

# MIAMI BEACH

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

## LAND USE BOARD HEARING APPLICATION

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

- ☐ BOARD OF ADJUSTMENT
  - ☐ VARIANCE FROM A PROVISION OF THE LAND DEVELOPMENT REGULATIONS
  - ☐ APPEAL OF AN ADMINISTRATIVE DECISION
  
- ☐ DESIGN REVIEW BOARD
  - ☐ DESIGN REVIEW APPROVAL
  - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY DRB.
  
- ☒ HISTORIC PRESERVATION BOARD
  - ☒ CERTIFICATE OF APPROPRIATENESS FOR DESIGN
  - ☐ CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
  - ☐ HISTORIC DISTRICT / SITE DESIGNATION
  - ☒ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY HPB.
  
- ☐ PLANNING BOARD
  - ☐ CONDITIONAL USE PERMIT
  - ☐ LOT SPLIT APPROVAL
  - ☐ MENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
  - ☐ AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP
  
- ☐ FLOOD PLAIN MANAGEMENT BOARD
  - ☐ FLOOD PLAIN WAIVER
  
- ☒ OTHER Modification of HPB Order No. 3383

SUBJECT PROPERTY ADDRESS: 4385 Collins Avenue

LEGAL DESCRIPTION: PLEASE ATTACH LEGAL DESCRIPTION AS "EXHIBIT A"

FOLIO NUMBER (S) 02-3226-001-2140

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

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

NAME Beach House Owner, LLC  
ADDRESS 29-35 Ninth Avenue, New York, NY 10014  
BUSINESS PHONE \_\_\_\_\_ CELL PHONE \_\_\_\_\_  
E-MAIL ADDRESS \_\_\_\_\_

OWNER IF DIFFERENT THAN APPLICANT:

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
BUSINESS PHONE \_\_\_\_\_ CELL PHONE \_\_\_\_\_  
E-MAIL ADDRESS \_\_\_\_\_

2. AUTHORIZED REPRESENTATIVE(S):

- ☒ ATTORNEY:

NAME Michael W. Larkin and Matthew Amster  
ADDRESS 200 South Biscayne Boulevard, Suite 850, Miami, FL 33131  
BUSINESS PHONE 305-377-6231 CELL PHONE \_\_\_\_\_  
E-MAIL ADDRESS MLarkin@BRZoningLaw.com

- ☒ ARCHITECT:

NAME Peter Nedev  
ADDRESS Architecture & Urban Design, 111 East Flagler St. #205, Miami, FL 33131  
BUSINESS PHONE (305) 377-0082 CELL PHONE \_\_\_\_\_  
E-MAIL ADDRESS pn@anc-office.com

- ☐ CONTACT:

NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
BUSINESS PHONE \_\_\_\_\_ CELL PHONE \_\_\_\_\_  
E-MAIL ADDRESS \_\_\_\_\_

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

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

NAME Erica Padgett  
ADDRESS In House Design & Build, Soho House & Co., 515 W. 20th Street, Suite 5W, New York, NY 10011  
BUSINESS PHONE (858) 344-0693 CELL PHONE \_\_\_\_\_  
E-MAIL ADDRESS Erica.padgett@sohohouse.com

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

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

After the fact modification of HPB Approval for Soho Beach House for the expansion of Mandolin food and beverage venue located in rear yard and only open to private club members of Soho House. See Letter of Intent for more details

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

4A IS THERE AN EXISTING BUILDING(S) ON THE SITE

☒ YES ☐ NO

4B DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION

☐ YES ☒ NO

4C PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICANT) \_\_\_\_\_ SQ. FT.

4D PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USABLE FLOOR SPACE). \_\_\_\_\_ SQ. FT.

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

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

## PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

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

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

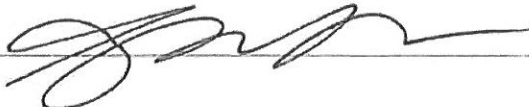
- IN ACCORDANCE WITH SEC.118'31. - DISCLOSURE REQUIREMENT. EACH PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION FROM THE PLANNING BOARD, DESIGN REVIEW BOARD, HISTORIC PRESERVATION BOARD (INCLUDING THE JOINT DESIGN REVIEW BOARD/HISTORIC PRESERVATION BOARD), OR THE BOARD OF ADJUSTMENT SHALL DISCLOSE, AT THE COMMENCEMENT (OR CONTINUANCE) OF THE PUBLIC HEARING(S), ANY CONSIDERATION PROVIDED OR COMMITTED, DIRECTLY OR ON ITS BEHALF, FOR AN AGREEMENT TO SUPPORT OR WITHHOLD OBJECTION TO THE REQUESTED APPROVAL, RELIEF OR ACTION, EXCLUDING FROM THIS REQUIREMENT CONSIDERATION FOR LEGAL OR DESIGN PROFESSIONAL SERVICES RENDERED OR TO BE RENDERED. THE DISCLOSURE SHALL; (I) BE IN WRITING, (II) INDICATE TO WHOM THE CONSIDERATION HAS BEEN PROVIDED OR COMMITTED, (III) GENERALLY DESCRIBE THE NATURE OF THE CONSIDERATION, AND (IV) BE READ INTO THE RECORD BY THE REQUESTING PERSON OR ENTITY PRIOR TO SUBMISSION TO THE SECRETARY/CLERK OF THE RESPECTIVE BOARD. UPON DETERMINATION BY THE APPLICABLE BOARD THAT THE FOREGOING DISCLOSURE REQUIREMENT WAS NOT TIMELY SATISFIED BY THE PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION AS PROVIDED ABOVE, THEN (I) THE APPLICATION OR ORDER, AS APPLICABLE, SHALL IMMEDIATELY BE DEEMED NULL AND VOID WITHOUT FURTHER FORCE OR EFFECT, AND (II) NO APPLICATION FROM SAID PERSON OR ENTITY FOR THE SUBJECT PROPERTY SHALL BE REVIEWED OR CONSIDERED BY THE APPLICABLE BOARD(S) UNTIL EXPIRATION OF A PERIOD OF ONE YEAR AFTER THE NULLIFICATION OF THE APPLICATION OR ORDER. IT SHALL BE UNLAWFUL TO EMPLOY ANY DEVICE, SCHEME OR ARTIFICE TO CIRCUMVENT THE DISCLOSURE REQUIREMENTS OF THIS SECTION AND SUCH CIRCUMVENTION SHALL BE DEEMED A VIOLATION OF THE DISCLOSURE REQUIREMENTS OF THIS SECTION.
- WHEN THE APPLICABLE BOARD REACHES A DECISION A FINAL ORDER WILL BE ISSUED STATING THE BOARD'S DECISION AND ANY CONDITIONS IMPOSED THEREIN. THE FINAL ORDER WILL BE RECORDED WITH THE MIAMI-DADE CLERK OF COURTS. THE ORIGINAL BOARD ORDER SHALL REMAIN ON FILE WITH THE CITY OF MIAMI BEACH PLANNING DEPARTMENT. UNDER NO CIRCUMSTANCES WILL A BUILDING PERMIT BE ISSUED BY THE CITY OF MIAMI BEACH WITHOUT A COPY OF THE RECORDED FINAL ORDER BEING INCLUDED AND MADE A PART OF THE PLANS SUBMITTED FOR A BUILDING PERMIT.

THE AFOREMENTIONED IS ACKNOWLEDGED BY:

☐ OWNER OF THE SUBJECT PROPERTY

☒ AUTHORIZED REPRESENTATIVE

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



PRINT NAME: \_\_\_\_\_

*Guy Williams, Chief Financial Officer*

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



**OWNER AFFIDAVIT FOR INDIVIDUAL OWNER**

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

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

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

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

SIGNATURE

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

**ALTERNATE OWNER AFFIDAVIT FOR  
CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY**  
(Circle one)

STATE OF Connecticut  
COUNTY OF Fairfield

I, Guy Williams, being duly sworn, depose and certify as follows: (1) I am the Chief Financial Officer (print title) of Beach House Owner, 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 or tenant of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (7) I am responsible for removing this notice after the date of the hearing.

Sworn to and subscribed before me this 30th day of June, 2016. The foregoing instrument was acknowledged before me by Guy Williams, of Beach House Owner, LLC, on behalf of such entity, who ~~has~~ produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

SIGNATURE

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

Cheryl Carlin  
Notary Public - State of Connecticut  
My Commission Expires  
June 30, 2019

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

**POWER OF ATTORNEY AFFIDAVIT**STATE OF ~~FLORIDA~~ConnecticutCOUNTY OF ~~MIAMI-DADE~~Fairfield

I Guy Williams, being duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Michael W. Larkin and Matthew Amster to be my representative before the Historic Preservation Board. (3) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (4) I am responsible for removing this notice after the date of the hearing.

Guy Williams  
 Print Name (and Title, if applicable)

[Signature]  
 SIGNATURE

Sworn to and subscribed before me this 30th day of June, 2016. The foregoing instrument was acknowledged before me by Guy Williams of Beach House Owner, LLC, who has produced as ~~identification and/or~~ is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

Cheryl Carlin  
 Notary Public - State of Connecticut  
 My Commission Expires  
 June 30, 2019

Cheryl Carlin  
 NOTARY PUBLIC  
Cheryl Carlin  
 PRINT NAME

**CONTRACT FOR PURCHASE**

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

N/A  
 NAME

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

% OF STOCK

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

CITY OF MIAMI BEACH  
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

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

Beach House Owner, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

See Exhibit B.

