

MIAMI BEACH

PLANNING DEPARTMENT

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

LAND USE BOARD HEARING APPLICATION

The following application is submitted for review and consideration of the project described herein by the land use board selected below. A separate application must be completed for each board reviewing the proposed project.

| Application Information | | | |
|--|------------|--|---------|
| FILE NUMBER | | | |
| Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision | | Design Review Board <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance | |
| Planning Board <input type="checkbox"/> Conditional use permit <input type="checkbox"/> Lot split approval <input type="checkbox"/> Amendment to the Land Development Regulations or zoning map <input type="checkbox"/> Amendment to the Comprehensive Plan or future land use map | | Historic Preservation Board <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic district/site designation <input type="checkbox"/> Variance | |
| <input type="checkbox"/> Other: | | | |
| Property Information – Please attach Legal Description as “Exhibit A” | | | |
| ADDRESS OF PROPERTY | | | |
| FOLIO NUMBER(S) | | | |
| Property Owner Information | | | |
| PROPERTY OWNER NAME | | | |
| ADDRESS | CITY | STATE | ZIPCODE |
| BUSINESS PHONE | CELL PHONE | EMAIL ADDRESS | |
| Applicant Information (if different than owner) | | | |
| APPLICANT NAME | | | |
| ADDRESS | CITY | STATE | ZIPCODE |
| BUSINESS PHONE | CELL PHONE | EMAIL ADDRESS | |
| Summary of Request | | | |
| PROVIDE A BRIEF SCOPE OF REQUEST | | | |

| | | | |
|--|------------|--|-----------------------------|
| Project Information | | | |
| Is there an existing building(s) on the site? | | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Does the project include interior or exterior demolition? | | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Provide the total floor area of the new construction. | | | SQ. FT. |
| Provide the gross floor area of the new construction (including required parking and all usable area). | | | SQ. FT. |
| Party responsible for project design | | | |
| NAME | | <input type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other_____ | |
| ADDRESS | | CITY | STATE ZIPCODE |
| BUSINESS PHONE | CELL PHONE | EMAIL ADDRESS | |
| Authorized Representative(s) Information (if applicable) | | | |
| 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 | |
| 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 | |
| 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".
- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.
- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the forgoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application 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


GRETTEL CARRERA
 NOTARY PUBLIC
 STATE OF FLORIDA
 Comm# FF980932
 Expires 4/12/2020


 Scott Geraghty
SIGNATURE

 1/29/20
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, Scott Geraghty, being first duly sworn, depose and certify as follows: (1) I am the Manager (print title) of 3425 Collins, 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 29th day of January, 2020. The foregoing instrument was acknowledged before me by Scott Geraghty, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

GRETTEL CABRERA
NOTARY PUBLIC
STATE OF FLORIDA
 My Commission Expires **Comm# FF980932**
Expires 4/12/2020

NOTARY PUBLIC**PRINT NAME**

POWER OF ATTORNEY AFFIDAVITSTATE OF FloridaCOUNTY OF Miami-Dade

I, Scott Geraghty, 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 Neisen Kasdin to be my representative before the Historic Preservation Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

Scott Geraghty, Manager of 3425 Collins, LL

PRINT NAME (and Title, if applicable)

Scott Geraghty
SIGNATURE

Sworn to and subscribed before me this 24th day of January, 2020. The foregoing instrument was acknowledged before me by Scott Geraghty 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: _____



Grettel Cabrera
NOTARY PUBLIC
PRINT NAME

CONTRACT FOR PURCHASE

If the applicant is not the owner of the property, but the applicant is a party to a contract to purchase the property, whether or not such contract is contingent on this application, the applicant shall list the names of the contract purchasers below, including any and all principal officers, stockholders, beneficiaries or partners. If any of the 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 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.

| NAME OF CORPORATE ENTITY | |
|---------------------------------|----------------|
| NAME AND ADDRESS | % OF OWNERSHIP |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

| NAME OF CORPORATE ENTITY | |
|---------------------------------|----------------|
| NAME AND ADDRESS | % OF OWNERSHIP |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

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

DISCLOSURE OF INTEREST
TRUSTEE

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

| TRUST NAME | |
|-------------------|------------|
| NAME AND ADDRESS | % INTEREST |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

COMPENSATED LOBBYIST

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

| NAME | ADDRESS | PHONE |
|----------------|---|--------------|
| Neisen Kasdin | 98 SE 7 Street, Suite 1100, Miami, FL 33131 | 305-374-5600 |
| Matthew Barnes | 98 SE 7 Street, Suite 1100, Miami, FL 33131 | 305-755-5825 |
| | | |

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, Scott Geraghty, 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.

Scott Geraghty
SIGNATURE

Sworn to and subscribed before me this 29th day of January, 2020. The foregoing instrument was acknowledged before me by Scott Geraghty 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



GRETTEL CABRERA
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF980932
Expires 4/12/2020

Grettel Cabrera
NOTARY PUBLIC
PRINT NAME

LEGAL DESCRIPTION

PARCEL 1

LOTS 1 THROUGH 8, INCLUSIVE, AND THE 16.00 FOOT ALLEY, ALL IN BLOCK 21. OF AMENDED MAP OF THE OCEAN FRONT PROPERTY OF MIAMI BEACH IMPROVEMENT COMPANY. ACCORDING TO THE PLAT THEREOF. RECORDED IN PLAT BOOK 5. AT PAGES 7 AND 8. OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY. FLORIDA.

TOGETHER WITH:

PARCEL 2

A PARCEL OF LAND BEING A PORTION OF SECTION 26, TOWNSHIP 53 SOUTH, RANGE 42 EAST. LYING WITHIN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 21 OF THE AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 7 AND 8 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THENCE SOUTH 82° 33' 12" E, ALONG THE SOUTH LINE OF LOTS 8 AND 1 OF SAID BLOCK 21, A DISTANCE OF 344.00 FEET TO THE EXISTING SOUTHEAST CORNER OF SAID LOT 1, BLOCK 21;

THENCE NORTH 06° 49' 29" EAST, ALONG THE EXISTING EAST LINE OF LOTS 1, 2, 3 AND 4 OF SAID BLOCK 21 AND ALSO ALONG THE BULKHEAD LINE. AS SHOWN IN THE PLAT MAP ENTITLED "ESTABLISHMENT OF EROSION CONTROL LINE". AS RECORDED IN PEAT BOCK 105, PAGE 62 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, A DISTANCE OF 200.72 FEET TO THE EXISTING NORTHEAST CORNER OF SAO LOT 4;

THENCE SOUTH 82° 38' 28" EAST, ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 4. BLOCK 21, A DISTANCE OF 25.57 FEET TO A POINT ON THE EROSION CONTROL LINE AS SHOWN IN SAID PLAT MAP ENTITLED "ESTABLISHMENT OF EROSION CONTROL LINE";

THENCE SOUTH 06° 59' 18" WEST, ALONG SAID EROSION CONTROL LINE A DISTANCE OF 200.76 FEET TO A PONT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 1, BLOCK 21;

THENCE NORTH 82° 33' 12" WEST, ALONG SAID EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 1, BLOCK 21 A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE WITHIN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY. FLORIDA.

PARCELS 7 AND 2 COLLECTIVELY ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF SECTION 26, TOWNSHIP 53 SOUTH, RANGE 42 EAST, LYING WITHIN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 21 OF THE AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO DE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THENCE NORTH 07° 26' 48" EAST, ALONG THE PEST LINE OF LOTS 8, 7, 6 AND 5 OF SAID BLOCK 21, A DISTANCE OF 200.19 FEET TO THE NORTHWEST CORNER OF SAID LOT 5, BLOCK 21;

THENCE THENCE SOUTH 82° .38' 28" EAST, ALONG THE NORTH LINE OF LOTS 5 AND 4, OF SAID BLOCK 21 AND ALONG THE EASTERLY EXTENSION OF SAID LOT 4, A DISTANCE OF 367.39 FEET TO A PONT ON THE EROSION CONTROL LINE, AS SHOWN IN PLAT MAP ENTITLED "ESTABLISHMENT OF EROSION CONTROL LINE", AS RECORDED W PLAT BOOK 105, PAGE 62 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA;

THENCE SOUTH 06° 59' 18 WEST, ALONG SAID EROSION CONTROL LINE, A DISTANCE OF 200.76 FEET TO A PONT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 1, BLOCK 21;

THENCE NORTH 82° 33' 72" WEST, ALONG SAID EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 AND ALONG THE SOUTH LINE OF SAID LOTS 1 AND 8, BLOCK 21 A DISTANCE OF 369.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE WITHIN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.



rdr miami | public hearing notification services

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

February 3, 2020

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

Re: Property owners within 375 feet of:

SUBJECT: 3425 Collins Avenue, Miami Beach, FL 33140

FOLIO NUMBER: 02-3226-001-1440

LEGAL DESCRIPTION: MIAMI BEACH IMPROVEMENT CO SUB PB 5-8 LOTS 1 THRU 8 INC BLK 21 F/K/A VERSAILLES HOTEL CONDO FAU 02 3226 025 0001 PLAN OF TERMINATION OR 27873-4344 TERMINATION OR 28768-1571 & PORT LYING EAST & ADJACENT WEST OF EROSION LINE PER PB 105-62

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

Sincerely,

Diana B. Rio

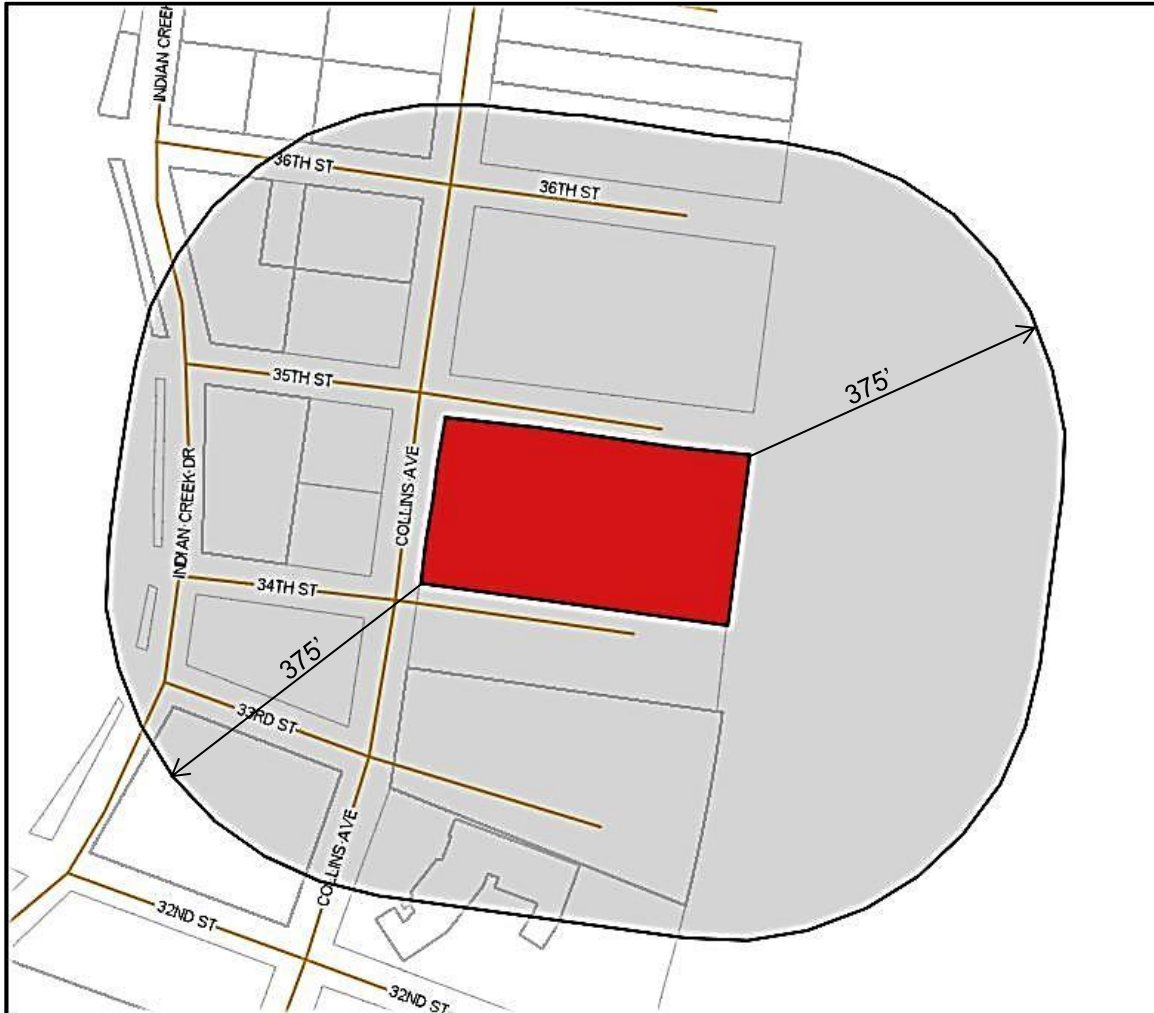
Total number of property owners without repetition: **289, including 8 international**



rdr miami | public hearing notification services

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

375' RADIUS MAP



SUBJECT: 3425 Collins Avenue, Miami Beach, FL 33140

FOLIO NUMBER: 02-3226-001-1440

LEGAL DESCRIPTION: MIAMI BEACH IMPROVEMENT CO SUB PB 5-8 LOTS 1 THRU 8
INC BLK 21 F/K/A VERSAILLES HOTEL CONDO FAU 02 3226 025 0001 PLAN OF
TERMINATION OR 27873-4344 TERMINATION OR 28768-1571 & PORT LYING EAST &
ADJACENT WEST OF EROSION LINE PER PB 105-62

