

MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2ND FLOOR
MIAMI BEACH, FLORIDA 33139, 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
 - ☐ AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
 - ☐ AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP
- ☐ FLOOD PLAIN MANAGEMENT BOARD
- ☐ FLOOD PLAIN WAIVER
- ☐ OTHER _____

SUBJECT PROPERTY ADDRESS: 7118, 7124, 7134 and 7140 Collins Avenue; 7121 Harding Avenue and
three vacant lots without addresses, see folios below.

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

FOLIO NUMBER (S) 02-3211-002-0660; -0650; -0640; -0630; -0600; - 0590; -0580; -0570

1. APPLICANT: ☒ OWNER OF THE SUBJECT PROPERTY ☐ TENANT ☐ ARCHITECT ☐ LANDSCAPE ARCHITECT
☐ ENGINEER ☐ CONTRACTOR ☐ OTHER owns 02-3211-002-0600; -0640; -0650; -0660

NAME Collins & 72nd Developers, LLC

ADDRESS 9357 Harding Avenue, Surfside, FL 33154

BUSINESS PHONE 305-867-6344

CELL PHONE _____

E-MAIL ADDRESS silvia@retimiami.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

2. AUTHORIZED REPRESENTATIVE(S):

☐ ATTORNEY:

NAME Neisen O. Kasdin

ADDRESS 98 SE 7 Street, Suite 1100, Miami, FL 33131

BUSINESS PHONE 305-374-5600

CELL PHONE _____

E-MAIL ADDRESS neisen.kasdin@akerman.com

☐ AGENT:

NAME Claro Development, Grace Dillon

ADDRESS 1035 N. Miami Ave, Miami, FL 33136

BUSINESS PHONE 305-324-4700

CELL PHONE _____

E-MAIL ADDRESS grace@clarocorp.com

☐ CONTACT:

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

☒ ARCHITECT ☐ LANDSCAPE ARCHITECT ☐ ENGINEER ☐ CONTRACTOR ☐ OTHER: _____

NAME Revuelta Architecture International, Hernando Marin

ADDRESS 2950 SW 27 Street, Miami, FL 33133

BUSINESS PHONE 305-590-5000

CELL PHONE _____

E-MAIL ADDRESS hmarin@revuelta-architecture.com

FILE NO. _____

1. APPLICANT: ☒ OWNER OF THE SUBJECT PROPERTY ☐ TENANT ☐ ARCHITECT ☐ LANDSCAPE ARCHITECT
☐ ENGINEER ☐ CONTRACTOR ☐ OTHER owns 02-3211-002-0590; -0580; -0570

NAME Casa Grande Shopping Center, LLC

ADDRESS 10275 Collins Avenue, Apt. 708, Bal Harbour, FL 33154

BUSINESS PHONE 786-334-4728

CELL PHONE _____

E-MAIL ADDRESS wichmann@gmail.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

2. AUTHORIZED REPRESENTATIVE(S):

☐ ATTORNEY:

NAME Neisen O. Kasdin

ADDRESS 98 SE 7 Street, Suite 1100, Miami, FL 33131

BUSINESS PHONE 305-374-5600

CELL PHONE _____

E-MAIL ADDRESS neisen.kasdin@akerman.com

☐ AGENT:

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ADDRESS 1035 N. Miami Ave, Miami, FL 33136

BUSINESS PHONE 305-324-4700

CELL PHONE _____

E-MAIL ADDRESS grace@clarocorp.com

☐ CONTACT:

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ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

☒ ARCHITECT ☐ LANDSCAPE ARCHITECT ☐ ENGINEER ☐ CONTRACTOR ☐ OTHER: _____

NAME Revuelta Architecture International, Hernando Marin

ADDRESS 2950 SW 27 Street, Miami, FL 33133

BUSINESS PHONE 305-590-5000

CELL PHONE _____

E-MAIL ADDRESS hmarin@revuelta-architecture.com

FILE NO. _____

1. APPLICANT: ☒ OWNER OF THE SUBJECT PROPERTY ☐ TENANT ☐ ARCHITECT ☐ LANDSCAPE ARCHITECT
☐ ENGINEER ☐ CONTRACTOR ☐ OTHER owns 02-3211-002-0630

NAME AHM Advisors, LLC

ADDRESS 500 West Cypress Creek Road, #305, Ft. Lauderdale, FL 33309

BUSINESS PHONE 305-864-8885

CELL PHONE _____

E-MAIL ADDRESS joel@gkppa.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

2. AUTHORIZED REPRESENTATIVE(S):

☐ ATTORNEY:

NAME Neisen O. Kasdin

ADDRESS 98 SE 7 Street, Suite 1100, Miami, FL 33131

BUSINESS PHONE 305-374-5600

CELL PHONE _____

E-MAIL ADDRESS neisen.kasdin@akerman.com

☐ AGENT:

NAME Claro Development, Grace Dillon

ADDRESS 1035 N. Miami Ave, Miami, FL 33136

BUSINESS PHONE 305-324-4700

CELL PHONE _____

E-MAIL ADDRESS grace@clarocorp.com

☐ CONTACT:

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

☒ ARCHITECT ☐ LANDSCAPE ARCHITECT ☐ ENGINEER ☐ CONTRACTOR ☐ OTHER: _____

NAME Revuelta Architecture International, Hernando Marin

ADDRESS 2950 SW 27 Street, Miami, FL 33133

BUSINESS PHONE 305-590-5000

CELL PHONE _____

E-MAIL ADDRESS hmarin@revuelta-architecture.com

FILE NO. _____

4. SUMMARY OF APPLICATION – PROVIDE BRIEF SCOPE OF PROJECT:

Construction of new hotel and ground floor retail, see letter of intent for 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 APPLICABLE) 129,376 SQ. FT.
- 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE). 219,976 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:

Collins and 72nd Developers, LLC. By Transacta 72nd Manager
By Silvia Colteane, Manager

PRINT NAME:

Silvia Colteane

FILE NO. _____

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THE AFOREMENTIONED IS ACKNOWLEDGED BY: ☒ OWNER OF THE SUBJECT PROPERTY

☐ AUTHORIZED REPRESENTATIVE

SIGNATURE: _____

Manager, Casa Grande Shopping Center LLC

PRINT NAME: _____

Pablo Wichmann

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.
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THE AFOREMENTIONED IS ACKNOWLEDGED BY: ☒ OWNER OF THE SUBJECT PROPERTY

☐ AUTHORIZED REPRESENTATIVE

SIGNATURE: _____

PRINT NAME: _____

Erik Yehezkel

FILE NO. _____

Prepared by and Return to:
Susan K. Robin, Esq.
Akerman LLP
350 East Las Olas Boulevard, Suite 1600
Fort Lauderdale, Florida 33301

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that **AHM Advisors, LLC**, a Florida limited liability company (the "Company"), hereby makes, constitutes and appoints EVIK 78492K1 (the "Attorney-In-Fact"), to be its true and lawful attorney-in-fact, for it and in its name, place and stead to act on behalf of the Company for the following purposes:

In connection with the development by Collins and 72nd Developers, LLC or its affiliate (the "Developer") of a mixed-use project involving multiple Lots within Block 8 of the Plat known as Normandy Isle South (which Plat is recorded at Plat Book 21, Page 54, of the Public Records of Miami-Dade County, Florida) (the "Project"), to execute and deliver certain documents, applications, agreements, assignments, consents, indemnities, certificates, affidavits, acknowledgements and other instruments as may be required by the Developer, the City of Miami Beach or any other government agency and non-City agencies (collectively, the "Transaction Documents") including, but not limited to: (i) applications for site plan approval and other land use and zoning approvals for the Project, (ii) applications for building permits and other permits (including permits with non-City agencies) necessary to develop the Project, (iii) a Declaration in Lieu of Unity of Title similar to the draft Declaration in Lieu of Unity of Title attached hereto as Exhibit "A", and an Easement and Operating Agreement, as required in Section 3 of the draft Declaration in Lieu of Unity of Title, both to be recorded against and encumber (among other Lots) the developed Lot the Company is acquiring from the Developer on even date herewith (Lot 9, Block 8 of Normandy Beach South Plat, located at 7118 Collins Ave, Miami Beach, FL 33141, folio #02-3211-002-0630), which developed Lot shall be deemed for land use and zoning purposes to be part of the Project.

The Company hereby grants to the Attorney-In-Fact full power and authority to do and perform any and every act and thing whatsoever requisite, necessary, or proper to be done in the exercise of any of the rights and powers herein granted, with full power of substitution or revocation, hereby ratifying and confirming all that such Attorney-In-Fact, or such Attorney-In-Fact's substitute or substitutes, shall lawfully do or cause to be done by virtue of this Limited Power of Attorney and the rights and powers herein granted.

[Signature and Acknowledgment Follow on Next Page]

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 1 day of April, 2016.

Sealed and delivered in the presence of:

AHM ADVISORS, LLC,
a Florida limited liability company

By: Haim Yehezkel
Name: Haim Yehezkel
Title: Manager
Date: 4-1-16

[Signature]
Witness #1 signature

Jay S. Pinker
Witness #1 - printed name

[Signature]
Witness #2 - signature

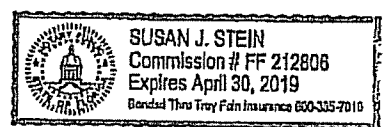
SUSAN J. STEIN
Witness #2 - printed name

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 1st day of April, 2016, by Haim Yehezkel, as the Manager of AHM Advisors, LLC, a Florida limited liability company, who ☒ is personally known to me, or ☒ who has produced a driver's license as identification and who did take an oath.

Signature of Notary [Signature]
Commission Expiration Date: _____

[Affix Official Seal]



OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF
COUNTY OF

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

SIGNATURE

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

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

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

STATE OF

COUNTY OF
Sylvia Coltrane

I, _____, being duly sworn, depose and certify as follows: (1) I am the Manager (print title) of Collins + 72nd Developers 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.

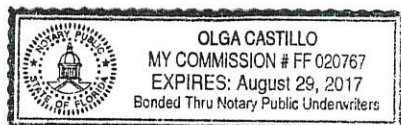
SIGNATURE

Sworn to and subscribed before me this 14 day of OCTOBER, 2016. The foregoing instrument was acknowledged before me by SILVIA COLTRANE of _____, 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.

NOTARY SEAL OR STAMP:

NOTARY PUBLIC

My Commission Expires:



PRINT NAME

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____
 COUNTY OF _____

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

SIGNATURE

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

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

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

STATE OF _____
 COUNTY OF _____

I, PABLO WICHMANN, being duly sworn, depose and certify as follows: (1) I am the MANAGER (print title) of CASA GRANDE SHOPPING CENTER 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.

SIGNATURE

Sworn to and subscribed before me this 17 day of October, 2016. The foregoing instrument was acknowledged before me by Pablo Wichmann, Manager of Casa Grande Shopping, 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. after

NOTARY SEAL OR STAMP:

My Commission Expires:

Feb 21, 2020

Ethelin Sanchez
 Commission #FF963135
 Expires: February 21, 2020
 Bonded thru Aaron Notary

NOTARY PUBLIC

PRINT NAME

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____
 COUNTY OF _____

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

 SIGNATURE

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

NOTARY SEAL OR STAMP

 NOTARY PUBLIC

My Commission Expires: _____

 PRINT NAME

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

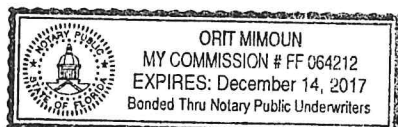
STATE OF _____
 COUNTY OF _____

I, Erik Yehezkel being duly sworn, depose and certify as follows: (1) I am the Attorney in fact (print title) of AHM Advisors 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.

 SIGNATURE

Sworn to and subscribed before me this 14 day of Oct., 2016. The foregoing instrument was acknowledged before me by Erik Yehezkel, _____ of AHM Advisors, 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.

NOTARY SEAL OR STAMP:



 NOTARY PUBLIC

My Commission Expires: _____

Orit Mimoun
 PRINT NAME

FILE NO. _____

POWER OF ATTORNEY AFFIDAVITSTATE OF
COUNTY OF

Silvia Coltrane, being duly sworn and deposed, certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Neisen Kasdin to be my representative before the Design Review 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.

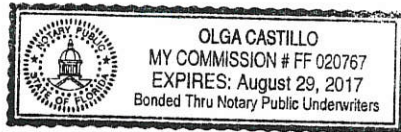
Silvia Coltrane

PRINT NAME (and Title, if applicable)

Silvia Coltrane
SIGNATURE

Sworn to and subscribed before me this 14 day of OCTOBER 2016. The foregoing instrument was acknowledged before me by SILVIA COLTRANE of _____ who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires

Olga Castillo
NOTARY PUBLIC

OLGA CASTILLO
PRINT NAME

CONTRACT FOR PURCHASE

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

NAME

DATE OF CONTRACT

NAME, ADDRESS, AND OFFICE

% OF STOCK

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

FILE NO. _____

POWER OF ATTORNEY AFFIDAVITSTATE OF
COUNTY OF

I, PABLO WICHMANN, being duly sworn and deposed, 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 AKERMAN LLP to be my representative before the Design Review 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.

PABLO WICHMANN, MANAGER CASA GRANDE SHOPPING CENTER LLC
PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 17 day of October, 2016. The foregoing instrument was acknowledged before me by Pablo Wichmann, Manager of Casa Grande Shopping Center who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



Ethelin Sanchez
Commission #FF963135
Expires: February 21, 2020
Bonded thru Aaron Notary

My Commission Expires

Feb 21, 2020

Ethelin Sanchez
NOTARY PUBLIC
Ethelin Sanchez
PRINT NAME

CONTRACT FOR PURCHASE

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

NAME

DATE OF CONTRACT

NAME, ADDRESS, AND OFFICE

% OF STOCK

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

FILE NO. _____

POWER OF ATTORNEY AFFIDAVITSTATE OF
COUNTY OF

I, ERIK YEHEZKEL, being duly sworn and deposed, 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 Akerman to be my representative before the Design Review 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.

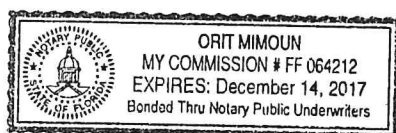
ERIK YEHEZKEL
PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 14 day of Oct., 20 16. The foregoing instrument was acknowledged before me by Erik yehezkel of _____ who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires



[Signature]
NOTARY PUBLIC
Orit Mimoun
PRINT NAME

CONTRACT FOR PURCHASE

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

NAME

DATE OF CONTRACT

NAME, ADDRESS, AND OFFICE

% OF STOCK

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

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

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

Collins & 72nd Developers, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

see attached list

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. _____

Disclosure of Ownership for Collins and 72nd Developers, LLC

Managed by Transacta 72nd, LLC, Silvia Coltrane, Manager

Transacta 72nd LLC is also a member

Members:

Transacta 72nd, LLC, A Florida Limited Liability Company

Silvia Coltrane -member

Address: 9537 Harding Avenue, Surfside, Florida 33154

Phone: 305-867-6344

Percentage Interest in Collins and 72nd Developers, LLC: 45.63%

Collins and 72nd Holdings, LLC, A Florida Limited Liability Company

Silvia Coltrane, Member

Address: 9537 Harding Avenue, Surfside, Florida 33154

Phone: 305-867-6344

Percentage Interest in Collins and 72nd Developers, LLC: 10.13%

Contemporary Hotel Partners, LLC, A Delaware Limited Liability Company

Jacques Bessoudo Member- 50%

Jordan Kavana, Member- 50%

Address: 18305 Biscayne Boulevard Suite 402

Aventura, Florida 33160

Percentage Interest in Collins and 72nd Developers, LLC 39.24%

AOMA Investments, LLC, A Delaware Limited Liability Company

Alex Blavatnik, Member

C/O Access Industries, Inc.

730 5th Avenue 20th Floor

New York, New York 10019

Percentage Interest in Collins and 72nd Developers, LLC 5%

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.*

Casa Grande Shopping Center, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Marbella International Group Ltd.

50%

10275 Collins Avenue, Apt 708, Bal Harbour FL 33154

Owned 100% by Elias Farrah Massu Ananias (same address)

50%

America Investments Ltd.

10275 Collins Avenue, Apt 708, Bal Harbour FL 33154

Owned 100% by Jaime Massu Ananias (same address)

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

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.*

AHM Advisors, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

HAIM YEHEZKEL

210 71 St. #309

Miami Beach FL 33141

50%

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Avi Dishy

210 71 St. #309

Miami Beach FL 33141

50%

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.*

TRUST NAME

NAME AND ADDRESS

% INTEREST

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.	Silvia Coltrane	9537 Harding Ave, Surfside, FL 33154	305-867-6344
b.	Neisen Kasdin	98 SE 7 Street, Suite 1100, Miami, FL 33131	305-374-5600
c.	Luis Revuelta	2950 SW 27 Street, Miami, FL 33133	305-590-5000
	Hernando Marin	2950 SW 27 Street, Miami, FL 33133	305-590-5000

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

	Matthew Barnes	98 SE 7 Street, Suite 1100, Miami, FL 33131	305-374-5600
--	----------------	---	--------------

*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 _____
COUNTY OF _____

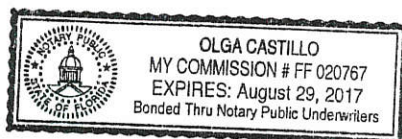
I, Silvia Coltrane, being first duly sworn, depose and certify as follows: (1) I am the applicant, or the representative of the applicant. (2) This application and all information submitted in support of this application, including disclosures, sketches, data, and other supplementary materials, are true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

Silvia Coltrane

SIGNATURE

Sworn to and subscribed before me this 14 day of OCTOBER, 2016. The foregoing instrument was acknowledged before me by, who has produced as identification and/or (is personally known to me) and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires:

Olga Castillo

NOTARY PUBLIC

OLGA CASTILLO

PRINT NAME

FILE NO. _____

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

	Matthew Barnes	98 SE 7 Street, Suite 1100, Miami, FL 33131	305-374-5600
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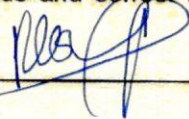
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APPLICANT AFFIDAVIT

STATE OF
COUNTY OF

I, PABLO WICHMANN, being first 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

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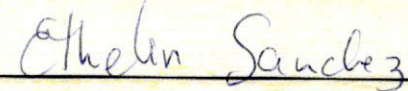
NOTARY SEAL OR STAMP



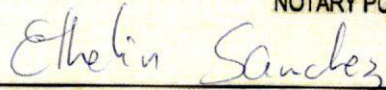
Ethelin Sanchez
Commission #FF963135
Expires: February 21, 2020
Bonded thru Aaron Notary

My Commission Expires:

Feb 21, 2020



NOTARY PUBLIC



PRINT NAME

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.