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

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

NOTE: Notarized signature required on page 9

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

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

**2. TRUSTEE**

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

N/A

TRUST NAME

NAME AND ADDRESS

% OF INTEREST

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*NOTE: Notarized signature required on page 9*

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



**3. COMPENSATED LOBBYIST:**

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

NAME	ADDRESS	PHONE #
a. <u>Michael W. Larkin, 200 S. Biscayne Blvd., # 850, Miami, FL 33131</u>		<u>305-377-6231</u>
b. <u>Matthew Amster, 200 S. Biscayne Blvd., # 850, Miami, FL 33131</u>		<u>305-377-6231</u>
c. <u>Peter Nedev 111 East Flagler St. #205, Miami, FL 33131</u>		<u>305 377-0082</u>

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

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

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

**APPLICANT AFFIDAVIT**

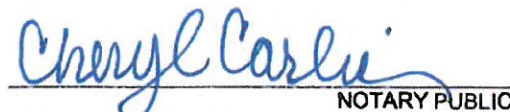
STATE OF ~~FLORIDA~~ Connecticut  
 COUNTY OF ~~MIAMI-DADE~~ Fairfield

I, Guy Williams, being duly sworn, depose and certify as follows: (1) I am the applicant, or the representative of the applicant. (2) This application and all information submitted in support of this application, including disclosures, sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

  
 SIGNATURE

Sworn to and subscribed before me this 7<sup>th</sup> day of July, 2016. The foregoing instrument was acknowledged before me by Guy Williams, 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

  
 PRINT NAME

My Commission Expires Cheryl Carlin  
 Notary Public - State of Connecticut  
 My Commission Expires June 30, 2019

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

## EXHIBIT A

### LEGAL DESCRIPTION:

#### TRACT 1:

##### PARCEL 1:

LOT ONE (1) EXCEPTING THE SOUTH SEVENTY-FIVE (75) FEET THEREOF, OF BLOCK THIRTY-NINE (39) OF MIAMI BEACH IMPROVEMENT COMPANY'S OCEAN FRONT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, AT PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING WESTERLY OF THE EROSION CONTROL LINE AS ESTABLISHED IN PLAT BOOK 105, AT PAGE 62 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

##### PARCEL 2:

ALL OF THE SOUTHERLY 75 FEET OF THAT CERTAIN TRACT MARKED AND DESIGNATED AS "R.P. VAN CAMP" ON THE AMENDED MAP OF THE OCEAN FRONT PROPERTY OF MIAMI BEACH IMPROVEMENT COMPANY, AS RECORDED IN PLAT BOOK 5, AT PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: SAID TRACT IS BOUNDED ON THE EAST BY THE EROSION CONTROL LINE AS ESTABLISHED IN PLAT BOOK 105, AT PAGE 62 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ON THE WEST BY THE EASTERLY LINE OF COLLINS AVENUE, ON THE SOUTH BY THE NORTHERLY LINE OF LOT 1, BLOCK 39, OF THE AMENDED MAP OF THE OCEAN FRONT PROPERTY, AND ON THE NORTH BY A LINE 75 FEET NORTH AND PARALLEL TO THE NORTHERLY LINE OF LOT 1, BLOCK 39 OF THE AMENDED PLAT OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY AS RECORDED IN PLAT BOOK 5, AT PAGE 7 AND 8 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

##### PARCEL 1 AND PARCEL 2 ARE ALSO DESCRIBED AS:

COMMENCE (P.O.C.) AT THE NORTHWEST CORNER OF LOT ONE, BLOCK THIRTY-NINE, OF MIAMI BEACH IMPROVEMENT COMPANY'S OCEAN FRONT SUBDIVISION, AS RECORDED IN PLAT BOOK 5 AT PAGE 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF COLLINS AVENUE. THENCE RUN SOUTH ALONG THE EAST RIGHT OF WAY OF COLLINS AVENUE 25.00' TO THE POINT OF BEGINNING (P.O.B.) THENCE EAST FROM THE EAST RIGHT OF WAY OF COLLINS AVENUE 363.94' (363.93' FIELD MEASURED) TO THE EROSION CONTROL LINE RECORDED ON PLAT BOOK 105 AT PAGE 62 OF AFOREMENTIONED COUNTY. THENCE NORTHERLY ALONG SAID EROSION CONTROL LINE 100.00' TO A POINT, BEING 100' NORTH OF AND 364.74' (364.85' FIELD MEASURED) ALONG A LINE BEING THE NORTH LINE OF THE SOUTH 75' OF THAT CERTAIN TRACT MARKED AND DESIGNATED AS "R.P. VAN CAMP" IN PLAT BOOK 5 AT PAGES 7 AND 8 OF AFOREMENTIONED COUNTY EAST OF THE EAST RIGHT OF WAY LINE OF COLLINS AVENUE. THENCE RUN WEST FROM AFOREMENTIONED COUNTY EROSION CONTROL LINE 364.74' (364.85' FIELD MEASURED) TO A POINT ON THE EAST RIGHT OF WAY LINE OF COLLINS AVENUE AND 100' NORTH OF THE (P.O.B.). THENCE RUN SOUTH ALONG THE EAST RIGHT OF WAY OF COLLINS AVENUE 100' TO THE (P.O.B.).

##### PARCEL 1 AND PARCEL 2 ARE ALSO DESCRIBED AS:

COMMENCE (P.O.C.) AT THE NORTHWEST CORNER OF LOT 1, BLOCK 39, OF MIAMI BEACH IMPROVEMENT COMPANY'S OCEAN FRONT SUBDIVISION, AS RECORDED IN PLAT BOOK 5, AT PAGES 7 AND 8 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF COLLINS AVENUE AS SHOWN ON SAID PLAT; THENCE S07°29'28"W ALONG THE WESTERLY LINE OF SAID LOT 1, BLOCK 39, AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 25.00 FEET TO THE POINT OF BEGINNING (P.O.B.) OF THE SUBJECT PARCEL OF LAND; THENCE S82°31'21"E FOR 363.94 FEET (363.93 FEET FIELD MEASURED) TO A POINT ON THE EROSION CONTROL LINE, RECORDED IN PLAT BOOK 105 AT PAGE 62 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N08°01'02"E ALONG SAID EROSION CONTROL LINE FOR 100.00 FEET; THENCE N82°31'21"W, ALONG A LINE BEING THE NORTH LINE OF THE SOUTH 75 FEET OF THAT CERTAIN TRACT MARKED AND DESIGNATED AS "R.P. VAN CAMP" IN SAID PLAT RECORDED IN PLAT BOOK 5 AT PAGES 7 AND 8, FOR 364.74 FEET (364.85 FEET FIELD MEASURED); THENCE S07°29'28"W, ALONG SAID EASTERLY RIGHT OF WAY LINE OF COLLINS AVENUE AND SAID WESTERLY LINE OF LOT 1, BLOCK 39 AND NORTHERLY EXTENSION THEREOF, FOR 100.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH BENEFICIAL EASEMENTS CREATED BY THAT CERTAIN AMENDED AND RESTATED DECLARATION OF RESTRICTIONS, COVENANTS AND RECIPROCAL EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 26644, PAGE 516, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

##### LESS AND EXCEPT THE FOLLOWING PORTION OF THE ABOVE DESCRIBED PARCEL 2:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, BLOCK 39, OF MIAMI BEACH IMPROVEMENT COMPANY'S OCEAN FRONT SUBDIVISION, AS RECORDED IN PLAT BOOK 5, AT PAGES 7 AND 8 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N07°29'28"E ALONG THE NORTHERLY PROJECTION OF THE WESTERLY LINE OF SAID BLOCK 39, FOR 75.00 FEET; THENCE S82°31'21"E, ALONG A LINE LYING 75.00 FEET NORTHERLY OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 1, BLOCK 39, FOR 195.84 FEET; THENCE S07°28'39"W FOR 5.51 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE S82°31'21"E FOR 29.40 FEET; THENCE N07°28'39"E FOR 2.00 FEET; THENCE S82°31'21"E FOR 23.46 FEET; THENCE S7°28'39"W FOR 25.29 FEET; THENCE N82°31'21"W FOR 10.00 FEET; THENCE S07°28'39"W FOR 19.25 FEET; THENCE N82°31'21"W FOR 58.27 FEET; THENCE N07°28'39"E FOR 19.38 FEET; THENCE S82°31'21"E FOR 8.08 FEET; THENCE N07°28'39"E FOR 1.92 FEET; THENCE N82°31'21"W FOR 17.66 FEET; THENCE N07°28'39"E FOR 16.58 FEET; THENCE S82°31'21"E FOR 25.00 FEET; THENCE N07°28'39"E FOR 4.67 FEET TO THE POINT OF BEGINNING. SAID PARCEL JUST DESCRIBED HAVING A LOWER LIMIT AT ELEVATION 28.42 FEET, N.G.V.D. 1929.

#### TRACT 2:

A PORTION OF THAT CERTAIN TRACT MARKED AND DESCRIBED AS "R.P. VAN CAMP" ON THE AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, AS RECORDED IN PLAT BOOK 5, AT PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

