

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: 1409 WASHINGTON AVE, MIAMI BEACH

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

FOLIO NUMBER (S) 02-3234-003-0820

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

NAME ACASTAR MIAMI LLC
 ADDRESS 1414 COLLINS AVE - MIAMI BEACH
 BUSINESS PHONE 305-532-0043 CELL PHONE 305-494-0230
 E-MAIL ADDRESS JP.DONOFRIO@NASSAUSITE.COM

OWNER IF DIFFERENT THAN APPLICANT:

NAME _____
 ADDRESS _____
 BUSINESS PHONE _____ CELL PHONE _____
 E-MAIL ADDRESS _____

2. AUTHORIZED REPRESENTATIVE(S):

☐ ATTORNEY:

NAME _____
 ADDRESS _____
 BUSINESS PHONE _____ CELL PHONE _____
 E-MAIL ADDRESS _____

☒ AGENT:

NAME JUAN PABLO DONOFRIO
 ADDRESS 1414 COLLINS AVE - MIAMI BEACH
 BUSINESS PHONE 305-532-0043 CELL PHONE 305-494-0230
 E-MAIL ADDRESS JP.DONOFRIO@NASSAUSITE.COM

☐ CONTACT:

NAME _____
 ADDRESS _____
 BUSINESS PHONE _____ CELL PHONE _____
 E-MAIL ADDRESS _____

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

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

NAME DNA DESIGN & ARCHITECTURE
 ADDRESS 1333 SOUTH MIAMI AVE SUITE # 303 - MIAMI
 BUSINESS PHONE 305-350-2993 CELL PHONE 305-527-3098
 E-MAIL ADDRESS J.BERGER@DNA-ARC.COM

FILE NO. _____

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

PARTIAL DEMOLITION OF AN EXISTING RETAIL + CONDO BUILDING
TO DEVELOP A 30 ROOM HOTEL, INCLUDING 22 MECHANICAL
PARKING SPACES, 64 SEATS RESTAURANT AND ROOF TERRACE.

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) _____ SQ. FT.

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

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

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

PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

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

FILE NO. _____

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

THE AFOREMENTIONED IS ACKNOWLEDGED BY: ☐ OWNER OF THE SUBJECT PROPERTY
☒ AUTHORIZED REPRESENTATIVE

SIGNATURE: _____

PRINT NAME: _____

JUAN PABLO DONORIN

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

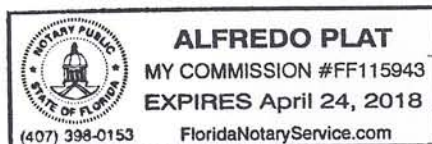
COUNTY OF

I, JUAN P. DONOFRIO, being duly sworn, depose and certify as follows: (1) I am the GENERAL MANAGER (print title) of ACASTAR MIAMI 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 28 day of OCTOBER, 2016. The foregoing instrument was acknowledged before me by JUAN PABLO DONOFRIO of ACASTAR MIAMI 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:



My Commission Expires:

NOTARY PUBLIC

ALFREDO PLAT

PRINT NAME

FILE NO. _____

POWER OF ATTORNEY AFFIDAVIT

STATE OF
COUNTY OF

I, _____, 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 _____ to be my representative before the _____ 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.

PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 20____. The foregoing instrument was acknowledged before me by _____ 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

NOTARY PUBLIC

My Commission Expires

PRINT NAME

CONTRACT FOR PURCHASE

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

ACASTAR MIAMI LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

GENARO ENRIQUE GALLO

% OF OWNERSHIP

100%

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

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

NOTE: Notarized signature required on page 9

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION
DISCLOSURE OF INTEREST

2. TRUSTEE

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

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.	_____	_____	_____
b.	_____	_____	_____
c.	_____	_____	_____

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

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

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

APPLICANT AFFIDAVIT

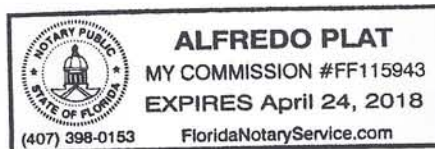
STATE OF _____
COUNTY OF _____

I, Joan L. Donerino, 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

Sworn to and subscribed before me this 28 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:

NOTARY PUBLIC
ALFREDO PLAT
PRINT NAME

FILE NO. _____

Date: 11/02/2016

Re: The Bohemian House Hotel
1409 Washington Ave.
33139 Miami Beach, FL.

