ 07932

PARADISE SUITES LLC  
919 W 39 ST  
MIAMI BEACH, FL 33140

PARCO INVESTMENTS LLC  
C/O DANIELE PUSTILNIK  
6646 VILLA SONRISA # 522  
BOCA RATON, FL 33433

PATRICIA RODRIGUEZ  
1218 DREXEL AVE UNIT 105  
MIAMI BEACH, FL 33139-8070

PAULGI LLC  
130 3 ST #105  
MIAMI BEACH, FL 33139

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

PENN 301 LLC  
C/O DANIEL ARTY  
1150 NW 72 AVE STE #760  
MIAMI, FL 33126

PENNSYL 202 LLC  
C/O DANIEL ARTY  
1150 NW 72 AVE #760  
MIAMI, FL 33126

PHILIP M BUSSEY  
KELLEY K BUSSEY  
1242 DREXEL AVE UNIT 406  
MIAMI BEACH, FL 33139

PHOENIX DEVELOPMENT GROUP LLC  
1250 DREXEL AVE #9  
MIAMI BEACH, FL 33139

PIEDAD TERESA ARIAS PINZON  
1252 DREXEL AVE #6  
MIAMI BEACH, FL 33139-8214

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

PLACITY LLC  
225 FAIRWAY DR  
MIAMI BEACH, FL 33141

R E SUNSHINE LLC  
1211 PENNSYLVANIA AVE A 1  
MIAMI BEACH, FL 33139

RACHEL BENMEIR  
560 NE 57 ST  
MIAMI, FL 33137

RAFAEL ALVAREZ  
3865 W 8 CT  
HIALEAH, FL 33012

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

RAFAEL OCHOA &W  
MARIA B VALDIVIESO  
12483 SW 119 PLAZA  
MIAMI, FL 33186

RAFFAELE PALLOTTA  
12380 NW 15 ST  
PLANTATION, FL 33323

RAFFO COOL LLC  
1300 PENNSYLVANIA AVE # 308  
MIAMI BEACH, FL 33139

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

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

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

RAYMOND F WADIA  
1242 DREXEL AVE #205  
MIAMI BEACH, FL 33139

REBECCA GAINES  
1235 PENNSYLVANIA AVE UNIT 5-E  
MIAMI BEACH, FL 33139

REFC REAL ESTATE CORP  
1331 LINCOLN RD #601  
MIAMI BEACH, FL 33139

REZA NIKPOURFARD  
1320 DREXEL AVE 301  
MIAMI BEACH, FL 33139

RICCARDO CAPRARO  
1342 DREXEL AVE #102  
MIAMI BEACH, FL 33139

RICHARD C WEBER TRS  
RICHARD C WEBER TRUST  
23 PARK AVENUE #1C  
NEW YORK, NY 10016

RICHARD URBAN  
1236 DREXEL AVE #3  
MIAMI BEACH, FL 33139-8203

RICHARD W ROSSI JR  
VIKTORIA VITYUK  
1701 16 ST NW 730  
WASHINGTON, DC 20009

RICHMOND LLC  
1236 DREXEL AVE APT 2  
MIAMI BEACH, FL 33139

ROBERT J RUDOCK &W KATHLEEN &  
ROBERT J RUDOCK II JTRS  
275 UNION BLVD #1103  
SAINT LOUIS, MO 63108

ROBERTO RAPETTI  
1342 DREXEL AVE #205  
MIAMI BEACH, FL 33139-8141

ROGER CARLOS VALECILLOS  
15021 COCONUT AVE  
MIAMI LAKES, FL 33014-2530

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

RSB HOLDINGS TRUST LLC  
22230 HOLLYHOCK TRL  
BOCA RATON, FL 33433

SALVATORE VERCIGLIO  
1342 DREXEL AVE 207  
MIAMI BEACH, FL 33139

SAMI GREYWATI  
WAEEL ABDULLAH  
6380 CATON STREET  
PITTSBURGH, PA 15127

SAR PENN 6 LLC  
4010 N MERIDIAN AVE APT 6  
MIAMI BEACH, FL 33140

SARAH FARSHADFAR  
222 WEST AVE # 2105  
AUSTIN, TX 78701

SARAH J WASHBURN  
1308 DREXEL AVE #203  