##### TOWER PARCEL:

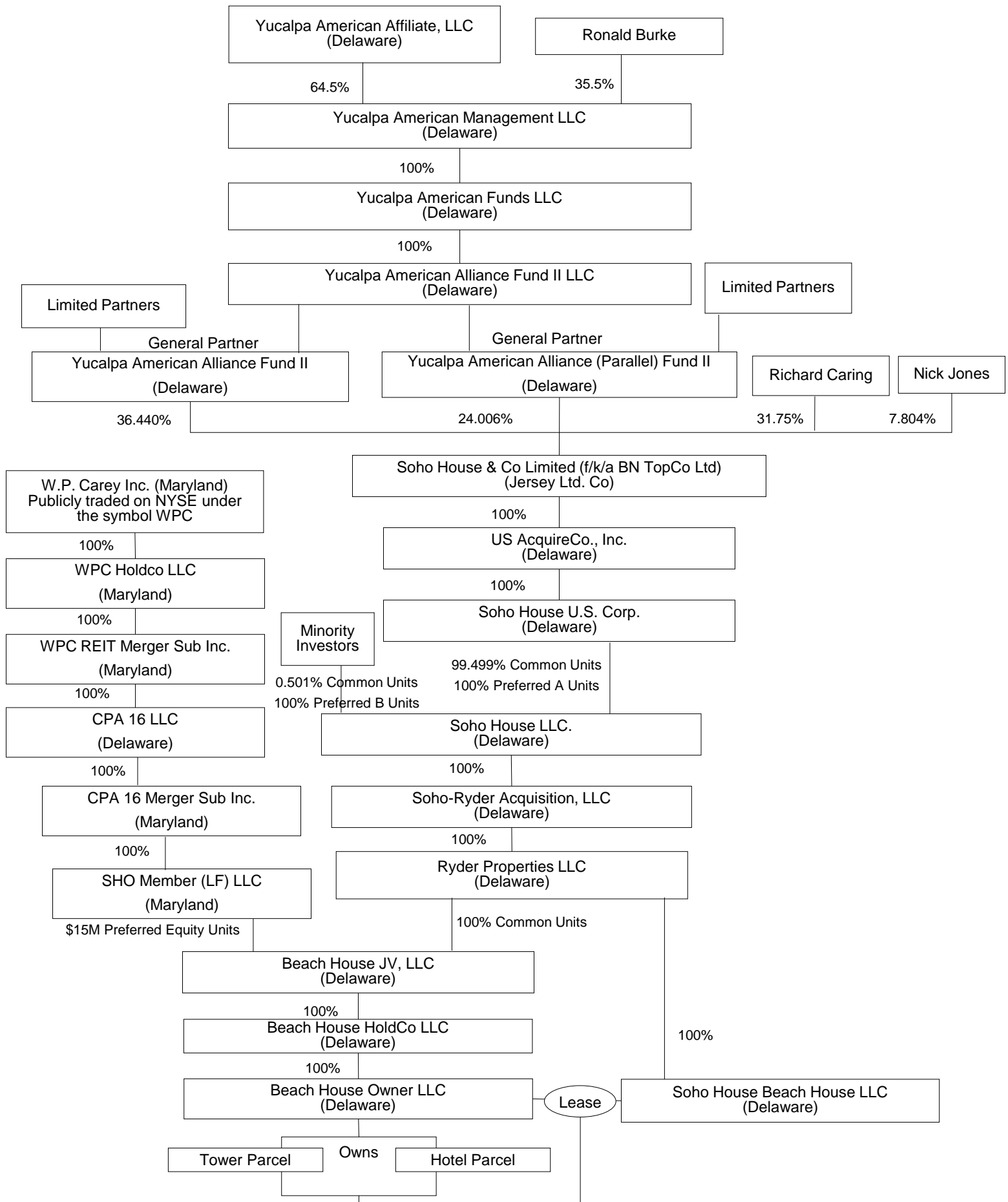
COMMENCE AT THE NORTHWEST CORNER OF LOT 1, BLOCK 39, OF MIAMI BEACH IMPROVEMENT COMPANY'S OCEAN FRONT SUBDIVISION, AS RECORDED IN PLAT BOOK 5, AT PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N07°29'28"E ALONG THE NORTHERLY PROJECTION OF THE WESTERLY LINE OF SAID BLOCK 39, FOR 75.00 FEET; THENCE S82°31'21"E, ALONG A LINE LYING 75.00 FEET NORTHERLY OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 1, BLOCK 39, FOR 195.84 FEET; THENCE S07°28'39"W FOR 5.51 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE S82°31'21"E FOR 29.40 FEET; THENCE N07°28'39"E FOR 2.00 FEET; THENCE S82°31'21"E FOR 23.46 FEET; THENCE S07°28'39"W FOR 25.29 FEET; THENCE N82°31'21"W FOR 10.00 FEET; THENCE S07°28'39"W FOR 19.25 FEET; THENCE N82°31'21"W FOR 58.27 FEET; THENCE N07°28'39"E FOR 19.38 FEET; THENCE S82°31'21"E FOR 8.08 FEET; THENCE N07°28'39"E FOR 1.92 FEET; THENCE N82°31'21"W FOR 17.66 FEET; THENCE N07°28'39"E FOR 16.58 FEET; THENCE S82°31'21"E FOR 25.00 FEET; THENCE N07°28'39"E FOR 4.67 FEET TO THE POINT OF BEGINNING. SAID PARCEL JUST DESCRIBED HAVING A LOWER UNIT AT ELEVATION 28.42 FEET, N.G.V.D. 1929.

##### EASEMENT PARCEL:

TOGETHER WITH BENEFICIAL EASEMENT CREATED BY THAT CERTAIN AMENDED AND RESTATED DECLARATION OF RESTRICTIONS, COVENANTS AND RECIPROCAL EASEMENTS MADE BY RYDER PROPERTIES, LLC AND SHO LANDLORD (FL) QRS 16-104, INC., DATED NOVEMBER 7, 2008, AND RECORDED NOVEMBER 7, 2008, IN OFFICIAL RECORDS BOOK 26644, PAGE 516, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



**EXHIBIT B**  
**ORGANIZATIONAL CHART<sup>1</sup>**



<sup>1</sup>(a) Except as set forth hereon, no person or entity, individually or with affiliates (other than The California Public Employees' Retirement System, which holds an aggregate limited partnership interest of 24.37476% in Yucaipa American Alliance Fund and Yucaipa American Alliance (Parallel) Fund II), owns more than 10% of Beach House Owner, LLC or Beach House HoldCo.,LLC.

(b) Except as set forth hereon, no person or entity, individually or with affiliates, exercises control over Beach House Owner, LLC or Beach House HoldCo.,LLC.

and business tax  
under this article does not  
supersede other City Laws, does  
not require City approval of any  
business activity and does not  
release the licensee from all other laws  
applicable to the licensee's business.

## CITY OF MIAMI BEACH - BUSINESS TAX SECTION

### BUSINESS TAX RECEIPT RENEWAL NOTICE

Failure to renew a Business Tax Receipt/Certificate of Use before September 30, 2015 is a violation of the City of Miami Beach Code Section 102, Article V, and may result in prosecution and additional penalties.

REFER TO THIS LICENSE NUMBER ON YOUR CHECK  RL-10003800	BILLING INQUIRIES (305) 673-7420 TDD BILLING INQUIRIES (305) 673-7214	TRADE OR BUSINESS NAME  SOHO HOUSE BEACH HOUSE, LLC
--	--	---

SOHO HOUSE BEACH HOUSE, LLC  
4385 COLLINS AVE  
MIAMI BEACH, FL 33140-3212

RECEIVED AUG 10 2015

A. All Travel Bureaus must send a current copy of State License.  
 B. To receive your receipt all data required must be submitted and the business information section must be signed.  
 C. Please make any corrections to the MAILING name and address by crossing out incorrect information.

<b>BUSINESS INFORMATION</b> (attach documentation if more than one)
<b>Business Type:</b> HOTEL
<b>Cert of Use:</b> HOTEL, MOTEL, DORMITORIES
<b>All Names of Partners, or Individual, or Operators, or Registered Agents</b>
SOHO HOUSE BEACH HOUSE, LLC 4385 COLLINS AVE MIAMI BEACH, FL 33140-3212

Code	Occupation	Amount
000700	ALCOHOL BEV. (NO LATER TH/	1,322.00
002600	UPLAND FEE	1,050.00
009500	HOTELS (SMOKE DETECTOR)	934.00
012065	MERCHANTS SALES	328.00
016400	RESTAURANT / BARS	1,258.00
952600	BEACH CONCESSION-FOOD	771.00
certus	CERTIFICATE OF USE	69.88
fire	FIRE FEE	80.50
<b>Total Fees</b>		<b>5,813.38</b>

Application is hereby made for a business tax receipt for business profession or occupation described hereon. The undersigned has received this application and all information contained herein has been freely and voluntarily provided and all the facts, figures and statements contained in this application are true and correct, or are corrected as needed.

Signature Required \_\_\_\_\_

Owner's Name (Please Print) \_\_\_\_\_ Date of Birth \_\_\_\_\_

CERTIFICATE OF USE	200
SQUARE FOOTAGE	50
RETAIL INVENTORY	\$ 3000
# OF SEATS	137
OCCUPANCY LOAD	634
C U # OF UNITS	50
# OF HOTEL ROOMS	50
ALC BEV, THROUGH 2AM	Y
BEACH FOOD	Y
BEACH DRINK ONLY	Y
BEACH UPLAND FEE	Y

Emergency Locator: \_\_\_\_\_ Phone: \_\_\_\_\_  
 (EXPEDITER) CEETA POLIAH

BILLING DATE	07/08/2015	Period Covered	Beginning: 10/01/2015 Expires: 09/30/2016	MAKE YOUR CHECK OUT FOR TOTAL CHARGES DUE	\$ 5,813.38
TRADE ADDRESS	4385 COLLINS AVE	Parcel #	0232260012140	PAST DUE AFTER	09/30/2015

#### PLEASE RETURN THIS ENTIRE APPLICATION WITH YOUR PAYMENT

#### FINANCIAL PENALTY WARNINGS

1. Payment must be RECEIVED by the past due date indicated to avoid violation of Miami Beach city Code Section 14-66(3), 102-374 and Prosecution before Special Master.
2. In accordance with Miami Beach Code, a 10% Penalty Charge will be assessed if Payment is not received by September 30, 2015. A 5% Penalty will be assessed for the next 3 months that your payment is delinquent.
3. New owners of Businesses are obligated to obtain a license within 30 days of bonafide sale of transfer.
4. Engaging in business without a valid business tax receipt is subject to a PENALTY of twice the fee.

**MAKE CHECK PAYABLE TO:**  
**CITY OF MIAMI BEACH**  
**P.O. BOX 919457**  
**ORLANDO, FL 32891-9457**

or Pay Over the Internet:  
[www.miamibeachfl.gov](http://www.miamibeachfl.gov)  
 Use Only Visa or MasterCard branded  
 cards (24 hours a day 7 days a week)

Bill Due When Rendered

For Correspondence:  
 City of Miami Beach  
 Business Tax Section  
 1700 Convention Center Drive  
 Miami Beach, FL 33139-1824

REFER TO THIS BUSINESS TAX RECEIPT NUMBER ON YOUR CHECK	TOTAL AMOUNT DUE
00092447	\$ 5,813.38
TRADE ADDRESS	PAST DUE AFTER
4385 COLLINS AVE	09/30/2015

MARCUS BARWELL  
4385 COLLINS AVE  
MIAMI BEACH, FL 33140-3212

200092447005813380000003

## Lisette Leguizamon

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**From:** Auto-Receipt <noreply@mail.authorize.net>  
**Sent:** Tuesday, August 25, 2015 3:20 PM  
**To:** Lisette Leguizamon  
**Subject:** Transaction Receipt from City Of Miami Beach for 5813.38 (USD)

City of Miami Beach - Online Payment Your payment will be posted by the next business day.

Description: City of Miami Beach License COU Payment  
Invoice Number: 20150825151908  
Customer ID: 00092447

### Billing Information

SOHO HOUSE BEACH HOUSE  
SOHO BEACH HOUSE-LUCKIE MATIAS  
4385 COLLINS AVE  
MIAMI BEACH, Florida 33140  
United States  
[lissette@sohobeachhouse.com](mailto:lissette@sohobeachhouse.com)  
7865077944

### Shipping Information

**Total: 5813.38 (USD)**

Date/Time: 25-Aug-2015 15:19:59 EDT  
Transaction ID: 7468051738  
Payment Method: Visa xxxx4086  
Transaction Type: Purchase  
Auth Code: 087470

City Of Miami Beach  
Miami Beach, FL 33139  
US  
[oscarsantiesteban@miamibeachfl.gov](mailto:oscarsantiesteban@miamibeachfl.gov)

A certificate of use and business tax receipt issued under this article does not waive or supersede other City Laws, does not constitute City approval of any particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

## CITY OF MIAMI BEACH - BUSINESS TAX SECTION

### BUSINESS TAX RECEIPT RENEWAL NOTICE

Failure to renew a Business Tax Receipt/Certificate of Use before September 30, 2015 is a violation of the City of Miami Beach Code Section 102, Article V, and may result in prosecution and additional penalties.