Letter of Intent:



1333 South Miami Ave.
Suite 303
Miami, Florida 33130

T 305|350-2993
F 305|350-2524
W www.dna-arc.com

AA 26000769

Architecture
Planning
Interior Design

The property located at 1409 Washington Avenue in the Historic Art Deco district in Miami Beach is currently occupied by a three-story apartment building with a retail space facing Washington Avenue. This building covers approximately half of the property. The rest of the property on the east side towards the alley is occupied by a one-story warehouse. The front of the three-story building will be maintained, keeping more than one third of the existing structure. The front façade with its Art Deco details will be preserved and restored to its original condition. The rest of the building will be demolished together with the one-story warehouse to give place to a new four story addition with a pool terrace and a new basement tucked behind the historic three story structure.

The remaining structure and the new addition will function as one continuous building working seamlessly together to house a new hotel and a restaurant. The Bohemian House Hotel will offer a total of 30 rooms with an average size of 218 square feet. The retail at the ground floor facing Washington Avenue originally served as a restaurant. It will remain for the most part in its current disposition and will serve as the lobby of the hotel. The terrazzo flooring and its remarkable medallion at the main entrance will be preserved and restored. A new basement will take place with a restaurant together with the back of house: office, break room, storage, laundry room, ADA bathroom and mechanical area. The pool with a sundeck and a wood trellis is located on the fifth floor on top of the new addition. From the pool terrace the hotel guests will have the option of going down to a secondary terrace on top of the existing structure using new open stairs. On the south façade, new 1'-3" deep balconies will be built on the fourth floor. The guard rails are glass with stainless steel top rails; and the mechanical equipment on the roof is hidden behind a mechanical enclosure in the same gray finish. A new elevator shaft is located east from the lobby and will grant access from the new basement all the way up to the roof terrace on the fifth floor. A new linen chute will link the five floors all the way down to the laundry room in the basement.

The side setback requirements for this property are 7'-6". The proposed side setback on the north is 1'-6" and on the south: 5'-0". This will require on the north a 6'-0" variance and on the south a 2'-6" variance. The existing structure is currently located on the property line and will remain with a zero side setback.

The total parking requirement for this new program is a total of 16 spaces. A traditional parking layout at grade allows for a total of 6 cars, resulting in a deficiency of 10 cars. A mechanical parking system operated by a valet company will be provided on the north side of the property behind the lobby, accessible from the back alley. It will be enclosed in order to protect the neighbors from any noise. The mechanical system can carry up to a total of 22 cars.

This particular application to the Planning Board aims for approval of the mechanical parking system, providing an in-depth traffic study of the site and its surroundings.

According to Section 118-192(a), our proposal addresses points 3,5 and 6. (3) The structures and uses associated with the request are consistent with these land development regulations, (5) adequate off-street parking facilities will be provided, and (6) necessary safeguards will be provided for the protection of surrounding property, persons and neighborhood values.

Regarding the mechanical and robotic parking system, according to Section 130-38(3)(c)(i), our proposal meets points (1) and (2) by supplying the information required. Our proposal also addresses various points in Section 130-38(4): (d) whether parking lifts or mechanisms are located inside, within a fully enclosed building, and not visible from exterior view; (f) In cases where mechanical parking lifts are used for valet parking, whether approval is conditioned upon the proper restrictive covenant being provided stipulating that a valet service or operator must be provided for such parking for so long as the use continues. (g) Whether a traffic study has been provided that details the ingress, egress and circulation within the mechanical parking facility, and the technical and staffing requirements necessary to ensure that the proposed mechanical parking system does not cause excessive stacking, waiting, or backups onto the public right-of-way. (h) Whether a proposed operations plan, including hours of operation, number of employees, maintenance requirements, noise specifications, and emergency procedures, has been provided; and (i) In cases where the proposed facility includes accessory uses in addition to the parking garage, whether the accessory uses are in proportion to the facility as a whole, and delivery of merchandise and removal of refuse, and any additional impacts upon the surrounding neighborhood created by the scale and intensity of the proposed accessory uses, are adequately addressed.