| Name | Address | City | State | Zip | Country |
|---|--|-------------------------|-------|-------|---------------|
| ALAN HOWARD | 55 BAKER STREET | LONDON W1U8EW | | | GREAT BRITAIN |
| ALICIA MENENDEZ FIGUEROA ROGER FERRER | CALLE 21 # 78A ESQUINA AVE MIGUEL ALEMAN COL ITZIMNA | MERIDA 97100 | | | MEXICO |
| DARYL FOSTER | A LE FORRENTOR 27 AVE PRINCESSE GRACE | MONTE CARLO 9800 | | | MONACO |
| JOSE E DA SILVA V ANDRADE JTRS MARIA BERNARDA PEREIRA JTRS | CALLE LISANDRO ALVARADO QUINTA YALICE SANTA MONICA | CARACAS | | | VENEZUELA |
| JOSEF S GANSBURG &W ZELDA C | 85 DANA CRES | THORNHILL ON L4J 3H9 | | | CANADA |
| MARCOS KOHN | 405 CHAMPAGNEUR | MONTREAL QUEBEC H2V 3P4 | | | CANADA |
| MICHAEL SHERWOOD MELANIE SHERWOOD | HILL HOUSE INVERFORTH CLOSE | LONDON NW3 7EX | | | GREAT BRITAIN |
| SARA HERSTIK | 720 AVENUE PRATT | MONTREAL QC H2V2T6 | | | CANADA |
| 3200 COLLINS AVE UNIT 33 LLC | 2 SKILLMAN ST STE 205 | BROOKLYN | NY | 11205 | USA |
| 3201 HOTEL LLC | 3201 COLLINS AVE | MIAMI BEACH | FL | 33140 | USA |
| 3315 TOWER UNIT 11 A INC | 3315 COLLINS AVE 11A | MIAMI BEACH | FL | 33140 | USA |
| 3420 COLLINS AVE LLC | 3201 COLLINS AVE | MIAMI BEACH | FL | 33140 | USA |
| 3425 COLLINS LLC | 3201 COLLINS AVE | MIAMI BEACH | FL | 33140 | USA |
| 3500 HOTEL LLC | 3500 COLLINS AVE | MIAMI BEACH | FL | 33140 | USA |
| 3535 2 INDIAN CREEK LLC | 3535 INDIAN CREEK DR 201 | MIAMI BEACH | FL | 33140 | USA |
| 354 ROSE HILL LLC | 1165 PARK AVENUE APT 10B | NEW YORK | NY | 10128 | USA |
| 449 BCB LLC | 449 STERLING ST | BROOKLYN | NY | 11225 | USA |
| 5508 16TH AVENUE LLC | 5508 16 AVE | BROOKLYN | NY | 11204 | USA |
| 555 PARTNERS LLC | 555 PARK AVE #5W | NEW YORK | NY | 10065 | USA |
| AARON & SHLOMO WEISS TRS & RACHEL AUSCH TRS | 1269 56 ST | BROOKLYN | NY | 11219 | USA |
| AARON CYWAIK &W DEBBIE & SAMUEL CYWAIK &W VIVIAN & EDALS | 3200 COLLINS AVE UNIT 6-8 | MIAMI BEACH | FL | 33140 | USA |
| ABF5A LLC | 19955 NE 38 COURT UNIT 2502 | AVENTURA | FL | 33180 | USA |
| ABRAHAM FLEISCHER & SHIMSHON FLEISCHER JTRS | PO BOX 190521 | BROOKLYN | NY | 11219 | USA |
| ABRAHAM GOTTLIEB TRS SRG FAMILY TRUST | 1417 56 ST | BROOKLYN | NY | 11219 | USA |
| ABRAHAM GUBITZ TRS | 3411 INDIAN CREEK DR #601 | MIAMI BEACH | FL | 33140 | USA |
| ABRAHAM MORDOWITZ &W MARLENE | 141-26 73 AVE | FLUSHING | NY | 11367 | USA |
| ACHSE HALBERSTAM | 1505 - 50 ST | BROOKLYN | NY | 11219 | USA |
| ADOLF KRAUS ETHEL KRAUS | 145 TAYLOR STREET #4F | BROOKLYN | NY | 11211 | USA |
| AGNES SAMET TRS ZOLTAN STERN TRS | 3588 COLLINS AVE #305 | MIAMI BEACH | FL | 33140 | USA |
| AK PROPERTY INVESTMENT HOLDINGS LLC | 3200 COLLINS AVE 9 6 | MIAMI BEACH | FL | 33140 | USA |
| ALAN ZELINGER &W LENORE | 17 LOCUST HOLLOW DR | MONSEY | NY | 10952 | USA |
| ALBERTINA ROCA | 3200 COLLINS AVE STE 7-4 | MIAMI BEACH | FL | 33140 | USA |
| ALEXANDER KORCHEVSKY &W HELEN | 3200 COLLINS AVE UNIT 9-8 | MIAMI BEACH | FL | 33140 | USA |
| ALEXEY DARYEV | 3588 COLLINS AVE # 504 | MIAMI BEACH | FL | 33140 | USA |
| ALPORTEL CORP | 3200 COLLINS AVE # 9-7 | MIAMI BEACH | FL | 33140 | USA |
| ANDREA F MANCA TRS ANDREA F MANCA REVOCABLE TRUST | 3200 COLLINS AVE UNIT 9-6 | MIAMI BEACH | FL | 33139 | USA |
| ANDREA MAYARD | 1645 47 ST | BROOKLYN | NY | 11204 | USA |
| ANTONIO R C FIGUEIREDO &W ADELINA | 3200 COLLINS AVE UNIT 7-3 | MIAMI BEACH | FL | 33140 | USA |
| ARIE ROSENBAUM &W GENE | 3200 COLLINS AVE UNIT 3-4 | MIAMI BEACH | FL | 33140 | USA |
| ARMANDO BAEZ LE REM ALEJANDRO BAEZ | 3231 SW 88 CT | MIAMI | FL | 33165 | USA |
| ARMIN KAUFMAN | 1515-51 ST | BROOKLYN | NY | 11219 | USA |
| ARTHUR PREISLER TRS P AND K FAMILY TRUST | 1766 48 ST | BROOKLYN | NY | 11204 | USA |
| ASHER J BERLINER &NATHAN BERLINER MARTIN & ABRAHAM BERLINER | 1350 EAST 13 ST | BROOKLYN | NY | 11230 | USA |
| ASK FLORIDA LLC | 21 LAW DRIVE | FAIRFIELD | NJ | 07004 | USA |
| BARBARA BAUMWOLSPINER BARBARA BAUMWOLSPINER TRS | 1648 51 ST | BROOKLYN | NY | 11204 | USA |

| | | | | | |
|--|-------------------------------|---------------|----|-------|-----|
| BARUCH ROSENFELD | 3535 INDIAN CREEK DR #304 | MIAMI BEACH | FL | 33140 | USA |
| BEATRICE DIB | 3200 COLLINS AVE #7-7 | MIAMI BEACH | FL | 33140 | USA |
| BERTHA MANDELBAUM JTRS CHAIM MANDELBAUM JTRS | 1324 EAST 23 ST | BROOKLYN | NY | 11210 | USA |
| BETTY STERN TRS DAVID WEISZ TRS | 25 KEAP ST | BROOKLYN | NY | 11211 | USA |
| BRIAN KWAIT C/O ODYSSEY INVS PARTNERS | 590 MADISON AVE 39 FL | NEW YORK | NY | 10022 | USA |
| BROCHA EKSTEIN | 229 36 ST UNIT 3 | MIAMI BEACH | FL | 33140 | USA |
| CARLOS DIEGO PEREYRA MARIA MARCELA PEREYRA | 3919 ANDERSON RD | CORAL GABLES | FL | 33134 | USA |
| CARLOS R GARCIA | 3411 INDIAN CREEK #1003 | MIAMI BEACH | FL | 33140 | USA |
| CARMEN YANEZ TRS CARMEN YANEZ REVOCABLE TRUST | 10423 SW 21 TER | MIAMI | FL | 33165 | USA |
| CELINA ZYLBERBERG & ESTER BERKO | 614 OAK DR | WEST LAWRENCE | NY | 11691 | USA |
| CENTRAL FLA INVEST INC | 5601 WINDHOVER DR | ORLANDO | FL | 32819 | USA |
| CHAIM BRUCHA CORP | 51 FOREST ROAD BOX 8 | MONROE | NY | 10950 | USA |
| CHAIM GROSS | 3588 COLLINS AVE UNIT 403 | MIAMI BEACH | FL | 33139 | USA |
| CHAIM LBOVITS | 43 S 8 STREET #B | BROOKLYN | NY | 11249 | USA |
| CHAIM PERLSTEIN CHANA PERLSTEIN | 389 MARCY AVE | BROOKLYN | NY | 11206 | USA |
| CHESKEL PARNES TRS PARNES REAL ESTATE TRUST | 1 RAYWOOD DRIVE | MONROE | NY | 10950 | USA |
| CHESKEL SCHWIMMER | 211 WALLABOUT ST | BROOKLYN | NY | 11206 | USA |
| CHRISTINA KRINGSTEIN | 3315 COLLINS AVE 10B | MIAMI BEACH | FL | 33140 | USA |
| CITY OF MIAMI BEACH | 1700 CONVENTION CENTER DR | MIAMI BEACH | FL | 33139 | USA |
| CLAUDIA FERRO | 3411 INDIAN CREEK DR APT 902 | MIAMI BEACH | FL | 33140 | USA |
| COLLINS 3300 LLC | 3201 COLLINS AVE | MIAMI BEACH | FL | 33140 | USA |
| COOPEAR CORP | 3200 COLLINS AVENUE #1-7 | MIAMI BEACH | FL | 33140 | USA |
| CRAIG EFFRON CARYN EFFRON | 129 EAST 73 STREET | NEW YORK | NY | 10021 | USA |
| CYBERTECH & DEVELOPMENT LLC | 3411 INDIAN CREEK DR 1203 | MIAMI BEACH | FL | 33140 | USA |
| DANIEL S DOKOS MICHAEL BRYAN GRAYBILL | 3315 COLLINS AVE 6C | MIAMI BEACH | FL | 33140 | USA |
| DANIEL STEFAN SIMONSOHN SAUL DAVID SIMONSOHN | 3200 COLLINS AVE #8-6 | MIAMI BEACH | FL | 33140 | USA |
| DAVID & MOSHE LLC | 1675 56 STREET | BROOKLYN | NY | 11204 | USA |
| DAVID & RONALD MARX | 24 TIMBERLINE DR | HUNTINGTON | NY | 11743 | USA |
| DAVID BRODT & W HALINA | 3200 COLLINS AVE UNIT 3-7 | MIAMI BEACH | FL | 33140 | USA |
| DAVID ELLIOTT & W SVETLANA LYAKHOVA | 3411 INDIAN CREEK DR #603 | MIAMI BEACH | FL | 33140 | USA |
| DAVID L HENRY & MARIA L GARCIA | 3411 INDIAN CREEK DR 1001 | MIAMI BEACH | FL | 33140 | USA |
| DAVID LAURENCE HENRY | 3411 INDIAN CREEK DRIVE #1302 | MIAMI BEACH | FL | 33140 | USA |
| DAVID LEMPEL | 3411 INDIAN CREEK DRIVE # 904 | MIAMI BEACH | FL | 33140 | USA |
| DAVID MARX | 24 TIMBERLINE | HUNTINGTON | NY | 11743 | USA |
| DAVID POLATSECK BATIA POLATSECK | 3411 INDIAN CREEK DR #303 | MIAMI BEACH | FL | 33140 | USA |
| DAVID RUBINSTEIN TRS RL 9 12 TRUST | 1030 41 STREET | BROOKLYN | NY | 11219 | USA |
| DAVID STROHLI | PO BOX 398 | TALLMAN NEW | NY | 10982 | USA |
| DEAN GABER | 3315 COLLINS AVE #7D | MIAMI BEACH | FL | 33140 | USA |
| DEFARIMARI CORP C/O MARIO A LAMAR | 3971 SW 8 ST STE 305 | CORAL GABLES | FL | 33134 | USA |
| EDUARDO GOYANES | PO BOX 226798 | MIAMI | FL | 33222 | USA |
| ELZA WEISS | 231 36 ST #3 | MIAMI BEACH | FL | 33140 | USA |
| EMILE SCHARF & BATYA LEVY & CREDIT SHELTER TRUST | 1628 E 7 ST | BROOKLYN | NY | 11230 | USA |
| ERICA FEIGER | 2109 AVENUE K | BROOKLYN | NY | 11210 | USA |
| ERVIN RUBINSTEIN | 1271-51 ST | BROOKLYN | NY | 11219 | USA |
| ESTEBAN PORCELLI MARIA PORCELLI | 3411 INDIAN CREEK DR 903 | MIAMI BEACH | FL | 33140 | USA |
| ESTHER FRIEDMAN | 129 AUDLEY ST | KEW GARDENS | NY | 11418 | USA |

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| ESTHER MARIA HERNANDEZ | 8231 NE 12 AVE | MIAMI | FL | 33138 | USA |
| ESTHER RIEDER (TR) & ABRAHAM RAPAPORT (TR) | 1677 48 ST | BROOKLYN | NY | 11204 | USA |
| ESTHER SHEINWEXLER | 303 W 66 ST #2FW | NEW YORK | NY | 10023 | USA |
| EUGENE BUCHINGER &W FRIEDA | 34 SOUTH 4 ST | BROOKLYN | NY | 11249 | USA |
| FAGIE PAPIER | 1554 40 ST | BROOKLYN | NY | 11218 | USA |
| FFCU LLC CO HOUSEHOLD PROPERTY MANAGEMENT | 730 FIFTH AVE 20TH FLR | NEW YORK | NY | 10019 | USA |
| FISHEL GLUCK TRS | 1540 56 ST | BROOKLYN | NY | 11219 | USA |
| FRANCINE C KATZ | 3600 COLLINS AVE UNIT 303 | MIAMI BEACH | FL | 33140 | USA |
| FRANCISCO T DOMINGUEZ QUINTANA AURORA DENIZ MATEO | 3200 COLLINS AVE #6-2 | MIAMI BEACH | FL | 33140 | USA |
| FRANK BORSA JEFFREY M WALLACE | 3411 INDIAN CREEK DR # 1104 | MIAMI BEACH | FL | 33140 | USA |
| FRISSON LLC CO EDWARD J MINSKOFF EQUITIES INC | 1325 AVENUE OF AMERICAS 23RD FL | NEW YORK | NY | 10019 | USA |
| FULVIO MAZZUCHI & FLAVIA ROBOTTI | 3411 INDIAN CREEK DR #PH-1 | MIAMI BEACH | FL | 33140 | USA |
| GABRIEL GRUNBLATT | 1726 49 STR | BROOKLYN | NY | 11204 | USA |
| GALENO C RIVERA &W GEORGIANNA | 3200 COLLINS AVE #10-2 | MIAMI BEACH | FL | 33140 | USA |
| GALLAGHER AND OBRIEN REALTY ASSOCIATES LLC | 9990 NW 14 ST 111 | MIAMI | FL | 33172 | USA |
| GASTON DUPRE | 3411 INDIAN CREEK DR #1102 | MIAMI BEACH | FL | 33140 | USA |
| GERARDO GUERRERO | 3200 COLLINS AVE #10-1 | MIAMI BEACH | FL | 33140 | USA |
| GERARDO GUERRERO | 3200 COLLINS AVE #9-3 | MIAMI BEACH | FL | 33140 | USA |
| GITLA ENTERPRISES INC | 4408 14 AVE | BROOKLYN | NY | 11204 | USA |
| GITTY PERLSTEIN ROSE STEG | 3200 COLLINS AVE #4-4 | MIAMI BEACH | FL | 33140 | USA |
| GITY GREEN MOSES GREEN | 122 HOOPER ST | BROOKLYN | NY | 11211 | USA |
| GRACIELA TAGLIABUE | 3200 COLLINS AVE #11-3 | MIAMI BEACH | FL | 33140 | USA |
| GRAHAM CHARLES FISH LILIAN CAROL FISH | 960 NE 175 ST | NORTH MIAMI BEACH | FL | 33162 | USA |
| GRUNFELD FAMILY TRUST | 75 WILSON ST #11F | BROOKLYN | NY | 11211 | USA |
| GUMUCIO FAMILY HOLDING LLC | 3411 INDIAN CREEK DRIVE #1301 | MIAMI BEACH | FL | 33140 | USA |
| HARESH THARANI TANUJA THARANI | 3315 COLLINS AVE 4B | MIAMI BEACH | FL | 33140 | USA |
| HELEN BREUER TRS EGW 11 07 TRUST | 243 MARCY AVENUE | BROOKLYN | NY | 11211 | USA |
| HELEN PERLE LE REM SYLVIA WEST | 3200 COLLINS AVE #2-1 | MIAMI BEACH | FL | 33140 | USA |
| HENRY SPITZER TRS | 24 ROSS ST | BROOKLYN | NY | 11211 | USA |
| HERMAN LANDAU | 4510 18 AVE | BROOKLYN | NY | 11204 | USA |
| HERMAN LEIMZIDER TRS HERMAN AND MIRIAM LEIMZIDER | 3535 INDIAN CREEK DR 405 | MIAMI BEACH | FL | 33140 | USA |
| HERSHEL SCHWARTZ | 100 HEWES ST | BROOKLYN | NY | 11211 | USA |
| HY PH 7 LLC | 692 MADISON AVE 4 FL | NEW YORK | NY | 10065 | USA |
| IRA FRIEDMAN | PO BOX 900682 | FAR ROCKAWAY | NY | 11690 | USA |
| ISAK RICHTMAN &W ANICO | 1555 - 54 ST | BROOKLYN | NY | 11219 | USA |
| ISIDORE LANDAU TRS BEST FAMILY GUARANTY IRREVOC TR | 122 DIVISION AVE | BROOKLYN | NY | 11211 | USA |
| ISRAEL ROSE &W REBA | 1867 54 ST | BROOKLYN | NY | 11207 | USA |
| JACK ROSENTHAL | 5 BARRIE DR | SPRING VALLEY | NY | 10977 | USA |
| JACOB MENDELSONH | 3535 INDIAN CREEK DR # 207 | MIAMI BEACH | FL | 33140 | USA |
| JAFI OVITS LE REM YONA KRIESER ETALS | 3588 COLLINS AVE #204 | MIAMI BEACH | FL | 33140 | USA |
| JAIME R C FIGUEIREDO &W MARIA A | 3200 COLLINS AVE UNIT 7-2 | MIAMI BEACH | FL | 33140 | USA |
| JAIME SOTO | 3588 COLLINS AVE # 505 | MIAMI BEACH | FL | 33140 | USA |
| JAMES G DINAN TRS JAMES G DINAN MANAGEMENT TRUST | 767 FIFTH AVENUE 17TH FLR | NEW YORK | NY | 10159 | USA |
| JEAN SCHINDLER | 447 BEACH 141 ST | BELLE HARBOR | NY | 11694 | USA |
| JENO DAVIDOVICS TRS E AND S FAMILY TRUST | 248 HEWES ST #B1 | BROOKLYN | NY | 11211 | USA |
| JENOE KAHAN | 164 LYNCH ST | BROOKLYN | NY | 11216 | USA |