MIAMI BEACH, FL 33139-8125

SAROMAR INC  
1337 PENNSYLVANIA AVE #7  
MIAMI BEACH, FL 33139-4050

SETFLORE LLC  
20201 EAST COUNTRY CLUB DR #2507  
MIAMI, FL 33180

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

SIEGFRIED AMMANN  
1235 PENNSYLVANIA AVE #3A  
MIAMI BEACH, FL 33139-4028

SILVIO23 CORP  
3370 MARY ST  
MIAMI, FL 33133

SIMONE SECKINGTON  
1242 DREXEL AVE #101  
MIAMI BEACH, FL 33139-8205

SKIRON LLC  
PO BOX 191862  
MIAMI BEACH, FL 33119

SKIRON LLC  
435 21 ST CU4  
MIAMI BEACH, FL 33139

STANLEY GOLDSTEIN TRS  
10717 BARN WOOD LANE  
POTOMAC, MD 20854

STEFANO GAMBUZZI &W  
NADIA LODI  
1320 DREXEL AVE #205  
MIAMI BEACH, FL 33139

STEPHANI S RICKER  
138 E 38 ST PH-B  
NEW YORK, NY 10016

STEPHEN DUFFUS WEISS  
503 12 ST #6  
MIAMI BEACH, FL 33139-4549

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

TAMMY BEAULIEU &H JAMES HARE  
29935 NEAL AVE  
LINDSTROM, MN 55045

TATACAMI LLC  
1308 DREXEL AVE 108  
MIAMI BEACH, FL 33139

TEDDY SEJO  
1950 W 54 ST  
HIALEAH, FL 33012

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

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

TERRENCE QUIGG WALLACE  
1308 DREXEL AVE #101  
MIAMI BEACH, FL 33139-8100

TERRY E ST PIERRE  
1218 DREXEL AVE #104  
MIAMI BEACH, FL 33139-8070

THE FELIZ DIA LLC  
990 BISCAYNE BLVD 701  
MIAMI, FL 33132

THOMAS J STUKEL  
LISA M STUKEL  
629 FAIR OAKS AVE  
OAK PARK, IL 60302-1737

THOMAS LOUIS CAMY  
1211 PENNSYLVANIA AVE A2  
MIAMI BEACH, FL 33139

THOMAS MICHAEL HENNINGS  
1092 MYRTLE WAY  
SAN DIEGO, CA 92103

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

TOM BORRUP  
1250 DREXEL AVE #10  
MIAMI BEACH, FL 33139-8213

TREND30M LLC  
PO BOX 430854  
SOUTH MIAMI, FL 33243-0854

TRES CHIC DMG LLC  
1000 BRICKELL AVE #300  
MIAMI, FL 33131

TYRONE SMITH  
BEBE MURSALIN SMITH  
1224 MORTON ST  
MATTAPAN, MA 02126

UIEK HOLDINGS LLC  
1125 NE 125 ST 101  
NORTH MIAMI, FL 33161

UNITED STATE OF AMER POST OFFICE  
1300 WASHINGTON AVE  
MIAMI BEACH, FL 33119

URGUT LLC  
4780 PINE TREE DR #2  
MIAMI BEACH, FL 33140

VENTU INVESTMENTS LLC  
10830 PARIS STREET  
COOPER CITY, FL 33026

VICKY J REYES  
1048 RAVEN AVE  
MIAMI SPRINGS, FL 33166-3837

VICTORY PARK LLC  
1500 BAY RD #1132  
MIAMI BEACH, FL 33139

VIKTORIA VITYUK  
RICHARD W ROSSI  
151 E 31 ST # 17 K  
NEW YORK, NY 10016

VIKTORIA VITYUK  
635 W 42 ST 7L  
NEW YORK, NY 10036

WAGNER FERREIRA DE OLIVEIRA JTRS  
THOMAS B VISE JTRS  
90 RUSSELL AVE  
WATERTOWN, MA 02472

WAI KWOK CHONG  
200 GRAND COVE WAY APT 2B  
EDGEWATER, NJ 07020-7215

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

WALLACE A STRINGFIELD JTRS  
ADELAIDA BONDOC STRINGFIELD JTRS  
MIA ANGELA DEQUINE JTRS  
507 12 ST #14  
MIAMI BEACH, FL 33139