REFER TO THIS LICENSE NUMBER ON YOUR CHECK  RL-10004645	BILLING INQUIRIES (305) 673-7420 TDD BILLING INQUIRIES (305) 673-7214	TRADE OR BUSINESS NAME  SOHO HOUSE BEACH HOUSE, LLC (143 SEAT REST, GRD
--	--	---

SOHO HOUSE BEACH HOUSE, LLC  
 4385 COLLINS AVE  
 MIAMI BEACH, FL 33140-3212

**RECEIVED AUG 14 2015**

A. All Travel Bureaus must send a current copy of State License.

B. To receive your receipt all data required must be submitted and the business information section must be signed.

C. Please make any corrections to the MAILING name and address by crossing out incorrect information.

<b>BUSINESS INFORMATION</b> (attach documentation if more than one)
<b>Business Type:</b> RESTAURANT & BARS
<b>Cert of Use:</b> RESTAURANTS(BARS, LOUNGES)
<b>All Names of Partners, or Individual, or Operators, or Registered Agents</b>
SOHO HOUSE BEACH HOUSE, LLC 4385 COLLINS AVE MIAMI BEACH, FL 33140-3212

Code	Occupation	Amount
000700	ALCOHOL BEV. (NO LATER TH/	1,322.00
016400	RESTAURANT / BARS	1,306.00
certus	CERTIFICATE OF USE	169.73
fire	FIRE FEE	57.50
<b>Total Fees</b>		<b>2,855.23</b>

Application is hereby made for a business tax receipt for business profession or occupation described hereon. The undersigned has received this application and all information contained herein has been freely and voluntarily provided and all the facts, figures and statements contained in this application are true and correct, or are corrected as needed.

Signature Required \_\_\_\_\_

CERTIFICATE OF USE	900
SQUARE FOOTAGE	143
# OF SEATS	143
OCCUPANCY LOAD	337
C U # OF UNITS	143
ALC BEV, THROUGH 2AM	Y

Owner's Name (Please Print) \_\_\_\_\_ Date of Birth \_\_\_\_\_

Emergency Locator: \_\_\_\_\_ Phone: \_\_\_\_\_  
 (EXPEDITER) CEETA POLIAH

BILLING DATE	08/07/2015	Period Covered	Beginning: 10/01/2015 Expires: 09/30/2016	MAKE YOUR CHECK OUT FOR TOTAL CHARGES DUE	\$ 2,855.23
TRADE ADDRESS	4385 COLLINS AVE		Parcel #	0232260012140	PAST DUE AFTER 09/30/2015

**PLEASE RETURN THIS ENTIRE APPLICATION WITH YOUR PAYMENT**

#### FINANCIAL PENALTY WARNINGS

1. Payment must be RECEIVED by the past due date indicated to avoid violation of Miami Beach city Code Section 14-66(3), 102-374 and Prosecution before Special Master.
2. In accordance with Miami Beach Code, a 10% Penalty Charge will be assessed if Payment is not received by September 30, 2015. A 5% Penalty will be assessed for the next 3 months that your payment is delinquent.
3. New owners of Businesses are obligated to obtain a license within 30 days of bonafide sale of transfer.
4. Engaging in business without a valid business tax receipt is subject to a PENALTY of twice the fee.

**MAKE CHECK PAYABLE TO:**  
**CITY OF MIAMI BEACH**  
**P.O. BOX 919456**  
**ORLANDO, FL 32891-9456**

or Pay Over the Internet:  
[www.miamibeachfl.gov](http://www.miamibeachfl.gov)  
 Use Only Visa or MasterCard branded cards (24 hours a day 7 days a week)

Bill Due When Rendered

For Correspondence:  
 City of Miami Beach  
 Business Tax Section  
 1700 Convention Center Drive  
 Miami Beach, FL 33139-1824

REFER TO THIS BUSINESS TAX RECEIPT NUMBER ON YOUR CHECK	TOTAL AMOUNT DUE
00091605	\$ 2,855.23
TRADE ADDRESS	PAST DUE AFTER
4385 COLLINS AVE	09/30/2015

MARCUS BARWELL  
 4385 COLLINS AVE  
 MIAMI BEACH, FL 33140-3212

200091605002855230000003

## Lisette Leguizamon

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**From:** Auto-Receipt <noreply@mail.authorize.net>  
**Sent:** Tuesday, August 25, 2015 3:17 PM  
**To:** Lisette Leguizamon  
**Subject:** Transaction Receipt from City Of Miami Beach for 2855.23 (USD)

City of Miami Beach - Online Payment Your payment will be posted by the next business day.

Description: City of Miami Beach License COU Payment  
Invoice Number: 20150825151648  
Customer ID: 00091605

### Billing Information

SOHO HOUSE BEACH HOUSE  
SOHO BEACH HOUSE-LUCKIE MATIAS  
4385 COLLINS AVE  
MIAMI BEACH, Florida 33140  
United States  
[lissette@sohobeachhouse.com](mailto:lissette@sohobeachhouse.com)  
7865077944

### Shipping Information

**Total: 2855.23 (USD)**

Date/Time: 25-Aug-2015 15:17:29 EDT  
Transaction ID: 7468043081  
Payment Method: Visa xxxx4086  
Transaction Type: Purchase  
Auth Code: 018467

City Of Miami Beach  
Miami Beach, FL 33139  
US  
[oscarsantiesteban@miamibeachfl.gov](mailto:oscarsantiesteban@miamibeachfl.gov)

# CITY OF MIAMI BEACH - BUSINESS TAX SECTION

## BUSINESS TAX RECEIPT

### RENEWAL NOTICE

certificate of use and business tax receipt issued under this article does not waive or supersede other City Laws, does not constitute City approval of any particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

Failure to renew a Business Tax Receipt/Certificate of Use before September 30, 2015 is a violation of the City of Miami Beach Code Section 102, Article V, and may result in prosecution and additional penalties.

REFER TO THIS LICENSE NUMBER ON YOUR CHECK	BILLING INQUIRIES (305) 673-7420 TDD BILLING INQUIRIES (305) 673-7214	TRADE OR BUSINESS NAME
RL-10004646		HOUSE BEACH HOUSE LLC (MASSAGE CLINIC, 3RD FL)

THE COWSHED (MASSAGE CLINIC, 3RD FL)  
4385 COLLINS AVE  
MIAMI BEACH, FL 33140-3212



- A. All Travel Bureaus must send a current copy of State License.
- B. To receive your receipt all data required must be submitted and the business information section must be signed.
- C. Please make any corrections to the MAILING name and address by crossing out incorrect information.

<b>BUSINESS INFORMATION</b> (attach documentation if more than one)
<b>Business Type:</b> MESSAGE CLINIC
<b>Cert of Use:</b> RETAIL
<b>All Names of Partners, or Individual, or Operators, or Registered Agents</b>
SOHO HOUSE BEACH HOUSE, LLC 4385 COLLINS AVE MIAMI BEACH, FL 33140-3212

Code	Occupation	Amount
011999	MESSAGE CLINIC	233.00
certus	CERTIFICATE OF USE	139.76
fire	FIRE FEE	86.25
<b>Total Fees</b>		<b>459.01</b>

Application is hereby made for a business tax receipt for business profession or occupation described hereon. The undersigned has received this application and all information contained herein has been freely and voluntarily provided and all the facts, figures and statements contained in this application are true and correct, or are corrected as needed.

Signature Required

CERTIFICATE OF USE	300
SQUARE FOOTAGE	6365
C U # OF UNITS	6365
Message Clinic FF	Y

Owner's Name (Please Print) \_\_\_\_\_ Date of Birth \_\_\_\_\_

Emergency Locator: \_\_\_\_\_ Phone: \_\_\_\_\_  
(EXPEDITER) CEETA POLIAH

BILLING DATE	07/16/2015	Period Covered	Beginning: 10/01/2015 Expires: 09/30/2016	MAKE YOUR CHECK OUT FOR TOTAL CHARGES DUE	\$ 459.01
TRADE ADDRESS	4385 COLLINS AVE	Parcel #	0232260012140	PAST DUE AFTER	09/30/2015

### PLEASE RETURN THIS ENTIRE APPLICATION WITH YOUR PAYMENT

#### FINANCIAL PENALTY WARNINGS

1. Payment must be RECEIVED by the past due date indicated to avoid violation of Miami Beach city Code Section 14-66(3), 102-374 and Prosecution before Special Master.
2. In accordance with Miami Beach Code, a 10% Penalty Charge will be assessed if Payment is not received by September 30, 2015. A 5% Penalty will be assessed for the next 3 months that your payment is delinquent.
3. New owners of Businesses are obligated to obtain a license within 30 days of bonafide sale of transfer.
4. Engaging in business without a valid business tax receipt is subject to a PENALTY of twice the fee.

**MAKE CHECK PAYABLE TO:**  
**CITY OF MIAMI BEACH**  
**P.O. BOX 919456**  
**ORLANDO, FL 32891-9456**

or Pay Over the Internet:  
[www.miamibeachfl.gov](http://www.miamibeachfl.gov)  
Use Only Visa or MasterCard branded cards (24 hours a day 7 days a week)

Bill Due When Rendered

For Correspondence:  
City of Miami Beach  
Business Tax Section  
1700 Convention Center Drive  
Miami Beach, FL 33139-1824

REFER TO THIS BUSINESS TAX RECEIPT NUMBER ON YOUR CHECK	TOTAL AMOUNT DUE
00094663	\$ 459.01
TRADE ADDRESS	PAST DUE AFTER
4385 COLLINS AVE	09/30/2015

MARCUS BARWILL  
4385 COLLINS AVE  
MIAMI BEACH, FL 33140-3212

200094663000459010000008



## City of Miami Beach - Online Payment

**Thank you for your order!**

You may print this receipt page for your records. A receipt has also been emailed to you.

## Order Information

Merchant: City Of Miami Beach  
Description: City of Miami Beach License COU Payment  
Date/Time: 31-Jul-2015 15:58:55 EDT Invoice Number: 20150731155805  
Customer ID: 00094663

## Billing Information

SOHO HOUSE BEACH HOUSE  
SOHO BEACH HOUSE-BRIAN COWSHED  
4385 COLLINS AVE  
MIAMI BEACH, Florida 33140  
United States  
lisette@sohobeachhouse.com  
Phone: 7865077956

**Total: US \$459.01**

Visa \*\*\*\*4086

Date/Time: 31-Jul-2015 15:58:55 EDT  
Transaction ID: 7398795023  
Authorization Code: 014729  
Payment Method: Visa \*\*\*\*4086

Payments are normally applied to your account on the next business day.