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| JERRY HARTSTEIN | 369 GLOUCESTER ST | ENGLEWOOD | NJ | 07631 | USA |
| JESSICA FERNANDA RECHANI | 3200 COLLINS AVE #11-1 | MIAMI BEACH | FL | 33140 | USA |
| JESSICA RECHANI DR LUIS RECHANI | 3200 COLLINS AVE #11-2 | MIAMI BEACH | FL | 33140 | USA |
| JITTA GOLDBERG | 1427 55 ST | BROOKLYN | NY | 11219 | USA |
| JOEL EISDORFER | 231 36 ST #1 | MIAMI BEACH | FL | 33140 | USA |
| JOHN BURGESS ELIZABETH BURGESS | 3315 COLLINS AVE 5D | MIAMI BEACH | FL | 33140 | USA |
| JOHN BURGESS ELIZABETH BURGESS | 3315 COLLINS AVE UNIT 5C | MIAMI BEACH | FL | 33139 | USA |
| JORGE FERNANDEZ ELENA P FERNANDEZ | 2030 SW 123 COURT | MIAMI | FL | 33175 | USA |
| JOSE GONCALVES PITA &W MARIA | 2900 W 12 AVE #15 | HIALEAH | FL | 33012 | USA |
| JOSE RODRIGUES FERREIRA % OCEAN BANK | 780 NW 42 AVE | MIAMI | FL | 33126 | USA |
| JOSEFA TOIRAC | 3411 INDIAN CREEK DR #1404 | MIAMI BEACH | FL | 33140 | USA |
| JOSEPH ABRAHAMS TRS JOSEPH ABRAHAMS REVOCABLE TRUST | 3200 COLLINS AVE #8-4 | MIAMI BEACH | FL | 33140 | USA |
| JOSEPH ANGELONE | PO BOX 1560 | JAMESPORT | NY | 11947 | USA |
| JOSEPH MENAGED TRS JOSEPH MENAGED REVOCABLE TR | 3315 COLLINS AVE 9C | MIAMI BEACH | FL | 33140 | USA |
| JOSEPH MOINIAN NAZEE MOINIAN | 3315 COLLINS AVE 9A | MIAMI BEACH | FL | 33140 | USA |
| JOSEPH MORDOWITZ &W LOLA | 141-24 73 AVE | FLUSHING | NY | 11367 | USA |
| JOSEPH SCHWARTZ | 209 ROSS ST | BROOKLYN | NY | 11211 | USA |
| JUAN MIGUEL BRICENO &W BERTHA L | 3411 INDIAN CREEK DR UNIT 1004 | MIAMI BEACH | FL | 33140 | USA |
| JUDITH LICHT LEONARD LICHT | 3315 COLLINS AVE 6A | MIAMI BEACH | FL | 33140 | USA |
| JUDY PHILLIP TRS ESTHER KRONFELD TRS | 1470 54 ST | BROOKLYN | NY | 11219 | USA |
| KAREN E MOODY | 3411 INDIAN CREEK DR APT 1303 | MIAMI BEACH | FL | 33140 | USA |
| KARL KALISCH RACHEL KALISCH | 130 A SUNFLOWER DR | LAKEWOOD | NJ | 08701 | USA |
| KARL KIZELNIK LE REM MOSES KIZELNIK | 1322 45 ST | BROOKLYN | NY | 11219 | USA |
| KATHY MERMELSTEIN | 5314 12 AVE | BROOKLYN | NY | 11219 | USA |
| KAZIMIERZ CHALAT &W MARIA R | 222 36 ST | MIAMI BEACH | FL | 33140 | USA |
| KENNETH H BELL LE REM EMILY KIRSTEN BELL | 716 COCONUT DR | FORT LAUDERDALE | FL | 33315 | USA |
| KJ MIAMI INVESTMENTS CORP | 1100 WEST AVE UNIT 1411 | MIAMI BEACH | FL | 33139 | USA |
| LAC LLC | 895 PARK AVE UNIT 6B | NEW YORK | NY | 10075 | USA |
| LARNETT GLENN | 3411 INDIAN CREEK DR 1103 | MIAMI BEACH | FL | 33140 | USA |
| LEONARD H SCHRANK PATRICIA E SCHRANK | 3315 COLLINS AVE 4D | MIAMI BEACH | FL | 33140 | USA |
| LIPA RUBIN | 860 BEDFORD AVE | BROOKLYN | NY | 11205 | USA |
| LIPOT TEITELBAUM &W KATHERINA LE REM YERMIAH TEITELBAUM | 231 36 ST APT 2 | MIAMI BEACH | FL | 33140 | USA |
| LISA HALBERSTAM TRS E NASS IRREVOCABLE TR | 22 WEBSTER AVE # 4B | BROOKLYN | NY | 11230 | USA |
| LLOYD BLANKFEIN LAURA BLANKFEIN | PO BOX 7138 | GARDEN CITY | NY | 11530 | USA |
| LOUIS LEIMZIDER TRS LEIMZIDER FAMILY TRUST | 4 EAHAL CT # 202 | MONROE | NY | 10950 | USA |
| LUCIA F FREYRE | 3200 COLLINS AVE UNIT 12-1 | MIAMI BEACH | FL | 33140 | USA |
| LUCIA FERNANDA HENRY | 3200 COLLINS AVE # 8-1 | MIAMI BEACH | FL | 33140 | USA |
| LUIS SUAREZ MADELIN SUAREZ | 3110 NW 4 ST | MIAMI | FL | 33125 | USA |
| LUZER KAUFMAN LEA KAUFMAN | 5310 FOURTEENTH AVE | BROOKLYN | NY | 11219 | USA |
| LYNDA FELDMAN TRS BERNARD GOLDGLANC FAM TRUST | 35 WEDGEWOOD LANE | LAWRENCE | NY | 11559 | USA |
| M & S PROPERTY HOLDINGS LP C/O THE BERNSTEIN LAW FIRM | 1688 MERIDIAN AVE # 418 | MIAMI BEACH | FL | 33139 | USA |
| MARIA BERNARDETE DE FARIA MARIA MANUELA DE FARIA B | 3200 COLLINS AVE 4 7 | MIAMI BEACH | FL | 33140 | USA |
| MARIA I GRAJZER | 3200 COLLINS AVE #12-7 | MIAMI BEACH | FL | 33140 | USA |
| MARIA OLIVEIRA | 8110 SW 17 ST | MIAMI | FL | 33155 | USA |
| MARK RACHESKY | 834 FIFTH AVE APT 9A | NEW YORK | NY | 10065 | USA |
| MARTIN KRAUSZ &W MAGDA LE REM HENNY & WOLF DRAUS TRS ETALS | 27 ELLISH PARKWAY | SPRING VALLEY | NY | 10977 | USA |

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| MARTIN MEHREL TRS MARTIN AND SARAH MEHREL FAMILY TR | 946 45 ST | BROOKLYN | NY | 11219 | USA |
| MARTON LANDAU | 6 TAYLOR CR | MONROE | NY | 10950 | USA |
| MARY ROSENSTEIN TRS MARY ROSENSTEIN REVOCABLE TRUST | 210 174 ST 2219 | SUNNY ISLES BEACH | FL | 33160 | USA |
| MAYER LAUFER &W DORIS | 1402 59 ST | BROOKLYN | NY | 11219 | USA |
| MAZEL & BRUCHA RLTY LLC | 211 KEAP ST | BROOKLYN | NY | 11211 | USA |
| MBCU LLC CO HOUSEHOLD PROPERTY MANAGEMENT | 730 FIFTH AVE 20TH FLR | NEW YORK | NY | 10019 | USA |
| MBFH LLC | 125 JERICO TURNPIKE STE 501 | JERICO | NY | 11753 | USA |
| MIAMI CONDO LLC CO HOUSEHOLD PROPERTY MANAGEMENT | 730 FIFTH AVE 20TH FLR | NEW YORK | NY | 10019 | USA |
| MICHAEL LANZALOTTO | 3588 COLLINS AVE # 506 | MIAMI BEACH | FL | 33140 | USA |
| MICHAEL OBERLANDER &W PEARL OBERLANDER | 166 HEWES ST | BROOKLYN | NY | 11211 | USA |
| MIGUEL ONTIVEROS | 3200 COLLINS AVE UNIT 11-6 | MIAMI BEACH | FL | 33140 | USA |
| MIKLOS WEINSTOCK &W TOBY WEINSTOCK | 1153 45 ST | BROOKLYN | NY | 11219 | USA |
| MILANA WIEAND | 4512 GREENWAY DR | HOLLYWOOD | FL | 33021 | USA |
| MIRIAM GOLD & MALKA LIEBER | 40 DEERWOOD RD | SUFFERN | NY | 10901 | USA |
| MOR KOSTELITZ | 1415 58 STREET | BROOKLYN | NY | 11219 | USA |
| MOR LEONOROVITS LE OLGA LEONOROVITS LE | 3588 COLLINS AVE # 206 | MIAMI BEACH | FL | 33140 | USA |
| MORDCHAI PREISEROWICZ RACHELLE PREISEROWICZ | 1784 E 21 ST | BROOKLYN | NY | 11229 | USA |
| MORRIS FORSPAN &W REGINA | 3200 COLLINS AVE UNIT 1-3 | MIAMI BEACH | FL | 33140 | USA |
| MORRIS LOWY | 1602 52 ST | BROOKLYN | NY | 11204 | USA |
| MORRIS PFEFFER &W DORIS & SAM PFEFFER | 3600 COLLINS AVE 505 | MIAMI BEACH | FL | 33140 | USA |
| MOSES LEIFER &W CONSTANCE | 3411 INDIAN CREEK DR #802 | MIAMI BEACH | FL | 33140 | USA |
| MOSES SCHLESINGER FREIDA SCHLESINGER | 3411 INDIAN CREEK DR UNIT 701 | MIAMI BEACH | FL | 33140 | USA |
| MOSHE EHRENFIELD EDITH EHRENFIELD | 3200 COLLINS AVE #3-1 | MIAMI BEACH | FL | 33140 | USA |
| MY FAMILY VALENTINA LLC C/O ANGELO GORDON AND CO | 245 PARK AVE 26 FLOOR | NEW YORK | FL | 10167 | USA |
| MY VALENTINA LLC | 245 PARK AVE 26TH FLR | NEW YORK | NY | 10167 | USA |
| NATHAN ROSENBAUM TRS PORTUGAL TOWERS IRREV TR | 479 BEDFORD AVE | BROOKLYN | NY | 11211 | USA |
| NERST LLC | 3200 COLLINS AVE UNIT 108 | MIAMI BEACH | FL | 33140 | USA |
| NUTOVIC FAMILY LP C/O D OSTREICHER | 67 42 180 STREET | FLUSHING | NY | 11365 | USA |
| OSHER ZELIG FEKETE | 141 ROSS ST | BROOKLYN | NY | 11211 | USA |
| PABLO A GOMES TEIXEIRA VIVIANA F PEREZ NJAIN | 3200 COLLINS AVE #11-8 | MIAMI BEACH | FL | 33140 | USA |
| PAIS PALMERA LLC | 3411 INDIAN CREEK #1403 | MIAMI BEACH | FL | 33140 | USA |
| PAIS PALMERA LLC | 3411 INDIAN CREEK DR #402 | MIAMI BEACH | FL | 33140 | USA |
| PARADISE LLC CO HOUSEHOLD PROPERTY MANAGEMENT | 730 FIFTH AVE 20TH FLR | NEW YORK | NY | 10019 | USA |
| PAUL CEJAS GERTIE CEJAS | 420 LINCOLN ROAD 330 | MIAMI BEACH | FL | 33139 | USA |
| PESSE LISAUER | 1450 49 ST | BROOKLYN | NY | 11219 | USA |
| PHILIP H GREENBERG TRS GREENBERG FAMILY IRREV TR | 2060 E 22 ST | BROOKLYN | NY | 11229 | USA |
| POMES MIAMI BEACH INC | 3315 COLLINS AVE PH A | MIAMI BEACH | FL | 33140 | USA |
| PORTUGAL TOWERS LLC | 3200 COLLINS AVE #9-1 | MIAMI BEACH | FL | 33140 | USA |
| R & R EST LLC | 1620 44 ST | BROOKLYN | NY | 11204 | USA |
| R&J TRUST | 23 RODNEY ST | BROOKLYN | NY | 11211 | USA |
| RACHEL BLUTH TRS MICHAEL BLUTH TRS | 339 LIVINGSTON PLACE | CEDARHURST | NY | 11516 | USA |
| RACHEL ELIAS TRS RACI POTASHNIK FAMILY TRUST | 72 32 139 ST | FLUSHING | NY | 11367 | USA |
| RALPH ELEFANT FRIEDA ELEFANT | 166 WASHINGTON AVE | STATEN ISLAND | NY | 10314 | USA |
| RALPH R ELEFANT FRIEDA M ELEFANT | 166 WASHINGTON AVE | STATEN ISLAND | NY | 10314 | USA |
| RALPH R ELEFANT JTRS FRIEDA M ELEFANT ETALS JTRS | 3200 COLLINS AVE #12-4 | MIAMI BEACH | FL | 33140 | USA |
| REIZY GROSS & YITTE SCHWARTZ TRS BERNARD & MAURICIO ADLER TRS ETAL | 1402-45 ST | BROOKLYN | NY | 11219 | USA |