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Additional names can be placed on a separate page attached to this form.			
	Matthew Barnes	98 SE 7 Street, Suite 1100, Miami, FL 33131	305-374-5600

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APPLICANT AFFIDAVIT

STATE OF
COUNTY OF

I, ERIK VENEZUEL, being first 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]
SIGNATURE

Sworn to and subscribed before me this 14 day of Oct., 2016. The foregoing instrument was acknowledged before me by, who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires:

[Signature]
NOTARY PUBLIC
Orit Mimoun
PRINT NAME

FILE NO. _____

Exhibit "A"

Legal Description

Lots 1, 2, 3, 4, 9, 10, 11 and 12 in Block 8 of Normandy Beach South, according to the Plat thereof, as recorded in Plat Book 21, Page 54, of the Public Records of Miami-Dade County, Florida.

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

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: DEN NORTH BEACH, INC DBA DENNY'S #8850
IN CARE OF: ADAM JACOBS
ADDRESS: 7140 COLLINS AVE
MIAMI BEACH, FL 33141-3212

RECEIPT NUMBER: RL-10006520
Beginning: 10/01/2015
Expires: 09/30/2016
Parcel No: 0232110020660

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

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

This Receipt may be transferred:

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

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

Additional Information

TRADE ADDRESS: 7140 COLLINS AVE

Code	Certificate of Use/Occupation
016400	RESTAURANT / BARS

CERTIFICATE OF USE	900
SQUARE FOOTAGE	108
# OF SEATS	108
C_U # OF UNITS	108

Storage Locations

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

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

DEN NORTH BEACH, INC DBA DENNY
7140 COLLINS AVE
MIAMI BEACH, FL 33141-3212



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

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: BUENOS AIRES BAKERY CORP
IN CARE OF: BUENOS AIRES BAKERY CORP
ADDRESS: 2000 NE 211TH ST
MIAMI, FL 33179

RECEIPT NUMBER: RL-01000589
Beginning: 10/01/2015
Expires: 09/30/2016
Parcel No: 0232110020650

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

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

This Receipt may be transferred:

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

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

Additional Information

TRADE ADDRESS: 7134 COLLINS AVE

Code	Certificate of Use/Occupation
002200	BAKERY, WHOLESALE
007700	FOOD SALES
016400	RESTAURANT / BARS

CERTIFICATE OF USE	300
# OF EMPLOYEES	4
# OF SEATS	30
PREVIOUS BALANCE	\$ 0.00
C_U # OF UNITS	30
FOOD INVENTORY	\$ 2000

Storage Locations

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

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

BUENOS AIRES BAKERY CORP
7134 COLLINS AVE
MIAMI BEACH, FL 33141-3212



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

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: BANK OF AMERICA, N.A.
IN CARE OF: BANK OF AMERICA NA
ADDRESS: 7124 COLLINS AVE
MIAMI BEACH, FL 33141-3212

RECEIPT NUMBER: RL-10000739
Beginning: 10/01/2014
Expires: 09/30/2015
Parcel No: 0232110020640

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

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

This Receipt may be transferred:

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

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

Additional Information
ATM SERVICE ONLY

TRADE ADDRESS: 7124 COLLINS AVE

Code 003602	Certificate of Use/Occupation AUTO TELLER MACHINES
-----------------------	--

CERTIFICATE OF USE	400
SQUARE FOOTAGE	1300
PREVIOUS BALANCE	\$ 436.73
C_U # OF UNITS	1300
# OF AUTOTELLER MACH	1

Storage Locations

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

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

BANK OF AMERICA N A
800 5TH AVE, WA1501-10-10/10TH FL
SEATTLE, WA 98104



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

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: LOCURA MARINA INC
IN CARE OF: JOSE VALERA
ADDRESS: 172 NW 89TH ST
EL PORTAL, FL 33150-2434

RECEIPT NUMBER: RL-10007209
Beginning: 10/01/2015
Expires: 09/30/2016
Parcel No: 0232110020630

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

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

This Receipt may be transferred:

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

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

Additional Information

OCCP LOAD APPROVED BY VIGIRL FERNANDEZ. BMS1402028

TRADE ADDRESS: 7118 COLLINS AVE

Code 016400	Certificate of Use/Occupation RESTAURANT / BARS
-----------------------	---

CERTIFICATE OF USE	905
# OF SEATS	52
OCCUPANCY LOAD	65
C_U # OF UNITS	52

Storage Locations

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

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

LOCURA MARINA INC
7118 COLLINS AVE
MIAMI BEACH, FL 33141-3212





Akerman LLP
Three Brickell City Centre
98 Southeast Seventh Street
Suite 1100
Miami, FL 33131
Tel: 305.374.5600
Fax: 305.374.5095

November 10, 2016

VIA HAND DELIVERY

Chair and Members of the Design Review Board
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139

RE: Collins and 72nd Hotel and Retail Development, 7118, 7124, 7134 and 7140 Collins Avenue & 7121 Harding Avenue and three vacant lots without addresses – Letter of Intent

Our firm represents Collins & 72nd Developers, LLC ("Applicant") who is the owner of four parcels¹ of land and the contract purchaser for three parcels of land² that are currently owned by Casa Grande Shopping Center, LLC, located on the block bounded by Collins Avenue on the east, 72nd Street on the north, Harding Avenue on the west and 71st Street on the south (the "Property"). Also included as part of the Property is the parcel located at 7118 Collins Avenue (02-3211-002-0630) which is owned by AHM Advisors, LLC, who has joined in the application. The Property totals 49,890 square feet (1.145 acres).

The Property currently consists of three vacant lots on Harding Avenue, one lot on Harding Avenue that is improved with a surface parking lot and the parcels that front Collins Avenue are improved with 1-story commercial retail buildings. The two existing retail buildings at 7124 and 7134 Collins Avenue will be demolished and replaced with new ground floor retail floor area. The building at 7118 Collins that is owned by AHM Advisors, LLC and the Denny's building at 7140 Collins Avenue will remain in place. Although the existing Denny's building will remain, a new façade with elements matching and extending the vocabulary of the new hotel structure will be built in front of the existing exterior walls of Denny's. The concept is to create a new Architectural screen wall around the perimeter of Denny's, independent of the Denny's structure. This will require the closure of Denny's for approximately two months for foundation work, and shorter, partial closures once the screen wall embellishments are fabricated and installed. The renovation to the Denny's building will be done concurrently with the construction of the Project.

The Applicant proposes to develop the Property with a 179-room hotel that has 2,366 sqft of meeting rooms and a 134-seat bar/lounge in the hotel and 23,753 sqft of ground floor

¹ Folios 02-3211-002-0660 (7140 Collins Avenue), 02-3211-002-0650 (7134 Collins Avenue), 02-3211-002-0640 (7124 Collins Avenue) and 02-3211-002-0600 (7121 Harding Avenue).

² Folios 02-3211-002-0570, 02-3211-002-0580 and 02-3211-002-0590 (the parcels have no addresses because they are vacant). The current owner, Casa Grande Shopping Center, LLC, has joined in the application.

retail³ facing Collins Avenue, 72nd Street and Harding Avenue (the "Project"). The required parking for the Project will be provided in a 141-space parking garage located on-site. The entrance and exit to the parking garage is located on Harding Avenue and so is the access to the loading zones and valet drop-off and pick-up driveway. The parking garage uses car elevators instead of ramps and it also uses mechanical parking lifts in some of the spaces. The mechanical parking systems require a conditional use permit. Access to the garage will be by valet only.

The enclosed traffic study shows that the surrounding road network will operate within the adopted levels of service, with only a minor adjustment to the northbound and eastbound green light left turn movements at the intersection of Indian Creek Drive and 71st Street. The traffic study also shows that the valet operations would operate sufficiently so that cars do not queue into the right-of-way on Harding Avenue.

The Project is the first major redevelopment project in the Town Center area of North Beach in many years. The Project has the potential to serve as a catalyst for the North Beach Town Center neighborhood, which has lacked investment. The Project has been designed to be consistent with the North Beach Master Plan prepared by Dover Kohl. In particular, the Project has wide sidewalks (up to 18' on Collins Avenue (10' on the Property and 8' in the right-of-way), up to 20' on 72nd Street (8' sidewalk and 2' planter on the Property and 10' in the right-of-way) and a 6' sidewalk in the right-of-way on Harding Avenue that expands to an additional 2' landscape strip and 8' sidewalk on the Property). At the NW corner of the Property the corner of the building is setback 22' from the property line and 29' from the edge of the sidewalk. The west side of the Project, at the entrance to the hotel, has a large urban plaza. The plaza has a 30' wide opening to Harding Avenue and at the north end of the plaza it extends 15' deep and it expands deeper as the building recesses from Harding to a point where the edge of the building is setback 62' from the property line, with reflecting pools, landscaped planters, benches and a tree.

The TC-1 zoning district regulations require that properties with at least 20,000 square feet of lot size provide at least five percent of the lot size as ground level open space located adjoining the front or side street of the site, or within a central courtyard area that is accessible to the public from the front or street side of the property and the open space shall be designed and maintained according to the urban plaza design standards in the North Beach Town Center design standards. The Project has been designed such that there are two areas, one at the NW corner of the Property and one at the hotel entrance on Harding Avenue, that meet the urban plaza design standards. Also, 7.8 percent of the lot (3,909 sqft) has been provided as ground level open space that is open to the sky and an additional 6.6 percent is covered open space.

The Project also consolidates all vehicular access points to one of the three sides of the Property, making 72nd Street and Collins Avenue a pedestrian-only environment conducive to street level retail, restaurants and cafes. Were the Property to be redeveloped by three

³ Of the 23,753 sqft of ground floor retail, 2,695 sqft is the existing and to remain Denny's restaurant at 7140 Collins Avenue and 5,025 sqft is in the existing and to remain building at 7118 Collins Avenue. So there is 16,033 sqft of new retail.

separate owners, as the historical ownership pattern dictated, there could have been numerous curb cuts, including on 72nd Street, that would have deteriorated the pedestrian environment.

The Project is the first project to apply for approval under the recently adopted ordinance allowing building heights up to 125 feet in the TC-1 district. The portion of the building that rises to 125 feet is a slender tower that is situated in a slight NW/SE angle so as to better capture the open views to the NE toward the ocean. The height up to 125 feet will help frame the City-owned open space on the north side of 72nd Street, which is consistent with the widely-held planning principal of allowing greater height adjacent to public open spaces. It is also consistent with the planning principal of allowing greater height in core redevelopment areas such as the TC-1 district. And finally, it is consistent with the recommendations in the North Beach Master Plan for providing greater height in the TC-1 district.

The TC district regulations encourage the provision of alleys for access to parking and service areas. Because the Project consists of platted lots that stretch from Collins Avenue all the way across to Harding Avenue, there isn't a need for an alley running north-south on the Property. Having such an alley would only interrupt the pedestrian environment on 72nd Street, which is a pedestrian path of higher importance compared to the Harding Avenue side of the Property. Therefore, access to the parking and service areas is provided on Harding Avenue.

There is a 10-foot⁴ platted public utility easement in the middle of the Property running north-south.⁵ Currently there is a 6-inch water main in the easement and overhead high voltage electric transmission and distribution lines. The Applicant has met with the Public Works Department and the 6-inch water line can be abandoned with no issues because there are adequate 8-inch and 12-inch water lines in the surrounding rights-of-way from which service to the Project and the other properties on the block can draw from.

Also, the Applicant has met with FPL and is working with them to relocate the existing overhead high voltage electric transmission line to the Harding side of the Property running south to the terminus of the Property, then heading eastward within a new unobstructed 10-foot easement to the middle of the Property where the overhead high voltage electric lines would continue southward in their existing condition. The FPL standard service distribution lines and telecommunication lines will be run underground. The Applicant explored the possibility of placing the electric transmission line underground but the cost implications and additional time restraints of placing the high capacity transmission line underground would be extremely expensive – approximately 10 to 12 times (\$5M to \$7M) as expensive as relocating them overhead – and physically difficult provided that the Applicant does not control the southernmost two parcels on the same block. The new utility poles will be located just inside of the property line on private property, with no encroachments into the right-of-way as directed by Public Works due to the fairly narrow width of the sidewalk on Harding Avenue (5' in the right-of-way).

⁴ The easement consists of the back five (5) feet of all of the platted lots that comprise the Property.

⁵ The Applicant will apply separately to the City for vacation of the platted alley.

City Code, Sec. 110-227(a) states that new construction shall be required to install underground **service** utilities. As mentioned above, the developer is installing the service utilities underground. However, the FPL high voltage transmission line – which is not a service utility in that it transmits electric high voltage power long distances and not directly to individual properties – will not be installed underground for the aforementioned reasons.

Section 188-251(a) of the City's Zoning Code establishes eighteen (18) design review criteria by which all projects should show consistency with, with regard to the aesthetics, appearances, safety, and function of any new or existing structure and physical attributes of the project in relation to the site, adjacent structures and surrounding community. These criteria are listed below in bold and underline text, with our response following each criteria in plain text.

A. Design Review Criteria

(1) The existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, trees, drainage, and waterways.

The Property is currently improved with one-story commercial buildings, a surface parking lot and vacant lots. The Property is devoid of natural features, native vegetation or waterways.

(2) The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices.

The proposed Project consolidates three separate ownership interests into one Project so that one new building can be constructed instead of several, which creates an efficiency of services and a consolidation of things such as driveways, parking and loading spaces.

The required parking for the Project will be provided in a 141-space parking garage located on-site. The entrance and exit to the parking garage is located on Harding Avenue and so is the access to the loading zones and valet drop-off and pick-up driveway. Consolidating the access to the Project on Harding opens up 72nd Street and Collins Avenue to be uninterrupted pedestrian street frontages. The Project has wide sidewalks (up to 18' on Collins Avenue (10' on the Property and 8' in the right-of-way), up to 20' on 72nd Street (8' sidewalk and 2' planter on the Property and 10' in the right-of-way) and a 6' sidewalk in the right-of-way on Harding Avenue that expands to an additional 2' landscape strip and 8' sidewalk on the Property). At the NW corner of the Property the corner of the building is setback 22' from the property line and 29' from the edge of the sidewalk. The west side of the Project, at the entrance to the hotel, has a large urban plaza. The plaza has a 30' wide opening to Harding Avenue and at the north end of the plaza it extends 15' deep and it expands deeper as the building recesses from Harding to a point where the edge of the building is setback 62' from the property line, with reflecting pools, landscaped planters, benches and a tree.

The building is 125' tall. The portion of the building that rises to 125 feet is a slender tower that is situated in a slight NW/SE angle so as to better capture the open views to the NE toward the ocean. The height up to 125 feet will help frame the City-owned open space on the north side of 72nd Street, which is consistent with the widely-held planning principal of allowing greater height adjacent to public open spaces.

The Applicant is relocating the existing overhead utilities in the middle of property. Service lines that can be buried will be placed underground and the electric transmission line that cannot be buried without extreme expense and physical difficulty due to the fact that the Applicant does not own the entire block, will be relocated along the west edge of the Property.

(3) The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project.

The proposed structure is consistent with the land development regulations and no variances are required for the proposed building, a variance is only required for the location of the relocated utility poles. The design of the Project is consistent with the recently adopted North Beach Master Plan.

(4) The color, design, selection of landscape materials and architectural elements of exterior building surfaces and primary public interior areas for developments requiring a building permit in areas of the city identified in.

Architectural Elements

The design of the Project is being developed under the same spirit of the current movement to revitalize North Miami Beach. Its contemporary style is seeking to blend within the different Art-Deco and Miamo styles by adopting and reinterpreting some of its elements, such us eyebrows, decorated screens, and the integration of curved and rectilinear shapes.

Its urban integration by the placement of retail spaces along Collins Avenue and 72nd Street, with a recessed store front, creates opportunities for outdoor seating. The storefronts will be framed by aluminum architectural louver screens that also serves as an enclosure for a naturally ventilated garage and rows of white oval tilted concrete columns that create a gallery with different ambience and experiences for pedestrians and costumers.

One component of the project is the existing Denny's restaurant in the north-east corner that will remain open for most the construction and will receive a makeover on its façade to incorporate it within the look of the whole development.

The placement of the tower is in reaction to the view corridors created by neighboring buildings towards the Atlantic Ocean to ensure the hotel rooms in the Project have maximum exposure to the ocean views. The tower is clad in aluminum and features balcony dividers with the same type of screen on the podium and accent walls in revealed smooth stucco finish painted in the same color of the aluminum used for windows and railings, Arcadia Silver.

Topping the retail/parking podium, there is a two-story sky-lobby and amenities level with a proposed bar, pool and pool deck looking towards the best ocean views on the north side, and a quiet garden and spa terrace on the south side of the deck.

At the roof a 12-foot screen is proposed with a similar material to the podium enclosure capped by an aluminum ring eyebrow. These elements will serve to hide all mechanical equipment from the view.

Landscape Elements

The proposed design scheme embodies a balanced solution that best satisfies the design criteria by enhancing the guest experience and comfort, improving the public streetscape, and enriching Miami Beach's environment.

The hotel guest experience is enhanced by providing a straightforward user sequence, creating unique spaces, and providing excellent amenities. The user sequence of the property is made effortless through simple circulation, signage, and wayfinding. Throughout the property clear and wide pedestrian corridors provide access to different program spaces. Direct lines of sight enable visitors to intuitively navigate from hotel arrival, to lobby, then to rooms and amenities. The layout of the hotel provides varying garden rooms with diverse program activities. These garden rooms provide space for both passive and active experiences. The combination of flexible seating and permanent seating supports the duality of spaces. The permanent seating acts as space defining features. The flexible seating allows the space to adapt to different user group sizes. The movable seating also permits the user the choice of being in the sun or shading depending on the season and solar exposure. The seating is varied in color, but is harmonious with the tones and textures of the architecture, hardscape, and planting. The plank pavers provide a pedestrian scale to the hardscape surfaces. The color and texture is light in tone and feels comfortable to bare feet. The general material composition of these garden rooms will consist of the following material palette:

- Concrete Pavers (Grey / Light Beige)
- Western Red Cedar (Fixed Furniture / Cabanas)
- Furniture (Grey / White / Light Beige)
- Stainless Steel (Trash / Recycling Receptacles)
- Pedra Portuguesa (Vertical landscape elements)

The key amenity spaces are the following:

- Ground Level Plaza. The ground level plaza is centered around a unique water feature. The water feature provides pleasant sound quality to the space and masks the adjacent vehicular noise. Light from within the water feature reflects upon the roof above. This light provides a romantic dancing luminosity to the space at night. Fixed and movable furniture allow guest to congregate comfortably.

- Ground Level Street Side Seating. Street side seating is situated in a manner that does not interfere with public circulation. Planting strips define the space and provide additional interest.

- Pool Terrace. An elegant pool reflects the sky above, directs views to the ocean, and provides a place for guest relaxation. An interesting water line tile mosaic distinguishes the pool from other Miami Beach resort pools. A fun stainless steel outdoor shower provides another small amenity within the space for guests.

- Spa Terrace. The spa terrace is elevated above the main amenity level deck to further define the space. A grove of palm trees provides overhead coverage and privacy to the space. A specimen tree with dramatic lighting serves as the center piece to the spa terrace.
- Pool Terrace Bar. The bar is the hub for the amenity level terrace. Straightforward circulation paths connect the bar to other outdoor rooms.
- Fire Pit. The fire pit provides nighttime social node away from pool terrace.