A certificate of use and business tax receipt issued under this article does not waive or supersede other City Laws, does not constitute City approval of any particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

# CITY OF MIAMI BEACH - BUSINESS TAX SECTION

## BUSINESS TAX RECEIPT

### RENEWAL NOTICE

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REFER TO THIS LICENSE NUMBER ON YOUR CHECK	BILLING INQUIRIES (305) 673-7420 TDD BILLING INQUIRIES (305) 673-7214	TRADE OR BUSINESS NAME
RL-10004644		SOHO HOUSE BEACH HOUSE, LLC (BEAUTY SALON, 2F)

COWSHED SPA (BEAUTY SALON, 2FL)  
4385 COLLINS AVE  
MIAMI BEACH, FL 33140-3212



- A. All Travel Bureaus must send a current copy of State License.
- B. To receive your receipt all data required must be submitted and the business information section must be signed.
- C. Please make any corrections to the MAILING name and address by crossing out incorrect information.

<b>BUSINESS INFORMATION</b> (attach documentation if more than one)
<b>Business Type:</b> BEAUTY PARLORS, HAIRDRESSING
<b>Cert of Use:</b> RETAIL
<b>All Names of Partners, or Individual, or Operators, or Registered Agents</b>
SOHO HOUSE BEACH HOUSE, LLC 4385 COLLINS AVE MIAMI BEACH, FL 33140-3212

Code	Occupation	Amount
002700	BEAUTY PARLORS, HAIRDRESSING	233.00
012065	MERCHANTS SALES	328.00
certus	CERTIFICATE OF USE	69.88
fire	FIRE FEE	57.50
<b>Total Fees</b>		<b>688.38</b>

Application is hereby made for a business tax receipt for business profession or occupation described hereon. The undersigned has received this application and all information contained herein has been freely and voluntarily provided and all the facts, figures and statements contained in this application are true and correct, or are corrected as needed.

Signature Required

CERTIFICATE OF USE	300
SQUARE FOOTAGE	233
# OF STATIONS	4
RETAIL INVENTORY	\$ 3000
C U # OF UNITS	233

Owner's Name (Please Print) \_\_\_\_\_ Date of Birth \_\_\_\_\_

Emergency Locator: \_\_\_\_\_ Phone: \_\_\_\_\_  
(EXPEDITER) CEETA POLIAH

BILLING DATE	07/16/2015	Period Covered	Beginning: 10/01/2015 Expires: 09/30/2016	MAKE YOUR CHECK OUT FOR TOTAL CHARGES DUE	\$ 688.38
TRADE ADDRESS	4385 COLLINS AVE	Parcel #	0232260012140	PAST DUE AFTER	09/30/2015

**PLEASE RETURN THIS ENTIRE APPLICATION WITH YOUR PAYMENT**

#### FINANCIAL PENALTY WARNINGS

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**CITY OF MIAMI BEACH**  
**P.O. BOX 919456**  
**ORLANDO, FL 32891-9456**

or Pay Over the Internet:  
[www.miamibeachfl.gov](http://www.miamibeachfl.gov)  
Use Only Visa or MasterCard branded cards (24 hours a day 7 days a week)

Bill Due When Rendered

For Correspondence:  
City of Miami Beach  
Business Tax Section  
1700 Convention Center Drive  
Miami Beach, FL 33139-1824

REFER TO THIS BUSINESS TAX RECEIPT NUMBER ON YOUR CHECK	TOTAL AMOUNT DUE
00094267	\$ 688.38
TRADE ADDRESS	PAST DUE AFTER
4385 COLLINS AVE	09/30/2015

MARCUS BARWILL  
4385 COLLINS AVE  
MIAMI BEACH, FL 33140-3212

200094267000688380000004

## City of Miami Beach - Online Payment

**Thank you for your order!**

You may print this receipt page for your records. A receipt has also been emailed to you.

**Order Information**

Merchant: City Of Miami Beach  
Description: City of Miami Beach License COU Payment  
Date/Time: 30-Jul-2015 12:09:45 EDT Invoice Number: 20150730120837  
Customer ID: 00094267

**Billing Information**

SOHO HOUSE BEACH HOUSE  
SOHO BEACH HOUSE, LLC  
4385 COLLINS AVE  
MIAMI BEACH, FL 33140  
UNITED STATES  
lissette@sohobeachhouse.com  
Phone: 7865077956

**Total: US \$688.38**

Visa \*\*\*\*4086

Date/Time: 30-Jul-2015 12:09:45 EDT  
Transaction ID: 7394676819  
Authorization Code: 042367  
Payment Method: Visa \*\*\*\*4086

Payments are normally applied to your account on the next business day.



DIRECT LINE: (305) 377-6236  
E-Mail: MAmster@BRZoningLaw.com

**VIA ELECTRONIC SUBMISSION & HAND-DELIVERY**

August 1, 2016

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

Re: Letter of Intent for After the Fact Modification of HPB Order No. 3383 and  
Variance Approvals for Soho House Located at 4385 Collins Avenue in  
Miami Beach, Florida

Dear Tom:

This law firm represents Beach House Owner, LLC (the "Applicant"), with regard to the above-referenced property (the "Property"). See Exhibit A, Property Appraiser Summary Report. This letter shall serve as the required letter of intent in connection with an after-the-fact request to modify Historic Preservation Board ("HPB") Order No. 3383 and requests for variance approvals for the Property. See Exhibit B, HPB Order No. 3383.

Soho House. Soho Beach House is an upscale, boutique hotel with an accessory restaurant called Cecconi's, Mandolin Miami Beach restaurant and bar, a gym and the Cowshed spa, among other amenities. It functions as a private members' club, where the public may only access Cecconi's and the spa. It is operated by Soho House Beach House, LLC, as it has been since it opened in the fall of 2010. It is part of the Soho House organization, an innovative English hospitality company established in 1995 that caters to professionals, especially in the arts, and provides a refined setting for like-minded people to do business and relax. Soho House has private members' clubs and hotels throughout England, in the Meatpacking District in New York City, West Hollywood, California, Berlin and other cities.

Description of Property. The Property is a long, narrow lot located on the east side of Collins Avenue directly in line with 44<sup>th</sup> Street to the west. To the north is the Fontainebleau Hotel, with the Sorrento (a.k.a. Fontainebleau III), located immediately adjacent to the Property, and Fontainebleau II Condominium to the northwest that does not abut the Property. To the south is the Four Points Sheraton Hotel, which is part of the Charles Group Hotels that also owns and operates the Holiday Inn and Days Inn, both located in the area south of the Property. To southwest is a surface parking lot for the Fontainebleau Hotel and south of that is the Charles Garage managed by the Charles Group Hotels for public parking and valet parking for nearby hotels, including Soho House. The City's Boardwalk and the beach lay to the east of the Property.

The Property is located within the RM-3, Residential Multifamily High Intensity Zoning District, and is also located within the Collins Waterfront Local Historic District. Further, the Property is partially located within the Dune Preservation Overlay District. The Property contains a 7-story structure fronting Collins Avenue known as the Sovereign Hotel (the "Sovereign Hotel"), a contributing structure in the Historic Properties Database, and a 15-story tower at the rear of the Sovereign Hotel constructed in 2010. The Soho Beach House contains 50 hotel units on floors 4 – 7 and 9 – 15, and associated amenities on floors 1 – 3 and 8.

Applicant's Proposal. The scope of the modification is limited to the rear yard, which was originally approved and built with a tiki hut and connections to the Boardwalk. The area contained a bar and seating area accommodating a total of 28 seats at which food and beverages are served to private members as the area is not open to the public. Recently the tiki area has been branded as Mandolin Beach. The tiki hut contains a green rooftop that evokes a natural, landscaped atmosphere for Mandolin Beach.

The operations of the tiki area have been rewarding and challenging. While successful, there are a few modifications that the Applicant felt were necessary to make this private member area more accommodating due to the South Florida weather. As you may imagine, all the best intentions and planning may not completely achieve the ideal vision for the project. While key features of the existing design were previously approved and permitted, such as the tiki hut which was permitted pursuant to Building Permit Nos. BCC11061, BCC011101, BMS1002819, and B1100859<sup>1</sup>, the Applicant has made a few modifications that are

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<sup>1</sup> Including the following associated building permits: B1004444; BE092882; BE111021 and BP110649.



the subject of this application to improve the atmosphere and safety of this outdoor space, which is a private member only area.

For instance, the Applicant has constructed four (4) individual pergola structures, which seemingly appear as two (2) pergolas structures, with a retractable awning in between in the Mandolin Beach area to provide some protection to its members from the harsh weather conditions. Additionally, some of this area's ground cover has been modified since the original approval was obtained. Accordingly, the Applicant seeks after-the-fact approval of the modifications to the Mandolin Beach venue located in the rear yard. Please refer to the project plans for details on the modifications.

Although certain features have already been installed without Board approval, the Applicant meant no harm or disrespect to the City or this Board. The Applicant was simply trying to create the best environment for its guests. And now that these certain features have been in place, we see that many modified features successfully deliver their intended purposes. However, the Applicant has met with City staff on several occasions and modified its proposal accordingly. For instance, the Applicant previously proposed retaining plastic and bamboo coverings atop the existing pergola structures; however, the Applicant has since modified its proposal to remove these coverings pursuant to feedback from City staff. The Applicant has also substantially modified its landscaping and hardscape to be more consistent with the intent and regulations of the Dune Preservation Overlay District.