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

WASHINGTON CENTER LTD PTNSHIP  
%STREAMLINE MGMT  
1125 WASHINGTON AVE  
MIAMI BEACH, FL 33139-4611

WENDI R ROSEN  
PO BOX 190185  
MIAMI BEACH, FL 33119-0185

WILLIAM J MARTINEZ JR &  
JAY M GOULD  
1320 DREXEL AVE #202  
MIAMI BEACH, FL 33139

WILMAN PERSAUD  
OMAR PERSAUD JTRS  
1342 DREXEL AVE #104  
MIAMI BEACH, FL 33139

WILMER HERNANDEZ &  
HUMBERTO QUEVEDO  
323 W 43 ST #4F  
NEW YORK, NY 10036

YAACOV GAIGI  
MORAN GAIGI  
910 WEST AVE 334  
MIAMI BEACH, FL 33139

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

YUMI MIAMI LLC  
517 W 41 ST UNIT 500  
MIAMI BEACH, FL 33140

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

Property address: 1234 Washington AveBoard: PB19-0325Date: 11-5-19**BOARD APPLICATION CHECK LIST**

A Pre-Application meeting must be scheduled via CSS to obtain a plan case number and for board staff review of all submittals, and review by the Development Review Committee, as needed.

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 CSS 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 CSS 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 CSS (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 CSS First submittal deadline.

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

ITEM #	FIRST SUBMITTAL (VIA CSS) **, To be uploaded online (CSS) 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 CSS system, the applicant should contact staff prior to first submittal to be invoiced and make payment.	X
2	Is the property the primary residence & homestead of the applicant/property owner? (If yes, provide office of the Property Appraiser Summary Report).	
3	Copy of signed and dated check list issued at Pre-Application meeting or Design Review Committee meeting.	X
4	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	X
5	Signed and dated Letter of Intent. <b>Letter must outline application details and identify hardships if Variances are requested.</b> (see also Items # 44, 45 & 46).	X
6	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
7	Copies of all current or previously active Business Tax Receipts if applicable.	X
8	Copies of previous recorded final Orders if applicable.	X
9	School Concurrency Application for projects with a net increase in residential units (no SFH). Provide Planning Department - Miami Dade - School Concurrency Application for Transmittal	X
10	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
11	<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.	X
b	Copy of the original survey included in plan package. See No. 10 above for survey requirements	X
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	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)	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	X
g	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable.	X

**\* 30 day lead time from first submittal for projects requiring 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: MB



Planning Department, 1700 Convention Center Drive 2<sup>nd</sup> Floor  
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305.673.7550

Property address: 1234 Washington Ave

h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	X
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).	X
12	<b>Landscape Plans and Exhibits (must be 11"x 17")</b>	X
a	Tree Survey	X
b	Tree Disposition Plan	X
c	Landscape Plan- private property and right-of-way areas. Proposed landscaping with landscape legend form, hardscape areas, ground floor equipment, overhead and underground utilities information.	X
d	Hardscape Plan, i.e. paving materials, pattern, etc.	X
e	Landscape lighting	X
13	Copy of original Building Permit Card, & Microfilm, if available.	X
14	Copy of previously approved building permits. (provide building permit number).	X
15	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recording data.	X
16	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.	
17	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).	
18	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	
19	Line of Sight studies.	
20	Structural Analysis of existing building including methodology for shoring and bracing.	
21	Proposed exterior and interior lighting plan, including photometric calculations.	
22	Exploded Axonometric Diagram (showing second floor in relationship to first floor).	
23	Neighborhood Context Study. (Planning will provide guidance if necessary for application.)	
24	Required yards open space calculations and shaded diagrams.	
25	Required yards section drawings.	
26	Variance and/or Waiver Diagram.	
27	Schematic signage program	
28	Detailed sign(s) with dimensions and elevation drawings showing exact location.	
29	Elevation drawings showing area of building façade for sign calculation (Building ID signs).	
30	Daytime and nighttime renderings for illuminated signs.	
31	Floor Plan Indicating area where alcoholic beverages will be displayed.	
32	Survey showing width of the canal (Dimension shall be certified by a surveyor)	
33	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	