Florida Real Estate Decisions, Inc.



July 26, 2016

City of Miami Beach
Planning and Zoning Department
1700 Commercial Center Drive
Miami Beach, Florida 33139

Re: Property Owners List
Within 375 feet of:

OCEAN BEACH ADDN NO 2 PB 2-56
LOT 12 BLK 26
1409 WASHINGTON AVE

16375 N.E. 18th Avenue
Suite 300
Miami, FL 33162
(305) 757-6884

1500 West Cypress Creek Rd.
Suite 409
Ft. Lauderdale, FL 33309
(954) 761-9003

12230 Forest Hill Blvd.
Suite 110-SS
Wellington, FL 33414
(561) 798-4423

WWW.FREDIFL.COM

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 of the subject property listed above.* This reflects the most current records on file in the Miami-Dade County Tax Assessor's office.

Sincerely,

Maureen E. Hudson

Maureen E. Hudson

RMEH/ms

cc: Mr. Juan Pablo D'Onofrio
ALQUIMIA HOSPITALITY GROUP
1414 Collins Ave.
Miami Beach, Florida 33139-4104

Number of Labels: 107

*Duplicates removed.



0232340080550
1337 COLLINS AVE
OCEAN BEACH ADDN NO 2 PB 2-56
LOT 13 BLK 18
LOT SIZE 50.000 X 140

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

0232340080560
1343 COLLINS AVE
OCEAN BEACH ADDN NO 2 PB 2 56
LOT 14 BLK 18
LOT SIZE 50.000 X 140

1343 COLLINS AVENUE LLC
C/O HAWKINS WAY
100 WILSHIRE BLVD STE 1750
SANTA MONICA, CA 90401-3604

0232340080570
1351 COLLINS AVE
OCEAN BEACH ADDN NO 2 PB 2-56
LOT 15 BLK 18
LOT SIZE 50.000 X 140

MIKE RYAN COLLINS LLC
J AMIR REALTY LLC
138 E 31ST ST BSMT C1
NEW YORK, NY 10016-6890

0232340080660
1401 COLLINS AVE
OCEAN BEACH ADDN NO 2 PB 2-56
LOT 11 & S1/2 LOT 12 BLK 19
LOT SIZE 75.000 X 140

KENTUCKY ZINC LLC
ABH CORP OF NEW YORK NC CAPITAL LLC
1401 COLLINS AVE
MIAMI BEACH, FL 33139-4103

0232340080670
1411 COLLINS AVE
OCEAN BEACH ADDN NO 2 PB 2-56
LOT 13 & N1/2 LOT 12 BLK 19
LOT SIZE 75.000 X 140

KENTUCKY ZINC LLC
ABH CORP OF NEW YORK
NC CAPITAL LLC
ZAYNAB INVESTMENTS LLC
1401 COLLINS AVE
MIAMI BEACH, FL 33139-4103

0232340080680
1415 COLLINS AVE
OCEAN BEACH ADDN NO 2 PB 2-56
LOT 14 & S6.8FT LOT 15 BLK 19
LOT SIZE 57.000 X 140

MIAMI REAL ESTATE INVESTMENT CORP
1415 COLLINS AVE
MIAMI BEACH, FL 33139-4103

0232340080690
1423 COLLINS AVE
OCEAN BEACH ADDN NO 2 PB 2-56
N43.2FT OF LOT 15 & S25FT LOT 16 BLK 19
LOT SIZE 68.200 X 140