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| RIKA KNOPF | 3535 INDIAN CREEK DR #204 | MIAMI BEACH | FL | 33140 | USA |
| RIKA KNOPF TRS | 1362 51 STREET | BROOKLYN | NY | 11219 | USA |
| RINALDI ROMANO G TR | 9580 BAY HARBOR | BAY HARBOR | FL | 33154 | USA |
| ROBERT J QUINTELA & CARLOS M CARRION | 3411 INDIAN CREEK DR #502 | MIAMI BEACH | FL | 33140 | USA |
| ROBERT PRIZONT | 3411 INDIAN CREEK DR #1402 | MIAMI BEACH | FL | 33140 | USA |
| ROGER STERN CLARA STERN | 3200 COLLINS AVE #10-8 | MIAMI BEACH | FL | 33140 | USA |
| ROMAN ELIASHVILLI &W TAMARA | 533 BAYVIEW AV | CEDARHURST | NY | 11516 | USA |
| ROUAI HOLDING LLC | 301 ARTHUR GODFREY RD STE 402 | MIAMI BEACH | FL | 33140 | USA |
| RUS MBR LLC | 3315 COLLINS AVE 14C | MIAMI BEACH | FL | 33140 | USA |
| SAMUEL BEILUS & HELEN SHIMON | 278 PENN ST | BROOKLYN | NY | 11211 | USA |
| SAMUEL PILICER LIVING TRU MOSHE PILICER TR | 1572 58 ST | BROOKLYN | NY | 11219 | USA |
| SAMUEL REINHOLD TRS ANNA OBSTFELD IRREV GRANTOR TR | 1705 59 ST | BROOKLYN | NY | 11204 | USA |
| SANDOR OBERLANDER &W HELEN | 2107 DITMAS AVE | BROOKLYN | NY | 11226 | USA |
| SANDOR PAVEL &W JUDIT L E REM JSP RESIDENCE TRUST | 181 RUTLEDGE ST | BROOKLYN | NY | 11211 | USA |
| SARA F GOTTLIEB ANN R LAMET | 2995 FLAMINGO DR | MIAMI BEACH | FL | 33140 | USA |
| SARA O CONNELL | 3315 COLLINS AVE 10D | MIAMI BEACH | FL | 33140 | USA |
| SARA WEINGARTEN | 963 E 17 ST | BROOKLYN | NY | 11230 | USA |
| SARAH EISENBERG TRS ARICHAS YUMIM TRUST | 3411 INDIAN CREEK DR 403 | MIAMI BEACH | FL | 33140 | USA |
| SARAH WEINREB | 260 CENTRAL AVE APT 123 | LAWRENCE | NY | 11559 | USA |
| SARAH WERZBERGER TRS ELSA WEISS IRREVOCABLE TRUST | 139 RODNEY ST | BROOKLYN | NY | 11211 | USA |
| SASONS APTS CORP | 231 36 ST UNIT 4 | MIAMI BEACH | FL | 33140 | USA |
| SCOTT GREENSTEIN TRS SCOTT GREENSTEIN 2014 REV TR | 1111 PARK AVENUE APT 2E | NEW YORK | NY | 10128 | USA |
| SETH GARLAND MILLER TRS SETH G MILLER UNICORN TRUST | 3411 INDIAN CREEK DR 703 | MIAMI BEACH | FL | 33140 | USA |
| SHAI BENAMO | 3411 INDIAN CREEK DR #1204 | MIAMI BEACH | FL | 33140 | USA |
| SHAI BENAMO LLC | 3411 INDIAN CREEK DR APT 1204 | MIAMI BEACH | FL | 33140 | USA |
| SHAVY HIRSCH & JACOB HIRSCH JTRS | 106 ROSS ST #1-R | BROOKLYN | NY | 11211 | USA |
| SIDNEY SCHLESINGER &W HELEN | 41 WINESAP LANE | MONSEY | NY | 10952 | USA |
| SIMON E AMICH AFRA L ALVARADO AMICH | 3200 COLLINS AVE #10-5 | MIAMI BEACH | FL | 33140 | USA |
| SIMON GLUCK &W MARGIT | 1621 E 7 ST | BROOKLYN | NY | 11230 | USA |
| SIMON SCHOENWALD LEAH SCHOENWALD | 13 BROCKTON ROAD | SPRING VALLEY | NY | 10977 | USA |
| SLAVA FRENKEL | 3200 COLLINS AVE #1-4 | MIAMI BEACH | FL | 33140 | USA |
| SOBE 8 C LLC | ONE NORTH CLEMATIS ST STE 200 | WEST PALM BEACH | FL | 33401 | USA |
| SOHAIL & IRAJ DELFANI &W NIDA | 14595 SW 98 CT | MIAMI | FL | 33176 | USA |
| SOL EDELSTEIN TR | 2706 AVE N | BROOKLYN | NY | 11210 | USA |
| SOLOMON MENCHE ROCHELLE MENCHE | 241 VIOLA RD | MONSEY | NY | 10952 | USA |
| SOLOMON POLL LE REM ERNO POLL & LEAH RAAB ETAL | 3200 COLLINS AVE #4-2 | MIAMI BEACH | FL | 33140 | USA |
| STEPHEN JOYCE ZAHRA KARSAN | 3315 COLLINS AVE UNIT 5B | MIAMI BEACH | FL | 33140 | USA |
| STHA LLC | 3315 COLLINS AVE PH B | MIAMI BEACH | FL | 33140 | USA |
| SUSANA M LEVINE | 1345 WEST AVE #604 | MIAMI BEACH | FL | 33139 | USA |
| THE EG SHELTER TRUST % GLUCK | 1647 50 ST | BROOKLYN | NY | 11204 | USA |
| THIAGO L GUERRA | 3411 INDIAN CREEK DR UNIT 1201 | MIAMI BEACH | FL | 33140 | USA |
| THOMAS D STERN DENISE R STERN | 3315 COLLINS AVE PH-C | MIAMI BEACH | FL | 33140 | USA |
| TICHRI LLC C/O ANDREW FELDMAN ESQ | 1111 KANE CONCOURSE #200 | BAL HARBOR ISLAND | FL | 33154 | USA |
| TIMOTHY HAYNES HAYNES ROBERTS INC | 601 WEST 26TH ST STE 1655 | NEW YORK | NY | 10001 | USA |
| TOBIAS PERLSTEIN &W EVA | 1325-52 ST | BROOKLYN | NY | 11219 | USA |
| TRADEWINDS TAMARIN HOLDINGS LLC C/O ADORNO & YOSS LLP | 2525 PONCE DE LEON BLVD FL 4 | MIAMI | FL | 33134 | USA |

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|--|-------------------------------|--------------|----|-------|-----|
| TWISTER TRADING INC | 8213 NW 30 TER | DORAL | FL | 33122 | USA |
| TZIVIA KAHAN MALKE SEIDENFELD | 1274 49 ST #151 | BROOKLYN | NY | 11219 | USA |
| VERONIQUE FOIS ASSUIED EST OF | 3600 COLLINS AVE 205 | MIAMI BEACH | FL | 33140 | USA |
| VICTOR MONEYPENNY | 5 W NUT SWAMP RD | HOLMDEL | NJ | 07733 | USA |
| VIEIRA HOUSE CORP | 3200 COLLINS AVE #11-4 | MIAMI BEACH | FL | 33140 | USA |
| WESTGATE SOUTH BEACH LLC | 2801 OLD WINTER RD | OCHOE | FL | 34761 | USA |
| WIGDOR MENDLOVIC | 543 BEDFORD AVE | BROOKLYN | NY | 11211 | USA |
| WILLIAM KORN TRS MAGDA KORN 2017 IRREVOCABLE TRUST | 4706 BEACH 47 ST | BROOKLYN | NY | 11224 | USA |
| WILLIAM STAR CORPORATION | 999 PONCE DE LEON BLVD #1020 | CORAL GABLES | FL | 33134 | USA |
| YISROEL WEISS TZIPORAH WEISS | 1467 KERRY CT | LAKEWOOD | NJ | 08701 | USA |
| YOLAN ALTMAN (LE) REM B FOGEL & J ALTMAN | 3200 COLLINS AVE UNIT 5-7 | MIAMI BEACH | FL | 33140 | USA |
| ZALMAN CHEIN TRS R C 11 13 TRUST | 450 CROWN STREET | BROOKLYN | NY | 11225 | USA |
| ZBNTH CORP % RAFAEL RODRIGUEZ | PO BOX 52-1181 | MIAMI | FL | 33152 | USA |
| ZIGMOND BRACH &W JENNIE | 3411 INDIAN CREEK DR UNIT PH8 | MIAMI BEACH | FL | 33140 | USA |

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LONDON W1U8EW
GREAT BRITAIN

ALICIA MENENDEZ FIGUEROA
ROGER FERRER
CALLE 21 # 78A ESQUINA AVE MIGUEL
ALEMAN COL ITZIMNA
MERIDA 97100
MEXICO

DARYL FOSTER
A LE FORRENTOR 27 AVE
PRINCESSE GRACE
MONTE CARLO 9800
MONACO

JOSE E DA SILVA V ANDRADE JTRS
MARIA BERNARDA PEREIRA JTRS
CALLE LISANDRO ALVARADO
QUINTA YALICE SANTA MONICA
CARACAS
VENEZUELA

JOSEF S GANSBURG &W ZELDA C
85 DANA CRES
THORNHILL ON L4J 3H9
CANADA

MARCOS KOHN
405 CHAMPAGNEUR
MONTREAL QUEBEC H2V 3P4
CANADA

MICHAEL SHERWOOD
MELANIE SHERWOOD
HILL HOUSE INVERFORTH CLOSE
LONDON NW3 7EX
GREAT BRITAIN

SARA HERSTIK
720 AVENUE PRATT
MONTREAL QC H2V2T6
CANADA

3200 COLLINS AVE UNIT 33 LLC
2 SKILLMAN ST STE 205
BROOKLYN, NY 11205

3201 HOTEL LLC
3201 COLLINS AVE
MIAMI BEACH, FL 33140

3315 TOWER UNIT 11 A INC
3315 COLLINS AVE 11A
MIAMI BEACH, FL 33140

3420 COLLINS AVE LLC
3201 COLLINS AVE
MIAMI BEACH, FL 33140

3425 COLLINS LLC
3201 COLLINS AVE
MIAMI BEACH, FL 33140

3500 HOTEL LLC
3500 COLLINS AVE
MIAMI BEACH, FL 33140

3535 2 INDIAN CREEK LLC
3535 INDIAN CREEK DR 201
MIAMI BEACH, FL 33140

354 ROSE HILL LLC
1165 PARK AVENUE APT 10B
NEW YORK, NY 10128

449 BCB LLC
449 STERLING ST
BROOKLYN, NY 11225

5508 16TH AVENUE LLC
5508 16 AVE
BROOKLYN, NY 11204

555 PARTNERS LLC
555 PARK AVE #5W
NEW YORK, NY 10065

AARON & SHLOMO WEISS TRS &
RACHEL AUSCH TRS
1269 56 ST
BROOKLYN, NY 11219

AARON CYWAIK &W DEBBIE &
SAMUEL CYWAIK &W VIVIAN & EDALS
3200 COLLINS AVE UNIT 6-8
MIAMI BEACH, FL 33140

ABF5A LLC
19955 NE 38 COURT UNIT 2502
AVENTURA, FL 33180

ABRAHAM FLEISCHER &
SHIMSHON FLEISCHER JTRS
PO BOX 190521
BROOKLYN, NY 11219

ABRAHAM GOTTLIEB TRS
SRG FAMILY TRUST
1417 56 ST
BROOKLYN, NY 11219

ABRAHAM GUBITZ TRS
3411 INDIAN CREEK DR #601
MIAMI BEACH, FL 33140

ABRAHAM MORDOWITZ &W MARLENE
141-26 73 AVE
FLUSHING, NY 11367

ACHSE HALBERSTAM
1505 - 50 ST
BROOKLYN, NY 11219

ADOLF KRAUS
ETHEL KRAUS
145 TAYLOR STREET #4F
BROOKLYN, NY 11211

AGNES SAMET TRS
ZOLTAN STERN TRS
3588 COLLINS AVE #305
MIAMI BEACH, FL 33140

AK PROPERTY INVESTMENT
HOLDINGS LLC
3200 COLLINS AVE 9 6
MIAMI BEACH, FL 33140

ALAN ZELINGER &W LENORE
17 LOCUST HOLLOW DR
MONSEY, NY 10952

ALBERTINA ROCA
3200 COLLINS AVE STE 7-4
MIAMI BEACH, FL 33140

ALEXANDER KORCHEVSKY
&W HELEN
3200 COLLINS AVE UNIT 9-8
MIAMI BEACH, FL 33140

ALEXEY DARYEV
3588 COLLINS AVE # 504
MIAMI BEACH, FL 33140

ALPORTEL CORP
3200 COLLINS AVE # 9-7
MIAMI BEACH, FL 33140

ANDREA F MANCA TRS
ANDREA F MANCA REVOCABLE TRUST
3200 COLLINS AVE UNIT 9-6
MIAMI BEACH, FL 33139

ANDREA MAYARD
1645 47 ST
BROOKLYN, NY 11204

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3200 COLLINS AVE UNIT 7-3
MIAMI BEACH, FL 33140