Variance Requests. The Applicant respectfully requests the following variances:

1. a. After-the-fact variance of Section 142-774(1) to allow the existing, previously-approved tiki hut not to be open on all sides with a new 6' interior wall and to allow a clear space between the roof and floor of approximately 10 feet where shade structures must have unobstructed clear space between the edge of the roof covering and finished floor of not more than 8 feet. ("Variance 1a")  
b. After-the-fact variance of Section 142-774(1) to retain the existing retractable awning with a clear space between the roof and floor of approximately 9'-8" feet where shade structures must have unobstructed clear space between the edge of the roof covering and finished floor of not more than 8 feet. ("Variance 1b")
2. After-the-fact variance of Section 142-774(2) to permit metal interior pergola columns clad in wood and concrete pavers in kitchen area



- where wood materials are required for decks and patios ("Variance 2")
3. After-the-fact variance of Section 142-775(d)(2) in order to provide a side property line setback of 5 feet to the concrete pavers in the kitchen area where 15 feet are required. ("Variance 3")
  4. After-the-fact variance of Section 142-775(a) in order to provide 66.17 percent of open space where at least 80 percent is required in the Dune Preservation Overlay District. ("Variance 4")
  5.
    - a. After-the-fact variance of Section 142-775(b) in order to provide the existing, previously-approved tiki hut and deck at 605 square feet in floor area where individual structures/decks shall not exceed 400 square feet in floor area. ("Variance 5a")
    - b. After-the-fact variance of Section 142-775(b) in order to retain the trellis structures and retractable awning at approximately 1,316 square feet in floor area where individual structures shall not exceed 400 square feet in floor area. ("Variance 5b")
    - c. After-the-fact variance of Section 142-775(b) to reduce the minimum required separation between structures to retain the previously-approved tiki hut and deck and the trellis structures/awning separated by a distance of 5'-10 ½" where a minimum distance separation of 10 to 25 feet is required ("Variance 5c")
  6. After-the-fact variance of Section 142-774(6) in order to provide portions of walkways that are 7 and 8 feet in width where walkways constructed of wood materials shall not exceed 6 feet in width. ("Variance 6")

Satisfaction of Hardship Criteria. The Applicant's requests satisfy the hardship criteria as follows:

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

As the Property is a waterfront lot, it essentially has two (2) frontages. This is a condition that is peculiar to the Property and creates challenges for development, which is heightened by the Dune Preservation Overlay District regulations that seek an extensive level of openness for this protected area of the beachfront. Further, the narrow property and preservation and restoration of the contributing building limit the area on the Property available for appropriate amenities, especially those that take advantage of the outdoors.

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

The historic structure and the Property's narrow condition, waterfront location, as well as its location within the Dune Preservation Overlay District, do not result from any action taken by the Applicant. Nevertheless, the Applicant has acted to minimize the effects of the requested variances.

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

Other properties, including waterfront lots and especially those within the Dune Preservation Overlay District and/or Oceanfront Overlay District, often face similar development difficulties. In order to seek relief from the strict requirements of the Code, these other property owners seek variances.

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

A literal interpretation of the land development regulations would deprive the Applicant of the ability to develop Mandolin, which is a private member only area, in a way that simultaneously allows for privacy and enjoyment of the land while being respectful of the Dune Preservation Overlay District. The Applicant proposes minor modifications to the previous HPB approval that strike a balance between the Applicant's desired privacy and safety and the City's desired preservation.

In regards to Variance 1a, a literal interpretation of the Code would result in an unnecessary or undue hardship to the Applicant as the tiki hut serves as a kitchen and bar area for the Mandolin that must be safeguarded from the natural elements for safety purposes. Specifically, this area must be protected for the safety of patrons, neighbors and the neighborhood. While the six (6) foot wooden wall towards the interior of the tiki provides some additional protection for this area and the patrons and staff, the tiki hut remains generally open on all sides and unobstructed. In regards to Variance 1b, a literal interpretation of the Code would result in an unnecessary or undue hardship to the Applicant as the existing, retractable awning is not open all the time, and when it is open it provides much-



needed protection and shade for the Applicant's guests from the natural elements of South Florida's often unrelenting weather conditions.

In regards to Variance 2, a literal interpretation of the Code would result in an unnecessary or undue hardship to the Applicant as the metal, which is clad in wood, is necessary to properly support the pergola structure for safety purposes. The wood covering completely conceals the metal from view. However, this hidden metal provides substantial support for the structures, which are needed for the safety of patrons and the neighborhood alike. Further, the concrete pavers adjacent to the kitchen equipment are likewise necessary for safety purposes, are located at ground level and do not occupy a large area.

In regards to Variance 3, a literal interpretation of the Code would result in an unnecessary or undue hardship to the Applicant as the side property line setback is requested due to the concrete pavers under the kitchen grills. This is not an invasive encroachment for the adjacent neighbors, merely a ground floor setback for material that is necessary for kitchen safety purposes. The actual structure of the previously permitted tiki hut in this area has a much larger setback and due to its low height and openness, does not negatively impact the neighboring property.

In regards to Variance 4 relating to open space for the Dune Preservation Overlay District, a literal interpretation of the Code would result in an unnecessary or undue hardship to the Applicant as the intent of these regulations is maintained as the Property provides ample open space with appropriate landscaping. For instance, while the tiki hut area cannot be counted toward open space, the tiki hut's green rooftop evokes a landscaped atmosphere for the area. Further, the calculation is based upon when the awnings are open, which will not be a constant condition; notably, the open space will increase when the awnings are closed.

In regards to Variances 5a, 5b, and 5c relating to the floor area and spacing for the tiki hut and deck, as well as trellis structures with retractable awning, a literal interpretation of the Code would result in an unnecessary or undue hardship to the Applicant as the area generally elicits a beach-like atmosphere that is open. For instance, while the tiki hut and pergolas do not meet the minimum spacing requirements, the pergolas are open air structures that are not covered on the top or the sides; therefore, this area is not overwhelmed by the spacing between the structures and as they are open to the sky, rain will fall directly to the ground underneath the pergolas. Only the awning in between the pergolas, when open, provides full shade and prevents rain to naturally fall to ground directly beneath. Additionally, while the trellis structures with awning have been calculated to be approximately 1,266 square feet in floor area collectively, these are truly four (4)

individual trellis structures with a retractable awning, each smaller than 400 square feet. As such, this area is not overwhelmed by the provided floor area or spacing between the structures. Further, the subject area is an open air area with varying flooring, including natural beach elements.

For Variance 6, the majority of the walkways comply; only two areas of the walkway exceed the required width. These areas allow for access by private members to and from the boardwalk and the bike racks located in the north area of the rear yard.

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

In regards to Variance 1a, the tiki hut related request is the minimum necessary in order to accommodate the necessary screening and protection for the existing tiki kitchen and bar area. However, the remainder of the tiki hut will remain as previously approved and compliant with the Dune Preservation Overlay District regulations. In regards to Variance 1b, the retractable awning related requested is the minimum needed to provide sufficient shade and protection from the natural elements for the Applicant's guests as the South Florida weather is oftentimes unrelenting. However, as the awning is retractable, it will not be open unless necessary for reasonable use of the area.

Variance 2 is the minimum request necessary to provide sufficient support for the pergola structures. More importantly, the interior metal columns are necessary for patron safety, as well as the safety of the neighborhood, because they provide stability for the structure, especially considering the south Florida weather conditions of strong wind and rain. As such, persons and property will not be negatively impacted by the structures during storm events. Without the pergolas, the Applicant would not be permitted year-round use of this area and protection from the often unrelenting weather conditions. Further, the concrete pavers adjacent to the kitchen equipment are likewise the minimum variance needed for safety purposes. These concrete pavers are merely proposed for the areas where sand and/or other natural material would not be suitable due to kitchen safety standards, not the entire kitchen/bar area.

In regards to Variance 3, the side property line setback is merely requested for the portion of the southern side yard where precisely located concrete pavers are necessary for safety purposes under the kitchen grills. This encroachment will not be noticed by the adjacent neighbors, because they are merely a ground floor material.



In regards to Variance 4 relating to open space for the Dune Preservation Overlay District, the Applicant's request is the minimum necessary in order for reasonable use of the Property. The intent of these regulations is to provide ample open space. The rear yard contains significant open spaces. For instance, while the tiki hut area cannot be counted toward open space, the tiki hut's green rooftop evokes a landscaped atmosphere for the area and there are substantial sand and landscape areas throughout the rear yard. Further, the calculation is based upon when the awnings are open; however, the open space will increase considerably, by 10% to over 76%, when the awnings are closed.

In regards to Variances 5a and 5c relating to floor area and spacing for the tiki hut and deck, the Applicant seeks the variances in order to provide wood decking around the tiki hut as the Applicant has experienced that sand and/or grass is not suitable or safe for this small area. Notably, the majority of the tiki hut's roof – 320 square feet – is landscaped thus minimizing the impact of the structure in the Dune Preservation Overlay.

In regards to Variances 5b and 5c relating to floor area and spacing for the trellis structures with retractable awning, the Applicant seeks the variances in order to provide minimal shading by the awning as the Applicant has experienced that its guests are oftentimes unprotected from South Florida's unrelenting weather. However, the Applicant has worked diligently to create an atmosphere that elicits an open, beach-like atmosphere. For instance, while the tiki hut and pergolas do not meet the minimum spacing requirements, the pergolas are substantially open air structures; therefore, this area is not overwhelmed by the structures. Further, the areas open to the sky contain natural beach elements of sand and shells, and landscaping, including numerous trees in very close proximity to the pergolas.

For Variance 6, the majority of the walkways comply; only two areas of the walkway exceed the required width. These areas allow for access by private members to and from the boardwalk and the bike racks located in the north area of the rear yard.

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

The proposed design strives to accommodate the Applicant's needs without offending the intent of the Dune Preservation Overlay District. Generally, the proposal complies with the regulations of the Dune Preservation Overlay Districts by providing substantially open air structures with beach-like elements.

However, due to the active use in this area, certain minimal requirements are necessary for safety and security, which result in the requested variances. As such, the variances requested meet the intent of the Code and will not be injurious to the beachfront area.

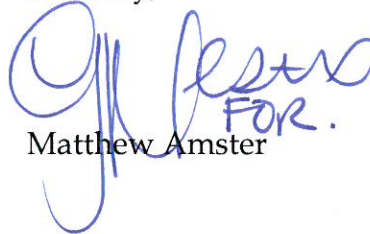
- (7) **The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.**

These variance requests are consistent with the City's comprehensive plan and do not reduce the levels of service as set forth in the plan.

Practical Difficulty. The preservation of the historic structure on this narrow Property, the location of the Property on the waterfront, which creates a second frontage for the Property, and the Property's location within the Dune Preservation Overlay District create significant challenges for outdoor uses with adequate safety to persons and property and protection from the elements. These conditions represent practical difficulties inhibiting the Applicant from meeting all Code requirements.

Conclusion. The Applicant's proposed modifications are consistent with the character of the neighborhood, as well as the intent of the Code and its design considerations. The variances are the minimal necessary to address the challenges of development on a narrow, waterfront lot within the Dune Preservation Overlay District. On behalf of the Applicant, we look forward to your favorable review. If you have any questions or comments with regard to the application, please do not hesitate to phone me at 305-377-6236.