PRESIDENT HOTEL INC
1418 OCEAN DR
MIAMI BEACH, FL 33139-4108

0232340080700
1425 COLLINS AVE
OCEAN BEACH ADD NO 2 PB 2-56
LOT 17 & N25FT LOT 16 BLK 19
LOT SIZE 75.000 X 140

1425 COLLINS AVE LLC
1423 COLLINS AVE
MIAMI BEACH, FL 33139-4103

0232340080710
1433 COLLINS AVE
OCEAN BEACH ADDN NO 2 PB 2-56
LOT 18&N87.2FT OF W140FT OF BLK 19
LOT SIZE 144.700 X 140

BETSY ROSS OWNER LLC
1841 BROADWAY RM 800
NEW YORK, NY 10023-7659

0232340080750
1428 COLLINS AVE
OCEAN BEACH ADDN NO 2 PB 2-56
LOT 2 BLK 26
LOT SIZE 50.000 X 140

RICHARD SHINDLER
715 82ND ST
MIAMI BEACH, FL 33141-1308

0232340080760
1424 COLLINS AVE
OCEAN BEACH ADDN NO 2 PB 2-56
LOT 3 BLK 26
LOT SIZE 50.000 X 140

HORIZONTE CORP
1424 COLLINS AVE
MIAMI BEACH, FL 33139-4104

0232340080770
1420 COLLINS AVE
3 54 42 34 53 42
OCEAN BEACH ADD NO 2 PB 2-56
LOT 4 BLK 26
LOT SIZE 50.000 X 140

THE ODYSSEY OF SOUTH BEACH LLC
1420 COLLINS AVE
MIAMI BEACH, FL 33139-4104

0232340080790
1414 COLLINS AVE
OCEAN BEACH ADDN NO 2 PB 2-56
LOTS 6 & 7 BLK 26
LOT SIZE 100.000 X 140

NASSAU INVESTMENTS CORP
1414 COLLINS AVE
MIAMI BEACH, FL 33139-4104

0232340080800
1400 COLLINS AVE
OCEAN BEACH ADDN NO 2 PB 2-56
LOTS 8 & 9 BLK 26
LOT SIZE 100.000 X 140

WALGREEN CO
104 WILMOT RD STOP 1420
DEERFIELD, IL 60015-5121

0232340080810
1407 WASHINGTON AVE
3 54 42 34 53 42
OCEAN BEACH ADD NO 2 PB 2-56
LOTS 10 & 11 BLK 26
LOT SIZE 100.000 X 130

JAMES F MATTHEW &W MARY H
% BERNARDO PRASCHNIK
1401 WASHINGTON AVE
MIAMI BEACH, FL 33139-4109

0232340080820
1409 WASHINGTON AVE
OCEAN BEACH ADDN NO 2 PB 2-56
LOT 12 BLK 26
LOT SIZE 50.000 X 130

ACASTAR MIAMI LLC
2450 NE MIAMI GARDENS DR FL 2
MIAMI, FL 33180-2717

0232340080830
1413 WASHINGTON AVE
3 54 42 34 53 42
OCEAN BEACH ADD NO 2 PB 2-56
LOT 13 BLK 26
LOT SIZE 50.000 X 130

1413 WASHSTAR LLC
140 N FEDERAL HWY FL 2
BOCA RATON, FL 33432-3946

0232340080840
1417 WASHINGTON AVE
OCEAN BEACH ADDN NO 2 PB 2-56
LOT 14 BLK 26
LOT SIZE 50.000 X 130

1417 WASHINGTON LLC
1435 WASHINGTON AVE
MIAMI BEACH, FL 33139-4109

0232340080850
1421 WASHINGTON AVE
OCEAN BEACH ADDN NO 2 PB 2-56
LOT 15 BLK 26
LOT SIZE 50.000 X 130

1421 WASHINGTON LLC
301 W 41ST ST STE 406
MIAMI BEACH, FL 33140-3647

0232340080860
1427 WASHINGTON AVE
OCEAN BEACH ADD NO 2 PB 2-56
LOT 16 BLK 26
LOT SIZE 50.000 X 130

WILLIA S MCKINNEY
% D COBBS
690 LINCOLN RD STE 300
MIAMI BEACH, FL 33139-2905

0232340080870
1435 WASHINGTON AVE
OCEAN BEACH ADD NO 2 PB 2-56
LOT 17 LESS BEG AT SELY COR OF LOT 17 TH N
90 DEG W 130FT N 00 DEG W 27.82FT N 80 DEG
E 106.02FT S 00 DEG E 24.30FT N 89 DEG E
25.24FT S 00 DEG E 20.73FT TO POB BLK 26
LOT SIZE 7354 SQ FT