ARIE ROSENBAUM &W GENE
3200 COLLINS AVE UNIT 3-4
MIAMI BEACH, FL 33140

ARMANDO BAEZ LE
REM ALEJANDRO BAEZ
3231 SW 88 CT
MIAMI, FL 33165

ARMIN KAUFMAN
1515-51 ST
BROOKLYN, NY 11219

ARTHUR PREISLER TRS
P AND K FAMILY TRUST
1766 48 ST
BROOKLYN, NY 11204

ASHER J BERLINER &NATHAN BERLINER
MARTIN & ABRAHAM BERLINER
1350 EAST 13 ST
BROOKLYN, NY 11230

ASK FLORIDA LLC
21 LAW DRIVE
FAIRFIELD, NJ 07004

BARBARA BAUMWOLSPINER
BARBARA BAUMWOLSPINER TRS
1648 51 ST
BROOKLYN, NY 11204

BARUCH ROSENFELD
3535 INDIAN CREEK DR #304
MIAMI BEACH, FL 33140

BEATRICE DIB
3200 COLLINS AVE #7-7
MIAMI BEACH, FL 33140

BERTHA MANDELBAUM JTRS
CHAIM MANDELBAUM JTRS
1324 EAST 23 ST
BROOKLYN, NY 11210

BETTY STERN TRS
DAVID WEISZ TRS
25 KEAP ST
BROOKLYN, NY 11211

BRIAN KWAIT
C/O ODYSSEY INVS PARTNERS
590 MADISON AVE 39 FL
NEW YORK, NY 10022

BROCHA EKSTEIN
229 36 ST UNIT 3
MIAMI BEACH, FL 33140

CARLOS DIEGO PEREYRA
MARIA MARCELA PEREYRA
3919 ANDERSON RD
CORAL GABLES, FL 33134

CARLOS R GARCIA
3411 INDIAN CREEK #1003
MIAMI BEACH, FL 33140

CARMEN YANEZ TRS
CARMEN YANEZ REVOCABLE TRUST
10423 SW 21 TER
MIAMI, FL 33165

CELINA ZYLBERBERG & ESTER BERKO
614 OAK DR
WEST LAWRENCE, NY 11691

CENTRAL FLA INVEST INC
5601 WINDHOVER DR
ORLANDO, FL 32819

CHAIM BRUCHA CORP
51 FOREST ROAD BOX 8
MONROE, NY 10950

CHAIM GROSS
3588 COLLINS AVE UNIT 403
MIAMI BEACH, FL 33139

CHAIM LEOVITS
43 S 8 STREET #B
BROOKLYN, NY 11249

CHAIM PERLSTEIN
CHANA PERLSTEIN
389 MARCY AVE
BROOKLYN, NY 11206

CHESKEL PARNES TRS
PARNES REAL ESTATE TRUST
1 RAYWOOD DRIVE
MONROE, NY 10950

CHESKEL SCHWIMMER
211 WALLABOUT ST
BROOKLYN, NY 11206

CHRISTINA KRINGSTEIN
3315 COLLINS AVE 10B
MIAMI BEACH, FL 33140

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

CLAUDIA FERRO
3411 INDIAN CREEK DR APT 902
MIAMI BEACH, FL 33140

COLLINS 3300 LLC
3201 COLLINS AVE
MIAMI BEACH, FL 33140

COOPEAR CORP
3200 COLLINS AVENUE #1-7
MIAMI BEACH, FL 33140

CRAIG EFFRON
CARYN EFFRON
129 EAST 73 STREET
NEW YORK, NY 10021

CYBERTECH & DEVELOPMENT LLC
3411 INDIAN CREEK DR 1203
MIAMI BEACH, FL 33140

DANIEL S DOKOS
MICHAEL BRYAN GRAYBILL
3315 COLLINS AVE 6C
MIAMI BEACH, FL 33140

DANIEL STEFAN SIMONSOHN
SAUL DAVID SIMONSOHN
3200 COLLINS AVE #8-6
MIAMI BEACH, FL 33140

DAVID & MOSHE LLC
1675 56 STREET
BROOKLYN, NY 11204

DAVID & RONALD MARX
24 TIMBERLINE DR
HUNTINGTON, NY 11743

DAVID BRODT & W HALINA
3200 COLLINS AVE UNIT 3-7
MIAMI BEACH, FL 33140

DAVID ELLIOTT & W
SVETLANA LYAKHOVA
3411 INDIAN CREEK DR #603
MIAMI BEACH, FL 33140

DAVID L HENRY & MARIA L GARCIA
3411 INDIAN CREEK DR 1001
MIAMI BEACH, FL 33140

DAVID LAURENCE HENRY
3411 INDIAN CREEK DRIVE #1302
MIAMI BEACH, FL 33140

DAVID LEMPEL
3411 INDIAN CREEK DRIVE # 904
MIAMI BEACH, FL 33140

DAVID MARX
24 TIMBERLINE
HUNTINGTON, NY 11743

DAVID POLATSECK
BATIA POLATSECK
3411 INDIAN CREEK DR #303
MIAMI BEACH, FL 33140

DAVID RUBINSTEIN TRS
RL 9 12 TRUST
1030 41 STREET
BROOKLYN, NY 11219

DAVID STROHLI
PO BOX 398
TALLMAN NEW, NY 10982

DEAN GABER
3315 COLLINS AVE #7D
MIAMI BEACH, FL 33140

DEFARIMARI CORP
C/O MARIO A LAMAR
3971 SW 8 ST STE 305
CORAL GABLES, FL 33134

EDUARDO GOYANES
PO BOX 226798
MIAMI, FL 33222

ELZA WEISS
231 36 ST #3
MIAMI BEACH, FL 33140

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CREDIT SHELTER TRUST
1628 E 7 ST
BROOKLYN, NY 11230

ERICA FEIGER
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BROOKLYN, NY 11210

ERVIN RUBINSTEIN
1271-51 ST
BROOKLYN, NY 11219

ESTEBAN PORCELLI
MARIA PORCELLI
3411 INDIAN CREEK DR 903
MIAMI BEACH, FL 33140

ESTHER FRIEDMAN
129 AUDLEY ST
KEW GARDENS, NY 11418

ESTHER MARIA HERNANDEZ
8231 NE 12 AVE
MIAMI, FL 33138

ESTHER RIEDER (TR) &
ABRAHAM RAPAPORT (TR)
1677 48 ST
BROOKLYN, NY 11204

ESTHER SHEINWEXLER
303 W 66 ST #2FW
NEW YORK, NY 10023

EUGENE BUCHINGER &W FRIEDA
34 SOUTH 4 ST
BROOKLYN, NY 11249

FAGIE PAPIER
1554 40 ST
BROOKLYN, NY 11218

FFCU LLC
CO HOUSEHOLD PROPERTY MANAGEMENT
730 FIFTH AVE 20TH FLR
NEW YORK, NY 10019

FISHEL GLUCK TRS
1540 56 ST
BROOKLYN, NY 11219

FRANCINE C KATZ
3600 COLLINS AVE UNIT 303
MIAMI BEACH, FL 33140

FRANCISCO T DOMINGUEZ QUINTANA
AURORA DENIZ MATEO
3200 COLLINS AVE #6-2
MIAMI BEACH, FL 33140

FRANK BORSA
JEFFREY M WALLACE
3411 INDIAN CREEK DR # 1104
MIAMI BEACH, FL 33140

FRISSON LLC
CO EDWARD J MINSKOFF EQUITIES INC
1325 AVENUE OF AMERICAS 23RD FL
NEW YORK, NY 10019

FULVIO MAZZUCHI & FLAVIA ROBOTTI
3411 INDIAN CREEK DR #PH-1
MIAMI BEACH, FL 33140

GABRIEL GRUNBLATT
1726 49 STR
BROOKLYN, NY 11204

GALENO C RIVERA &W GEORGIANNA
3200 COLLINS AVE #10-2
MIAMI BEACH, FL 33140

GALLAGHER AND OBRIEN REALTY
ASSOCIATES LLC
9990 NW 14 ST 111
MIAMI, FL 33172

GASTON DUPRE
3411 INDIAN CREEK DR #1102
MIAMI BEACH, FL 33140

GERARDO GUERRERO
3200 COLLINS AVE #10-1
MIAMI BEACH, FL 33140

GERARDO GUERRERO
3200 COLLINS AVE #9-3
MIAMI BEACH, FL 33140

GITLA ENTERPRISES INC
4408 14 AVE
BROOKLYN, NY 11204

GITTY PERLSTEIN
ROSE STEG
3200 COLLINS AVE #4-4
MIAMI BEACH, FL 33140

GITY GREEN
MOSES GREEN
122 HOOPER ST
BROOKLYN, NY 11211

GRACIELA TAGLIABUE
3200 COLLINS AVE #11-3
MIAMI BEACH, FL 33140

GRAHAM CHARLES FISH
LILIAN CAROL FISH
960 NE 175 ST
NORTH MIAMI BEACH, FL 33162

GRUNFELD FAMILY TRUST
75 WILSON ST #11F
BROOKLYN, NY 11211

GUMUCIO FAMILY HOLDING LLC
3411 INDIAN CREEK DRIVE #1301
MIAMI BEACH, FL 33140

HARESH THARANI
TANUJA THARANI
3315 COLLINS AVE 4B
MIAMI BEACH, FL 33140

HELEN BREUER TRS
EGW 11 07 TRUST
243 MARCY AVENUE
BROOKLYN, NY 11211

HELEN PERLE LE
REM SYLVIA WEST
3200 COLLINS AVE #2-1
MIAMI BEACH, FL 33140

HENRY SPITZER TRS
24 ROSS ST
BROOKLYN, NY 11211

HERMAN LANDAU
4510 18 AVE
BROOKLYN, NY 11204

HERMAN LEIMZIDER TRS
HERMAN AND MIRIAM LEIMZIDER
3535 INDIAN CREEK DR 405
MIAMI BEACH, FL 33140

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BROOKLYN, NY 11211

HY PH 7 LLC
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FAR ROCKAWAY, NY 11690

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1555 - 54 ST
BROOKLYN, NY 11219

ISIDORE LANDAU TRS
BEST FAMILY GUARANTY IRREVOC TR
122 DIVISION AVE
BROOKLYN, NY 11211

ISRAEL ROSE &W REBA
1867 54 ST
BROOKLYN, NY 11207

JACK ROSENTHAL
5 BARRIE DR
SPRING VALLEY, NY 10977

JACOB MENDELSON
3535 INDIAN CREEK DR # 207
MIAMI BEACH, FL 33140

JAFAR OVITS LE
REM YONA KRIESER ETALS
3588 COLLINS AVE #204
MIAMI BEACH, FL 33140

JAIME R C FIGUEIREDO &W MARIA A
3200 COLLINS AVE UNIT 7-2
MIAMI BEACH, FL 33140

JAIME SOTO
3588 COLLINS AVE # 505
MIAMI BEACH, FL 33140

JAMES G DINAN TRS
JAMES G DINAN MANAGEMENT TRUST
767 FIFTH AVENUE 17TH FLR
NEW YORK, NY 10159

JEAN SCHINDLER
447 BEACH 141 ST
BELLE HARBOR, NY 11694

JENO DAVIDOVICS TRS
E AND S FAMILY TRUST
248 HEWES ST #B1
BROOKLYN, NY 11211

JENOE KAHAN
164 LYNCH ST
BROOKLYN, NY 11216

JERRY HARTSTEIN
369 GLOUCESTER ST
ENGLEWOOD, NJ 07631

JESSICA FERNANDA RECHANI
3200 COLLINS AVE #11-1
MIAMI BEACH, FL 33140

JESSICA RECHANI
DR LUIS RECHANI
3200 COLLINS AVE #11-2
MIAMI BEACH, FL 33140

JITTA GOLDBERG
1427 55 ST
BROOKLYN, NY 11219

JOEL EISDORFER
231 36 ST #1
MIAMI BEACH, FL 33140

JOHN BURGESS
ELIZABETH BURGESS
3315 COLLINS AVE 5D
MIAMI BEACH, FL 33140

JOHN BURGESS
ELIZABETH BURGESS
3315 COLLINS AVE UNIT 5C
MIAMI BEACH, FL 33139

JORGE FERNANDEZ
ELENA P FERNANDEZ
2030 SW 123 COURT
MIAMI, FL 33175

JOSE GONCALVES PITA &W MARIA
2900 W 12 AVE #15
HIALEAH, FL 33012

JOSE RODRIGUES FERREIRA
% OCEAN BANK
780 NW 42 AVE
MIAMI, FL 33126

JOSEFA TOIRAC
3411 INDIAN CREEK DR #1404
MIAMI BEACH, FL 33140

JOSEPH ABRAHAMS TRS
JOSEPH ABRAHAMS REVOCABLE TRUST
3200 COLLINS AVE #8-4
MIAMI BEACH, FL 33140

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JOSEPH MENAGED REVOCABLE TR
3315 COLLINS AVE 9C
MIAMI BEACH, FL 33140

JOSEPH MOINIAN
NAZEE MOINIAN
3315 COLLINS AVE 9A
MIAMI BEACH, FL 33140

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JOSEPH SCHWARTZ
209 ROSS ST
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MIAMI BEACH, FL 33140

JUDITH LIGHT
LEONARD LIGHT
3315 COLLINS AVE 6A
MIAMI BEACH, FL 33140

JUDY PHILLIP TRS
ESTHER KRONFELD TRS
1470 54 ST
BROOKLYN, NY 11219

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3411 INDIAN CREEK DR APT 1303
MIAMI BEACH, FL 33140

KARL KALISCH
RACHEL KALISCH
130 A SUNFLOWER DR
LAKEWOOD, NJ 08701

KARL KIZELNIK LE
REM MOSES KIZELNIK
1322 45 ST
BROOKLYN, NY 11219

KATHY MERMELSTEIN
5314 12 AVE
BROOKLYN, NY 11219

KAZIMIERZ CHALAT &W MARIA R
222 36 ST
MIAMI BEACH, FL 33140

KENNETH H BELL LE
REM EMILY KIRSTEN BELL
716 COCONUT DR
FORT LAUDERDALE, FL 33315

KJ MIAMI INVESTMENTS CORP
1100 WEST AVE UNIT 1411
MIAMI BEACH, FL 33139

LAC LLC
895 PARK AVE UNIT 6B
NEW YORK, NY 10075

LARNETT GLENN
3411 INDIAN CREEK DR 1103
MIAMI BEACH, FL 33140

LEONARD H SCHRANK
PATRICIA E SCHRANK
3315 COLLINS AVE 4D
MIAMI BEACH, FL 33140

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860 BEDFORD AVE
BROOKLYN, NY 11205

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REM YERMIAH TEITELBAUM
231 36 ST APT 2
MIAMI BEACH, FL 33140

LISA HALBERSTAM TRS
E NASS IRREVOCABLE TR
22 WEBSTER AVE # 4B
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LAURA BLANKFEIN
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LEIMZIDER FAMILY TRUST
4 EAHAL CT # 202
MONROE, NY 10950

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3200 COLLINS AVE UNIT 12-1
MIAMI BEACH, FL 33140

LUCIA FERNANDA HENRY
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MIAMI BEACH, FL 33140

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MADELIN SUAREZ
3110 NW 4 ST
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LUZER KAUFMAN
LEA KAUFMAN
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BROOKLYN, NY 11219