Sincerely,



Matthew Amster

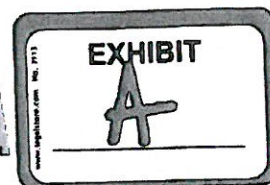
Attachments

cc: Erica Padgett  
Michael W. Larkin, Esq.  
Gianeli Mestre, Esq.





# OFFICE OF THE PROPERTY APPRAISER



## Summary Report

Generated On : 7/7/2016

Property Information	
Folio:	02-3226-001-2140
Property Address:	4385 COLLINS AVE Miami Beach, FL 33140-3212
Owner	BEACH HOUSE OWNER LLC
Mailing Address	29-35 NINTH AVE NEW YORK, NY 10014 USA
Primary Zone	4100 MULTI-FAMILY - 101+ U/A
Primary Land Use	3921 HOTEL OR MOTEL : HOTEL
Beds / Baths / Half	0 / 0 / 0
Floors	16
Living Units	50
Actual Area	101,933 Sq.Ft
Living Area	101,933 Sq.Ft
Adjusted Area	91,641 Sq.Ft
Lot Size	31,300 Sq.Ft
Year Built	1940



Assessment Information			
Year	2016	2015	2014
Land Value	\$14,085,000	\$14,085,000	\$12,050,500
Building Value	\$10,000	\$1,415,000	\$823,500
XF Value	\$0	\$0	\$0
Market Value	\$14,095,000	\$15,500,000	\$12,874,000
Assessed Value	\$14,095,000	\$15,500,000	\$12,874,000

Benefits Information				
Benefit	Type	2016	2015	2014
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
23-26-27 34 53 42	
MIAMI BEACH IMP CO SUB PB 5-8	
S75FT OF LOT 200FT X 270FTN	
BLK 39 & LOT 1 LESS S75FT	
& PORT LYING EAST & ADJACENT WEST	

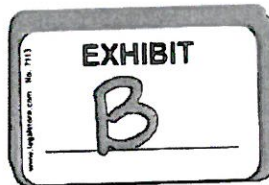
Taxable Value Information			
	2016	2015	2014
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$14,095,000	\$15,500,000	\$12,874,000
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$14,095,000	\$15,500,000	\$12,874,000
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$14,095,000	\$15,500,000	\$12,874,000
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$14,095,000	\$15,500,000	\$12,874,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/13/2014	\$100	29067-3529	Corrective, tax or QCD; min consideration
11/07/2008	\$39,072,200	26644-0510	Sales which are disqualified as a result of examination of the deed
08/01/2005	\$24,800,000	23716-4696	Sales which are qualified
05/01/2005	\$0	23438-3210	Sales which are disqualified as a result of examination of the deed

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

Version:





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RECORDED 03/15/2006 11:15:14  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

**HISTORIC PRESERVATION BOARD**  
City of Miami Beach, Florida

MEETING DATE: January 10, 2006

FILE NO: 3383

PROPERTY: 4385 Collins Avenue - Sovereign Hotel

LEGAL. Lot 1, excepting the south seventy-five (75') feet thereof, of Block 39 of Miami Beach Improvement Company's Ocean Front Subdivision, according to the Plat thereof, AND the southern 75 feet of that certain tract marked and designated "R.P. Van Camp", on amended Map of Ocean Front Property of the Miami Beach Improvement Company, as recorded in Plat Book 5, pages 7 and 8, of the public records of Dade County, Florida

IN RE. The Application for a Certificate of Appropriateness for the partial demolition, restoration, and renovation of the existing 7-story hotel, including the construction of a single story roof-top addition, and a new 14-story ground level addition at the rear of the property.

**ORDER**

The applicant, Ryder Properties, L.L.C., filed an application with the City of Miami Beach Planning Department for a Certificate of Appropriateness.

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:

- A The subject structure is located within the Collins Waterfront Local Historic District and is designated contributing in the Miami Beach Historic Properties Database.
- B 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 is consistent with the Certificate of Appropriateness Criteria in Section 118-564(a)(1) of the Miami Beach Code, is not consistent with Certificate of Appropriateness Criteria a, b, and c in Section 118-564(a)(2) of the Miami Beach Code, is not consistent with Certificate of Appropriateness Criteria b, c, d, and h in Section 118-564(a)(3) of the Miami Beach Code, and is not consistent with Certificate of Appropriateness Criteria for Demolition 8 and 9 in Section 118-564(f)(4).
- C The project would be consistent with the criteria and requirements of section 118-564 if the following conditions are met.

Charles A. Telford  
My Commission DD233774  
Expires July 17, 2007

**CERTIFICATION**

THIS IS TO CERTIFY THAT THE ATTACHED DOCUMENT IS A TRUE AND ACCURATE COPY OF THE ORIGINAL ON FILE IN THE OFFICE OF THE PLANNING DEPARTMENT, CITY OF MIAMI BEACH.

*[Signature]*  
Secretary of Planning Department  
Personally known to me at [Signature] on 2/10/06  
History Public, Beachfront Research & Land  
Printed Name: CHARLES A. TELFORD  
My Commission Expires: (Date)

This document contains 2 pages.

1

1. Revised elevation, site plan and floor plan drawings, in accordance with Exhibit "A" submitted at the meeting, shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:
  - a. Additional fenestration or recesses shall be incorporated on floors 11-14 of the north elevation, in order to reduce its massive appearance, in a manner to be reviewed and approved by staff.
  - b. The 'belvedere' feature on the existing structure shall not be permitted.
  - c. The east elevation of the raised pool deck shall be further designed and developed, in a manner to be reviewed and approved by staff.
  - d. Final design details of the roof-top cabanas shall be provided, in a manner to be reviewed and approved by staff.
  - e. Final design details of the 2-story canopy proposed for the existing courtyard space shall be provided, in a manner to be reviewed and approved by staff.
  - f. The final design details, materials and finish of the proposed balcony rails shall be subject to the review and approval of staff.
  - g. The original building sign shall be reintroduced in the original location, in a manner to be reviewed and approved by staff, and the existing vertically oriented sign may be retained.
  - h. The existing Sovereign Hotel, including tower, lobby, and public interiors should be fully restored, based on historic documentation, in a manner to be reviewed and approved by staff, prior to the issuance of a Temporary Certificate of Occupancy (T.C.O.) for the proposed new structure.
  - i. 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.
2. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted. 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. The paving at the front of the property shall be reduced, in a manner to be reviewed and approved by staff.



- b. All exterior walkways and driveways shall consist of decorative pavers, set in sand or other equally semi-pervious material, subject to the review and approval of staff.
  - c. All landscape areas abutting driveways and parking areas shall be defined by decorative bollards
  - d. 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.
  - e. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures; such fixtures and devices shall not be permitted within any required yard or any area fronting a street or sidewalk. The location of backflow preventors, siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
  - f. 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 and shall be subject to the review and approval of staff.
  - g. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect for 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.
3. All building signage shall be consistent in type, composed of flush mounted, non-plastic, individual letters and shall require a separate permit
4. The final exterior surface color scheme, including color samples, shall be subject to the review and approval of staff and shall require a separate permit.
5. A traffic mitigation plan, which addresses all roadway Level of Service (LOS) deficiencies relative to the concurrency requirements of the City Code, if required, shall be submitted prior to the issuance of a Building Permit and the final building plans shall meet all other requirements of the Land Development Regulations of the City Code

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6. Manufacturers drawings and Dade County product approval numbers for all new windows, doors and glass shall be required, prior to the issuance of a building permit.
7. 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 approved by staff.
8. Revised drawings, with corresponding color photographs, that are separate from the construction documents, drawn to scale and clearly documenting the existing conditions of the subject building, shall be submitted. Such drawings and photographs shall include all four elevations and interior floor plans of the building, as well as a site plan.
9. An historic analysis of the existing structure, inclusive of a photographic and written description of the history and evolution of the original building on site, shall be submitted to and approved by staff, prior to the issuance of a Building Permit; such historic analysis shall be displayed prominently within the public area of the structure, in a location to be determined by staff.
10. All new and altered elements, spaces and areas shall meet the requirements of the Florida Accessibility Code (FAC).
11. The project shall comply with any landscaping or other sidewalk/street improvement standards as may be prescribed by a relevant Urban Design Master Plan approved prior to the completion of the project and the issuance of a Certificate of Occupancy.
12. The applicant may be required to submit a separate analysis for water and sewer requirements, at the discretion of the Public Works Director, or designee. Based on a preliminary review of the proposed project, the following may be required by the Public Works Department:
  - a. A traffic and neighborhood impact study shall be conducted as a means to measure a proposed development's impact on transportation and neighborhoods. The study shall address all roadway Level of Service (LOS) deficiencies relative to the concurrency requirements of the City Code, and if required, shall be submitted prior to the issuance of a Building Permit. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code. The developer shall refer to the most recent City of Miami Beach's Traffic and Neighborhood Impact Methodology as issued by the Public Works Department.
  - b. Remove/replace sidewalks, curbs and gutters on all street frontages, if applicable. Unless otherwise specified, the standard color for city sidewalks is red, and the standard curb and gutter color is gray.



- c. Mill/resurface asphalt in rear alley along property, if applicable
  - d. Provide underground utility service connections and on-site transformer location, if necessary
  - e. Provide back-flow prevention devices on all water services
  - f. Provide on-site, self-contained storm water drainage for the proposed development.
  - g. Meet water/sewer concurrency requirements including a hydraulic water model analysis and gravity sewer system capacity analysis as determined by the Department and the required upgrades to water and sewer mains servicing this project
  - h. Payment of City utility impact fees for water meters/services.
  - i. Provide flood barrier ramps to underground parking or minimum slab elevation to be at highest adjacent crown road elevation plus 8"
  - j. Right-of-way permit must be obtained from Public Works
  - k. All right-of-way encroachments must be removed.
  - l. All planting/landscaping in the public right-of-way must be approved by the Public Works and Parks Departments.
13. A drawn plan and written procedure for the proposed demolition shall be prepared and submitted by a Professional Structural Engineer, registered in the State of Florida, which fully ensures the protection of the public safety, as well as the protection of the existing structure on the subject site and all existing structures adjacent to the subject site during the course of demolition.
14. The Certificate of Appropriateness for Demolition shall only remain in effect for the period of time that there is an active Certificate of Appropriateness for the associated new construction on the subject property
15. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit
16. 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.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations which were amended by the Board, that the Certificate of Appropriateness is GRANTED for the above-referenced project subject to those certain conditions specified in paragraph C of the Findings of Fact (Condition Nos. 1-16, inclusive) hereof, to which the applicant has agreed.