SB PREMISES LLC
8500 W FLAGLER ST STE B 209
MIAMI, FL 33144

0232340080880
1429 WASHINGTON AVE
OCEAN BEACH ADD NO 2 PB 2-56
BEG AT SELY COR OF LOT 17 TH N 90 DEG W
130FT N 00 DEG W 27.82FT N 80 DEG E
106.02FT S 00 DEG E 24.30FT N 89 DEG E
25.24FT S 00 DEG E 20.73 TO POB BLK 26
LOT SIZE 4322 SQ FT

BLACK CONDOR LLC
6515 COLLINS AVE APT 1202
MIAMI BEACH, FL 33141-9627

0232340080890
1360 COLLINS AVE
3 54 42 34 53 42
OCEAN BEACH ADD NO 2 PB 2-56
LOT 1 BLK 27

1360 COMMODORE LLC
16885 DALLAS PKWY
ADDISON, TX 75001-5215

0232340080900
1350 COLLINS AVE
OCEAN BEACH ADD NO 2 PB 2-56
LOT 2 BLK 27
LOT SIZE 50.000 X 140

CAROL INVEST USA INC
C/O FINLEY AND BOLOGNA INTL
150 SE 2ND AVE STE 1010
MIAMI, FL 33131-1577

0232340080910
1340 COLLINS AVE
OCEAN BEACH ADD NO 2 PB 2-56
LOT 3 BLK 27
LOT SIZE 50.000 X 140

BEACHCOMBER INVESTMENTS CORP
1340 COLLINS AVE
MIAMI BEACH, FL 33139-4209

0232340080930
1330 COLLINS AVE
OCEAN BEACH ADD NO 2 PB 2-56
LOT 5 BLK 27
LOT SIZE 50.000 X 140

1330 COLLINS LLC
16885 DALLAS PKWY
ADDISON, TX 75001-5215

0232340080970
1331 WASHINGTON AVE
OCEAN BEACH ADD NO 2 PB 2-56
LOT 12 BLK 27
LOT SIZE 50.000 X 130

1331 WASHINGTON BUYER LLC
140 N FEDERAL HWY
BOCA RATON, FL 33432-3946

0232340080980
1345 WASHINGTON AVE
OCEAN BEACH ADD NO 2 PB 2-56
LOTS 13 & 14 LESS BEG AT NE COR LOT 14
SLY30FT W52FT NLY30FT E52 FT TO POB BLK 27
LOT SIZE IRREGULAR

ALEXIS J EHRENHAFT TRS
ALEXIS J EHRENHAFT REV TRUST
MICHAEL J KARATY JR
7250 SW 39TH TER
MIAMI, FL 33155-6624

0232340080990
1333 WASHINGTON AVE
OCEAN BEACH ADD NO 2 PB 2-56
BEG AT NE COR LOT 14 SLY30FT W52 FT
NLY30FT E52FT TO POB BLK 27
LOT SIZE 30.000 X 52

ALEXIS J EHRENHAFT TRS
MICHAEL J KARATY JR TRS
EMILY JEPEWAY TRS
7250 SW 39TH TER
MIAMI, FL 33155-6624

0232340081000
1359 WASHINGTON AVE
OCEAN BEACH ADD NO 2 PB 2-56
LOTS 15 & 16 BLK 27
LOT SIZE 100.000 X 130

RAY CORP
2021 SELVA MADERA CT
ATLANTIC BEACH, FL 32233-4531

0232340110020
1334 WASHINGTON AVE
H PRATTS RESUB OCEAN BEACH NO 3 PB 6-17
LOT 5 BLK 21
LOT SIZE 51.000 X 115

WALDORF HOTEL LLC
1111 KANE CONCOURSE STE 217
MIAMI BEACH, FL 33154-2040

0232340110030
1345 DREXEL AVE
3-4 54 42 34 53 42
PB 6-17 H PRATTS RESUB OCEAN BEACH NO 3
LOTS 6-7-11 BLK 21
LOT SIZE IRREGULAR