LYNDA FELDMAN TRS
BERNARD GOLDGLANC FAM TRUST
35 WEDGEWOOD LANE
LAWRENCE, NY 11559

M & S PROPERTY HOLDINGS LP
C/O THE BERNSTEIN LAW FIRM
1688 MERIDIAN AVE # 418
MIAMI BEACH, FL 33139

MARIA BERNARDETE DE FARIA
MARIA MANUELA DE FARIA B
3200 COLLINS AVE 4 7
MIAMI BEACH, FL 33140

MARIA I GRAJZER
3200 COLLINS AVE #12-7
MIAMI BEACH, FL 33140

MARIA OLIVEIRA
8110 SW 17 ST
MIAMI, FL 33155

MARK RACHESKY
834 FIFTH AVE APT 9A
NEW YORK, NY 10065

MARTIN KRAUSZ &W MAGDA LE
REM HENNY & WOLF DRAUS TRS ETALS
27 ELLISH PARKWAY
SPRING VALLEY, NY 10977

MARTIN MEHREL TRS
MARTIN AND SARAH MEHREL FAMILY TR
946 45 ST
BROOKLYN, NY 11219

MARTON LANDAU
6 TAYLOR CR
MONROE, NY 10950

MARY ROSENSTEIN TRS
MARY ROSENSTEIN REVOCABLE TRUST
210 174 ST 2219
SUNNY ISLES BEACH, FL 33160

MAYER LAUFER &W DORIS
1402 59 ST
BROOKLYN, NY 11219

MAZEL & BRUCHA RLTY LLC
211 KEAP ST
BROOKLYN, NY 11211

MBCU LLC
CO HOUSEHOLD PROPERTY MANAGEMENT
730 FIFTH AVE 20TH FLR
NEW YORK, NY 10019

MBFH LLC
125 JERICHO TURNPIKE STE 501
JERICHO, NY 11753

MIAMI CONDO LLC
CO HOUSEHOLD PROPERTY MANAGEMENT
730 FIFTH AVE 20TH FLR
NEW YORK, NY 10019

MICHAEL LANZALOTTO
3588 COLLINS AVE # 506
MIAMI BEACH, FL 33140

MICHAEL OBERLANDER &W
PEARL OBERLANDER
166 HEWES ST
BROOKLYN, NY 11211

MIGUEL ONTIVEROS
3200 COLLINS AVE UNIT 11-6
MIAMI BEACH, FL 33140

MIKLOS WEINSTOCK &W
TOBY WEINSTOCK
1153 45 ST
BROOKLYN, NY 11219

MILANA WIEAND
4512 GREENWAY DR
HOLLYWOOD, FL 33021

MIRIAM GOLD & MALKA LIEBER
40 DEERWOOD RD
SUFFERN, NY 10901

MOR KOSTELITZ
1415 58 STREET
BROOKLYN, NY 11219

MOR LEONOROVITS LE
OLGA LEONOROVITS LE
3588 COLLINS AVE # 206
MIAMI BEACH, FL 33140

MORDCHAI PREISEROWICZ
RACHELLE PREISEROWICZ
1784 E 21 ST
BROOKLYN, NY 11229

MORRIS FORSPAN &W REGINA
3200 COLLINS AVE UNIT 1-3
MIAMI BEACH, FL 33140

MORRIS LOWY
1602 52 ST
BROOKLYN, NY 11204

MORRIS PFEFFER &W DORIS &
SAM PFEFFER
3600 COLLINS AVE 505
MIAMI BEACH, FL 33140

MOSES LEIFER &W CONSTANCE
3411 INDIAN CREEK DR #802
MIAMI BEACH, FL 33140

MOSES SCHLESINGER
FREIDA SCHLESINGER
3411 INDIAN CREEK DR UNIT 701
MIAMI BEACH, FL 33140

MOSHE EHRENFIELD
EDITH EHRENFIELD
3200 COLLINS AVE #3-1
MIAMI BEACH, FL 33140

MY FAMILY VALENTINA LLC
C/O ANGELO GORDON AND CO
245 PARK AVE 26 FLOOR
NEW YORK, FL 10167

MY VALENTINA LLC
245 PARK AVE 26TH FLR
NEW YORK, NY 10167

NATHAN ROSENBAUM TRS
PORTUGAL TOWERS IRREV TR
479 BEDFORD AVE
BROOKLYN, NY 11211

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

NUTOVIC FAMILY LP
C/O D OSTREICHER
67 42 180 STREET
FLUSHING, NY 11365

OSHER ZELIG FEKETE
141 ROSS ST
BROOKLYN, NY 11211

PABLO A GOMES TEIXEIRA
VIVIANA F PEREZ NJAIN
3200 COLLINS AVE #11-8
MIAMI BEACH, FL 33140

PAIS PALMERA LLC
3411 INDIAN CREEK #1403
MIAMI BEACH, FL 33140

PAIS PALMERA LLC
3411 INDIAN CREEK DR #402
MIAMI BEACH, FL 33140

PARADISE LLC
CO HOUSEHOLD PROPERTY MANAGEMENT
730 FIFTH AVE 20TH FLR
NEW YORK, NY 10019

PAUL CEJAS
GERTIE CEJAS
420 LINCOLN ROAD 330
MIAMI BEACH, FL 33139

PESSE LISAUER
1450 49 ST
BROOKLYN, NY 11219

PHILIP H GREENBERG TRS
GREENBERG FAMILY IRREV TR
2060 E 22 ST
BROOKLYN, NY 11229

POMES MIAMI BEACH INC
3315 COLLINS AVE PH A
MIAMI BEACH, FL 33140

PORTUGAL TOWERS LLC
3200 COLLINS AVE #9-1
MIAMI BEACH, FL 33140

R & R EST LLC
1620 44 ST
BROOKLYN, NY 11204

R&J TRUST
23 RODNEY ST
BROOKLYN, NY 11211

RACHEL BLUTH TRS
MICHAEL BLUTH TRS
339 LIVINGSTON PLACE
CEDARHURST, NY 11516

RACHEL ELIAS TRS
RACI POTASHNIK FAMILY TRUST
72 32 139 ST
FLUSHING, NY 11367

RALPH ELEFANT
FRIEDA ELEFANT
166 WASHINGTON AVE
STATEN ISLAND, NY 10314

RALPH R ELEFANT
FRIEDA M ELEFANT
166 WASHINGTON AVE
STATEN ISLAND, NY 10314

RALPH R ELEFANT JTRS
FRIEDA M ELEFANT ETALS JTRS
3200 COLLINS AVE #12-4
MIAMI BEACH, FL 33140

REIZY GROSS & YITTE SCHWARTZ TRS
BERNARD & MAURICIO ADLER TRS ETAL
1402-45 ST
BROOKLYN, NY 11219

RIKA KNOPF
3535 INDIAN CREEK DR #204
MIAMI BEACH, FL 33140

RIKA KNOPF TRS
1362 51 STREET
BROOKLYN, NY 11219

RINALDI ROMANO G TR
9580 BAY HARBOR
BAY HARBOR, FL 33154

ROBERT J QUINTELA &
CARLOS M CARRION
3411 INDIAN CREEK DR #502
MIAMI BEACH, FL 33140

ROBERT PRIZONT
3411 INDIAN CREEK DR #1402
MIAMI BEACH, FL 33140

ROGER STERN
CLARA STERN
3200 COLLINS AVE #10-8
MIAMI BEACH, FL 33140

ROMAN ELIASHVILLI &W TAMARA
533 BAYVIEW AV
CEDARHURST, NY 11516

ROUAI HOLDING LLC
301 ARTHUR GODFREY RD STE 402
MIAMI BEACH, FL 33140

RUS MBR LLC
3315 COLLINS AVE 14C
MIAMI BEACH, FL 33140

SAMUEL BEILUS & HELEN SHIMON
278 PENN ST
BROOKLYN, NY 11211

SAMUEL PILICER LIVING TRU
MOSHE PILICER TR
1572 58 ST
BROOKLYN, NY 11219

SAMUEL REINHOLD TRS
ANNA OBSTFELD IRREV GRANTOR TR
1705 59 ST
BROOKLYN, NY 11204

SANDOR OBERLANDER &W HELEN
2107 DITMAS AVE
BROOKLYN, NY 11226

SANDOR PAVEL &W JUDIT L E
REM JSP RESIDENCE TRUST
181 RUTLEDGE ST
BROOKLYN, NY 11211

SARA F GOTTLIEB
ANN R LAMET
2995 FLAMINGO DR
MIAMI BEACH, FL 33140

SARA O CONNELL
3315 COLLINS AVE 10D
MIAMI BEACH, FL 33140

SARA WEINGARTEN
963 E 17 ST
BROOKLYN, NY 11230

SARAH EISENBERG TRS
ARICHAS YUMIM TRUST
3411 INDIAN CREEK DR 403
MIAMI BEACH, FL 33140

SARAH WEINREB
260 CENTRAL AVE APT 123
LAWRENCE, NY 11559

SARAH WERZBERGER TRS
ELSA WEISS IRREVOCABLE TRUST
139 RODNEY ST
BROOKLYN, NY 11211

SASONS APTS CORP
231 36 ST UNIT 4
MIAMI BEACH, FL 33140

SCOTT GREENSTEIN TRS
SCOTT GREENSTEIN 2014 REV TR
1111 PARK AVENUE APT 2E
NEW YORK, NY 10128

SETH GARLAND MILLER TRS
SETH G MILLER UNICORN TRUST
3411 INDIAN CREEK DR 703
MIAMI BEACH, FL 33140

SHAI BENAMO
3411 INDIAN CREEK DR #1204
MIAMI BEACH, FL 33140

SHAI BENAMO LLC
3411 INDIAN CREEK DR APT 1204
MIAMI BEACH, FL 33140

SHAVY HIRSCH &
JACOB HIRSCH JTRS
106 ROSS ST #1-R
BROOKLYN, NY 11211

SIDNEY SCHLESINGER &W HELEN
41 WINESAP LANE
MONSEY, NY 10952

SIMON E AMICH
AFRA L ALVARADO AMICH
3200 COLLINS AVE #10-5
MIAMI BEACH, FL 33140

SIMON GLUCK &W MARGIT
1621 E 7 ST
BROOKLYN, NY 11230

SIMON SCHOENWALD
LEAH SCHOENWALD
13 BROCKTON ROAD
SPRING VALLEY, NY 10977

SLAVA FRENKEL
3200 COLLINS AVE #1-4
MIAMI BEACH, FL 33140

SOBE 8 C LLC
ONE NORTH CLEMATIS ST STE 200
WEST PALM BEACH, FL 33401

SOHAIL & IRAJ DELFANI &W NIDA
14595 SW 98 CT
MIAMI, FL 33176

SOL EDELSTEIN TR
2706 AVE N
BROOKLYN, NY 11210

SOLOMON MENCHE
ROCHELLE MENCHE
241 VIOLA RD
MONSEY, NY 10952

SOLOMON POLL LE
REM ERNO POLL & LEAH RAAB ETAL
3200 COLLINS AVE #4-2
MIAMI BEACH, FL 33140

STEPHEN JOYCE
ZAHRA KARSAN
3315 COLLINS AVE UNIT 5B
MIAMI BEACH, FL 33140

STHA LLC
3315 COLLINS AVE PH B
MIAMI BEACH, FL 33140

SUSANA M LEVINE
1345 WEST AVE #604
MIAMI BEACH, FL 33139

THE EG SHELTER TRUST
% GLUCK
1647 50 ST
BROOKLYN, NY 11204

THIAGO L GUERRA
3411 INDIAN CREEK DR UNIT 1201
MIAMI BEACH, FL 33140

THOMAS D STERN
DENISE R STERN
3315 COLLINS AVE PH-C
MIAMI BEACH, FL 33140

TICHRI LLC
C/O ANDREW FELDMAN ESQ
1111 KANE CONCOURSE #200
BAL HARBOR ISLAND, FL 33154

TIMOTHY HAYNES
HAYNES ROBERTS INC
601 WEST 26TH ST STE 1655
NEW YORK, NY 10001

TOBIAS PERLSTEIN &W EVA
1325-52 ST
BROOKLYN, NY 11219

TRADEWINDS TAMARIN HOLDINGS LLC
C/O ADORNO & YOSS LLP
2525 PONCE DE LEON BLVD FL 4
MIAMI, FL 33134

TWISTER TRADING INC
8213 NW 30 TER
DORAL, FL 33122

TZIVIA KAHAN
MALKE SEIDENFELD
1274 49 ST #151
BROOKLYN, NY 11219

VERONIQUE FOIS ASSUIED EST OF
3600 COLLINS AVE 205
MIAMI BEACH, FL 33140

VICTOR MONEYPENNY
5 W NUT SWAMP RD
HOLMDEL, NJ 07733

VIEIRA HOUSE CORP
3200 COLLINS AVE #11-4
MIAMI BEACH, FL 33140

WESTGATE SOUTH BEACH LLC
2801 OLD WINTER RD
OCHOE, FL 34761

WIGDOR MENDLOVIC
543 BEDFORD AVE
BROOKLYN, NY 11211

WILLIAM KORN TRS
MAGDA KORN 2017 IRREVOCABLE TRUST
4706 BEACH 47 ST
BROOKLYN, NY 11224

WILLIAM STAR CORPORATION
999 PONCE DE LEON BLVD #1020
CORAL GABLES, FL 33134

YISROEL WEISS
TZIPORAH WEISS
1467 KERRY CT
LAKEWOOD, NJ 08701

YOLAN ALTMAN (LE)
REM B FOGEL & J ALTMAN
3200 COLLINS AVE UNIT 5-7
MIAMI BEACH, FL 33140

ZALMAN CHEIN TRS
R C 11 13 TRUST
450 CROWN STREET
BROOKLYN, NY 11225

ZBNTH CORP
% RAFAEL RODRIGUEZ
PO BOX 52-1181
MIAMI, FL 33152

ZIGMOND BRACH &W JENNIE
3411 INDIAN CREEK DR UNIT PH8
MIAMI BEACH, FL 33140

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: March 8, 2016

FILE NO: 7490

PROPERTY: 3425 Collins Avenue

APPLICANT: 3425 Collins, LLC

LEGAL: Lots 1 through 8 inclusive, and the 16.00 foot Alley all in Block 21, AMENDED PLAT OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 5, Pages 7 and 8, of the Public Records of Miami-Dade County, Florida.

IN RE: The applicant is requesting modifications to previously approved Certificate of Appropriateness for the partial demolition renovation and restoration of the existing 16-story hotel building, including the total demolition of the 1955 south addition, and the construction of a new 16-story detached ground level addition. Specifically, the applicant is requesting approval of additional demolition, design modifications and site plan modifications.

CONSOLIDATED ORDER

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

I. Certificate of Appropriateness

A. The subject site is located within the Collins Waterfront Local Historic District.

B. A Certificate of Appropriateness for the partial demolition renovation and restoration of the existing 16-story hotel building, including the total demolition of the 1955 south addition, and the construction of a new 16-story detached ground level addition was approved by the Board on November 14, 2014.