Indicate N/A If Not Applicable

Initials: MB

Planning Department, 1700 Convention Center Drive 2<sup>nd</sup> Floor  
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Property address: 1234 Washington Ave

34	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
35	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.	
36	Survey with spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the dune within the property. Erosion control line and Bulkhead line shall be indicated if present.	
37	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
38	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable).	X
39	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	X
40	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.)	X
41	Sound Study report (Hard copy) with 1 CD.	
42	<b>Site Plan (Identify streets and alleys)</b>	X
a	Identify: setbacks <u>X</u> Height <u>X</u> Drive aisle widths <u>X</u> Streets and sidewalks widths <u>X</u>	X
b	# parking spaces & dimensions <u>X</u> Loading spaces locations & dimensions <u>X</u>	X
c	# of bicycle parking spaces <u>X</u>	X
d	Interior and loading area location & dimensions <u>X</u>	X
e	Street level trash room location and dimensions <u>X</u>	X
f	Delivery route <u>X</u> Sanitation operation <u>X</u> Valet drop-off & pick-up <u>X</u> Valet route in and out <u>X</u>	X
g	Valet route to and from <u>X</u> auto-turn analysis for delivery and sanitation vehicles <u>X</u>	X
h	Indicate any backflow preventer and FPL vault if applicable	X
i	Indicate location of the area included in the application if applicable	X
j	Preliminary on-street loading plan <u>if proposed</u>	X
43	<b>Floor Plan (dimensioned)</b>	X
a	Total floor area	X
b	Identify # seats indoors <u>X</u> outdoors <u>X</u> seating in public right of way <u>X</u> Total <u>X</u>	X
c	Occupancy load indoors and outdoors per venue <u>X</u> Total when applicable <u>X</u>	X
44	<b>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.</b>	X
45	<b>The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:</b>	
a	Section 118-353 (d) of the City Code for each Variance.	
46	<b>The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows:</b>	
a	For Conditional Use -Section 118-192 (a)(1)-(7)	X
b	CU - NIE and or outdoor Entertainment Establishments - Section 142-1362 (a)(1)-(9)	X
c	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (5)(a)-(k) & (6)(a)-(g)	
d	CU - Structures over 50,000 SQ.FT. - Section 118-192 (b) (1)-(11)	X
e	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	
f	For Lot Splits - Section 118-321 (B) (1)-(6). Also see Item # 47	
47	<b>Lot Splits</b>	
a	Conceptual massing study to show the ability to comply with all single family zoning requirements for the maximum size home proposed.	
b	A survey showing the existing lot configuration and individual surveys per each proposed lot.	
c	Conceptual Site Plan for each lot showing compliance with zoning regulations.	
d	Submit opinion of title	

Indicate N/A If Not Applicable

Initials: MB



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

Property Address: 1234 Washington Ave

Notes: The applicant is responsible for checking above referenced sections of the Code.

ITEM #	FINAL SUBMITTAL (via CSS & PAPER)	Required
	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 CSS) before NOON 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.	
48	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 CSS).	X
	<b>PAPER FINAL SUBMITTAL:</b>	
49	Original application with all signed and notarized applicable affidavits and disclosures.	X
50	Original of all applicable items.	X
51	One (1) signed and sealed 11"X17" bound, collated set of all the required documents.	X
52	14 collated copies of all required documents	X
53	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
54	Traffic Study (Hard copy)	X
55	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 and Development Review Committee Meeting but may be modified based on further analysis.
- B. It is the responsibility of the applicant to confirm that documents submitted via CSS, Paper Submittal sets (14 copies), and electronic version on CD are consistent with each other and legible.
- C. All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY Document Name'.
- D. Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- E. 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.
- F. 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)

Emily Balter

Applicant's or designee's Name

Emily Balter

Applicant's or designee's signature

11/5/2019

Date

Indicate N/A If Not Applicable

Initials: MB





December 2, 2019

RE: PB19-0325 1234-1260 Washington Avenue Narrative Response

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1. LOI: Respond to CU criteria for over 50,000 SQ.FT. Section 118-192 (b)(1)-(11)

The Project is less than 50,000 square feet of gross new construction. See Page A12.25- Total Gross Square Feet of New Construction- 48,207. Therefore, an analysis of the criteria is not applicable.