The planting scheme for the property enriches the Miami Beach environment through appealing plant compositions, green infrastructure systems, and creating low maintenance demands. The plant composition aims to visually connect and extend the property to the surrounding North Shore Park landscape. Native, Wild Tamarind trees provide shade and add to the urban forest. Broad swathes of native Dwarf Fakahatchee Grass will visually connect the ground level plane to the amenity level plane. Carefully placed bouquets of subtropical plants add a lush ambiance to the property. Silva cell components will ensure that street trees thrive and assist with the storm water management. Judicious nighttime lighting accentuates the plants but minimizes light pollution.

(5) The proposed site plan, and the location, appearance and design of new and existing buildings and structures are in conformity with the standards of this article and other applicable ordinances, architectural and design guidelines as adopted and amended periodically by the design review board and historic preservation board and all pertinent master plans.

The Project conforms to the recently adopted North Beach Master Plan in terms of general aesthetics and the provision of wide sidewalks. The location of the proposed building provides an appropriate framing of the City-owned open space on the north side of 72nd Street.

(6) The proposed structure, and/or additions or modifications to an existing structure, indicates a sensitivity to and is compatible with the environment and adjacent structures, and enhances the appearance of the surrounding properties.

The Project, as a 125-foot tall hotel project, would serve as an appropriate transition from the taller multifamily uses (200 feet) on the east side of Collins Avenue to the rest of the Town Center district that is currently developed at varying heights between one and five stores.

(7) The design and layout of the proposed site plan, as well as all new and existing buildings shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on contiguous and adjacent buildings and lands, pedestrian sight lines and view corridors.

By consolidating several separate ownerships into one Project, the Project will provide an efficient arrangement of land uses that would have otherwise been fractured. Part of the Property is currently vacant and difficult to police for safety due to the lack of activity and the nefarious activities that vacant lots attract. The Project will maintain the vitality of the pedestrian environment along Collins Avenue and provide new storefronts along 72nd Street to provide eyes on the street. The hotel lobby and vehicular entrance will be located on Harding

Avenue, bringing a high level of activity and eyes on the street. The Project will be designed with the latest fire prevention technology and it will comply with the current life safety codes. The extra wide sidewalks and the urban plaza on Harding Avenue and rounded corner of the building at the NW corner of the Property will provide improved pedestrian sight lines and view corridors.

(8) Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided for and that all parking spaces are usable and are safety and conveniently arranged; pedestrian furniture and bike racks shall be considered. Access to the site from adjacent roads shall be designed so as to interfere as little as possible with traffic flow on these roads and to permit vehicles a rapid and safe ingress and egress to the site.

A traffic study was prepared by David Plummer & Associates in accordance with the agreed upon traffic methodology. The level of service for all intersections analyzed will not be negatively impacted by the Project. The northbound and southbound movements at the Indian Creek Drive / 71st Street intersection is currently experiencing minor delays. In order to improve the operations of this intersection the traffic engineer is recommending that the signal timing of this intersection be adjusted to provide additional green time to the northbound and eastbound left movements.

There is space for bike racks within the parking garage so that the bike storage is shielded from the elements and is secured.

There are sidewalks on all sides of the Project, which will be enhanced and widened. The reduction of curb cuts will also improve the pedestrian environment.

(9) Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties. Lighting shall be reviewed to assure that it enhances the appearance of structures at night.

Lighting for the Project has not yet been designed.

(10) Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design.

Landscaping and paving materials are consistent with City's guidelines, and are compatible with the surrounding neighborhood. Landscaping on the Property, which is currently sparse to nonexistent and not well planned, will be significantly upgraded on all three side of the Property.

(11) Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas.

The proposed landscaping plan adequately shields and buffers the proposed building from the adjacent public rights-of-way. The parking garage is shielded from adjacent properties by the decorative screening.

(12) The proposed structure has an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).

The Project, as a 125-foot tall hotel project, would serve as an appropriate transition from the taller multifamily uses (200 feet) on the east side of Collins Avenue to the rest of the Town Center district that is currently developed at varying heights between one and five stores. The portion of the building that rises to 125 feet is a slender tower that is situated in a slight NW/SE angle so as to better capture the open views to the NE toward the ocean. The height up to 125 feet will help frame the City-owned open space on the north side of 72nd Street, which is consistent with the widely-held planning principal of allowing greater height adjacent to public open spaces. The extra wide sidewalks and the urban plaza on Harding Avenue and rounded corner of the building at the NW corner of the Property will provide improved pedestrian sight lines and view corridors.

(13) The building has, where feasible, space in that part of the ground floor fronting a street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a street, or streets shall have residential or commercial spaces, shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of the parking structure from the surrounding area and is integrated with the overall appearance of the project.

The Project has 100% commercial use frontage on Collins Avenue and 72nd Street at the ground floor. The commercial uses also wrap around the corner of 72nd Street and Harding Avenue and the hotel lobby is off of Harding Avenue. At the ground floor there are also numerous landscaped planters that break up the mass of the building. The upper floors of the pedestal have an architectural treatment that buffers the parking garage and is integrated into the overall appearance of the Project.

(14) The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.

As shown in the Site Plan, the Project encloses the mechanical equipment, stairs, and elevator towers.

(15) An addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s).

The Project is not an addition onto an existing building.

(16) All portions of a project fronting a street or sidewalk shall incorporate an architecturally appropriate amount of transparency at the first level in order to achieve pedestrian compatibility and adequate visual interest.

The Project provides transparency for pedestrians at the ground floor, with frequent windows and doors for the commercial spaces.

(17) The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties.

The location of the loading spaces and trash pick-up location are set back far from Harding Avenue, within the structure of the building and parking garage. When not in use there is a roll down door that will close off the view into the loading spaces and trash pick-up location. The trash room is enclosed and air-conditioned.

(18) In addition to the foregoing criteria, subsection [118-]104(6)(t) of the city Code shall apply to the design review board's review of any proposal to place, construct, modify or maintain a wireless communications facility or other over the air radio transmission or radio reception facility in the public rights-of-way.

Not applicable to the Project.

B. Variances

The proposed building meets all of the standards of the Land Development Code without the need for any variances. However, as mentioned previously, the high voltage electric transmission lines currently located in the middle of the Property must be relocated to the western edge of the Property in order to build the Project. The City Public Works Department will not permit the utility poles to be located in the right-of-way because it would interfere with the public sidewalk. Therefore, the relocated utility poles are proposed to be located just inside the property line and within the 5-foot setback area along Harding Avenue. To locate the utility poles outside of the setback area would be an unnecessary hardship and practical difficulty as explained below. The requested variance is for a 0-foot setback in the front yard along Harding Avenue where 5-feet is required for the utility poles.

Section 118-353(d) of the City's Zoning Code establishes seven (7) criteria by which requests for variances are evaluated by the Board Of Adjustment. These criteria are listed below in bold and underline text, with our response following each criteria in plain text.

The City Charter, Subpart B, Article I, Sec. 2 also says, "*Where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of said Zoning Ordinance, the Board of Adjustment shall have the power in passing upon appeals, to vary or modify any regulations or provisions of such ordinance relating to the use, construction, or*

alteration of buildings or structures, or the use of land, so that the spirit of the Zoning Ordinance shall be observed, public safety and welfare secured, and substantial justice done." We believe our responses below will show that there are practical difficulties and unnecessary hardships associated with our request for a variance.

(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.

The Property is unique in that the Property, unlike most of the other properties in the TC-1 district, has an electric transmission line running through the middle of the block. While other blocks in the TC-1 district have utility easements in the middle of the block, they do not contain the high capacity electric transmission lines that are very difficult and expensive to bury underground.

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

The Owner did not place the electric transmission lines on the Property.

(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.

The proposed building does not require the granting of a variance, only the location of the relocated utility poles. Most utility poles are located in the right-of-way where setbacks are not applicable.

(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.

The literal interpretation of the land development regulations would be an undue hardship on the applicant because in order to comply the relocated utility poles would have to be shifted inside of the setback line which, due to the greater aerial encroachment of the utility poles, would cause the Project to be altered significantly.

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

The variance requested is the minimum variance possible since moving the 4' diameter pole any closer to the proposed building would affect the design of the proposed building.

(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.

Granting the variance will be in harmony with the intent and purpose of the land development regulations and it will not be injurious to the surrounding area. By locating the utility poles on the Applicant's property, the public sidewalk is kept uninterrupted. Also, the Applicant is placing the utility poles within landscaped areas so as not to interrupt the pedestrian environment on the private property.

(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.

The proposed project is consistent with the comprehensive plan and does not reduce the level of service for any public facility. Granting the variance would not affect the levels of service.

We submit to the Planning Board that the proposed Project meets all of the design review criteria and hardship criteria as detailed herein. We respectfully request the Design Review Board's favorable review of the Project.

Sincerely,



Neisen O. Kasdin

INVOICE (00023798)

BILLING CONTACT

Mathew Barnes
Akerman LLP
98 Se 7
Miami, FL 33131

MIAMIBEACH

1700 Convention Center Drive
Miami Beach, Florida 33139
305.673.7000

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
00023798	08/26/2016	08/26/2016	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
DRB16-0054	New Application	\$2,500.00
7140 Collins Ave Miami Beach, FL -331413212		SUB TOTAL \$2,500.00

TOTAL **\$2,500.00**

Any refund associated with this invoice will only be issued to the billing contact listed herein.

INVOICE (00035635)

BILLING CONTACT

Mathew Barnes
Akerman LLP
98 Se 7
Miami, FL 33131

MIAMI BEACH

1700 Convention Center Drive
Miami Beach, Florida 33139
305.673.7000

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
00035635	11/09/2016	11/09/2016	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
DRB16-0054	Advertisement	\$1,500.00
	Application for DRB Approval	\$109,988.00
	Board Order Recording	\$100.00
	Courier (per package)	\$70.00
	Mail Notice Per Label	\$2,240.00
	Posting (per site)	\$100.00
	Variance (MF, CM, I, MXU)	\$500.00
7140 Collins Ave Miami Beach, FL -331413212		SUB TOTAL \$114,498.00

TOTAL **\$114,498.00**

Any refund associated with this invoice will only be issued to the billing contact listed herein.



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

October 13, 2016

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

Re: Property Owners List within 375 feet of:

SUBJECT: 7140 Collins Avenue, Miami Beach, FL 33141

FOLIO NUMBER: 02-3211-002-0660

LEGAL DESCRIPTION: NORMANDY BEACH S PB 21-54 LOT 12 BLK 8

SUBJECT: 7134 Collins Avenue, Miami Beach, FL 33141

FOLIO NUMBER: 02-3211-002-0650

LEGAL DESCRIPTION: NORMANDY BEACHSOUTH PB 21-54 LOT 11 BLK 8

SUBJECT: 7124 Collins Avenue, Miami Beach, FL 33141

FOLIO NUMBER: 02-3211-002-0640

LEGAL DESCRIPTION: NORMANDY BEACH SOUTH PB 21-54 LOT 10 BLK 8

SUBJECT: 7118 Collins Avenue, Miami Beach, FL 33141

FOLIO NUMBER: 02-3211-002-0630

LEGAL DESCRIPTION: NORMANDY BEACH SOUTH PB 21-54 LOT 9 BLK 8

SUBJECT: 7121 Harding Avenue, Miami Beach, FL 33141

FOLIO NUMBER: 02-3211-002-0600

LEGAL DESCRIPTION: NORMANDY BEACH SOUTH PB 21-54 LOT 4 BLK 8

FOLIO NUMBER: 02-3211-002-0590

LEGAL DESCRIPTION: NORMANDY BEACH SOUTH PB 21-54 LOT 3 BLK 8

FOLIO NUMBER: 02-3211-002-0580

LEGAL DESCRIPTION: NORMANDY BEACH SOUTH PB 21-54 LOT 2 BLK 8

FOLIO NUMBER: 02-3211-002-0570

LEGAL DESCRIPTION: NORMANDY BEACH SOUTH PB 21-54 LOT 1 BLK 8

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 375 feet radius of

the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on the file in Miami-Dade County Property Appraisers' Office.

Sincerely,

Rio Development Resources, LLC

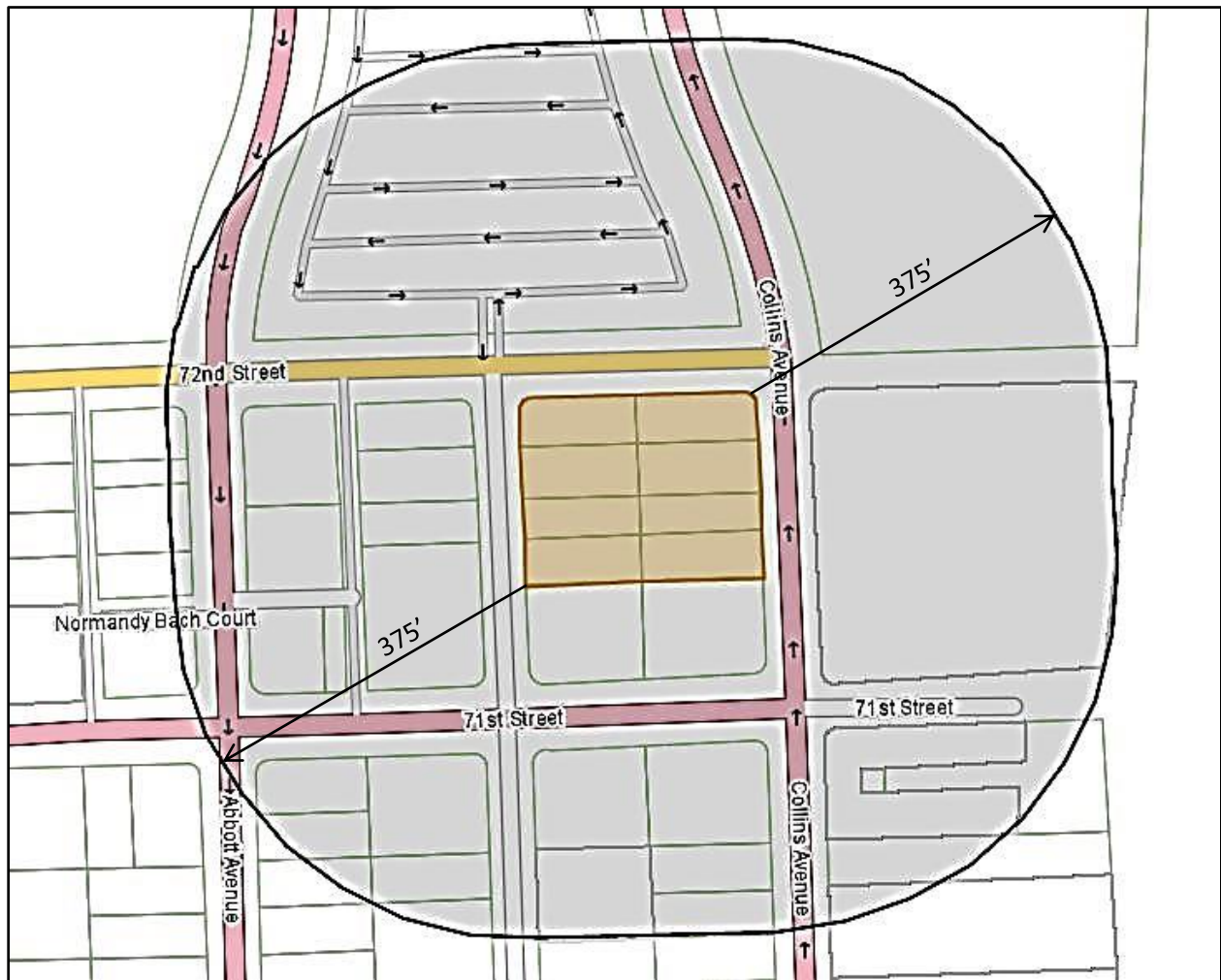


Diana B. Rio

Total number of property owners without repetition: **560, including 17 international**

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

375' RADIUS MAP



SUBJECT: 7140 Collins Avenue, Miami Beach, FL 33141

FOLIO NUMBER: 02-3211-002-0660

LEGAL DESCRIPTION: NORMANDY BEACH S PB 21-54 LOT 12 BLK 8

SUBJECT: 7134 Collins Avenue, Miami Beach, FL 33141

FOLIO NUMBER: 02-3211-002-0650

LEGAL DESCRIPTION: NORMANDY BEACHSOUTH PB 21-54 LOT 11 BLK 8

SUBJECT: 7124 Collins Avenue, Miami Beach, FL 33141

FOLIO NUMBER: 02-3211-002-0640

LEGAL DESCRIPTION: NORMANDY BEACH SOUTH PB 21-54 LOT 10 BLK 8

SUBJECT: 7118 Collins Avenue, Miami Beach, FL 33141

FOLIO NUMBER: 02-3211-002-0630

LEGAL DESCRIPTION: NORMANDY BEACH SOUTH PB 21-54 LOT 9 BLK 8

SUBJECT: 7121 Harding Avenue, Miami Beach, FL 33141

FOLIO NUMBER: 02-3211-002-0600

LEGAL DESCRIPTION: NORMANDY BEACH SOUTH PB 21-54 LOT 4 BLK 8

FOLIO NUMBER: 02-3211-002-0590

LEGAL DESCRIPTION: NORMANDY BEACH SOUTH PB 21-54 LOT 3 BLK 8

FOLIO NUMBER: 02-3211-002-0580

LEGAL DESCRIPTION: NORMANDY BEACH SOUTH PB 21-54 LOT 2 BLK 8

FOLIO NUMBER: 02-3211-002-0570

LEGAL DESCRIPTION: NORMANDY BEACH SOUTH PB 21-54 LOT 1 BLK 8

ALBERTO LOPEZ TRS ALBERTO ENRIQUE
LOPEZ REV TR
1513 BOLIVA PISO1 DEPTO 6
BUENOS AIRES 1416
ARGENTINA

APAPACHO LLC
BOULOGNE 1609 SAN ISIDRO
BUENOS AIRES
ARGENTINA

BEACH PIT LLC
CORONEL MORA 588 #701
MONTEVIDEO 11300
URUGUAY

BEMCM LLC
SALTA 3454
LA LUCILA
ARGENTINA

BERNARD ROSS &W AYALA
10 RIDERWOOD DR
TORONTO ONT M2L2X3
CANADA

BRIGITTA MAIER & DOMINIQUE M TOST JTRS
MARIANA DE JESUS #228 Y PRADERA
QUITO
ECUADOR

CLAUDIA A ROMAGNA DE MIREAULT TRS
CLAUDIA A ROMAGNA DE MIREAULT &
PIERRE MIREAULT REV TRUST
4775 MELOCHE
PIERREFONDS QUEBEC H9J 1Y9
CANADA