1370 WASHINGTON LLC
C/O GREENBERG & COMPANY
1370 WASHINGTON AVE STE 306
MIAMI BEACH, FL 33139-4215

0232340110040
400 14 ST
3-4 54 42 34 53 42
PB 6-17 H PRATTS RESUB OCEAN BEACH NO 3
LOT 8 BLK 21
LOT SIZE 51.000 X 139

1370 WASHINGTON LLC
%GREENBERG & COMPANY
1370 WASHINGTON AVE STE 306
MIAMI BEACH, FL 33139-4215

0232340130030
1438 COLLINS AVE
34 53 42 ESPANOLA VILLAS PB 7-145
E17.5FT OF LOT 3 &
ALL OF LOTS 1 & 2 BLK 2 B
LOT SIZE 72.350 X 139

ADITA HOLDINGS LLC
763 ARTHUR GODFREY RD STE A
MIAMI BEACH, FL 33140-3448

0232340130040
1441 WASHINGTON AVE
ESPANOLA VILLAS PB 7-145
W12.5FT LOT 3 & LOTS 4 & 5 BLK 2 B
LOT SIZE 81.000 X 133

ESPANOLA PARTNERS LLC
C/O ISAAC KLEIN
1407 BROADWAY RM 503
NEW YORK, NY 10018-5151

0232340130050
ESPANOLA VILLAS PB 7-145
E20FT OF W32.5FT LOT 3 ALLEY BLK 2 B
LOT SIZE 20.000 X 81

CITY OF MIAMI BEACH FLA
CITY HALL
1700 CONVENTION CENTER DR
MIAMI BEACH, FL 33139-1819

0232340150020
1434 WASHINGTON AVE
ESPANOLA VILLAS 1ST ADD PB 9-147
LOTS 1 TO 6 LESS N3FT BLK 3B & REC STR
.75FT X 36.25FT ADJ S/L LOT 6 PART BLK 20
PB 2-81
LOT SIZE IRREGULAR

CLAY HOTEL PARTNERSHIP LTD
406 ESPANOLA WAY
MIAMI BEACH, FL 33139-8123

0242030090010
1420 WASHINGTON AVE
OCEAN BEACH ADD NO 3 PB 2-81
PT OF BLK 20 LYG BET DREXEL & WASHINGTON
AVES & W245.85FT OF 30FT STRIP LYG N & ADJ
LESS E75FT OF N30FT IN NW COR
LOT SIZE 118172 SQUARE FEET