2. LOI: Respond to Sea Level Rise criteria 11 and 12.

Addressed in Letter of Intent.

3. FAR: Enlarge diagrams, provide 2 levels per page. Indicate line of the floor below and line of the floor above for all floors on the new building and revise calculations per following comments:

See Pages A-12.22 – A-12.23.C, existing and proposed FAR Diagrams showing two levels per page and providing the line of the floor above of the new building.

4. FAR: Not projecting Balconies or portions of them that are not projecting must be counted towards FAR: Second Floor: north side balconies and the portion of the balcony that is not projecting at NE corner. Third and fourth floor: north side balconies. Fifth floor: NE balcony and.

All second and third floor balconies are projecting. Removed fourth and fifth floor balconies on the north side.

5. FAR: The enclosed space “Outdoor Living Room” on the fourth floor NW corner should be counted including the area surrounding the staircase. Staff is concerned about the location of these outdoor living room and the proximity to the residential buildings on Drexel Avenue, can this space be relocated to the East side of the project?

The Outdoor Living Room is now counted towards FAR, see page A-12-.23.A. This will be a quiet space with no entertainment or ambient music. This is a passive additional amenity space for the co-living residents. The design features decorative blades that

beautify the area, functionally shade the living area, and diffuse any potential sound impact.

6. FAR: Please confirm with the Building Department that the elevators on the rooftop will not require an enclosed vestibule, if it does, this will be counted towards FAR.

The elevators to the rooftop will not require an enclosed vestibule.

7. Zoning Data: provide off-street loading calculations per Sec 130-101, required and proposed.

Loading calculations provided. See Project Data page A-3. Four (4) required, one (1) proposed on-site, and a Waiver to provide three (3) on 13<sup>th</sup> Street (existing spaces).

8. Site Plan/Ground Floor plan: provide adjacent right of way widths.

Adjacent right of way widths provided. See Urban Diagram page A-14.1.

10. Site Plan/Ground Floor plan: provide existing off-street parking spaces, loading zones and proposed changes if applicable.

Existing off-street parking spaces provided- 30 spaces, and no off-street loading zoned. See Survey page A-4.

11. Site Plan/Ground Floor plan: provide on-site parking spaces dimensions.

Dimensions of ground floor tandem parking spaces provided- 8'-6" X 32'. See Proposed Ground Floor Plan page A-25.

12. Site Plan/Ground Floor plan: Loading: Provide a separate loading space for the larger truck.

One (1) off-street loading space proposed and three (3) existing on-street loading provided. See Traffic Maneuverability Diagram page A-4.1 and Proposed Ground Floor Plan page A-25.

13. Site Plan/Ground Floor plan: Provide the location of the Backflow preventer.

Location of backflow preventer provided. See Proposed Ground Floor Plan page A-25.

14. Staff recommends activating the ground floor facing Drexel Avenue.

Activating the ground floor facing Drexel Avenue is not conducive to the abutting multi-family residential neighborhood. In order to minimize any impact on residents, the Applicant is proposing all active uses on Washington Avenue, and seeking a Variance from the Historic Preservation Board. The façade facing Drexel Avenue will provide a beautiful elevation and lush landscaping.

15. Roof Plan: the proposed cabanas should be open structures, trellis type, as proposed they are not an allowable height exception, please revise.

Cabanas on the roof top are open trellis. See note added on Property Roof Plan page A-30.

16. Provide non rendered architectural elevations and sections with appropriate line weight.

Provided. See Proposed Elevations Pages A-32 – A-34.

17. Provide a second section North to South direction going thru the roof top swimming pool (provide height of all elements around roof deck area).

Provided. See Proposed Section Looking North Page A-31.

18. Planters cannot exceed 3'-0" above the main roof line. Provide a section detail showing compliance.

Planters do not exceed 3'. See Proposed Section Looking North Page A-31.