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C. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted:

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

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

1. Revised elevation, site plan and floor plan drawings shall be submitted and, at a minimum, such drawings shall incorporate the following:
 - a. The loading space proposed to be located at the drop off area for the new residential tower along Collins Avenue shall not be permitted. All loading spaces required for the new residential tower shall be located internal to the structure.
 - b. Any kitchen equipment and venting systems associated with the ground level café shall be chased internally through to the roof.
 - c. The maximum FAR for one project site shall not exceed 3.0.
 - d. The design for the new tower addition shall be presented to the Board in the form of a Status Report at the December 9, 2014 meeting.
 - e. The proposed glass railings for the new balconies at the east elevation of the historic Versailles structure shall be replaced with masonry and glass railings and shall be consistent with the revised plans presented to the Board on November 14, 2014, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - f. The vertical supports for the proposed front canopy structure at the west elevation of the historic Versailles structure shall incorporate decorative urns and palm trees and shall be consistent with the revised plans presented to the Board on November 14, 2014, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - g. The enclosed corridors located on the roof terrace of the new tower shall not be permitted, and shall be redesigned as open air corridors.

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- h. The facades of the existing building shall be fully restored to the greatest extent possible, with the exceptions noted on the plans, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - i. The historic lobby of the existing building shall be fully restored to the greatest extent possible, according to available historic documentation, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - j. The original historic "Versailles" signage located on the west elevation shall be recreated to the greatest extent possible, according to available historic documentation, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - k. The final design and details of the proposed canopy located at the west elevation of the historic Versailles tower shall be provided, and all lighting and any required sprinkler systems shall be completely recessed into the structure, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - l. Final details of all exterior surface finishes and materials for the historic Versailles tower and the new residential tower, including samples, shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - m. A museum quality historic analysis and display of the existing historic structure, inclusive of a photographic and written description of the history and evolution of the original building and its changes of use over time, shall be submitted to and approved by staff, prior to the issuance of a Certificate of Occupancy or a Temporary Certificate of Occupancy; such historic analysis shall be displayed prominently within the public area of the historic structure, in a location to be determined by staff.
 - n. All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and elevation drawings and shall be screened from view, in a manner to be reviewed and approved by staff, consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
2. In accordance with Section 118-395(b)(2) of the City Code, the requirement pertaining to an existing structure's setbacks and parking credits, is hereby waived, to allow for the reconstruction of the original floor slabs.
 3. In accordance with Section 118-564(f)(6) of the City Code, the requirement that a full building permit for the new construction be issued prior to the issuance of a demolition permit for existing noncontributing structures, is hereby waived, if the following requirement is met:

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- a. A Building Permit for the reconstruction of the south wall of the historic Versailles tower, according to the plans approved by the Board, shall be issued prior to or concurrently with the permit for the total demolition of the 8-story 1955 south addition.
4. Site plan approval is contingent upon meeting Public School Concurrency requirements. Applicant shall obtain a valid School Concurrency Determination Certificate (Certificate) issued by the Miami-Dade County Public Schools. The Certificate shall state the number of seats reserved at each school level. In the event sufficient seats are not available, a proportionate share mitigation plan shall be incorporated into a tri-party development agreement and duly executed prior to the issuance of a Building Permit.
5. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
 - a. Street trees shall be required along 35th Street and Collins Avenue, if feasible, in a manner to be reviewed and approved by the Public Works Department.
 - b. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
 - c. Any overhead utilities located in the adjacent public right-of-ways, shall be placed underground, if feasible, and subject to the review and approval of the Public Works Department.
6. Pursuant to the Escrow Agreement executed between the owner and the City, signed by both parties in March 2009, the owner has agreed to enter into a Streetscape Agreement for all public right-of-way improvements abutting the subject property, including 32nd Street between Collins Avenue and the Ocean, Collins Avenue, and 34th Street between Collins Avenue and the Ocean, inclusive of the City's public surface parking lot. The following conditions shall be required to be completed, as part of the Streetscape improvements, prior to the issuance of a Partial Certificate of Occupancy (P.C.O), Temporary Certificate of Occupancy (T.C.O.) or final Certificate of Occupancy (C.O.) for either the new building or existing building on the Versailles property (3425 Collins Avenue), whichever occurs last.
 - a. 34th Street: The owner will install drainage structures and hardscape improvements (including sidewalks, A.D.A. ramps, and vehicular approaches, as described in the City right-of-way plans adjacent to the east side of Collins Avenue at 34th Street), or will provide funding for such work, at the discretion of the City's Capital Improvement Projects Department.
 - b. 34th Street Surface Parking Lot: The owner will provide landscape and irrigation, or will provide funding for such improvements at the discretion of

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the City's Capital Improvement Projects Department for the 34th Street surface lot.

- c. Public Beach Access at 34th Street: The owner will construct the paved public beach access, including all associated hardscape, landscape, and irrigation, from Collins Avenue to the Ocean. This shall also include all landscape, hardscape, and irrigation located between the east end of the 34th Street parking lot and the Ocean.
- d. Pursuant to Condition 3.d.i below, the owner shall provide lighting in all landscape areas constructed or funded by the owner, in a manner to be reviewed and approved by staff.

7. The applicant has proffered and agreed to construct a grade level Public Beach Walk along the rear of the subject site, subject to the following conditions. The approval of the subject application is contingent upon such Public Beach Walk being constructed in accordance with the following conditions:

- a. The existing raised boardwalk adjacent to the dune and the site, in between 34th and 35th Streets, shall be demolished and removed. A new Public Beach Walk shall be designed, permitted and built by the applicant and shall connect to the existing raised boardwalks to the north and to the south. All costs associated with the design, permitting and construction of the Public Beach Walk, as described herein, shall be borne by the applicant.
- b. The applicant shall enter into and record a restrictive covenant, approved by the Miami Beach City Attorney, which runs with the land, confirming the applicant's agreement to design, permit and construct a Public Beach Walk, in accordance with the conditions herein. The restrictive covenant shall be recorded in the public records, at the expense of the applicant.
- c. The Public Beach Walk shall be generally consistent with the beach walk master plan, and shall require the review and approval of the Public Works Department, as well as all other applicable regulatory agencies and authorities.
- d. The Public Beach Walk shall be substantially completed as soon as reasonably possible after the issuance of all required permits for its construction.
- e. The construction of the Public Beach Walk will be timed to coincide with the beach walk project behind the Saxony Hotel. If the Versailles is ready for C.O. and construction of the Public Beach Walk has not commenced and completed, then the applicant shall post a bond, or provide other security acceptable to the City Attorney, for the cost of construction of the Public Beach Walk, to guarantee its construction and completion.

II. Variance(s)

- A. No Variances were requested as a part of this application.

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III. General Terms and Conditions applying to both 'I. *Certificate of Appropriateness*' and 'II. *Variances*' noted above.

- A. This Final Order consolidates all conditions and requirements for Certificate of Appropriateness approval as same are contained herein, in the original Order dated November 14, 2014. Accordingly, this Order shall serve as the Final Order for the proposed project and, in the event of conflict between the provisions hereof and those of the November 14, 2014 Order, the provisions hereof shall control.
- B. A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.
- C. Where one or more parcels are unified for a single development, the property owner shall execute and record an unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.
- D. Applicant agrees that in the event Code Compliance receives complaints of unreasonably loud noise from mechanical and/or electrical equipment, and determines the complaints to be valid, even if the equipment is operating pursuant to manufacturer specifications, the applicant shall take such steps to mitigate the noise with noise attenuating materials as reviewed and verified by an acoustic engineer, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- E. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
- F. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- G. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- H. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- I. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- J. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

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 HPB File No. 7490
 Meeting Date: March 8, 2016

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the November 14, 2014 and March 16, 2016 public hearings, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the application is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans entitled "Versailles" as prepared by Nichols Brosch Wurst Wolfe & Associates, Inc, dated September 22, 2014 and plans entitled "Versailles" as prepared by Nichols Brosch Wurst Wolfe & Associates, Inc, dated January 25, 2016, as approved by the Historic Preservation Board, as determined by staff.

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

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

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code; the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this Order shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.

Dated this 9th day of March, 2016

HISTORIC PRESERVATION BOARD
 THE CITY OF MIAMI BEACH, FLORIDA

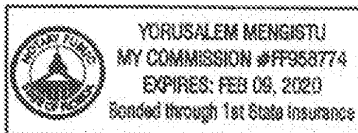
BY: 
 DEBORAH TACKETT

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 HPB File No. 7490
 Meeting Date: March 8, 2016

PRESERVATION AND DESIGN MANAGER
 FOR THE CHAIR

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

The foregoing instrument was acknowledged before me this 4th day of March 2016 by Deborah Tackett, Preservation and Design Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



Yorusalem Mengistu
 NOTARY PUBLIC
 Miami-Dade County, Florida
 My commission expires: 2-9-20

Approved As To Form: _____
 City Attorney's Office: Frederick A. Burk (3/9/2016)

Filed with the Clerk of the Historic Preservation Board on Yorusalem M. (3-9-16)

Strike-Thru denotes deleted language
 Underscore denotes new language

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: March 8, 2016

FILE NO: 7803

PROPERTY: 3425 Collins Avenue

APPLICANT: 3425 Collins, LLC.

LEGAL: Lots 1 through 8, inclusive, and the 16.00 foot alley, all in block 21, of the amended map of the Ocean Front Property of Miami Beach Improvement Company, according to the plat thereof, recorded in plat book 5, pages 7 & 8 of the Public Records of Miami-Dade County, Florida.

IN RE: The application for modifications to previously approved variances to reduce the Dune Overlay and Oceanfront Overlay required setbacks; to reduce the minimum required subterranean, pedestal and tower setbacks, to reduce the required sum of the side pedestal and tower setbacks, to exceed the maximum building and fence height and to exceed the maximum projection of balconies. Additionally, new variances are requested to leave underground sheet piles within the required front, side and rear setbacks, to reduce the required front setback for a driveway, to exceed the maximum allowed height for a porte-cochere and to exceed its maximum length, all as part of the renovation of an existing historic building and the construction of a new 16-story residential building.

CONSOLIDATED ORDER

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

I. Certificate of Appropriateness

A. Certificate of Appropriateness has not been requested as part of this application.

II. Variance(s)



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A. The applicant filed an application with the Planning Department for the following variance(s):

1. A variance to reduce 6'-0" from the minimum required setback of 11'-0" from the Erosion Control Line in order to construct a perimeter fence in the Dune Preservation Overlay District at 5'-0" from the Erosion Control Line and a height up to 16.50 NGVD.
2. A. A variance to reduce 10'-0" from the minimum required setback of 15'-0" from the side property line in order to construct a perimeter fence in the Oceanfront Overlay District at 5'-0" from the north property line and a height up to 16.50 NGVD.

B. A variance to reduce 10'-0" from the minimum required setback of 15'-0" from the side property line in order to construct a perimeter fence in the Oceanfront Overlay District at 5'-0" from the south property line and a height up to 16.50 NGVD.
3. A. A variance to reduce all minimum required pedestal street side setback of 16'-0" in order to construct new stairs up to the north property line facing 35th Street.

B. A variance to reduce 5'-7" from the minimum required pedestal street side setback of 16'-0" in order to construct a column in the elevated terrace at 10'-5" from the north property line facing 35th Street.
4. A. A variance to reduce by a range from 13'-2" to 5'-2" the minimum required pedestal street side setback of 16'-0" in order to construct the first and second floor at a setback ranging from 2'-10" to 10'-10" from the south property line facing 34th Street.

B. A variance to reduce a range from 15'-4" to 3" the minimum required pedestal street side setback of 16'-0" in order to construct the third and fourth floors of the new 16 story addition at a range from 8" to 15'-9" from the south property line facing 34th Street.

C. A variance to reduce 11'-0" from the minimum required pedestal street side setback of 16'-0" in order to construct a perimeter fence at 5'-0" from the south property line facing 34th Street and a maximum height of 16.50 NGVD.
5. A variance to reduce 31'-4" from the minimum required pedestal sum of the side setbacks of 32'-0" in order to provide a sum of the side yards of 8".
6. A variance to reduce 1'-10" from the minimum required subterranean street side setback of 10'-0" in order to construct columns at 8'-2" from the south property line facing 34th Street.
7. A. A variance to reduce a range from 15'-4" to 3" the minimum required tower street side setback of 16'-0" in order to construct the fourth through sixteen floors

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of the new 16 story addition at a range from 8" to 15'-9" from the south property line facing 34th Street.

B. A variance to reduce 7'-2" from the minimum required tower street side setback of 16'-0" in order to construct the pool and pool deck at 8'-10" from the south property line facing 34th Street.

8. A variance to reduce 25'-9" from the minimum required tower sum of the side setbacks of 32'-0" in order to provide a sum of the side yards of 6'-3".
9. A variance to exceed by 3'-0" the maximum permitted building height of 200'-0" in order to construct a new 16 story residential addition on the southwest side of the property with a maximum height of 203'-0" measured from base flood elevation plus 1'-0" (9.00' NGVD) to the top of the roof kitchen counter.
10. A. A variance to reduce 4'-0" from the minimum required subterranean street side setback of 10'-0" in order to leave underground sheet piles for the construction of the basement retaining walls at 6'-0" from the north property line facing 35th Street.
 B. A variance to reduce a range from 10'-0" to 6'-0" from the minimum required subterranean street side setback of 10'-0" in order to leave underground sheet piles for the construction of the basement retaining walls at a range from 0'-0" to 4'-0" from the south property line facing 34th Street.
11. A variance to reduce 4'-0" from the minimum required subterranean rear setback of 50'-0" in order to leave underground sheet piles for the construction of the basement retaining walls at 46'-0" from the rear property line.
12. A variance to reduce 4'-0" from the minimum required subterranean front setback of 20'-0" in order to leave underground sheet piles for the construction of the basement retaining walls at 16'-0" from the front property line facing Collins Avenue.
13. A variance to exceed by 10.6% (9'-5") the maximum permitted width of 30% (26'-7") of the building's core front (88'-8") in order to construct a new porte-cochere with a width of 40.6% (36'-0") of the building's front, facing Collins Ave.
14. A variance to exceed by 3'-0" the maximum permitted height of 16'-0" for a porte-cochere in order to construct a new porte-cochere in front of the property up to 19'-0" in height, facing Collins Ave.
15. A variance to reduce 11'-6" from the minimum required front setback of 20'-0" for at grade parking in order to construct a new driveway at 8'-6" from the front property line facing Collins Avenue.