DENYSE LAMBIN TRS THE DENYSE LAMBIN
REV TRUST
2024-7 ST HUBERT ST
MONTREAL QC H2L 3Z6
CANADA

EDUARDO JORGE ORESTE GRACIELA I C DE
ORESTE
CALLE 20 #389 ENTRE 39 Y 40
LA PLATA BUENOS AIRES
ARGENTINA

GIUSEPPE BENTIVEGNA LE FILIPPA
CALANDRINO LE REM ANGELINA
BENTIVEGNA JTRS
9040 PROVENCE
MONTREAL QUEBEC HIR 2W3
CANADA

GLORIA T MORALES JTRS DAISY R MORALES
JTRS
P O BOX 173
SCARBOROUGH
TRINIDAD AND TOBAGO

ITAC BEN-SABOT
5700 REMBRANT #805
COLE ST LUC QUEBEC H4W 3E6
CANADA

JULIE ANN SCHICK RAPHAEL SCHICK
228 COLDSTREAM AVE
TORONTO ONT M5N 1Y3
CANADA

MAGDA SABOVICH (LE) REM H SABOVICH & S
MARDER
99 DALEMOUNT AVE
TORONTO M6B 4J7
CANADA

MARIA WINDMAN (LE) REM LILI SCHON &
SAUL WINDMAN
285 WINDING LN
THORNHILL ONTARIO L4J 5K7
CANADA

RICHARD MISLOV ANASTASIA GROUMBOS
369 CLINTON ST
TORONTO ONTARIO M6G2Z1
CANADA

SUSANA PALLICER MARTINEZ
CALLE JOAN COROMINAS #6
PROVINCIA BARCELONA ESPANA 08370
SPAIN

231-233 MARSHALL REALTY LLC
400 TRUMBULL ST
ELIZABETH, NJ 07206

26 BOND STREET MANAGEMENT LLC
7135 COLLINS AVE 1036
MIAMI BEACH, FL 33141

7130 HARDING AVE LLC
6000 COLLINS AVE #348
MIAMI BEACH, FL 33140

9484 HARDING INVESTMENT LLC
210 71 ST 309
MIAMI BEACH, FL 33141

ABBOTT 72 LLC
130 MINORCA AVENUE
CORAL GABLES, FL 33134

ABDEL FIGUEREDO
1430 SW 91 AVE
MIAMI, FL 33174

ABDELFATTAH ARAFAT & HOSAM ARAFAT
202 SIENA GARDENS CIR
GOTHA, FL 34734-5000

ADALBERTO PUELLO &W SARA
2910 SW 92 PL
MIAMI, FL 33165-3140

ADEL SALAMA &W GLADYS
7135 COLLINS AVE #503
MIAMI BEACH, FL 33141-3272

ADRIAN VICTORES
4536 W 6 AVE
HIALEAH, FL 33012

AHM ADVISORS LLC
210 71 STREET #309
MIAMI BEACH, FL 33141

AIDA AWAD JTRS NANSI SAMUEL
MANKARYOUS JTRS
7135 COLLINS AVE #534
MIAMI BEACH, FL 33141

AIMEE & TIFFANY STYLER TRS
1105 BROMLEY AVE
TEANECK, NJ 07666

ALANAXELTATI LLC
7135 COLLINS AVE #1511
MIAMI BEACH, FL 33141

ALBERTO MESA ALFREDO MESA
2721 SW 33 AVE
MIAMI, FL 33133

ALEIDA RODRIGUEZ
6969 COLLINS AVE #1003
MIAMI BEACH, FL 33141-3223

ALEJANDRA SLATAPOLSKY
6969 COLLINS AVENUE #507
MIAMI BEACH, FL 33141

ALEJANDRO BUCHANCOW
2853 N NEVA
CHG, IL 60634

ALEJANDRO MARCARIAN
7135 COLLINS AVENUE #436
MIAMI BEACH, FL 33141

ALEJANDRO NERGUIZIAN
2925 PRAIRIE AVE
MIAMI BEACH, FL 33140

ALEX S RUIZ
4200 VIA MARISOL UNIT 731
LOS ANGELES, CA 90042-3497

ALEXANDER BEREZIN
6000 COLLINS AVE 308
MIAMI BEACH, FL 33140

ALEXANDRA FRIDMAN
7135 COLLINS AVE UNIT 1213
MIAMI BEACH, FL 33141-3230

ALFONSO FERNANDEZ MARIA BEATRIZ
FERNANDEZ
630 SAN ANTONIO AVE
CORAL GABLES, FL 33146

ALFONSO KAFITI EST OF
7135 COLLINS AVE #1735
MIAMI BEACH, FL 33141

ALFREDO CAGGIANO
7135 COLLINS AVE UNIT 1525
MIAMI BEACH, FL 33141-3251

ALFREDO GONZALEZ EDILIA GONZALEZ
7135 COLLINS AVE #1401
MIAMI BEACH, FL 33141-3257

ALLA GRANOVSKY & ANGELA GRANOV
702 BRIDGEVIEW RD
LANGHORNE, PA 90053

ALOIS CATHALINA
7135 COLLINS AVE #604
MIAMI BEACH, FL 33141-3228

ALUVIAR LLC
11930 N BAYSHORE DRIVE #1409
NORTH MIAMI BEACH, FL 33181

AMALIO P RODRIGUEZ
6969 COLLINS AVE #1106
MIAMI BEACH, FL 33141-3223

AMARLETTE RIVERO & NERY TOLEDO
6969 COLLINS AVE #1408
MIAMI BEACH, FL 33141-3224

ANA BRADLEY BRAY LE REM JULIO R
MARTINEZ REM JOSE J MARTINEZ
695 NW 126 CT
MIAMI, FL 33182

ANA CECILIA TEIXEIRA
6969 COLLINS AVE #603
MIAMI BEACH, FL 33141

ANA G HERRERA
7135 COLLINS AVE #1116
MIAMI BEACH, FL 33141

ANA R BASADRE JOLIE R TURNER
6969 COLLINS AVE 1406
MIAMI BEACH, FL 33141

ANDRES G LOPEZ
6969 COLLINS AVE #1204
MIAMI BEACH, FL 33141-3224

ANDRES PEREZ MIRELLA PEREZ
6 PINE STREET
CARTERET, NJ 07008

ANGEL AMENDOLA SILVIA AMENDOLA
7135 COLLINS AVE #526
MIAMI BEACH, FL 33141

ANGEL CABRERA &W MIGDALIA
7135 COLLINS AVE #1222
MIAMI BEACH, FL 33141-3257

ANGEL R DE ARMAS SILVIA L DIAZ
7135 COLLINS AVE UNIT #521
MIAMI BEACH, FL 33141

ANGELA SAINZ
6965 HARDING AVE APT 307
MIAMI BEACH, FL 33141-3248

ANGELINA RODRIGUEZ REV LIV TR
ANGELINA RODRIGUEZ
1 GLIMPSEWOOD LN
MORRISTOWN, NJ 07960

ANIBAL D OLIU &W AMARILYS
890 NE 78 ST
MIAMI, FL 33138

ANN CHRISTINA BRADY
1875 SW 15 ST
MIAMI, FL 33145

ANNA BEJELIS
316 S CHURCHILL DR
SAINT AUGUSTINE, FL 32086

ANTON JANICS
9612 RIVERSIDE DR 101
SEBASTIAN, FL 32958

ANTONIO CRESPI &W ADELAIDA
6457 SW 16 ST
MIAMI, FL 33155-1903

ANTONIO PEREZ &W MIREYA A
254 TORTOISE LN
FRANKLIN LAKE, NJ 07417

ANTONIO RIVAS ANTONIO VIRGINIA RIVAS
FAMILY TR VIRGINIA RIVAS
3230 SW 133 AVE
MIAMI, FL 33175

ANTONIO RUIZ &W MARIA TERESA
6969 COLLINS AVE #1504
MIAMI BEACH, FL 33141-3224

ANTONIO VILLANUEVA JR &W ELIA M
6969 COLLINS AVE STE 1411
MIAMI BEACH, FL 33141-3224

AQUA VISTA HOLDINGS INC
1800 SUNSET HARBOUR DR STE 1
MIAMI BEACH, FL 33139-1421

ARACELY JUEZ CAROLINA SALGADO
6969 COLLINS AVE 605
MIAMI BEACH, FL 33141

ARGELIA HERNANDEZ
140 SYLVAN ST
RUTHERFORD, NJ 07070

ARMANDO RODRIGUEZ &W NORMA
5700 SW 97TH ST
PINECREST, FL 33156

ARMANDO SOUTO ISOLINA SOUTO
1812 SW 124 PL
MIAMI, FL 33175

ARMANDO Z BORREGO &W CORONA
BORREGO
7135 COLLINS AVE #602
MIAMI BEACH, FL 33141-3228

ARNALDO RAMIREZ &W ESTHER P
2150 SANS SOUCI BLVD APT B1005
N MIAMI, FL 33181-3045

ARTHUR COYLE &W KATIE
7135 COLLINS AVE UNIT 1504
MIAMI BEACH, FL 33141-3269

ARTHUR WONG HUEI SHYANG AARON WONG
HUEI SHYIN
PO BOX 1141
CUMMING, GA 30028

AURA SLAVIK
6965 HARDING AVE 405
MIAMI BEACH, FL 33141

BEACH LEGAL PROPERTIES INC
317 - 71 ST
MIAMI BEACH, FL 33141-3013

BECO MIAMI LLC
1444 BISCAYNE BLVD STE 306
MIAMI, FL 33132

BELKIS LAGO
7135 COLLINS AVE #1611
MIAMI BEACH, FL 33141-3251

BELRENI LLC
3600 MYSTIC POINT DR LP 6
AVENTURA, FL 33180

BEMCM LLC
7135 COLLINS AVE #613
MIAMI BEACH, FL 33141

BERTO SIXTO ECHEVARRIA
2030 SW 61 AVE
MIAMI, FL 33155

BESSIE E PEASE &H ROBERT B & MARY
CARASOULAS
4601 5TH AVE APT#423
PITTSBURGH, PA 15213

BHARAT LAKHKAR LEENA LAKHKAR
7135 COLLINS AVE UNIT #505
MIAMI BEACH, FL 33141

BISMARCK COTTA LLC
1300 SW 67 AV
MIAMI, FL 33144

BLANCA C HERRERA-TORRES
6969 COLLINS AVE UNIT 715
MIAMI BEACH, FL 33141-3222

BOMBINHAS LLC
7135 COLLINS AVE 1016
MIAMI BEACH, FL 33141-3211

BORIS PILCH
7135 COLLINS AVE UNIT 1004
MIAMI BEACH, FL 33141-3256

BORIS VOLEGOV
5051 SW 149TH AVE
DAVIE, FL 33331-2861

BRANDON ALLPORT
7135 COLLINS AVE #1022
MIAMI BEACH, FL 33141

BRIAN ACWORTH
280 HARRISON AVE
CENTERPORT, NY 11721

BRIXHAM CORPORATION
1110 BRICKELL AVENUE #310
MIAMI, FL 33131

BURLEIGH 801 CORP
20900 NE 30 AVE #200-27
AVENTURA, FL 33180

BURLEIGH HOUSE CONDO INC
7135 COLLINS AVE
MIAMI BEACH, FL 33141-3238

BURLEIGH HOUSE CONDOMINIUM INC C/O
ROJAS LAW FIRM LLP
9130 S DADELAND BLVD #1209
MIAMI, FL 33156

BURLEIGH LLC
16178 NW 1 ST
PEMBROKE PINES, FL 33028

CANDIDA DE AUGUSTIN
7135 COLLINS AVE #1026
MIAMI BEACH, FL 33141-3278

CANDRES INVESTMENTS 2 LLC
2631 PARRISH STREET
PHILADELPHIA, PA 19130

CARIDAD A OLIVER LE REM SUSANA D
MAYOBRE
7135 COLLINS AVE 834
MIAMI BEACH, FL 33141-3237

CARLA FEIGENBAUM REV TR CARLA
FEIGENBAUM
7135 COLLINS AVE #1106
MIAMI BEACH, FL 33141

CARLO SERVITO
6965 HARDING AVE #507
MIAMI BEACH, FL 33141-3250

CARLOS A MILANES ALINA M MILANES
7135 COLLINS AVE 1613
MIAMI BEACH, FL 33141

CARLOS COLON EDWIN AYALA
6969 COLLINS AVE UNIT 401
MIAMI, FL 07276

CARLOS CUENCA CELIDA CUENCA
371 NE 168 ST APT 303
MIAMI BEACH, FL 33160

CARLOS J WEBER MARIA V LASKOWSKI
7135 COLLINS AVE #1404
MIAMI BEACH, FL 33141

CARLOS JACINTO &W NORMA JACINTO
7135 COLLINS AVE #932
MIAMI BEACH, FL 33141

CARLOS R ACOSTA &W DULCE MIJARES
6969 COLLINS AVE #703
MIAMI BEACH, FL 33141-3222

CARLOS SALVADOR RAMUNDO ANDREA
HILDA CASTRO RAMUNDO
401 OCEAN DR APT 902
MIAMI BEACH, FL 33139

CARMEN R MONTANO
6965 HARDING AVE UNIT 203
MIAMI BEACH, FL 33141-3247

CASA GRANDE SHOPPING CENTER LLC
10275 COLLINS AVE #708
BAL HARBOUR, FL 33154

CATALINA ATEHORTUA
6969 COLLINS AVE APT 906
MIAMI BEACH, FL 33141

CC7135 LLC
7135 COLLINS AVE 625
MIAMI BEACH, FL 33141

CELESTE E CEPERO ABAD
5321 SW 162 PLACE
MIAMI, FL 33156

CELIA TORRES
6420 SW 88 PATH
MIAMI, FL 33173

CESAR ANDRADE &W MARILDA & JAIME
ANDRADE
7135 COLLINS AVE #1225
MIAMI BEACH, FL 33141-3257

CESAR KUDJA TRS
8253 WEST 14 CT
HIALEAH, FL 33014

CHARLES A SCHWARTZ LE REM CHARLES A
SCHWARTZ TRS CHARLES A SCHWARTZ
2010 REV TR
7135 COLLINS AVE 626
MIAMI BEACH, FL 33141-3211