19. Both sections should be marked on all floorplans.

Provided.

20. For Planning Board application plans, please remove A-12, A-12.1, a-12.2, A-14, A-14.1, A-16, A-17, A-21, A-23.

Removed.

21. The information provided for the Open-Air Entertainment Establishment on the ground floor and the Outdoor Entertainment Establishment, Neighborhood Impact Establishment on the roof top is insufficient. The plans are not showing a complete layout of the spaces, a seat layout with the total amount of seats and occupancy load for the proposed areas are required, the areas proposed for entertainment should be highlighted on the plans. The name of the spaces, venues and areas where the entertainment is proposed are not coordinating with floor plans, operational plan, LOI and sound study. The type of live entertainment and location should be provided. If this information is not complete the portion of this application will not be approved, it will be required to be taken of the application or continued to a future date until all the information is provided, staff cannot provide analysis and recommendations if this information is incomplete.

Plans show layouts, seating, and occupancy of each entertainment space. The names of each venue space is consistent on all application materials. The type of live entertainment and location is noted on the plans, Letter of Intent, operations plan, and sound study.

22. Ground Floor Open Air Entertainment Establishment: Provide a seat layout indoor and outdoor if applicable (count and label each seat individually). on floor plans, provide occ loads for the areas that are proposing entertainment (highlight with different colors if necessary). Provide the location of the DJ and live entertainment, describe the type of live entertainment proposed, is the front porch, plaza going to be used for OAE? If yes delineate the area or areas for this purpose. Provide the location of the 150 occupancy load noted on the LOI and the occ loads shown on the operational plans chart.

Seating layout provided. Occupancy loads provided for each area proposing entertainment. Location of live entertainment provided.

23. Provide the bar location mentioned on the operational plan on the ground floor.

Provided. See Proposed Ground Floor Plan Page A-25.1.

24. Roof top level Outdoor Entertainment Establishment / NIE: Provide the two areas proposed (highlight with different colors) provide the seat layout for each area, (count and label each seat individually). provide occ loads for these two areas. Provide the location of the DJ and live entertainment, describe the type of live entertainment proposed.

Provided. See Proposed Roof Plan Page A-30.

25. Provide a preliminary speaker location for the ground floor and roof top.

Provided. See Proposed Ground Floor Plan Page A-25.1 and Proposed Roof Plan Page A-30.

26. Coordinate name of venues/spaces on floorplans, LOI, Operational plan and sound study.

Provided.

27. Operational Plan: provide floor plans addressing previous comments. Per operational plan, live entertainment occurs at the Gardner's market, café and bar. Show these areas on the floor plan. Coordinate with LOI, sound study etc.

Provided.

28. Operational Plan: Crowd control plan and security should address how is going to work on the outdoor areas to ensure the proposed occupancy loads are not going to be exceeded and there is not going to be queuing on to the sidewalk etc.

Additional details noted in the operations plan.

29. Operational plan: Please remove building renderings page 4,5,6, pool venue inspiration page, rooftop garden inspiration page.

Removed.

30. Please provide a narrative response to these comments.

This serves as the narrative response.

**URBIN RETREAT HOTEL****LANDSCAPE COMMENTS (dated 2019-11-22)**

General Correction #1:

1. Provide a written response to comments.

**RESPONSE: Acknowledged and provided.**

2. Provide a Tree Survey prepared by a Professional Land Surveyor listing common names, size, and location of existing trees and palms with a DBH of 6" or greater in private property and 3" DBH or greater in the public ROW.

**RESPONSE: Acknowledged and provided.**

3. Landscape Plan shall be prepared by a Landscape Architect licensed in the State of Florida. The proposed landscape plan shall satisfy or exceed minimum landscape code requirements as prescribed by the CMB Code Chapter 126. Include standard CMB Landscape Legend on plans. Landscape legend is available at the following link: <https://www.miamibeachfl.gov/wp-content/uploads/2017/08/Landscape-Legend-Form-7-11-2016.pdf>

**RESPONSE: Acknowledged. Landscape Legend table provided on Sheet L-2 Landscape Plant Schedules and Notes.**

4. The use of Silva Cells or approved equal should be considered for canopy shade trees planted in areas where rooting space may be limited.