SCHOOL BOARD OF MIAMI DADE COUNTY
1450 NE 2ND AVE
MIAMI, FL 33132-1308

0242030090020

1430 WASHINGTON AVE

3 4 54 42 34 53 42

OCEAN BEACH ADDN NO 3 PB 2 81

E75FT OF 30FT STR BET WASH & DREXEL AVES S

OF PT OF WHITMAN TR & N OF SCHOOL TR

LOT SIZE 30.000 X 76

MARSTEV CORP

% EDWARD SELTXER

535 OCEAN BLVD

NORTH MIAMI BEACH, FL 33160-2215

CONDOMINIUMS



0232340430001
1357 COLLINS AVENUE CONDO
PB 2-56 OCEAN BEACH ADDN NO 2
BLK 18 LOT 16

REFERENCE ONLY

0232340430010
1357 COLLINS AVE, #A1
1357 COLLINS AVE CONDO UNIT A-1
UNDIV 6.79 % INT IN COMMON ELEMENTS

ALAN J STANISH &W KAREN
458 SPADARO DR
VENICE, FL 34285-3335

0232340430020
1357 COLLINS AVE, #B1
1357 COLLINS AVE CONDO UNIT B-1
UNDIV 6.72 % INT IN COMMON ELEMENTS

DAVID GRANOFF
1357 COLLINS AVE APT B1
MIAMI BEACH, FL 33139-4230

0232340430030
1357 COLLINS AVE, #C1
1357 COLLINS AVE CONDO UNIT C-1
UNDIV 6.78 % INT IN COMMON ELEMENTS

MARTINOS GROUP LLC
PO BOX 613371
MIAMI, FL 33261-3371

0232340430040
1357 COLLINS AVE, #D1
1357 COLLINS AVE CONDO UNIT D-1
UNDIV 6.99 % INT IN COMMON ELEMENTS

MARIA RAPETSKAYA
111 LAWRENCE ST APT 31G
BROOKLYN, NY 11201-3887

0232340430050
1357 COLLINS AVE, #A2
1357 COLLINS AVE CONDO UNIT A-2
UNDIV 6.59 % INT IN COMMON ELEMENTS

RAMON E LOPEZ
1357 COLLINS AVE APT A2
MIAMI BEACH, FL 33139-4230

0232340430060
1357 COLLINS AVE, #B2
1357 COLLINS AVE CONDO UNIT B-2
UNDIV 6.32 % INT IN COMMON ELEMENTS

BICI INVESTMENTS LLC
11011 SW 69TH DR
MIAMI, FL 33173-2011

0232340430070
1357 COLLINS AVE, #C2
1357 COLLINS AVE CONDO UNIT C-2
UNDIV 6.45 % INT IN COMMON ELEMENTS

ADALBERTO ALVAREZ &W MARIA E
1357 COLLINS AVE APT C2
MIAMI BEACH, FL 33139-4230

0232340430080
1357 COLLINS AVE, #D2
1357 COLLINS AVE CONDO UNIT D-2
UNDIV 6.52 % INT IN COMMON ELEMENTS

ERIC MARGULES
1357 COLLINS AVE APT D2
MIAMI BEACH, FL 33139-4230

0232340430090
1357 COLLINS AVE, #B3
1357 COLLINS AVE CONDO UNIT B-3
UNDIV 6.45 % INT IN COMMON ELEMENTS

ARMANDO WILDER &W ESTHER (LE)
REM LINA KLAHR
1233 BISCAYA DR
MIAMI BEACH, FL 33154-3315

0232340430100
1357 COLLINS AVE, #C3
1357 COLLINS AVE CONDO UNIT C-3
UNDIV 6.72 % INT IN COMMON ELEMENTS

GREGORY J KHOST &W JACQUELINE OBRIEN KHOST
1357 COLLINS AVE APT C3
MIAMI BEACH, FL 33139-4230

0232340430110
1357 COLLINS AVE, #D3
1357 COLLINS AVE CONDO UNIT D-3
UNDIV 6.72 % INT IN COMMON ELEMENTS

AGUSTIN PEREZ
1357 COLLINS AVE APT D3
MIAMI BEACH, FL 33139-4230

0232340430120
1357 COLLINS AVE, #A4
1357 COLLINS AVE CONDO UNIT A-4 UNDIV
6.99% INT IN COMMON ELEMENTS

LARRY BLANE SIMMS
6337 NE 5TH AVE
MIAMI, FL 33138-6115

0232340430130
1357 COLLINS AVE, #B4
1357 COLLINS AVE CONDO UNIT B-4
UNDIV 6.25 % INT IN COMMON ELEMENTS