CHARLES AKSELRAD TRS ALINE AKSELRAD
TRS
960 LAWRENCE RD
PRINCETON, NJ 08540

CHARLES AKSELRAD TRS ALINE AKSELRAD
TRS
7135 COLLINS AVE #PH-6
MIAMI BEACH, FL 33140

CHARLES CATALANO TRS MICHAEL D
ANNUNZIO TRS
149 JERICHO TURNPIKE
OLD WESTBURY, NY 11568

CHARLES HASPEL &W BARBARA
7135 COLLINS AVE UNIT 1023
MIAMI BEACH, FL 33141-3256

CHARLES MARKS
7135 COLLINS AVE #1102
MIAMI BEACH, FL 33141-3230

CHARLES W MORALES ALMONACID & STELLA
ALMONACID DE MORALES ETALS
7135 COLLINS AVE #1515
MIAMI BEACH, FL 33141-3269

CHRISTIAN MULLER EDALIRA MARIA CARLOS
MULLER
6969 COLLINS AVE #710
MIAMI BEACH, FL 33141

CITY NATIONAL BANK OF FLORIDA
1450 BRICKELL AVE #2910
MIAMI, FL 33131

CITY NATL BANK OF FLORIDA % FINANCE
DEPT
25 WEST FLAGLER ST
MIAMI, FL 33130-1712

CITY NATL BNK OF MIAMI % FINANCE DEPT
25 WEST FLAGLER ST
MIAMI, FL 33130-1712

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

CLAMALU GROUP LLC
2370 NE 184 TER
N MIAMI BEACH, FL 33160

CLARA MARIA DIAZ
15258 SW 32 TERR
MIAMI, FL 33185

CLAUDIA I GARCIA
521 LES JARDIN DR
PALM BEACH GARDENS, FL 33410

COBE MIAMI LLC
150 SE 2 AVE STE PH1
MIAMI, FL 33131

COLLINS AND 72ND DEVELOPERS LLC
9537 HARDING AVE
SURFSIDE, FL 33154

CONSTANTIN TSIMPOUKLIS &W LYDIA
7135 COLLINS AVE UNIT 1006
MIAMI BEACH, FL 33141-3256

CONSUELO LOPEZ EST OF
7135 COLLINS AVE UNIT 1403
MIAMI BEACH, FL 33141-3257

CRAIG T TRESTER MARY D UZCATEGUI
TRESTER
24 NURSERY RD
MELVILLE, NY 11747

CRISMA 623 LLC
355 ALHAMBRA CIR STE 801
CORAL GABLES, FL 33134

CRYSTAL BEACH CLUB CONDO ASSN INC
PO BOX 422247
KISSIMMEE, FL 34742

CRYSTAL BEACH DEVELOPMENT CORP
PO BOX 422247
KISSIMMEE, FL 34742

CRYSTAL BEACH INC
5000 AVENUE OF THE STARS
KISSIMMEE, FL 34742

CRYSTAL BEACH INC
PO BOX 421704
KISSIMMEE, FL 34742

CRYSTAL BEACH INC
PO BOX 422247
KISSIMMEE, FL 34742

DAMAJU LLC
7135 COLLINS AVE #1016
MIAMI BEACH, FL 33141

DANIA LOPEZ LE REM ROBERTO GARCIA TRS
ROBERTO GARCIA LE
3329 SE 1 AVE
CAPE CORAL, FL 33904

DANIA TRASOBARES LLOPIZ LE REM
ALBERTO O TOMEU REM TIANA T OLCESE
7135 COLLINS AVE #1532
MIAMI BEACH, FL 33141

DANIEL ACOSTA &W OLIVIA
7135 COLLINS AVE #723
MIAMI BEACH, FL 33141-3229

DANIEL MARSHALL GOLDMAN MARGARITA
OSSORIO GOLDMAN
7135 COLLINS AVE APT 1402
MIAMI BEACH, FL 33141

DANIEL R GARCIA AIDA I GARCIA
270 SW 58 AVE
MIAMI, FL 33144

DAVID M MURRAY ELISABETH A MURRAY
7135 COLLINS AVENUE #1526
MIAMI BEACH, FL 33141

DEBRA SNYDER ELLEN HULL
8 OVERLOOK CT
BAYVILLE, NJ 08721

DIEGO D GARCIA
7135 COLLINS AVE #833
MIAMI BEACH, FL 33141

DINORAH ROMAN
6969 COLLINS AVE #315
MIAMI BEACH, FL 33141-3221

DOLORES R LASTRA LE REM MARIA DEL
CARMEN DELAFE
7135 COLLINS AVE 822
MIAMI BEACH, FL 33141

DONNA & THOMAS METLICKA & RUTH &
JOSEPH BARBARO
2612 SWEETBROOM
NAPERVILLE, IL 60564

DONNA HELENE MUELLER
2132 MT VERNON ST
PHILADELPHIA, PA 19130

DORA A NOCERA TERESITA B TELKAS
7135 COLLINS AVE #1015
MIAMI BEACH, FL 33141

DORA BRITO LE REM TERESITA TZIKAS REM
DORA NOCERA
7135 COLLINS AVE # 1824
MIAMI BEACH, FL 33141

DORIS PARKER FAMILY TRS DORIS PARKER
(BEN)
7135 COLLINS AVE #1024
MIAMI BEACH, FL 33141-3256

DOROTHY WEST
6969 COLLINS AVE #1510
MIAMI BEACH, FL 33141-3224

EDGARDO INSIGNARES &W MARINA A
6969 COLLINS AVE #804
MIAMI BEACH, FL 33141-3222

EDNA & MARTIN ROTHSTEIN
7135 COLLINS AVE UNIT 803
MIAMI BEACH, FL 33141-3229

EDUARDO CABANAS
1020 SW 88 AVE
MIAMI, FL 33174-3217

EDUARDO J CASTENEIRA &W JORGELINA
6969 COLLINS AVE UNIT 407
MIAMI BEACH, FL 33141-3221

EDUARDO J PADRON TRS EDUARDO J
PADRON LIVING TRUST
2004 SW 7 AVE
MIAMI, FL 33129

EDUARDO SAENZ ROVNER
6801 HARDING AVE # 319
MIAMI BEACH, FL 33141

ELA WAGNERMAN TRS ELA WAGNERMAN
LIVING TRUST
9454 SW 4 TER
MIAMI, FL 33174

ELENA VELOSO
7135 COLLINS AVE #1205
MIAMI BEACH, FL 33141

ELIDA GUERRA LE REM RICARDO
FERNANDEZ REM ERNESTO FERNANDEZ
7135 COLLINS AVE #1713
MIAMI BEACH, FL 33140

ELIZABETH CARRIL TRS
PO BOX 547176
SURFSIDE, FL 33154

ELIZABETH O'DARE (TR)
700 INDIAN LILAC RD
VERO BEACH, FL 32963-1301

ELLIOTT COWAN &W KARINA P COWAN
6050 LOGANS WAY
ELLCOTT CITY, MD 21043

ELSA & EVA PANG
41-81 DENMAN ST
ELMHURST, NY 11373

ELYSEE INVEST CO MIAMI BEACH INC
210 71 STREET #309
MIAMI BEACH, FL 33141

ELYSEE INVESTMENT ENTERPRISES
45 NW 21ST ST
MIAMI, FL 33127-4928

EMILIANO DENTICO JANETH VARELA
ALVAREZ FLAVIO DE PAOLA
6969 COLLINS AVE #505
MIAMI BEACH, FL 33141

EMMA FERNANDEZ
6969 COLLINS AVE UNIT 1205
MIAMI BEACH, FL 33141-3224

ENRIQUE J VENTURA SR &W EMMA
6969 COLLINS AVE #415
MIAMI BEACH, FL 33141-3221

ENRIQUE SIERRA &W MARIA
10700 FAIRHAVEN WAY
ORLANDO, FL 32825

ERIC M BERAZA TRS
1315 SW 78 PL
MIAMI, FL 33144-5257

ERNEST R PEREZ
2 TUDOR CITY PLACE #6LS
NEW YORK, NY 10017

ERNESTO BERNAL
7135 COLLINS AVE #1103
MIAMI BEACH, FL 33141-3230

ERNESTO REGO &W ARACELI B
2031 SW 106 CT
MIAMI, FL 33165-7942

ERNESTO RODRIGUEZ
2118 FIELDSTONE DR
BETHLEHEM, PA 18015

ESTELA SOTO LE REM MARTA ESTELA SOTO
JTRS
7135 COLLINS AVE 622
MIAMI BEACH, FL 33141

ESTRELLA PANG &H RAY COLON
7135 COLLINS AVE #1815
MIAMI BEACH, FL 33141-3232

EVA CUSNIER
6969 COLLINS AVE #914
MIAMI BEACH, FL 33141-3223

EVELYN GONZALEZ TRS NILDA GARCIA
TRUST
820 CATON AVE
BROOKLYN, NY 11218

EZPELETA INC
2801 NE 183 ST #904
AVENTURA, FL 33160

EZRA D ESKANDRY LE REM RAQUEL L
ESKANDRY
401 SE 11 AVE
HIALEAH, FL 33010-5737

FABIO CASCUDO
6969 COLLINS AVE #807
MIAMI BEACH, FL 33141-3222

FAISAL H AL JIBOORI
7135 COLLINS AVE #1711
MIAMI BEACH, FL 33141-3231

FAUSTINO GARCIA &W CLARA
11271 SW 26 ST
MIAMI, FL 33165-2233

FAY EISENBERG TR FAY EISENBERG (BEN)
7135 COLLINS AVE #1714
MIAMI BEACH, FL 33141-3231

FELIX R RODRIGUEZ &W MARTA R
417 NE 27 ST #1
MIAMI, FL 33137-4603

FELIX R RODRIGUEZ MARTA R RODRIGUEZ
9451 SW 67 AVE
MIAMI, FL 33156

FERLAZ REALTY CORP INC
8819 FROUDE AVE
SURFSIDE, FL 33154-3321

FERNANDO DANIEL FERREYRA CINTIA
DANIELA CAIN DELICIA SUSANA FLORES
6969 COLLINS AVE 312
MIAMI BEACH, FL 33141

FERNANDO FUENTES
7135 COLLINS AVE #PH3
MIAMI BEACH, FL 33141

FERNANDO J ALVAREZ &W SILVIA A
6940 SEAGRAPE TERR
MIAMI LAKE, FL 33014-2930

FERRA MAR LLC
6969 COLLINS AVE # 1402
MIAMI BEACH, FL 33141

FERRA MAR LLC
2370 NE 184 TER
MIAMI, FL 33160

FIRST LEISURE CORP
PO BOX 421704
KISSIMMEE, FL 34742

FIRST LEISURE CORP
PO BOX 422247
KISSIMMEE, FL 34742

FLORENTIA C VALDES EST OF
7135 COLLINS AVE UNIT 1835
MIAMI BEACH, FL 33141-3252

FRANCISCO HOYOS &W MARIA AMELIA
7135 COLLINS AVE UNIT 734
MIAMI BEACH, FL 33141-3229

FRANCISCO M CRESPO &W ELIA
7135 COLLINS AVE #1833
MIAMI BEACH, FL 33141-3252

FRANCISCO M CRESPO ELIA CRESPO
7135 COLLINS AVE #1536
MIAMI BEACH, FL 33141-3251

FRANISA LLC
3600 MYSTIC POINTE DR LP6
AVENTURA, FL 33180

FRANK F RAPOSO
1021 SW 99 PL
MIAMI, FL 33174-2833

FRANK M MENA LAURA L MENA
7135 COLLINS AVE #1226
MIAMI BEACH, FL 33141-3257

FREDERICK J LITWIN ELAINE C LITWIN
7135 COLLINS AVE #PH36
MIAMI BEACH, FL 33141

FREEDOM BAPTIST CHURCH OF DADE
COUNTY INC
12515 SW 72 ST
MIAMI, FL 33183

FRIEDA ALUTIN TRS ALUTIN PREMISES
TRUST MICHELE T ALUTIN TRS
323 E 89 ST #3C
NEW YORK, NY 10128

GAIL FRANK
7135 COLLINS AVE # 1624
MIAMI BEACH, FL 33141-3231

GARPRANA LLC
3600 MYSTIC POINTE DR LP6
AVENTURA, FL 33180

GENIA SPROTZER LE REM SAMUEL P
SPROTZER
3 EDGEHILL DR
WOODBIDGE, CT 06525

GEORGE JARP &W MARY
6969 COLLINS AVE UNIT 1005
MIAMI BEACH, FL 33141-3223

GEORGE TY SIMPSON
1229 PENNSYLVANIA AVE SE
WASHINGTON, DC 20003

GERARDO CABRERA TSUNAMI PEREZ
ECHEMENDIA (JTRS)
7135 COLLINS AVE #1626
MIAMI BEACH, FL 33141

GERMAN DE PIEROLA
7135 COLLINS AVE 522
MIAMI BEACH, FL 33141-3211

GERMAN FILGUEIRA
7135 COLLINS AVE #416
MIAMI BEACH, FL 33141-3227

GESTIONAR CORP
1687 NE 123 ST
NORTH MIAMI, FL 33181

GIANLUCA PEDRAZZINI C/O JOSEPH VICTOR
BEHAR GIOVANNA ANGELI
6767 COLLINS AVENUE #2205
MIAMI BEACH, FL 33141

GILDA POMARES
6969 COLLINS AVE #510
MIAMI BEACH, FL 33141

GILLES MATHIEU
7135 COLLINS AVE UNIT #422
MIAMI BEACH, FL 33141

GISELA FERRER LE REM JACQUELINE
MENDES REM ANTONIO E FERRER
7135 COLLINS AVE 1203
MIAMI BEACH, FL 33141

GLENN SALZMAN
7135 COLLINS AVE 1703
MIAMI BEACH, FL 33141

GLORIA E CRUZ & NELSON J DELGADO
6969 COLLINS AVE #1004
MIAMI BEACH, FL 33141-3223

GLORIA VENCE ANTHONY VENCE
7711 35 AVE #5R
JACKSON HEIGHTS, NY 11372

GOLDSTONE INVESTMENTS INC
14077 SW 48 LN
MIAMI, FL 33175-4830

GONZALO PLANAS TRS PLANAS FAMILY
REVOCABLE TRUST MARIA T PLANAS TRS
7195 WEST 4 CT
HIALEAH, FL 33014

GORAN G ANTIC
7135 COLLINS AVE #1234
MIAMI BEACH, FL 33141

GRACE MIRO
7135 COLLINS AVE UNIT 934
MIAMI BEACH, FL 33141-3256

GRADY A SEE TRS GRADY A SEE 2013
REVOC TRUST MERCEDES SEE TRS
801 BRICKELL BAY DR UNIT 1768
MIAMI, FL 33131

GREG KALIMAN
7135 COLLINS AVE #1606
MIAMI BEACH, FL 33141

GREGORY COYLE
7135 COLLINS AVE UNIT 1521
MIAMI BEACH, FL 33029

GREGORY PILLON
7135 COLLINS AVE #1705
MIAMI BEACH, FL 33141-3231

GRUPO MONTERO CORP
635 NE 193 ST
MIAMI, FL 33179

GUILLERMO GARCIA &W MARICELA
1710 S TREASURE DR
NO BAY VILLAGE, FL 33141-4335

GUILLERMO GLEIZER
325 OCEAN DR APT 203
MIAMI BEACH, FL 33139-6926

GUILLERMO VILLANUEVA &W MARLENE A
1840 SW 87 PL
MIAMI, FL 33165-7845

GUN GIL GIM &W STEFANIA B
7135 COLLINS AVE #926
MIAMI BEACH, FL 33141-3256

GUSTAVO & MIRIAM TALAVERA
7135 COLLINS AVE #1031
MIAMI BEACH, FL 33141-3278

GUSTAVO GARCIARENA
271 OAK STREET
RIDGEWOOD, NJ 07450

GUSTAVO NERGUIZIAN
7135 COLLINS AVE #735
MIAMI BEACH, FL 33141

HECTOR MENDOZA &W MARTHA E
60 LELAND AVE
NEW ROCHELLE, NY 10805

HENRY ROCHEL & DAVID TARQUINO (JTRS)
7135 COLLINS AVE #531
MIAMI BEACH, FL 33141-3228

HENRY W CANFIELD
7135 COLLINS AVE #816
MIAMI BEACH, FL 33141-3237

HERMINIA LAURETI
7135 COLLINS AVE #1425
MIAMI BEACH, FL 33141-3269

HILDEMAR FELIPE
5775 COLLINS AVE #1005
MIAMI BEACH, FL 33141

HILLS OF TRUST HOLDINGS LLC
1840 SW 22 ST 4 992
MIAMI, FL 33141

IAROSLAV SOLODCHENKO
7135 COLLINS AVENUE #1113
MIAMI BEACH, FL 33141

IDOLIDIA RODRIGUEZ
7135 COLLINS AVE # 535
MIAMI BEACH, FL 33141-3228

ILEANA JACOBSON & PERLA FERNANDEZ
9121 SW 45 ST
MIAMI, FL 33165-5945

ILLUSIONS SIGNATURE CORP
8390 NW 53 ST STE 201
MIAMI, FL 33166

INA FELIZ LLC
7135 COLLINS AVE 632
MIAMI BEACH, FL 33141

INTEGRATED ART DESIGN LLC
31 E HOPKINS RD
GILBERT, AZ 85295

IRA MILLMAN
6969 COLLINS AVE #514
MIAMI BEACH, FL 33141

ISAAC OLEMBERG C/O OLEM SHOE CORP
ISAAC OLEMBERG TRUST
800 NW 21 ST
MIAMI, FL 33127

ISABEL VITERI
468 DE LEON DRIVE
MIAMI SPRINGS, FL 33166

IVAN R CABALLERO &W ISABEL V
6969 COLLINS AVE UNIT 1114
MIAMI BEACH, FL 33141-3223

IVONNE & HANA WEINER
7135 COLLINS AVE UNIT 1236
MIAMI BEACH, FL 33141-3257

JACKIE OLANIEL ANNETTE M DIAZ
12523 SW 119 PL
MIAMI, FL 33186

JAIME CRUANYAS &W VIRGINIA M GARCIA &
ETAL JTRS
6969 COLLINS AVE #1410
MIAMI BEACH, FL 33141-3224

JAMES OLEKSA &W HELEN OLEKSA
7135 COLLINS AVE #1716
MIAMI BEACH, FL 33141-3231

JANET J KESSEN LE REM ROBERT A KESSIN
& ETALS
99 NORUMBEGA ROAD APT 103
WESTON, MA 02493-2485

JAVIER ABREU &W HORTENSIA
4821 SW 129 AVE
MIAMI, FL 33175-4535

JAVIER ESTRADA CAROLINA ESTRADA
6969 COLLINS AVE #1010
MIAMI BEACH, FL 33141

JEAN M COLTON & KATHRYN L KLINGEMAN
3013 46 AVE SOUTH
SAINT PETERSBURG, FL 33712

JEGO VENTURES LLC
13747 SW 31 TERR
MIAMI, FL 33175

JESUS A PENA
5 RICK RD
SHILLINGTON, PA 19607

JOAQUIN VIEGA
6965 HARDING AVD #503
MIAMI BEACH, FL 33141

JOCHE P LLC
8004 NW 154 ST #208
MIAMI LAKES, FL 33016

JOHANNES LANGE LE MARIA LUIS MONTERIO
LIRA LANGE LE REM JOHANNA KATHARINA
LANGE
6969 COLLINS AVE 1110
MIAMI BEACH, FL 33141