**RESPONSE: Silva cells or approved equal will be implemented into the design for canopy shades trees in the plaza space along Washington Ave. Note added to planting notes on Sheet L-2 Landscape Plant Schedules and Notes.**

5. Removal of any non-invasive tress with a 6" DBH or greater from private property would require a Tree Removal Permit from CMB Urban Forestry. Removal of any non-invasive trees with a 3" DBH or create from public property would also require a Tree Removal Permit from CMB Urban Forestry. Please address tree mitigation requirements as part of the proposed landscape plan.

**RESPONSE: Acknowledged. Tree Mitigation chart provided on Sheet L-2 Landscape Plant Schedules and Notes. Tree Replacement Chart provided on Sheet L-1 Tree Disposition Plan provides additional detail of tree species being used for mitigation in the proposed landscape plan. Tree removal permits will be satisfied by owner prior to removal.**

December 2, 2019

Mr. Angel Luis Garcia  
Vice President - Development  
Location Ventures  
2665 South Bayshore Drive  
Suite 440/1101  
Coconut Grove, Florida 33133

Re: **1234-1260 Washington Avenue – Miami Beach**  
**Response to Traffic Engineering Study Comments**

Dear Angel:

Below are the responses to the traffic-engineering comments provided by the City of Miami Beach in connection with the 1234-60 Washington Avenue mixed-use project.

**Comment 1:**            **Until primary and secondary locations area identified for valet storage, please assume a service time of 8 minutes. Confidence level on valet studies in this area please assume 95%.**

Response 1:            The valet analysis was updated to reflect the 8-minute parking time. The confidence level was corrected to reflect 95%.

**Comment 2:**            **Please provide maneuverability diagrams for vehicles being valeted to the on-site tandem parking spaces.**

Response 2:            An AutoTURN analysis was undertaken for the tandem parking spaces. Due to the site constraints, these parking spaces will require vehicles entering from 13<sup>th</sup> Street and backing into the parking spaces, which is common for valet operation.

**Comment 3:**            **Any dedicated office parking spaces shall be identified and the traffic impacts will be documented for the AM peak hour of typical weekdays.**

Response 3:            The final number of dedicated on-site office parking spaces has not been finalized. As documented in the traffic study,

the existing traffic counts includes office trips currently occurring within the study area. Additionally, the morning peak hour trips within this area are approximately one-half of the afternoon peak period evaluated for this study (refer to attached traffic counts published by FDOT). Therefore, the traffic study evaluated a worse peak period as part of the analyses.

**Comment 4: Site plan will show the proposed dimensions of the sidewalks surrounding the project site.**

Response 4: The sidewalks located on the north and west sides will not be modified by this project. The Washington Avenue sidewalk will vary in width. The latest set of plans show the sidewalks surrounding the project.

**Comment 5: Any impacts to existing parking spaces for access purposes will be documented.**

Response 5: It does not appear existing on-street parking spaces will be eliminated since the access off of Drexel Avenue already exists. The south side of 13<sup>th</sup> Street is primarily loading zones for delivery trucks. Moreover, a meeting was held with the City's Parking Department regarding impacts to on-street parking.

It has been a pleasure working with Location Ventures on this project.

Sincerely,

TRAF TECH ENGINEERING, INC.

Joaquin E. Vargas, P.E.  
Senior Transportation Engineer



COUNTY: 87  
STATION: 8414  
DESCRIPTION: WASHINGTON AVE, 200 FT N OF 12 ST (2011 OFF SYSTEM  
START DATE: 08/22/2018  
START TIME: 0000