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- B. The applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

The applicant has submitted plans and documents with the application that also indicate the following, as they relate to the requirements of Section 118-353(d), Miami Beach City Code:

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

That the special conditions and circumstances do not result from the action of the applicant;

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

- C. The Board hereby grants the requested variance(s) and imposes the following condition based on its authority in Section 118-354 of the Miami Beach City Code:

1. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.
2. Revised detailed drawings shall be submitted and, at a minimum, such drawings shall incorporate the following:

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- a. The top of the foundation of any structure and the top of underground sheet piles shall be at least 3' below the grade elevation (3.58' NGVD) established for the property in order to provide enough rooting space for the proposed landscape.
3. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff.
4. A revised landscape plan, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
 - a. Prior to the issuance of a building permit, the applicant shall submit a tree protection plan for all trees to be retained on site. Such plan shall be subject to the review and approval of staff, and shall include, but not be limited to a sturdy tree protection fence installed at the dripline of the trees prior to any construction.
 - b. In order to identify, protect and preserve mature trees on site, which are suitable for retention and relocation, a Tree Report prepared by a Certified Tree Arborist shall be submitted for the mature trees on site.
 - c. Any tree identified to be in good overall condition shall be retained, and protected in their current location if they are not in conflict with the proposed home, or they shall be relocated on site, if determined feasible, subject to the review and approval of staff. A tree care and watering plan also prepared by a Certified Arborist shall be submitted prior to the issuance of a Building Permit or Tree Removal/Relocation Permit. Subsequent to any approved relocation, a monthly report prepared by a Certified Arborist shall be provided to staff describing the overall tree performance and adjustments to the maintenance plan in order to ensure survivability, such report shall continue for a period of 18 months unless determined otherwise by staff.
 - d. Existing trees to be retained on site shall be protected from all types of construction disturbance. Root cutting, storage of soil or construction materials, movement of heavy vehicles, change in drainage patterns, and wash of concrete or other materials shall be prohibited.
 - e. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by the Public Works Department.
 - f. Any existing plant material within the public right-of-way may be required to be removed, at the discretion of the Public Works Department.

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- g. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
- h. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.
- i. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms; such transformers and vault rooms, and all other related devices and fixtures, shall not be permitted within any required yard or any area fronting a street or sidewalk. The location of any exterior transformers, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- j. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.

The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.

III. General Terms and Conditions applying to both 'I. Certificate of Appropriateness' and 'II. Variances' noted above.

- A. Where one or more parcels are unified for a single development, the property owner shall execute and record an unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.
- B. A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of the Board Order.
- C. Site plan approval is contingent upon meeting Public School Concurrency requirements. Applicant shall obtain a valid School Concurrency Determination Certificate (Certificate) issued by the Miami-Dade County Public Schools. The Certificate shall state the number of seats reserved at each school level. In the event sufficient seats are not available, a proportionate share mitigation plan shall be incorporated into a tri-party development agreement and duly executed prior to the issuance of a Building Permit.
- D. The Applicant agrees that a project manager will be retained to ensure that all aspects of the development permitting and licensing processes are coordinated and consistent with the approved plans. The applicant agrees to submit the name and contact information for the project manager to the Planning Department within 90 days of the March 8, 2016

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meeting. Failure to comply with this condition within the specified time shall result in notice and a hearing before the Board to extend the timeframe.

- E. All costs associated with the design, construction and maintenance of all improvements required within the public right-of-way shall be the responsibility of the applicant.
- F. This Final Order consolidates all conditions and requirements for Variance approvals as same are contained herein, in the original BOA Final Order dated December 5, 2014. Accordingly, this Order shall serve as the Final Order for the proposed project and, in the event of conflict between the provisions hereof and those of the December 5, 2014 Order, the provisions hereof shall control.
- G. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
- H. The applicant shall comply with all conditions imposed by the Public Works Department.
- I. The applicant shall submit a Hold Harmless Covenant Running with the Land to the City Attorney's Office in a form acceptable to the City Attorney indemnifying and holding harmless the city against any claim or loss in the event of an accident involving a motor vehicle or other instrumentality due to the proximity of the new building to the public right-of-way
- J. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.
- K. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
- L. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- M. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- N. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- O. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.

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

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the December 5, 2014 Board of Adjustment public hearing and the March 16, 2016 Historic Preservation Board public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the application is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans entitled "Versailles", as prepared by Nichols Brosch Wurst Wolfe & Associates, Inc., dated January 20, 2016, as approved by the Historic Preservation Board, as determined by staff.

This Final Order consolidates all conditions and requirements for variance approval as same are contained herein, in the original Order of December 5, 2014 and in the Consolidated Order of March 16, 2016. Accordingly, this Order shall serve as the Final Order for the proposed project and, in the event of conflict between the provisions hereof and those of the December 5, 2014 and March 16, 2016 Orders, the provisions hereof shall control.

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

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

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted (December 5, 2014), the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code; the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this Order shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.

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 Meeting Date: March 8, 2016

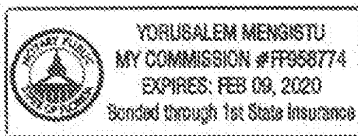
Dated this 9th day of March, 2016.

HISTORIC PRESERVATION BOARD
 THE CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]
 DEBORAH TACKETT
 PRESERVATION AND DESIGN MANAGER
 FOR THE CHAIR

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

The foregoing instrument was acknowledged before me this 9th day of March, 2016 by Deborah Tackett, Preservation and Design Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



[Signature]
 NOTARY PUBLIC
 Miami-Dade County, Florida
 My commission expires: 2-9-26

Approved As To Form:

City Attorney's Office: [Signature] (3/9/2016)

Filed with the Clerk of the Historic Preservation Board on [Signature] (3-9-16)

PLANNING DEPARTMENT

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

BOARD APPLICATION CHECKLIST

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

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

Applications requiring a traffic study must meet with the Transportation Department and peer reviewer thirty (30) calendar days prior to the CAP First Submittal deadline to determine the methodology for the traffic impact study and obtain the Transportation Department's checklist. Fifteen (15) days prior to the First submittal the applicant must submit the traffic study via CAP. Seven (7) days prior to First submittal the Transportation Department/Peer Reviewer will provide first round of comments to the applicant. The applicant must address the comments and submit revised traffic study/plans by the CAP First Submittal deadline including a narrative responding to Transportation/Peer Reviewer comments.

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

Property address: 3425 Collins Ave Board: HPB Date: 01/28/2020

| ITEM # | ITEM DESCRIPTION | REQUIRED |
|--|--|----------|
| CAP FIRST SUBMITTAL To be uploaded online (CAP) by the applicant before 12:00 pm by First submittal deadline. ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE. | | |
| 1 | Application Fee and Peer review fees shall be paid after Pre-Application meeting and before the First submittal. It is the applicant's responsibility to make this payment, if an invoice is not generated by the CAP system, the applicant should contact staff prior to first submittal to be invoiced and make payment. | ✓ |
| a | Is the property the primary residence & homestead of the applicant/property owner? (If yes, provide office of the Property Appraiser Summary Report). | |
| 2 | Copy of signed and dated check list issued at Pre-Application meeting. | ✓ |
| 3 | Completed Board Application, Affidavits & Disclosures of Interest (original signatures). | ✓ |
| 4 | Signed and dated Letter of Intent. Letter must outline application details and identify hardships if Variances are requested. (see also Items # 42,43 and 44). | ✓ |
| 5 | Mailing Labels: Upload property owner's list and copy of original certified letter from provider. See #52 for submittal of Hard copy / originals of these items. | ✓ |
| 6 | Copies of all current or previously active Business Tax Receipts. | |
| 7 | School Concurrency Application for projects with a net increase in residential units (no SFH). Provide Planning Department - Miami Dade - School Concurrency Application for Transmittal | |
| 8 | Survey: Electronic version of original signed & sealed, dated no more than six months from date of application. Survey must provide: lot area, grade per Section 114-1 of the City Code. (If no sidewalk exists, provide the elevation of the crown of the road) and spot elevations. | ✓ |
| 9 | Architectural Plans and Exhibits (must be 11"x 17") | |
| a | Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date. Include copies of previous recorded board orders, if applicable. | ✓ |

Property address: 3425 Collins Ave Board: HPB Date: 01/28/2020

| ITEM # | ITEM DESCRIPTION | REQUIRED |
|-----------|---|----------|
| b | Copy of the original survey included in plan package. See No. 8 above for survey requirements | ✓ |
| c | All Applicable Zoning Information (Use Planning Department zoning data sheet format). | ✓ |
| d | Context Location Plan, Min 8.5"x11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images) | ✓ |
| e | Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly). | ✓ |
| f | Previously approved/permited Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable | ✓ |
| g | Previously approved & Proposed FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable | ✓ |
| h | Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths). | ✓ |
| i | Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images) | ✓ |
| j | Current, color photographs, dated, Min 4"x6" of interior space (no Google images) | ✓ |
| k | Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images) | ✓ |
| l | Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable | |
| m | Demolition Plans (Floor Plans & Elevations with dimensions) | ✓ |
| n | Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks. | ✓ |
| o | Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable) | ✓ |
| p | Proposed Section Drawings | ✓ |
| q | Color Renderings (elevations and three dimensional perspective drawings). | ✓ |
| 10 | Landscape Plans and Exhibits (must be 11"x 17") | |
| a | Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan, as well as underground and overhead utilities when street trees are required. | |
| b | Hardscape Plan, i.e. paving materials, pattern, etc. | |
| 11 | Copy of original Building Permit Card, & Microfilm, if available. | |
| 12 | Copy of previously approved building permits (provide building permit number) and/or Board Orders. | |
| 13 | Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recording data. See Part 1 / Section 1 / A. Surveying & Mapping Standards and submittal Requirements of the Public Works Manual. http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920 | |
| 14 | Vacant/Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Dept. | |

Property address: 3425 Collins Ave Board: HPB Date: 01/28/2020

| ITEM # | ITEM DESCRIPTION | REQUIRED |
|--------|--|----------|
| 15 | Historic Resources Report (This report shall include, but not be limited to, copy of the original Building Permit Card and subsequent modifications, Microfilm records, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure and any other related information on the property. | ✓ |
| 16 | Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated). | |
| 17 | Line of Sight studies. | |
| 18 | Structural Analysis of existing building including methodology for shoring and bracing. | |
| 19 | Proposed exterior and interior lighting plan, including photometric calculations. | |
| 20 | Exploded Axonometric Diagram (showing second floor in relationship to first floor). | |
| 21 | Neighborhood Context Study. (Planning will provide guidance if necessary for application.) | |
| 22 | Required yards open space calculations and shaded diagrams. | |
| 23 | Required yards section drawings. | |
| 24 | Variance and/or Waiver Diagram | |
| 25 | Schematic signage program | |
| 26 | Detailed sign(s) with dimensions and elevation drawings showing exact location. | |
| 27 | Elevation drawings showing area of building façade for sign calculation (Building ID signs). | |
| 28 | Daytime and nighttime renderings for illuminated signs. | |
| 29 | Floor Plan Indicating area where alcoholic beverages will be displayed. | |
| 30 | Survey showing width of the canal (Dimension shall be certified by a surveyor) | |
| 31 | Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc. | |
| 32 | DERM recommendation/preliminary approval. Docks or any structures shall have approval stamp from DERM or other regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended. | |
| 33 | Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored. | |
| 34 | Survey shall include spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the dune within the property. Erosion control line and Bulkhead line shall be indicated if present. | |
| 35 | Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line. | |
| 36 | Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable). | |
| 37 | Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width). | |
| 38 | Traffic Study, Site plan(s) : Revised version and narrative addressing first round of comments from Transportation Department and peer review, provide a narrative. (See Transportation Department check list for requirements.) | |
| 39 | Sound Study report (Hard copy) with 1 CD. | |
| 40 | Site Plan (Identify streets and alleys) | |
| a | Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____ | |

Property address: 3425 Collins Ave Board: HPB Date: 01/28/2020

| ITEM # | ITEM DESCRIPTION | REQUIRED |
|-----------|--|----------|
| b | # parking spaces & dimensions_____ Loading spaces locations & dimensions_____ | |
| c | # of bicycle parking spaces_____ | |
| d | Interior and loading area location & dimensions_____ | |
| e | Street level trash room location and dimensions_____ | |
| f | Delivery route_____ Sanitation operation_____ Valet drop-off & pick-up_____ Valet route in and out_____ | |
| g | Valet route to and from _____ auto-turn analysis for delivery and sanitation vehicles_____ | |
| h | Indicate any backflow preventer and FPL vault if applicable | |
| i | Indicate location of the area included in the application if applicable | |
| j | Preliminary on-street loading plan | |
| 41 | Floor Plan (dimensioned) | |
| a | Total floor area | |
| b | Identify # seats indoors_____ outdoors_____ seating in public right of way _____ Total_____ | |
| c | Occupancy load indoors and outdoors per venue_____ Total when applicable_____ | |
| 42 | The letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code. | ✓ |
| 43 | The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows: | |
| a | Section 118-53 (d) of the City Code for each Variance. | |
| 44 | The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows: | |
| a | For Conditional Use -Section 118-192 (a)(1)-(7) | |
| b | CU - NIE and or outdoor Entertainment Establishments - Section 142-1362 (a)(1)-(9) | |
| c | CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k) | |
| d | CU - Structures over 50,000 SQ.FT. - Section 118-192 (b) (1)-(11) | |
| e | CU - Religious Institutions - Section 118-192 (c) (1)-(11) | |
| f | For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions | |
| | Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A | |
| Other | Plans should clearly identify the three areas that are changing. Lobby/orangerie (dining room)/east side. Any other areas should be labeled reference. | ✓ |
| Other | Provide rendering of previously approved project. | ✓ |
| Other | Survey and historic resources report can be the previously submitted. | ✓ |

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

Property address: 3425 Collins Ave Board: HPB Date: 01/28/2020

| ITEM # | ITEM DESCRIPTION | REQUIRED |
|---|---|----------|
| FINAL SUBMITTAL (CAP & PAPER) Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. Final Submittal Documents must be uploaded to the CAP and hard copies must be submitted to the Planning Department prior to 12:00 P.M. on final submittal deadline. Staff will review and issue a notice to proceed or to continue submittal to a future meeting if the application is found incomplete. | | |
| 45 | Traffic Study, Site plan(s): This is the final traffic study including any modifications required to address comments from the City's Transportation Department. City's required permit by FDOT should be obtained prior to Final submittal (via CAP). | |
| | PAPER FINAL SUBMITTAL: | |
| 46 | Original application with all signed and notarized applicable affidavits and disclosures. | ✓ |
| 47 | Original of all applicable items. | ✓ |
| 48 | One (1) signed and sealed 11"X17" bound, collated set of all the required documents. | ✓ |
| 49 | 14 collated copies of all required documents | ✓ |
| 50 | One (1) CD/DVD with electronic copy of entire final application package (plans, application, Letter of Intent, traffic/sound study, etc.) see CD/DVD formatting attached, for instructions. | ✓ |
| 51 | Traffic Study (Hard copy) | |
| 52 | Mailing Labels -2 sets of gummed labels and a CD including: Property owner's list and Original certified letter from provider. | ✓ |

ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS

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

Matthew Bowes

Applicant or Designee's Name

Matthew Bowes

Applicant or Designee's Signature

2/5/20

Date

[Handwritten mark]