JOHN CHERETIS TR
701 DIPLOMAT PARKWAY
HALLANDALE, FL 33009

JOHN HUGYECZ OLGA HUGYECZ
7135 COLLINS AVE #524
MIAMI BEACH, FL 33141

JOHN PAUL FIORENTINO
7135 COLLINS AVE #912
MIAMI BEACH, FL 33141-3237

JON SCOTT SNIDER LOURDES ALONSO
SNIDER JOSE R ALONSO PUJOL
7135 COLLINS AVE #1025
MIAMI BEACH, FL 33141

JORGE A QUINTANA MERCEDES QUINTANA
6965 HARIDNG AVE # 506
MIAMI BEACH, FL 33141

JORGE A VELAZQUEZ &W NOEMI
8431 NW 163 TERR
HIALEAH, FL 33016-6634

JORGE E PADRON YAQUELINE PADRON
3541 SW 105 CT
MIAMI, FL 33165

JORGE FABIAN TAMBURINI
7135 COLLINS AVE 1016
MIAMI BEACH, FL 33139

JORGE FEDERICO TAMBURINI
7135 COLLINS AVE #1122
MIAMI BEACH, FL 33141

JORGE GARCIA &W MAGDALENA
12235 SW 31 ST
MIAMI, FL 33175

JORGE PADRON
6969 COLLINS AVE # 601
MIAMI BEACH, FL 33141

JORGE ROWINSKY GLADYS QUINTIAN
7135 COLLINS AVE #1825
MIAMI BEACH, FL 33141

JOSE A LORENZO &W MARIA E
7135 COLLINS AVE #1801
MIAMI BEACH, FL 33141-3232

JOSE C IBARRA &W ANA M CORDERO
6965 HARDING AVE #306
MIAMI BEACH, FL 33141-3248

JOSE CARLOS LEIVA
7135 COLLINS AVE APT PH2
MIAMI BEACH, FL 33141

JOSE E MENENDEZ &W ELIZABETH ALVAREZ
MENENDEZ
6969 COLLINS AVE #1509
MIAMI BEACH, FL 33141

JOSE H RAMUDO &W DORA
6145 W 12 AVE
HIALEAH, FL 33012-6410

JOSE HEREDIA
7135 COLLINS AVE 1838
MIAMI BEACH, FL 33141

JOSE L ALONSO SR TRS JOSE & GRACIELA
ALONSO TRUST GRACIELA ALONSO TRS
50 MENORES AVE #615
CORAL GABLES, FL 33134

JOSE L RODRIGUEZ &W ALICIA C
2640 RINCONIA AVE
LOS ANGELES, CA 90068

JOSE L RUEDA &W AIXA
6969 COLLINS AVE #905
MIAMI BEACH, FL 33141-3223

JOSE L TOLEDO ANA M TOLEDO
7135 COLLINS AVE UNIT 1125
MIAMI BEACH, FL 33141

JOSE LUIS CASTRO
7135 COLLINS AVE #PH4
MIAMI BEACH, FL 33141

JOSE M SUSBIELLES
7135 COLLINS AVE 631
MIAMI BEACH, FL 33141

JOSE N FERNANDEZ MIRIAM FERNANDEZ
7135 COLLINS AVE #1416
MIAMI BEACH, FL 33141-3257

JOSE PRIGOSHIN &W MONICA QUIROGA
7135 COLLINS AVE #1435
MIAMI BEACH, FL 33141-3269

JOSE SU &W PETRA NUNEZ
6969 COLLINS AVE #1006
MIAMI BEACH, FL 33141-3223

JOSE T RODRIGUEZ
7135 COLLINS AVE #423
MIAMI BEACH, FL 33141-3272

JOSEFINA M CRUANYAS
6969 COLLINS AVE #506
MIAMI BEACH, FL 33141-3221

JOSEFINA Q DE VALDES
6969 COLLINS AVE #405
MIAMI BEACH, FL 33141

JOSEPH MOHAN
7135 COLLINS AVE #605
MIAMI BEACH, FL 33141

JOSEPH P BURKE &W JUDITH Z
7670 SW 132 PL
MIAMI, FL 33183-3310

JUAN ALBERTO FLORES
7135 COLLINS AVE #736
MIAMI BEACH, FL 33141

JUAN ARHANCET GRACIELA INES BARBIERI
ARHANCET
7135 COLLINS AVE #1012
MIAMI BEACH, FL 33141

JUAN C DOMINGUEZ
144 KIMBERLY RD
COLONIA, NJ 07067

JUAN C TEJERA
7135 COLLINS AVE 1115
MIAMI BEACH, FL 33141

JUAN DE DIOS PEREZ TRS JUAN DE DIOS
PEREZ REVOC TRUST JUAN DE DIOS PEREZ
7135 COLLINS AVE APT 1216
MIAMI BEACH, FL 33141

JUAN DOMINGUEZ
16 ACME PLACE
COLONIA, NJ 07067

JUAN J LANA &W DIGNA S
13941 SW 30 ST
MIAMI, FL 33175-6522

JUAN M DOMINGUEZ &W DOLORES M
16 ACME PL
COLONIA, NJ 07067

JUAN MANUEL PENA MARIA RECALDE DE
PENA
7135 COLLINS AVENUE
MIAMI BEACH, FL 33141

JUAN RAPOSO
7135 COLLINS AVE #523
MIAMI BEACH, FL 33141-3228

JUAN SOTO
7135 COLLINS AVE APT 1131
MIAMI BEACH, FL 33141-3275

JULIA ANASTASIO
6965 HARDING AVE APT 407
MIAMI BEACH, FL 33141-3249

JULIO C MARTINEZ &W CANDIDA
101 E 50 PL
HIALEAH, FL 33013-1446

JULIO STRATTER
6969 COLLINS AVE #1101
MIAMI BEACH, FL 33141-3223

JUMAHE INVESTMENTS LLC
7135 COLLINS AVE #1513
MIAMI BEACH, FL 33141

JUSTO E CARDENAS ALZA
299 NW 52 TER #119
BOCA RATON, FL 33487

KATHY MAHON KEVIN MAHON
1140 ANDERSON AVE
FORT LEE, NJ 07024

KELLY MIYAMOTO TRS
3524 HENNEPIN AVE SOUTH #2
MINNEAPOLIS, MN 55408

KERSHI PARAKH &W MARGARITA
6965 HARDING AVE UNIT 504
MIAMI BEACH, FL 33141-3250

KEVINBLACKIE LLC
7135 COLLINS AVE #1731
MIAMI BEACH, FL 33141

KFG PROPERTIES LLC
7135 COLLINS AVE #1214
MIAMI BEACH, FL 33141

KIMBERLY C KOURY JAIME RODRIGUEZ AZZA
7135 COLLINS AVE 1423
MIAMI BEACH, FL 33141

KONRAD GEORGE
27 N MARION AVE
VENTNOR CITY, NJ 08406

KRASNOVANE LLC
11930 N BAYSHORE DR 1409
MIAMI, FL 33181

KYUNG JA LEE
7135 COLLINS AVE UNIT 805
MIAMI BEACH, FL 33140

LA PATAIA CORP
2875 NE 19 ST #801
AVENTURE, FL 33180

LAGLU LLC
2370 NE 184 TERRACE
NORTH MIAMI BEACH, FL 33160

LAMBETH USA CORP
540 SOUTH SHORE DR
MIAMI BEACH, FL 33141

LARISA KRASNER FRIMA KOMITO
7135 COLLINS AVE APT 1516
MIAMI BEACH, FL 33141

LAS VEGAS BEACH INC
6015 GARFIELD ST
HOLLYWOOD, FL 33021

LAURA VEITIA
1900 SUNSET HARBOUR DR #1701
MIAMI BEACH, FL 33139-1491

LAZARO A RAMIREZ ROSE E RAMIREZ
17972 SW 33 ST
MIRAMAR, FL 33029

LAZARO URRUTIA
7135 COLLINS AVE APT 1805
MIAMI BEACH, FL 33141

LCJL GROUP LLC
3551 NE 169 ST NO 106
NORTH MIAMI BEACH, FL 33160

LEONA KRASNER
440 NEPTUNE AVENUE #8D
BROOKLYN, NY 11224

LEONA LEVINE
115 PARK ST
WOODMERE, NY 11598

LIANA MIFTAKHOVA JOSE MERA
7601 E TREASURE DR 817
NORTH BAY VILLAGE, FL 33141

LIANNY TRUJILLO
6965 HARDING AVE #201
MIAMI BEACH, FL 33141

LILIA V ZAYAS
7135 COLLINS AVE #1603
MIAMI BEACH, FL 33141-3251

LILIAN PLANAS
7135 COLLINS AVE UNIT 1803
MIAMI BEACH, FL 33141-3232

LISA BOGUSKI FILGUEIRA
7135 COLLINS AVE 416
MIAMI BEACH, FL 33141-3227

LORETA SANCHEZ
PO BOX 015862
MIAMI, FL 33101

LOUIS LAPIETRA TRS ROSA LAPIETRA
IRREVOCABLE TRUST
77 JOYCE RD
HARTSDALE, NY 10530

LOURDES ALFONSO TRS LOURDES
ALFONSO
6969 COLLINS AVE UNIT #1001
MIAMI BEACH, FL 33141

LUCAS FOLSE
7135 COLLINS AVE 1725
MIAMI BEACH, FL 33141

LUCIO ZAOUL
7135 COLLINS AVENUE #1215
MIAMI BEACH, FL 33141

LUIS D REY
7135 COLLINS AVE #331
MIAMI BEACH, FL 33141-3227

LUIS FELIPE BENTANCOURT ESTHER
BETANCOURT
430 W 33 PL
HIALEAH, FL 33012

LUIS QUINONES
6969 COLLINS AVE #606
MIAMI BEACH, FL 33141

LUIS R RIVERA AMPARO M RIVERA
9332 NW 48TH DORAL TER
DORAL, FL 33178-2016

LUKE METHOT
3904 ESTEL RD
FAIRFAX, VA 22031

LUZ P JARAMILLO
2470 SW 26 LN
MIAMI, FL 33133

MABEL & MARCOS MORALES &W DELIA R
7135 COLLINS AVE #1531
MIAMI BEACH, FL 33141-3251

MABEL E GIORGETTA & JOAQUIN VIEGA
6965 HARDING AVE #403
MIAMI BEACH, FL 33141-3249

MADUNKLE LLC
5210 SW 201 TER
SW RANCHES, FL 33332

MAGALY DE GONGORA RUBIO TRS
13910 LAKE SUCCESS PL
MIAMI LAKES, FL 33014

MANUEL COSME PERNAS
6969 COLLINS AVE UNIT 1414
MIAMI BEACH, FL 33141-3224

MANUEL FERNANDEZ &W JUANA
7135 COLLINS AVE #431
MIAMI BEACH, FL 33141-3272

MANUEL GONZALEZ
7135 COLLINS AVE
MIAMI BEACH, FL 33141-3238

MANUEL HERRERIA &W LUPE
8034 SW 133 CT
MIAMI, FL 33183-4130

MARGUND R IVENS LE REM HARMUT &
PATRICIA IVENS
6965 HARDING AVE APT 505
MIAMI BEACH, FL 33141-3250

MARIA E GARCIA TRS MARIA E GARCIA
8220 CRESTWOOD HEIGHTS DR #1113
MCLEAN, VA 22102

MARIA EUGENIA CARIONI
7135 COLLINS AVE 533
MIAMI BEACH, FL 33141

MARIA I DE CASTILHOS ZEINI GONDIM & ET
ALS
7135 COLLINS AVE #1535
MIAMI BEACH, FL 33141-3251

MARIA LESCAILLE CESPEDES TRS ANA
LESCAILLE COLON 2015 IRREV TR MARIA
LESCAILLE CESPEDES TRS
2455 DELANOY AVE
BRONX, NY 10469