TIME	DIRECTION: N					DIRECTION: S					COMBINED	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL	
0000	115	101	88	95	399	97	80	92	74	343	742	
0100	102	81	75	56	314	70	61	52	46	229	543	
0200	49	43	53	67	212	47	33	35	45	160	372	
0300	44	26	37	35	142	37	37	26	38	138	280	
0400	29	30	29	24	112	23	23	34	32	112	224	
0500	35	30	22	35	122	30	36	29	33	128	250	
0600	34	30	31	53	148	31	34	34	50	149	297	
0700	39	65	58	89	251	52	61	63	67	243	494	
0800	77	93	107	105	382	55	61	63	96	275	657	
0900	122	83	127	105	437	106	78	88	117	389	826	
1000	131	110	147	137	525	110	113	111	135	469	994	
1100	194	120	142	156	612	138	127	140	107	512	1124	
1200	152	163	148	148	611	141	116	125	132	514	1125	
1300	161	164	121	171	617	127	109	118	136	490	1107	
1400	143	149	155	180	627	121	116	134	124	495	1122	
1500	178	198	173	160	709	118	86	124	126	454	1163	
1600	171	194	156	162	683	117	126	122	136	501	1184	
1700	152	190	161	173	676	138	116	128	131	513	1189	
1800	166	112	134	162	574	96	100	94	102	392	966	
1900	120	142	109	132	503	89	111	91	92	383	886	
2000	151	131	144	130	556	113	106	111	104	434	990	
2100	138	142	109	128	517	84	88	98	92	362	879	
2200	135	138	105	126	504	100	92	79	84	355	859	
2300	113	135	108	113	469	91	91	71	107	360	829	
24-HOUR TOTALS:					10702						8400	19102

	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOURLY	VOLUME	HOURLY	VOLUME	HOURLY	VOLUME
A.M.	845	437	845	368	845	805
P.M.	1445	729	1615	522	1530	1191
DAILY	1445	729	1045	540	1530	1191

TRUCK PERCENTAGE	2.54	2.69	2.61
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CLASSIFICATION SUMMARY DATABASE																
DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK TOTVOL
N	532	8906	992	53	114	58	35	8	2	1	1	0	0	0	0	272 10702
S	392	6784	998	62	117	19	15	10	2	0	0	0	1	0	0	226 8400

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TIME	DIRECTION: N					DIRECTION: S					COMBINED	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL	
0000	119	100	75	83	377	76	66	90	84	316	693	
0100	84	75	72	64	295	66	59	49	46	220	515	
0200	61	49	44	56	210	39	37	52	44	172	382	
0300	40	35	45	37	157	47	52	23	26	148	305	
0400	31	29	37	35	132	39	33	21	27	120	252	
0500	48	32	38	27	145	22	33	31	15	101	246	
0600	25	27	42	55	149	39	28	39	42	148	297	
0700	56	67	49	72	244	67	63	47	70	247	491	
0800	91	94	97	99	381	74	60	65	98	297	678	
0900	123	97	123	120	463	100	90	83	102	375	838	
1000	152	124	151	118	545	121	123	100	118	462	1007	
1100	150	104	154	135	543	143	113	128	130	514	1057	
1200	179	166	175	158	678	114	155	150	130	549	1227	
1300	146	193	184	146	669	130	169	127	137	563	1232	
1400	179	160	203	189	731	115	127	132	136	510	1241	
1500	192	184	199	183	758	120	139	137	120	516	1274	
1600	255	199	198	178	830	154	139	144	160	597	1427	
1700	198	231	199	180	808	148	166	158	170	642	1450	
1800	173	181	168	176	698	129	117	133	136	515	1213	
1900	170	171	174	181	696	128	136	122	130	516	1212	
2000	173	173	149	143	638	103	134	127	109	473	1111	
2100	142	162	159	171	634	106	127	130	124	487	1121	
2200	161	134	124	137	556	109	111	121	106	447	1003	
2300	171	144	116	136	567	106	100	94	76	376	943	
24-HOUR TOTALS:					11904						9311	21215

PEAK VOLUME INFORMATION						
DIRECTION: N			DIRECTION: S			COMBINED DIRECTIONS
A.M.	HOUR	VOLUME	A.M.	HOUR	VOLUME	
P.M.	1530	836	1700	642		1700 1450
DAILY	1530	836	1700	642		1700 1450
TRUCK PERCENTAGE		2.50			2.36	2.44

CLASSIFICATION SUMMARY DATABASE																
DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK TOTVOL
N	519	10042	1045	57	125	52	44	17	2	1	0	0	0	0	0	298 11904
S	397	7569	1125	52	113	13	27	11	1	1	0	0	2	0	0	220 9311