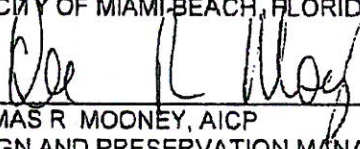
No building permit may be issued unless and until all conditions of approval as set forth herein have been met. The issuance of a Certificate of Appropriateness does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including zoning approval. If adequate handicapped access is not provided, this approval does not mean that such handicapped access is not required or that the Board supports an applicant's effort to seek waivers relating to handicapped accessibility requirements.

When requesting a building permit, three (3) sets of plans approved by the Board, modified in accordance with the above conditions, as well as annotated floor plans which clearly delineate the Floor Area Ratio (FAR) calculations for the project, shall be submitted to the Planning Department. If all of the above-specified conditions are satisfactorily addressed, the plans will be reviewed for building permit approval. Two (2) sets will be returned to you for submission for a building permit and one (1) set will be retained for the Historic Preservation Board's file.

If the Full Building Permit is not issued within eighteen (18) months of the meeting date at which this Certificate of Appropriateness was granted and construction does not commence and continue in accordance with the requirements of the applicable Building Code, the Certificate of Appropriateness will expire and become null and void, unless the applicant, prior to expiration of such period, makes application to the Board for an extension of time, the granting of any such extension of time shall be at the discretion of the Board. At the hearing on any such application, the Board may deny or approve the request and modify the above conditions or impose additional conditions. Failure to comply with this Order shall subject the Certificate of Appropriateness to Section 118-564, City Code, for revocation or modification of the Certificate of Appropriateness.

Dated this 31 day of JANUARY, 2006

HISTORIC PRESERVATION BOARD  
THE CITY OF MIAMI BEACH, FLORIDA

BY:   
THOMAS R. MOONEY, AICP  
DESIGN AND PRESERVATION MANAGER  
FOR THE CHAIR

Page 7 of 7  
HPB File No. 3383  
Meeting Date: January 10, 2006

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

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of FEBRUARY 2006 by Thomas R. Mooney, Design and Preservation Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.



Charles A. Tarr  
My Commission DD233174  
Expires July 17, 2007

Charles A. Tarr  
NOTARY PUBLIC CHARLES A. TARR  
Miami-Dade County, Florida  
My commission expires: \_\_\_\_\_

Approved As To Form: [Signature]  
Legal Department: \_\_\_\_\_ (1-30-06)

Filed with the Clerk of the Historic Preservation Board on 2/1/06 (w/)



HISTORIC PRESERVATION BOARD  
City of Miami Beach, Florida

CFN 2006R0786730  
DR Bk 24742 Pgs 3771 - 3773 (3pgs)  
RECORDED 07/21/2006 10:05:31  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

MEETING DATE: July 11, 2006

FILE NO: 3383

PROPERTY: 4385 Collins Avenue - Sovereign Hotel

LEGAL: Lot 1, excepting the south seventy-five (75') feet thereof, of Block 39 of Miami Beach Improvement Company's Ocean Front Subdivision, according to the Plat thereof, AND the southern 75 feet of that certain tract marked and designated "R.P. Van Camp", on amended Map of Ocean Front Property of the Miami Beach Improvement Company, as recorded in Plat Book 5, pages 7 and 8, of the public records of Miami-Dade County, Florida.

IN RE: The Application for a Certificate of Appropriateness for modifications to a previously issued Certificate of Appropriateness for the partial demolition, restoration, and renovation of the existing 7-story hotel, including the construction of a single story roof-top addition, and a new 14-story ground level addition at the rear of the property. Specifically, the applicant is proposing to increase the height of the new tower to 15-stories and modify the roof-top of the existing Sovereign Hotel.

ORDER

The applicant, Ryder Properties, L.L.C., filed an application with the City of Miami Beach Planning Department for a Certificate of Appropriateness.

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:

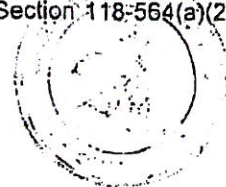
- A The subject structure is designated contributing in the Miami beach Historic Properties Database and is located within the Collins Waterfront Local Historic District.
- B Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is not consistent with Certificate of Appropriateness Criteria a & b in Section 118-564(a)(1) of the Miami Beach Code, is not consistent with Certificate of Appropriateness Criteria a, b, c, d, e, f & h in Section 118-564(a)(2) of the

CERTIFICATION

THIS IS TO CERTIFY THAT THE ATTACHED DOCUMENT IS A TRUE AND ACCURATE COPY OF THE ORIGINAL ON FILE IN THE OFFICE OF THE PLANNING DEPARTMENT

CITY OF MIAMI BEACH  
Signature of Notary Public or Designee  
Personally Known to and Produced by  
Notary Public, State of Florida at Large  
Printed Name: CHARLES A. TART  
My Commission Expires: (Seal)

This document contains 3 pages.



Miami Beach Code, is not consistent with the Certificate of Appropriateness Criteria a, b, c, d, e, h, j, l, m & o in Section 118-564(a)(3) of the Miami Beach Code and is not consistent with the Certificate of Appropriateness for Demolition Criteria 8 & 9 in Section 118-564(f)(4) of the Miami Beach Code.

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

1. The approval herein shall only be applicable to the proposed FPL Transformer location and the proposed increase in height for the new tower.
2. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
3. 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.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations which were amended by the Board, that the Certificate of Appropriateness is GRANTED for the above-referenced project subject to those certain conditions specified in paragraph C of the Findings of Fact (Condition Nos. 1-3, inclusive) hereof, to which the applicant has agreed.

No building permit may be issued unless and until all conditions of approval as set forth herein have been met. The issuance of a Certificate of Appropriateness does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including zoning approval. If adequate handicapped access is not provided, this approval does not mean that such handicapped access is not required or that the Board supports an applicant's effort to seek waivers relating to handicapped accessibility requirements.

When requesting a building permit, three (3) sets of plans approved by the Board, modified in accordance with the above conditions, as well as annotated floor plans which clearly delineate the Floor Area Ratio (FAR) calculations for the project, shall be submitted to the Planning Department. If all of the above-specified conditions are satisfactorily addressed, the plans will be reviewed for building permit approval. Two (2) sets will be returned to you for submission for a building permit and one (1) set will be retained for the Historic Preservation Board's file.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original Certificate of Appropriateness was granted (January 10, 2006), and construction does not commence and continue in accordance with the requirements of the applicable Building Code, the Certificate of Appropriateness will expire and become null and void,



Page 3 of 3  
HPB File No. 3383  
Meeting Date: July 11, 2006

unless the applicant, prior to expiration of such period, makes application to the Board for an extension of time; the granting of any such extension of time shall be at the discretion of the Board. At the hearing on any such application, the Board may deny or approve the request and modify the above conditions or impose additional conditions. Failure to comply with this Order shall subject the Certificate of Appropriateness to Section 118-564, City Code, for revocation or modification of the Certificate of Appropriateness.

Dated this 17 day of July, 2006

HISTORIC PRESERVATION BOARD  
THE CITY OF MIAMI BEACH, FLORIDA

BY: Thomas R. Mooney  
THOMAS R. MOONEY, AICP  
DESIGN AND PRESERVATION MANAGER  
FOR THE CHAIR

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

The foregoing instrument was acknowledged before me this 17th day of July 2006 by Thomas R. Mooney, Design and Preservation Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.



Charles A. Taft  
My Commission DD233174  
Expires July 17, 2007

Charles A. Taft  
NOTARY PUBLIC CHARLES A. TAFT  
Miami-Dade County, Florida  
My commission expires: \_\_\_\_\_

Approved As To Form: Shelen  
Legal Department: (7-14-06)

Filed with the Clerk of the Historic Preservation Board on 7/17/06 (att)

F:\PLAN\SHPB\06HPB\JUL\HPB06\3383 fo doc

STATE OF FLORIDA, COUNTY OF DADE  
I HEREBY CERTIFY that this is a true copy of the  
original filed in this office on July 17, 2006  
WITNESS my hand and official Seal  
HARVEY RUVIN, CLERK of Circuit and County Courts  
By [Signature] D.C.



[Handwritten mark]



CFN 2006R0939181  
DR. Bk 24667 Pgs 1947 - 1952 (6p)  
RECORDED 09/01/2006 09:35:13  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

HISTORIC PRESERVATION BOARD  
City of Miami Beach, Florida

MEETING DATE: August 8, 2006


FILE NO: 3383

PROPERTY: 4385 Collins Avenue - Sovereign Hotel

LEGAL: Lot 1, excepting the south seventy-five (75') feet thereof, of Block 39 of Miami Beach Improvement Company's Ocean Front Subdivision, according to the Plat thereof, AND the southern 75 feet of that certain tract marked and designated "R.P. Van Camp", on amended Map of Ocean Front Property of the Miami Beach Improvement Company, as recorded in Plat Book 5, pages 7 and 8, of the public records of Miami-Dade County, Florida.

IN RE: The application for modifications to a previously issued Certificate of Appropriateness for the partial demolition, restoration, and renovation of the existing 7-story hotel, including the construction of a single story roof-top addition, and a new 15-story ground level addition at the rear of the property. Specifically, the applicant is proposing to partially demolish and alter the existing exterior elevations, modify the existing lobby, and modify the previously approved site plan to include the addition of a 'Tiki' hut.

 Charles A. Telford  
My Commission DD233174  
Expires July 17, 2007

CERTIFICATION  
THIS IS TO CERTIFY THAT THE ATTACHED DOCUMENT IS A TRUE AND ACCURATE COPY OF THE ORIGINAL ON FILE IN THE OFFICE OF THE PLANNING DEPARTMENT.  
CITY OF MIAMI BEACH  
  
(Signature of Planning Director or Designee)  
Personally known to me, Notary Public, State of Florida  
Notary Public, State of Florida at Large  
Printed Name: CHARLES A. TELFORD  
My Commission Expires: (Seal)  
This document contains 6 pages

CONSOLIDATED ORDER

The applicant, Ryder Properties, L.L.C., filed an application with the City of Miami Beach Planning Department for a Certificate of Appropriateness.

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:

- A. The subject structure is designated contributing in the Miami Beach Historic Properties Database and is located within the Collins Waterfront Local Historic District.
- B. 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 is consistent with the Certificate of Appropriateness Criteria in Section 118-564(a)(1) of the Miami Beach Code, is not consistent with Certificate of Appropriateness Criteria c in Section 118-564(a)(2) of the Miami Beach Code, is not



27