MARIA LIVEIKIS KARIN LIVEIKIS EDWARD
LIVEIKIS
837 W PARK AVE #733
LONG BEACH, NY 11561

MARIA P RUIZ MARIA C KABATH
7135 COLLINS AVE #1616
MIAMI BEACH, FL 33141

MARIA PAVICH DENIS PAVICH
52 HIGH STREET
WILLISTON PARK, FL 11596

MARIA R CHAVEZ JTRS & ALEX O CHAVEZ
JTRS
6969 COLLINS AVE #1008
MIAMI BEACH, FL 33141

MARIA TERESA GOMEZ
7135 COLLINS AVE #713
MIAMI BEACH, FL 33141

MARIANO LUIS FREIXAS
7135 COLLINS AVE #PH11
MIAMI BEACH, FL 33141-3252

MARIBEL GARCIA
7135 COLLINS AVE #1434
MIAMI BEACH, FL 33141-3269

MARINA INES MARIANO RAUL MURIAS
10185 COLLINS AVE #711
BAL HARBOUR, FL 38154

MARINA TANTALEAN & GRACE SIERALTA
7135 COLLINS AVE #935
MIAMI BEACH, FL 33141-3256

MARIO CASADEVAL &W MARIA
7135 COLLINS AVE # 425
MIAMI BEACH, FL 33141-3272

MARIO LECOUR &W HAYDEE
7135 COLLINS AVE UNIT 1413
MIAMI BEACH, FL 33141-3257

MARIO RIVERO &W ELENA
7135 COLLINS AVE UNIT 1523
MIAMI BEACH, FL 33141-3251

MARK RUTKOWSKI
7135 COLLINS AVE #904
MIAMI BEACH, FL 33141-3237

MARLENE FISKEY TRS MARLENE FISKEY
TRUST
12354 SW 10 ST
MIAMI, FL 33184

MARSAN REAL ESTATE LLC
1390 BRICKELL AVE #200
MIAMI, FL 33131

MARTHA L LLERA-LUIS
7135 COLLINS AVE #715
MIAMI BEACH, FL 33141-3229

MARTHA SANTIAGO
7100 BLVD EAST APT 5E
GUTTENBERG, NJ 07093

MARTIN T LENK JTRS JANE ROBICEK LENK
JTRS SONIA LENK JTRS
3628 SUMMER BREEZE CT
BOWLING GREEN, KY 42104

MARVIN FRIEDMAN &W JILL
6969 COLLINS AVE UNIT 801
MIAMI BEACH, FL 33141-3222

MARY KIROU (TRUST)
7135 COLLINS AVE UNIT 1135
MIAMI BEACH, FL 33141-3230

MARY PENNER & ROSALIND & CHARLES
NEUSTEIN
1421 SHERWOOD DR
LINDEN, NJ 07036

MAURICE KAFATI BATARSE
6969 COLLINS AVE UNIT #709
MIAMI BEACH, FL 33141

MAXIM J NIETO
1100 NE 91 ST
MIAMI, FL 33138

MAXON INVEST LLC
7124 ABBOTT AVE STE A
MIAMI BEACH, FL 33141

MCS MANAGEMENT INC
7135 COLLINS AVE #1202
MIAMI BEACH, FL 33141-3211

MELANIE LYNN HANN
683 MASSACHUSETTS AVE
BOSTON, MA 02118

MELODY LARDIZABAL
7135 COLLINS AVE #1432
MIAMI BEACH, FL 33141

MELQUIADES TORRES &W LANDY
581 SW 44 PL
MIAMI, FL 33134-1936

MERCEDES E PADRON
165 AVE HOSTOS APT A339
SAN JUAN, PR 00918-4279

MICHAEL D ANNUNZIO TRS & CHARLES R
CATALANO TRS & ETALS
149 JERICHO TPKE
OLD WESTBURY, NY 11568

MICHAEL D COLLINS CONSTANCE A COLLINS
7135 COLLINS AVE 806
MIAMI BEACH, FL 33141

MICHAEL DANNUNZIO &W ELINA DANNUNZIO
149 JERICHO TURNPIKE
OLD WESTBURY, NY 11568

MICHAEL TENENBAUM &W POLA C/O MARKS
PANETH & SHRON LLP
685 THIRD AVE
NEW YORK, NY 10017

MICHELLE MARIE LOPEZ TORRES JTRS
NICOLE LOPEZ JTRS
7135 COLLINS AVE # 1132
MIAMI BEACH, FL 33141

MIGDALIA MACHADO
1610 CANYON PARKE DRIVE
SAN ANTONIO, TX 78232

MIGUEL GUTIERREZ &W NANCY GUTIERREZ
6767 COLLINS AVENUE #1502
MIAMI BEACH, FL 33141

MIGUEL H NERGUIZIAN
7135 COLLINS AVE #1623
MIAMI BEACH, FL 33141

MIGUEL MARTINEZ LISETTE A MARTINEZ
15206 SW 21 LN
MIAMI, FL 33185

MIMITA C LUACES
39-89 50 ST APT 6B
WOODSIDE, NY 11377

MIRAN VUCIC SNEZANA VUCIC
9911 BELHAVEN RD
BETHESDA, MD 20817

MIRIAM BENITO LE REM ELENA D GONZALEZ
& ETAL
6969 COLLINS AVE #303
MIAMI BEACH, FL 33141-3221

MIRTA MASVIDAL
1 ISLAND DRIVE #21
NORWALK, CT 06855

MITCHELL RUBIN
9800 COBBLESTONE LAKES CT
BOYTON BEACH, FL 33472-0000

MOHAMMED ALI GAURI &W FARIEDA
BEAGUM GAURI
7135 COLLINS AVE #PH15
MIAMI BEACH, FL 33141-3252

MOISES & LUIS KOSS
9048 GARLAND AVE
SURFSIDE, FL 33154

MONICA G CASOLA
7135 COLLINS AVE #711
MIAMI BEACH, FL 33141-3229

MURIEL KADIN RICHARD KADIN
6969 COLLINS AVE #903
MIAMI BEACH, FL 33141

MYRTA MARTINEZ JTRS ANDREA N DELEON
JTRS
8 FIRETHORN CT
EDISON, NJ 08820

NANCY FALCO TRS NANCY FALCO
INTERVIVOS REV TR
7135 COLLINS AVE 925
MIAMI BEACH, FL 33141-3211

NANCY GROSS
12 W LOUDOUN ST
ROUND HILL, VA 20141

NAPOLITTANA LLC
8500 WEST FLAGLER ST STE B-208
MIAMI, FL 33144

NARCISO LOPEZ &W FELISA
78-06 JAMAICA AVE 2FL
WOODHAVEN, NY 11421

NATIONSTAR MORTGAGE LLC
2501 S HWY 121 BLDG 1
LEWISVILLE, TX 75067

NEIL MIYAMOTO
3524 HENNEPIN AVE S 2
MINNEAPOLIS, MN 55408

NELSON PADRON &W RITA T TOLEDO
6965 HARDING AVE #305
MIAMI BEACH, FL 33141-3248

NESTOR VALERON &W YANET
6969 COLLINS AVE #707
MIAMI BEACH, FL 33141-3222

NG VENTURE INC & ALJOSA CONST CO INC
325 71 ST
MIAMI BEACH, FL 33141-3013

NICHOLAS COCKSHUTT JEAN H COCKSHUTT
6366 SW 85 ST
MIAMI, FL 33143

NILDA MARIA URQUIZA ROGELIO MAZAEDA
ECHEVARRIA
6969 COLLINS AVE 1503
MIAMI BEACH, FL 33141

NORMA OCHOA
7135 COLLINS AVE UNIT 1734
MIAMI BEACH, FL 33141-3232

OLALIO J MENA &W ENEIDA
6965 HARDING AVE #303
MIAMI BEACH, FL 33141-3248

OMaida ACHANG & YVONNE ACHANG
6969 COLLINS AVENUE UNIT 1002
MIAMI BEACH, FL 33141-3223

OMAR JUEZ DUNIA PATRICIA JUEZ
7135 COLLINS AVE UNIT 336
MIAMI BEACH, FL 33141

OMAR R GARCIA
14431 GREENBRIER MANOR
DAVIE, FL 33325

OREN PENN
7135 COLLINS AVE #1112
MIAMI BEACH, FL 33141-3230

ORLANDO ALVAREZ
6969 COLLINS AVE #1203
MIAMI BEACH, FL 33141-3224

ORLANDO C GONZALEZ &W ENGRACIA &
ISABEL A GONZALEZ
6969 COLLINS AVE #607
MIAMI BEACH, FL 33141-3222

ORLANDO J BASADRE &W ANA R
11730 SW 83 CT
MIAMI, FL 33156

ORLANDO PENA & OLGA P PENA
16407 SW 81 TER
MIAMI, FL 33193

OSVALDO ORTEGA &W MARIA L ORTEGA
7135 COLLINS AVE UNIT 1113
MIAMI BEACH, FL 33141

PABLO IGNACIO TAMBURINI
7135 COLLINS AVE #1625
MIAMI BEACH, FL 33141

PABLO L ACOSTA GONZALEZ LIROVIS
BRICENO GARCIA
7135 COLLINS AVE # 1533
MIAMI BEACH, FL 33141

PADIGRAFF LLC
2370 NE 184 TER
NORTH MIAMI BEACH, FL 33160

PALOMA REALTY CORP INC
8819 FROUDE AVE
MIAMI BEACH, FL 33154-3321

PANAGIOTIS BINIORIS WENDY M BINIORIS
34 W 75TH ST APT 4F
NEW YORK, NY 10023-2095

PATRICK LIMA MAGDA LIMA
7135 COLLINS AVE PH 14
MIAMI BEACH, FL 33141

PAUL S THATCHER
7135 COLLINS AVENUE #1412
MIAMI BEACH, FL 33141

PAULINE KOSSAR & GLORIA SCHEININ &
SANDRA BLAU
73-31 244 ST
LITTLENECK, NY 11362

PAULINE M & ERNEST SIEBENBURGER %
BARNEY B AVCHEN
1840 W 49 ST
HIALEAH, FL 33012-2942

PEDRO A CUNI
6969 COLLINS AVE #815
MIAMI BEACH, FL 33141-3222

PEDRO A ERRO MARCO A ERRO JTRS
165 HABISCUS DR
MIAMI BEACH, FL 33139

PEDRO CORDOVA &W MIRIAM
46 WILSON ST
LITTLE FERRY, NJ 07643

PEDRO ORIHUELA JTRS MARTHA ORIHUELA
JTRS
7135 COLLINS AVE #502
MIAMI BEACH, FL 33141

PORT ROYALE CONDO INC (LESSEE)
6969 COLLINS AVE
MIAMI BEACH, FL 33141-3201

PORTO MORENO ADVOGADOS ASOCIADOS
7135 COLLINS AVE UNIT 712
MIAMI BEACH, FL 33141

PRADEEP CHUGANI &W MEENA
PO BOX 524281
MIAMI, FL 33152

PUMPS AT 71 LLC 7433 COLLINS AVE CORP
555 NE 185 ST #201
MIAMI, FL 33179

PUNTO ESTE INC
2487 S GILBERT RD STE 106-258
GILBERT, AZ 85295

PW GLOBAL SERVICES INC
337 71 ST
MIAMI BEACH, FL 33141-3013

R & H REALTY INVESTMENTS INC
210 71 STREET #309
MIAMI BEACH, FL 33141

RACHEL ORBELINA HEREDIA
6969 COLLINS AVE 1104
MIAMI BEACH, FL 33141

RACHELLE R COHEN JTRS MARVIN W COHEN
JTRS
6 THE HILLS DR
UTICA, NY 13501

RAFAEL F FERNANDEZ
7135 COLLINS AVE UNIT PH13
MIAMI BEACH, FL 33141

RAFAEL LLANES &W MAGALY
6969 COLLINS AVE #811
MIAMI BEACH, FL 33141

RAMON L DE GUZMAN
7985 SW 195 ST
CUTLER BAY, FL 33157-8030

RAMON YERO &W OLGA E LE REM OLGA L
YERO & MABEL C VIDAL
7135 COLLINS AVE #922
MIAMI BEACH, FL 33141-3237

RANDALL MOOR &W YONGHONG CHEN
1141 NW 78 AVE
MIAMI, FL 33322-5116

RAQUEL SOUTUYO
7135 COLLINS AVE APT 1621
MIAMI BEACH, FL 33141

RAUL GIAI LEVRA MARIA ELENA DONZINO
7135 COLLINS AVE 411
MIAMI BEACH, FL 33141

RAUL HERNANDEZ LE SONIA G HERNANDEZ
LE REM RAUL HERNANDEZ
4256 SW 134 PL
MIAMI, FL 33175

RAY T AZCUY MIGUEL A HERRERA
7135 COLLINS AVE #1733
MIAMI BEACH, FL 33141

RAYMOND G KATTOURA
7135 COLLINS AVE #905
MIAMI BEACH, FL 33141-3237

REINA C JOSE
7135 COLLINS AVE #802
MIAMI BEACH, FL 33141

REY4 MIAMI LLC
1384 BIARRITZ DR
MIAMI BEACH, FL 33141

RICARDO MARIA ROQUE DE ESCOBAR &
STEVEN R ESCOBAR
11929 ODEN COURT
ROCKVILLE, MD 20852

RICARDO MEDINA
6965 HARDING AVE #502
MIAMI BEACH, FL 33141

RICARDO VIERA MARTHA MARCHENA
1820 STONES CROSSING RD
EASTON, PA 18045

RICHARD BERRY ANA MARIA BERRY
3225 GLENSIDE DR
LAFAYETTE, CA 94549-5140

RICHARD GROSSBERG &W TOBIE STEIN
181 BEACH 134 ST
BELLE HARBOR, NY 11694

RICK DIAZ MARGARET DIAZ JEFFREY
ROSENTHAL
7135 COLLINS AVE 1114
MIAMI BEACH, FL 33141

ROBERT & LOUISE FREEMAN (CO-TRS)
820 OAKTON ST #2-A
EVANSTON, IL 60202

ROBERT BICKLE DEBORAH BICKLE
7135 COLLINS AVE #1406
MIAMI BEACH, FL 33141

ROBERT W SHELDON TRS THE ROBERT W
SHELDON REV TRUST
500 E 77 ST #726
NEW YORK, NY 10162

ROBERTO GARCIA TRS ROBERTO GARCIA
REVOCABLE TRUST DANIA LOPEZ TRS
3329 SE 1 AVE
CAPE CORAL, FL 33904

ROBERTO PUIG &W FANNY M
PO BOX 360215
SAN JUAN, PR 00936-0215

RODOLFO BARREDO &W ROSA M
2525 SW 105 CT
MIAMI, FL 33165

RODOLFO MIRANDA &W IVONNE
733 CLEVELAND AVE
ELIZABETH, NJ 07208

ROLAND M PENA &W ROSA M
7135 COLLINS AVE 1123
MIAMI BEACH, FL 33140-

ROLANDO GARCIA JR &W MARIA C GARCIA
9020 NW 166 TERR
MIAMI, FL 33018

ROLANDO MURO DAYLI ACEVEDO
2660 SW 111TH CT
MIAMI, FL 33165-2381

ROMAN LUGO JEANNETTE LUGO
6517 SW 135 AVE
MIAMI, FL 33183

RONALD M & VERA DREIFUSS (JTRS)
401 E 65 ST APT 11D
NEW YORK, NY 10021

ROSA DELGADO
7135 COLLINS AVE #1032
MIAMI BEACH, FL 33141-3256

ROSA M & FAUSTINO GARCIA
7135 COLLINS AVE UNIT 412
MIAMI BEACH, FL 33141-3227

ROSARIO NARDO
7135 COLLINS AVE #1101
MIAMI BEACH, FL 33134

RUBEN KATZ FLORA PHYLLIS KATZ LUIS
KATZ RABINOVICH
5800 SW LE JEUNE RD
MIAMI, FL 33146-2817

RUTH E HIRSCH
7135 COLLINS AVE UNIT 1436
MIAMI BEACH, FL 33141-3269

SABEH SAMAHA JOANNE SAMAHA
1745 RANCHO HILLS DR
CHINO HILLS, CA 91709

SACHIN THAKUR
7135 COLLINS AVE 1136
MIAMI BEACH, FL 33141

SALLY FAUST
7135 COLLINS AVE #716
MIAMI BEACH, FL 33141

SAM NAGAR RONI NAGAR
6969 COLLINS AVE #1505
MIAMI BEACH, FL 33141

SAMUEL MANKARYOUS JTRS GEORGE
MANKARYOUS JTRS
7135 COLLINS AVE #725
MIAMI BEACH, FL 33141

SAMUEL RODRIGUEZ MAGDA RODRIGUEZ
7135 COLLINS AVE # 1823
MIAMI BEACH, FL 33141

SANDRA R PASTRANA
7135 COLLINS AVE #704
MIAMI BEACH, FL 33141-3229

SAPARI I INC
221 SW 28 RD
MIAMI, FL 33129

SARA GOSER
6969 COLLINS AVE UNIT 409
MIAMI BEACH, FL 33141-3221

SARA LILIANA RENSIN TRS
3802 NE 207 ST #1401
AVENTURA, FL 33180

SARLI GROUP LLC
10855 NW 88 TER #103
DORAL, FL 33178

SEBASTIEN MAURY ANALISA AROSEMENA
1535 DORADO AVE
MIAMI, FL 33146-1025

SERGIO BELLO &W ELSA H
5903 NW 40 TERR
VIRGINIA GARDENS, FL 33166-5763

SERGIO DEBESA JTRS FERNANDA DEBESA
JTRS FRANK DEBESA JTRS
4135 SW 97 AVE
MIAMI, FL 33165

SERGIO MORENO
7135 COLLINS AVE #1816
MIAMI BEACH, FL 33141-3232

SEYMOR LANDSMAN & ERNESTO FUENTES
7135 COLLINS AVE # 1415
MIAMI BEACH, FL 33141-3257

SEYMOUR HAYDEN CAMERON CHESSON
7135 COLLINS AVE #1812
MIAMI BEACH, FL 33141

SHIRLEY GELLER
7135 COLLINS AVE # 916
MIAMI BEACH, FL 33141-3237

SHIRLEY M YATES &H SOL (TRS)
18424 S KEDZIE #B
HOMewood, IL 60430

SHIRLEY MARTINELLI TRS EST OF SHIRLEY
MARTINELLI
7135 COLLINS AVE #532
MIAMI BEACH, FL 33141

SILFREDO CARRAZANA ILIANA CARRAZANA
25 SW 136 CT
MIAMI, FL 33184

SILVANA R CASERMEIRO
7135 COLLINS AVE #1202
MIAMI BEACH, FL 33141-3230

SILVIA OBEID SOCHA JACEK SOCHA
7135 COLLINS AVE #614
MIAMI BEACH, FL 33141

SILVIO GARBARZ
20900 NE 30 AVE 200 27
AVENTURA, FL 33180

SIMONE GRAMS WILLRICH
7135 COLLINS AVE 1802
MIAMI BEACH, FL 33140

SJ BLUE LLC
326 71 ST
MIAMI BEACH, FL 33141

SR REAL PROPERTIES LLC
4522 CHEVAL BLVD
LUTZ, FL 33558

STEPHANIE PEREZ
6284 SW 26 ST
MIAMI, FL 33155

STEVEN BONNEN &W ROCIO
87 PARKWAY DR
ROSLYN HEIGHTS, NY 11577

STUART L TOCKMAN &W YOLANDA V
5120 SW 156 PL
MIAMI, FL 33185-4169

SUKAN LLC
15807 BISCAYNE BLVD #113
AVENTURA, FL 33160

SUN & SUCCES LLC
2370 NE 184 TER
NORTH MIAMI BEACH, FL 33160

SURIS ACELA
6969 COLLINS AVE #306
MIAMI BEACH, FL 33141-3221

SUSANA KUSSEROW
7135 COLLINS AVE 923
MIAMI BEACH, FL 33141

SUZANNE HUGYECZ
7135 COLLINS AVE UNIT #1834
MIAMI BEACH, FL 33141

TANIA J LEON & MARTHA R MOOKE
36 FOREST RIDGE RD
NYACK, NY 10960

TCR MANAGEMENT COMPANY LLC
10811 SW 30 ST
MIAMI, FL 33165

TERESITA BARCELO &H COLLAZO &
JACQUELINE RODRIGUEZ
7135 COLLINS AVE #1111
MIAMI BEACH, FL 33141

TERESITA BARTELOMEO &H RAMON TOYOS
7135 COLLINS AVE #PH1
MIAMI BEACH, FL 33141-3252

TERESITA TZIKAS DORA NOCERA
10 DEMOND R
MALDEN, MA 02148

THOMAS K YAZDGERDI
111 N Payne St
Alexandria, VA 22314-2905

TRINIDAD ALVAREZ
12709 SW 28 TERR
MIAMI, FL 33175-2147

TRINOLOGIC LLC
6965 HARDING AVE # 207
MIAMI BEACH, FL 33141

TUTTI BIANKI CORP
2030 S DOUGLAS RD STE 212
CORAL GABLES, FL 33134

URSULA M BROWN TRS JAMES M BROWN
TRS
2 CLARIDGE DRIVE 8WH
VERONA, NJ 07044

UZI PARNES JTRS CHARLES S RICHARD
JTRS
120 AVE C #2
NEW YORK, NY 10009

VALENTIN MEDINA SR LE REM ELEUT
HERNANDEZ REM VALENTIN MEDINA JR
7135 COLLINS AVE UNIT 1231
MIAMI BEACH, FL 33141

VENANCIO ABDUL-CHANI &W ANDREA
7135 COLLINS AVE #812
MIAMI BEACH, FL 33141

VERONICA ANDREA LOPEZ
7135 COLLINS AVE #832
MIAMI BEACH, FL 33141

VICKI D MARKS & MICHAEL S GLINER
75 WOODLAKE DR WEST
WOODBURY, NY 11797

VICTORIA T KRANE TRS
110-11 QUEENS BLVD APT 28K
FOREST HILLS, NY 11375

VILARINO PROPERTY GROUP INC
6015 GARFIELD ST
HOLLYWOOD, FL 33024

VILLA MELILLA INVESTMENTS LLC
6965 HARDING AVE UNIT #406
MIAMI BEACH, FL 33141

VIVIAN ALONSO & DAYNELISA HERNANDEZ
6965 HARDING AVE #404
MIAMI BEACH, FL 33141-3249

WENDY BURNEY
7135 COLLINS AVE UNIT 504
MIAMI BEACH, FL 33141

WILFREDO MARTI &W ISABEL M
9240 SW 45 TERR
MIAMI, FL 33165-5808

WIRELESS BOUTIQUE INC
15540 SW 156 AVE
MIAMI, FL 33187-0705

WOLF INVESTMENTS LLC
710 LANDSDOWNE CT
ELIZABETHTOWN, KY 42701

XIAN FINANCE GROUP LLC
7135 COLLINS AVE 731
MIAMI BEACH, FL 33141

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: October 2, 2007

FILE NO: 20633

PROPERTY: 7131-7145 Harding Avenue

LEGAL: Lots 1, 2, and 3, Block 8, Normandy Beach South, According to the Plat Thereof, as Recorded in Plat Book 21, Page 54, of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for Design Review Approval for the construction of a new 7-story retail/office building, which will replace three (3) existing 2-story buildings, to be demolished.

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) [Signature] (Date) 10-16-07

Personally known to me or Produced ID: _____

Randy Cesar
Notary Public, State of Florida at Large

Printed Name: Randy Cesar

My Commission Expires: (Seal) _____

This document contains 6 pages.

ORDER

The applicant, Harding Avenue Investments, L.L.C., filed an application with the City of Miami Beach Planning Department for Design Review Approval.

The City of Miami Beach Design Review 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. 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 Design Review Criteria in Section 118-251 of the Miami Beach Code.
- B. The project would remain consistent with the criteria and requirements of section 118-251 if the following conditions are met:
 1. Revised elevation, site plan and floor plan drawings shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:
 - a. The final design and details of all exterior surface materials and surface finishes shall be provided, in a manner to be reviewed and approved by staff.
 - b. The final design and details, including a material sample for the proposed parking screening system shall be provided, in a manner to be reviewed and approved by staff.

- c. The final design and detailing of the proposed stucco pattern on the elevations shall be provided, in a manner to be reviewed and approved by staff.
 - d. The final design and detailing of the proposed glazing system, including material samples, shall be provided, in a manner to be reviewed and approved by staff.
 - e. No kitchen exhaust or intake louvers shall be permitted on elevations or portions of elevations that are readily visible from the adjacent right-of-way.
 - f. A signage master plan for the building shall be required, in a manner to be reviewed and approved by staff.
 - g. All parking garage lighting devices shall be screened from view from the exterior of the structure with appropriately designed and detailed architectural systems.
 - h. Bicycle racks shall be provided, in a manner to be reviewed and approved by staff.
 - i. Manufacturers drawings and Dade County product approval numbers for all new windows, doors and glass shall be required.
 - j. All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and shall be screened from view, in a manner to be approved by staff.
 - k. 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 to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
- a. A landscape plan for the site and adjacent right-of-ways, consistent with the North Beach Town Center Streetscape Master plan that is currently under development, shall be submitted, in a manner to be reviewed and approved by Planning staff, the Parks Dept., and the Public Works Dept.
 - b. Raised planters and concrete pavers with grass joints shall not be permitted along Harding Avenue or 72nd Street.
 - c. Bicycle racks shall be required, in a manner to be reviewed and approved by staff.
 - d. All exterior walkways shall consist of decorative pavers, set in sand or other semi-pervious material, subject to the review and approval of staff.

- e. All landscape areas abutting driveways and parking areas shall be defined by decorative bollards.
 - f. 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.
 - g. The utilization of root barriers and/or structural soil may be required, as applicable, and shall be clearly delineated on the revised landscape plan.
 - h. 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.
 - i. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms; such transformers and vault rooms, and all other related devices and fixtures, shall not be permitted within any required yard or any area fronting a street or sidewalk. The location of any exterior transformers, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
 - j. 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.
 - 6. All new and altered elements, spaces and areas shall meet the requirements of the Florida Accessibility Code (FAC).
 - 7. 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.
8. The project shall comply with any landscaping or other sidewalk/street improvement standards as may be prescribed by the North Beach Town Center Streetscape Design Standards approved prior to the completion of the project and the issuance of a Certificate of Occupancy.
9. At the time of completion of the project, only a **Final** Certificate of Occupancy (CO) or **Final** Certificate of Completion (CC) may be applied for; the staging and scheduling of the construction on site shall take this into account. All work on site must be completed in accordance with the plans approved herein, as well as by the Building, Fire, Planning, CIP and Public Works Departments, inclusive of all conditions imposed herein, and by other Development Review Boards, and any modifications required pursuant to field inspections, prior to the issuance of a CO or

CC. This shall not prohibit the issuance of a Partial or Temporary CO, or a Partial or Temporary CC.

10. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
11. 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 adopted by the Board, that the Application for Design Review approval is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph C of the Findings of Fact (Condition Nos. 1-11, 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 Design Review approval 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 Design Review Board's file.

If the Full Building Permit is not issued within eighteen (18) months of the date at which the Design Review Approval was granted and construction does not commence and continue in accordance with the requirements of the applicable Building Code, the Design Review Approval will expire and become null and void. However, the applicant may, prior to the expiration of such Design Review Approval, make an application to the Board for up to a one-year extension of time to obtain a Building Permit; the granting of such extension of time shall be at the discretion of the Board, and require a showing of good cause. At the hearing on any such application, the Board may deny or approve the request and modify the above conditions or impose additional conditions. In the event a proposed code amendment should render the subject project non-conforming, as more specifically set forth in sections 118-168 and 118-169 of the City Code, then the project shall not be eligible to receive an extension of time for any reason.

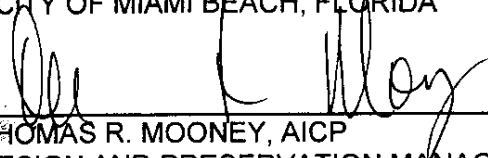
Failure to comply with this **Order** shall subject the Design Review Approval to Section 118-258, City Code, for revocation or modification of the Design Review Approval.

TRM

Dated this 9 day of OCTOBER, 2007.

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY:


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

Approved As To Form:

Legal Department: J. Keen (10-9-07)

Filed with the Clerk of the Design Review Board on TRM (10-9-07)

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DR Bk 28473 Pgs 0222 - 227; (6pgs)
RECORDED 02/04/2013 14:40:56
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: December 4, 2012

FILE NO: 22938

PROPERTY: 7140 Collins Avenue

LEGAL: Lots 9, 10, 11 and 12, Block 8, "Normandy Beach South", According to the Plat Thereof, as Recorded in Plat Book 21, Page 54, of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for Design Review Approval for façade modifications to an existing single story building, as well as landscape enhancements to the site.

ORDER

The applicant, Den North Beach, filed an application with the City of Miami Beach Planning Department for Design Review Approval.

The City of Miami Beach Design Review 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. 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 Design Review Criteria Nos. 4 & 10 in Section 118-251 of the Miami Beach Code.
- B. The project would be consistent with the criteria and requirements of section 118-251 if the following conditions are met:
 1. Revised elevation, site plan and floor plan drawings shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:
 - a. The proposed signage element shall be further refined and simplified, including exploring the removal of the proposed pipe columns, and the north and south side 'wings' of the signage element shall be lowered to

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
1-29-13
(Signature) [Signature] (Date)
(Personally appearing or Produced ID)
Notary Public, State of Florida at Large
Printed Name: Teresa Maria [Signature]
My Commission Expires: (Seal)
This document contains 6 pages.

TERESA MARIA
MY COMMISSION # DD 928
EXPIRES: December 2, 2013
Bonded Thru Budget Notary Services

align with the top height of the east elevation portion of the signage feature, which shall be designed in an orthogonal manner to the renovated facades, in a manner to be reviewed and approved by staff. Alternatively, the pipe columns proposed on the west elevation may be extended vertically to the top of the proposed signage element, and the design of the signage feature shall be further developed and detailed, in a manner to be reviewed and approved by staff.

- b. The canopy structures proposed shall continue above the main entrance, subject to the review and approval of staff.
 - c. The signage proposed for the north elevation of the signage element shall be relocated to building's north elevation, subject to the review and approval of staff.
 - d. Material samples for all non-stucco façade elements shall be provided, in a manner to be reviewed and approved by staff.
 - e. The proposed trash room shall be fully enclosed and air-conditioned.
 - f. Bike racks shall be provided, subject to the review and approval of staff.
 - g. All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and shall be screened from view, in a manner to be approved by staff.
 - h. 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, consistent with Section 12 of the adopted Design Review Standards for the North Beach Town Center, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
- a. A total of 4 Pigeon Plum Trees in 6' x 8' tree pits shall be provided in the public sidewalk facing 72nd Street. Tree pits shall be placed right against the back side of curb. Three trees shall be located east of curb cut and one west of curb cut. Min tree size specs: 14' hgt x 7' spread, 6' C.T., FLORIDA #1 or better. Tree pits shall be finished with the standard CMB tree pit package which includes: bound aggregate material, fertilization trench, irrigation and uplighting (Two uplights per tree : KIM LTV768WF/ 9L5KUV1 10.8W, 9 LED's, 5100K), subject to the review and approval of staff.
 - b. Concrete pavement to be installed in the five (5') foot setback area along the entire length of the north side of the property shall match the existing pink color of the adjacent sidewalks (NOT Miami Beach Red).

- c. A total of three (3) shade tree shall be provided in private property: two along the west interior yard (Green Buttonwoods: 12'hgt. x 5'-6' spr. FL #1) and one (Pigeon Plum - 14' hgt x 7' spread, 6' C.T., FLORIDA #1) between public sidewalk and asphalt facing 72nd Street. Low understory plant material (shrubs / ground covers) shall be provided in the landscape areas buffering the loading zone, in a manner to be reviewed and approved by staff.
 - d. A raised curb shall be provided around the loading zone periphery in order to protect landscape areas, subject to the review and approval of staff.
 - e. Bike racks, consistent with the City design standards, shall be provided, subject to the review and approval of staff.
 - f. 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.
 - g. The utilization of root barriers and/or structural soil, as applicable, shall be clearly delineated on the revised landscape plan.
 - h. 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.
 - i. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms; such transformers and vault rooms, and all other related devices and fixtures, shall not be permitted within any required yard or any area fronting a street or sidewalk. The location of any exterior transformers, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
 - j. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.
- 3. All building signage shall be consistent in type, composed of flush mounted, non-plastic, reverse channel, individual letters and shall require a separate permit.
 - 4. The final exterior surface color scheme, including any special materials and 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.
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 shall be screened from view, in a manner to be approved by staff.
8. All new and altered elements, spaces and areas shall meet the requirements of the Florida Accessibility Code (FAC).
9. 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.

Any sidewalk replacements shall match the pink color of the adjacent sidewalks, 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.
10. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
11. At the time of completion of the project, only a **Final** Certificate of Occupancy (CO) or **Final** Certificate of Completion (CC) may be applied for; the staging and scheduling of the construction on site shall take this into account. All work on site must be completed in accordance with the plans approved herein, as well as any modifications approved or required by the Building, Fire, Planning, CIP and Public Works Departments, inclusive of all conditions imposed herein, and by other Development Review Boards, and any modifications required pursuant to field inspections, prior to the issuance of a CO or CC. This shall not prohibit the issuance of a Partial or Temporary CO, or a Partial or Temporary CC.
12. 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.
13. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
14. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the 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 adopted by the Board, that the Application for Design Review approval is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph B of the Findings of Fact (Condition Nos. 1-14, inclusive) hereof, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Design Review Board, as determined by staff, entitled "Renovation for Denny's at Collins Avenue", as prepared by Ron Fairchild Architect, dated 10-19-12, modified in accordance with the conditions set forth in this Order and staff review and approval.

No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance as set forth in this Order have been met. The issuance of Design Review Approval does not relieve the applicant from obtaining all other required



Page 6 of 6
Meeting Date: December 4, 2012
DRB File No. 22938

Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

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

In accordance with Section 118-264 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code.

Dated this 28th day of JANUARY, 2013.

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY:

Thomas R. Mooney
THOMAS R. MOONEY, ACP
DESIGN AND PRESERVATION MANAGER
FOR THE CHAIR

STATE OF FLORIDA)

)SS

COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 28th day of January, 2013 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.



TERESA MARIA
MY COMMISSION # DD 928148
EXPIRES: December 2, 2013
Bonded Thru Budget Notary Services

Teresa Maria
NOTARY PUBLIC

Miami-Dade County, Florida

My commission expires: 12-2-13

Approved As To Form:

Legal Department: J. Skel (1-25-2013)

Filed with the Clerk of the Design Review Board on Wednesday, Rodeli (1-29-13)

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DR Bk 26835 Pgs 4518 - 4521; (4pgs)
RECORDED 04/21/2009 10:56:46
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

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

PROPERTY: 7131 – 7145 Harding Avenue
North Beach Place

FILE NO. 1832

IN RE: The request by Harding Avenue Investments, LLC, requesting an extension of time to obtain a building permit to construct a mixed use 7-story structure with office space, retail space on the ground level, and 4 levels of parking, which is greater than 50,000 square feet.

LEGAL DESCRIPTION: Lots 1, 2 and 3, Block 8 NORMANDY BEACH SOUTH according to the Plat thereof recorded in Plat Book 21, Page 54, of the Public Records of Miami-Dade County, Florida.

MEETING DATE: February 24, 2009

CONDITIONAL USE PERMIT

The applicant, Harding Avenue Investments, LLC, filed an application with the Planning Director to request an extension of time to obtain a building permit pursuant to Section 118-193(2)a. of the Land Development Regulations of the Code of the City of Miami Beach, Florida. Notice of the request was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

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

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

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

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

That structures and Uses associated with the request are consistent with the Ordinance;
That the public health, safety, morals, and general welfare will not be adversely affected;

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

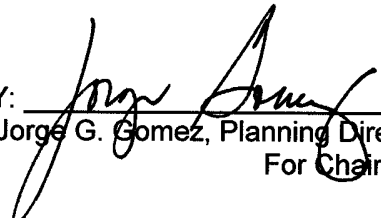
IT IS THEREFORE ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including the staff recommendation, that the extension of time as requested and set forth above be GRANTED, subject to the following conditions:

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. If deemed necessary, at the request of the Planning Director, the applicant shall provide a progress report to the Board. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
2. The applicant shall resolve outstanding violations, fines and liens prior to the issuance of a building permit.
3. Prior to the issuance of a building permit, the applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), if deemed necessary, by paying its fair share cost, as determined by the Transportation/ Concurrency Management Division.
4. Should any of the commercial/retail spaces be aggregated to create a larger venue for an eating and/or drinking establishment, such establishment shall be limited to the number of parking spaces provided within the garage. In such a case, the applicant shall return to the Planning Board to evaluate impact of a larger venue for an eating/drinking establishment, and address issues such as, but not limited to the number of seats, the kind of operation, potential noise, etc. This review shall be a modification to the Conditional Use Permit and shall be properly advertised for a public hearing.
5. The developer, designee, future condominium association, if any, or contract operator shall be responsible for operating parking garage in an orderly, clean and quiet manner so that the neighborhood is not disturbed. The sounding of car alarms, automobile horns and screeching of tires shall be prohibited. Two signs, one addressing City Code provisions regarding car alarms, and one prohibiting the screeching of tires and sounding of horns (see attached examples), shall be posted on the site so they are plainly visible by users of the facility.
6. The gate to the parking garage shall be open during retail business hours and one hour after close of business.
7. The individual retailers shall be responsible for maintaining the areas adjacent to the facility, such as the sidewalk and the areas of the street adjacent to the property on a daily basis. When sweeping the sidewalk in front of the establishment, the personnel doing the sweeping shall ensure that they do not merely push the refuse in front of another building, but pick up all trash and dispose of it appropriately.
8. The applicant shall obtain a full building permit ~~within 18 months from the date of this meeting~~, no later than February 24, 2010 and work proceed in accordance with the Florida Building Code. Should an extension of time (not to exceed a one year) may be necessary, the applicant shall submit a request in writing with sufficient time for the Planning Board to consider, at a public hearing, the request before the expiration of the original approval.

9. Within 60 days of the approval of extension of time, the applicant shall install a fence on the sides of the property facing a street subject to the review and approval of staff.
10. All commercial spaces shall meet Fire Safety, accessibility codes, etc. Should considerable revisions to the plans presented to the Planning Board at this public hearing be necessary, the applicant shall return to the Board for approval of such modifications.
11. Delivery of goods and merchandise to the commercial spaces shall take place from the service area provided within the garage only. Deliveries from the streets shall be strictly prohibited.
12. The applicant shall submit to staff for review and approval, an MOT Plan prior to the issuance of a building permit that shows the circulation of pedestrians and traffic in a safe and attractive manner.
13. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
14. A This modified Conditional Use Permit ~~that lists the aforementioned conditions~~ shall be recorded in the Public Records of Miami-Dade County at the expense of the applicant, prior to the issuance of a modified Certificate of Use.
15. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.

Dated this 31 day of March, 2009.

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: 
Jorge G. Gomez, Planning Director
For Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 31 day of March,
2009, by Jorge G. Gomez, Planning Director of the City of Miami Beach, Florida, a Florida
Municipal Corporation, on behalf of the corporation. He is personally known to me.



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

Approved As To Form:
Legal Department (SHeed 3-27-09)

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DR Bk 25854 Pgs 1821 - 1824 (4pgs)
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HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

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

PROPERTY: 7131 – 7145 Harding Avenue
North Beach Place

FILE NO. 1832

IN RE: The request by Harding Avenue Investments, LLC, requesting Conditional Use approval to construct a mixed use 7-story structure with office space, retail space on the ground level, and 4 levels of parking, which is greater than 50,000 square feet.

LEGAL DESCRIPTION: Lots 1, 2 and 3, Block 8 NORMANDY BEACH SOUTH according to the Plat thereof recorded in Plat Book 21, Page 54, of the Public Records of Miami-Dade County, Florida.

MEETING DATE: July 24, 2007

CONDITIONAL USE PERMIT

The applicant, Harding Avenue Investments, LLC, filed an application with the Planning Director for a Conditional Use Permit pursuant to Chapter 118, Article IV, "Conditional Use Procedure" of the Land Development Regulations of the Code of the City of Miami Beach, Florida. Notice of the request was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

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

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

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

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

That structures and Uses associated with the request are consistent with the Ordinance;
That the public health, safety, morals, and general welfare will not be adversely affected;

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

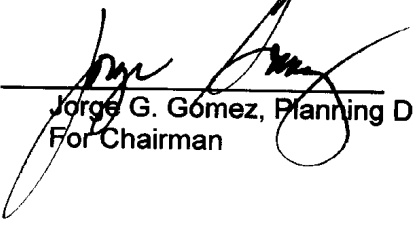
IT IS THEREFORE ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including the staff recommendation, that the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

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. If deemed necessary, at the request of the Planning Director, the applicant shall provide a progress report to the Board. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
2. The applicant shall resolve outstanding violations, fines and liens prior to the issuance of a building permit.
3. Prior to the issuance of a building permit, the applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), if deemed necessary, by paying its fair share cost, as determined by the Transportation/ Concurrency Management Division.
4. Should any of the commercial/retail spaces be aggregated to create a larger venue for an eating and/or drinking establishment, such establishment shall be limited to the number of parking spaces provided within the garage. In such a case, the applicant shall return to the Planning Board to evaluate impact of a larger venue for an eating/drinking establishment, and address issues such as, but not limited to the number of seats, the kind of operation, potential noise, etc. This review shall be a modification to the Conditional Use Permit and shall be properly advertised for a public hearing.
5. The developer, designee, future condominium association, if any, or contract operator shall be responsible for operating parking garage in an orderly, clean and quiet manner so that the neighborhood is not disturbed. The sounding of car alarms, automobile horns and screeching of tires shall be prohibited. Two signs, one addressing City Code provisions regarding car alarms, and one prohibiting the screeching of tires and sounding of horns (see attached examples), shall be posted on the site so they are plainly visible by users of the facility.
6. The gate to the parking garage shall be open during retail business hours and one hour after close of business.
7. The individual retailers shall be responsible for maintaining the areas adjacent to the facility, such as the sidewalk and the areas of the street adjacent to the property on a daily basis. When sweeping the sidewalk in front of the establishment, the personnel doing the sweeping shall ensure that they do not merely push the refuse in front of another building, but pick up all trash and dispose of it appropriately.

8. The applicant shall obtain a full building permit within 18 months from the date of this meeting, and work proceed in accordance with the Florida Building Code. Should an extension of time (not to exceed a one year) may be necessary, the applicant shall submit a request in writing with sufficient time for the Planning Board to consider, at a public hearing, the request before the expiration of the original approval.
9. All commercial spaces shall meet Fire Safety, accessibility codes, etc. Should considerable revisions to the plans presented to the Planning Board at this public hearing be necessary, the applicant shall return to the Board for approval of such modifications.
10. Delivery of goods and merchandise to the commercial spaces shall take place from the service area provided within the garage only. Deliveries from the streets shall be strictly prohibited.
11. The applicant shall submit to staff for review and approval, an MOT Plan prior to the issuance of a building permit that shows the circulation of pedestrians and traffic in a safe and attractive manner.
12. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
13. A Conditional Use Permit that lists the aforementioned conditions shall be recorded in the Public Records of Miami-Dade County at the expense of the applicant, prior to the issuance of a modified Certificate of Use.
14. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.

Dated this 3 day of August, 2007.

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: 
Jorge G. Gómez, Planning Director
For Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 3 day of August,
2007, by Jorge G. Gomez, Planning Director of the City of Miami Beach, Florida, a Florida
Municipal Corporation, on behalf of the corporation. He is personally known to me.


Notary:

Print Name:

Notary Public, State of Florida

My Commission Expires:

Commission Number:

Approved As To Form:

Legal Department (8/21/07)



RaShonda M Wilson
My Commission DD332972
Expires June 27 2008

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LIGHTING PLAN

MIAMI BEACH

Page 1 of 3

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

Address: 7140 Collins Avenue
File Number:

Date: 8/10/2016

BOARD APPLICATION CHECK LIST

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

ITEM #	FIRST SUBMITTAL CHECK LIST	Required	Provided
	ALL PLANS MUST BE DIMENSIONED AND LEGIBLE, INCLUDE A GRAPHIC SCALE		
1	Make an appointment with Board Liaison at least 2 days in advance of the submittal deadline	X	
2	Completed Board Application, Affidavits & Disclosures of Interest (original signatures)	X	CLARO
3	Copies of all current or previously active Business Tax Receipts	X	"
4	Letter of Intent with details of application request, hardship, etc.	X	"
5	Application Fee	X	"
6	Mailing Labels - 2 sets and a CD including: Property owner's list and Original certified letter from provider.	X	"
7	School Concurrency Application, for projects with a net increase in residential units (no SFH)	X	"
8	Provide seven (7), 11"x17" collated sets, two (2) of which are signed & sealed, to include the following:	X	RAI
9	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date	X	"
10	All Applicable Zoning Information (see Zoning Data requirements)	X	"
11	Location Plan, Min 4"x 6" Aerial 1/2 mile radius, colored with streets and project site identified	X	"
12	Survey (original signed & sealed) dated less than 6 months old at the time of application (lot area shall be provided by surveyor), identifying grade (if no sidewalk, provide a letter from Public Works, establishing grade), spot elevations and Elevation Certificate	X	CLARO
13	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X	
14	Proposed FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X	RAI
15	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths)	X	"
15a	Indicate any backflow preventer and FPL vault if applicable	X	"
16	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google Images)	X	"
17	Current, dated color photographs, min 4"x6" of interior space (no Google Images)		
18	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google Images)	X	RAI
19	Existing Conditions Drawings (Floor Plans & Elevations with dimensions)	X	
20	Demolition Plans (Floor Plans & Elevations with dimensions)	X	RAI
21	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks	X	"
22	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	X	"
23	Proposed Section Drawings	X	"
24	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan, as well as underground and overhead utilities when street trees are required.	X	"
25	Hardscape Plan, i.e. paving materials, pattern, etc.	X	"
26	Color Renderings (elevations and three dimensional perspective drawings)	X	"

Indicate N/A if Not Applicable

Initials: MB

MIAMI BEACH

Planning Department, 1700 Convention Center Drive
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305.673.7550

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ITEM #	FIRST SUBMITTAL ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE APPLICATION MEETING	Required	Provided
27	Vacant or Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Department	X	CLARO
28	Copy of original Building Permit Card, & Microfilm, if available	X	"
29	Historic Resources Report (This report shall include, but shall not be limited to, copy of the original Building Permit Card and any subsequent evolution, Microfilm, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure)		"
30	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated)	X	RAI
31	Line of Sight studies		"
32	Structural Analysis of existing building including methodology for shoring and bracing		"
33	Proposed exterior and interior lighting plan, including photometric calculations	X	"
34	Exploded Axonometric Diagram (showing second floor in relationship to first floor)		"
35	Neighborhood Context Study	X	"
36	Open Space calculations and shaded diagrams	X	"
37	Proposed Operational Plan		"
38	Traffic Study (Hard copy), Site plan(s) and AutoCAD in 3 CDs, including calculations for peer review. Send digital version as an attachment via e mail to: Xfalconi@miamibeachfl.gov		CLARO
39	Sound Study report (Hard copy) with 1 CD		"
40	Set of plans 24"x 36"		RAI
41	Copies of previous Recorded Final Orders		CLARO
42	Location Plan, Aerial or survey indicating width of canals (Dimension shall be certified by a surveyor)		CLARO
43	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation)		CLARO
44	Site Plan (Identify streets and alleys)		RAI
a	Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____	X	RAI
b	# parking spaces & dimensions _____ Loading spaces locations & dimensions _____		"
c	# of bicycle parking spaces _____		"
d	Interior and loading area location & dimensions _____		"
e	Street level trash room location and dimensions _____		"
f	Delivery route _____ Sanitation operation _____ Valet drop-off & pick-up _____ Valet route in and out _____		CLARO/RAI
g	Valet route to and from _____ auto-turn analysis for delivery and sanitation vehicles _____		"
45	Floor Plan (dimensioned)		RAI
a	Total floor area _____	X	RAI
a	Identify # seats indoors _____ outdoors _____ seating in public right of way _____ Total _____		"
b	Occupancy load indoors and outdoors per venue _____ Total when applicable _____		"

Indicate N/A If Not Applicable

Initials: **mb**

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46	In the Letter of Intent for Planning Board include and respond to all review guidelines in the code as follows:		
47	For Conditional Use -Section 118-192 (a)(1)-(7) + (b)(1)-(11)		CLARO/MATT
48	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)		"
49	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)		"
50	CU - Structures over 50,000 SQ.FT. - Section 118-192(b) (1)-(11)		"
51	CU - Religious Institutions - Section 118-192 (c) (1)-(11)		"
52	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions		"
Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A			
Other information/documentation required for first submittal (to be identified during pre application meeting).			

ITEM #	FINAL SUBMITTAL CHECK LIST:	Required	Provided
53	One (1) signed and sealed 11"X17" unbound collated set of all the required documents , as revised and/or supplemented to address Staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. With a CD of this document 11"X17" as a PDF compatible with Adobe 8.0 or higher at 300 DPI resolution.	X	RAI
54	14 collated copies of all the above documents	X	CLARO
55	One (1) CD/DVD with electronic copy of entire final application package	X	"

NOTES:

Is the responsibility of the applicant to make sure that the sets, 14 copies and electronic version on CD are consistent.

Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline

ALL DOCUMENTS ARE TO BE PDF'D ON TO A MASTER DISK, WHICH DISK SHALL BE CONSIDERED THE OFFICIAL FILE COPY TO BE USED AT HEARING. ALL MODIFICATIONS, CORRECTIONS, OR ALTERATIONS MUST BE REFLECTED ON THE MASTER DISK. APPLICANT CERTIFIES COMPLIANCE WITH THE FOREGOING. FAILURE TO COMPLY MAY RESULT IN A REHEARING BEFORE THE APPLICABLE BOARD


APPLICANT'S OR DESIGNEE'S SIGNATURE

Date

7/29/16

Indicate N/A If Not Applicable

Initials: 