DAWN S LYON
1357 COLLINS AVE APT B4
MIAMI BEACH, FL 33139-4230

0232340430140
1357 COLLINS AVE, #C4
1357 COLLINS AVE CONDO UNIT C-4
UNDIV 6.72 % INT IN COMMON ELEMENTS

RICHARD W MARTIN & PHILIP MORROW
1357 COLLINS AVE APT C4
MIAMI BEACH, FL 33139-4230

0232340430150
1357 COLLINS AVE, #D4
1357 COLLINS AVE CONDO UNIT D-4 UNDIV
6.99% INT IN COMMON ELEMENTS

RICHARD WYLIE MARTIN
PHILIP INGRAM MORROW
1357 COLLINS AVE APT C4
MIAMI BEACH, FL 33139-4230

0232340680001
1418 COLLINS AVE
COLLINS VIEW CONDO
OCEAN BEACH ADDN NO 2 PB 2-56
LOT 5 BLK 26
LOT SIZE 50.000 X 140

REFERENCE ONLY

0232340680010
1418 COLLINS AVE, #201
COLLINS VIEW CONDO UNIT 201 UNDIV 6.1440%
INT IN COMMON ELEMENTS

STEPHAN HANSES
1312 BELMONT ST NW
WASHINGTON, DC 20009-4812

0232340680020
1418 COLLINS AVE, #301
COLLINS VIEW CONDO UNIT 301 UNDIV 6.1440%
INT IN COMMON ELEMENTS

RACHEL JUDITH & NOAH S WISS JTRS
1350 MICHIGAN AVE
MIAMI BEACH, FL 33139-3823

0232340680030
1418 COLLINS AVE, #401
COLLINS VIEW CONDO UNIT 401 UNDIV 6.1440%
INT IN COMMON ELEMENTS

WESLEY G SO
1418 COLLINS AVE APT 401
MIAMI BEACH, FL 33139-4144

0232340680040
1418 COLLINS AVE, #501
COLLINS VIEW CONDO UNIT 501 UNDIV 6.1440%
INT IN COMMON ELEMENTS

FELIX C SOTOLONGO & MAYRA SOTOLONGO
1418 COLLINS AVE APT 501
MIAMI BEACH, FL 33139-4145

0232340680050
1418 COLLINS AVE, #601
COLLINS VIEW CONDO UNIT 601 UNDIV 6.1440%
INT IN COMMON ELEMENTS

CALVIN H MITTMAN
1418 COLLINS AVE APT 601
MIAMI BEACH, FL 33139-4146

0232340680060
1418 COLLINS AVE, #202
COLLINS VIEW CONDO UNIT 202 UNDIV 4.5165%
INT IN COMMON ELEMENTS

RICK SHERMAN
903 SE 93 TER
PLANTATION, FL 33324

0232340680070
1418 COLLINS AVE, #302
COLLINS VIEW CONDO UNIT 302 UNDIV 4.5165%
INT IN COMMON ELEMENTS

SIMONE VIOLA
1418 COLLINS AVE APT 302
MIAMI BEACH, FL 33139-4144

0232340680080
1418 COLLINS AVE, #402
COLLINS VIEW CONDO UNIT 402 OR 11093-1353
0481 1 INT IN COMMON ELEMENTS

BAROUX LLC
1521 MERIDIAN AVE
MIAMI BEACH, FL 33139-3459

0232340680090
1418 COLLINS AVE, #502
COLLINS VIEW CONDO UNIT 502 UNDIV 4.5165%
INT IN COMMON ELEMENTS

ITALO PETRONELLI
1418 COLLINS AVE APT 502
MIAMI BEACH, FL 33139-4145

0232340680100
1418 COLLINS AVE, #602
COLLINS VIEW CONDO UNIT 602 UNDIV 4.5165%
INT IN COMMON ELEMENTS

FLAGLER PROPERTY ENTERP INC
1505 SW 12TH ST
MIAMI, FL 33135-5319

0232340680110
1418 COLLINS AVE, #203
COLLINS VIEW CONDO UNIT 203 UNDIV 4.6879%
INT IN COMMON ELEMENTS

NARA CASTILLO EST OF MARIA L CALLAVA PARES
1418 COLLINS AVE APT 203
MIAMI BEACH, FL 33139-4143

0232340680120
1418 COLLINS AVE, #303
COLLINS VIEW CONDO UNIT 303 UNDIV 4.6879%
INT IN COMMON ELEMENTS

LISA CARNEVALE
16066 ROSECROFT TER
DELRAY BEACH, FL 33446-9587

0232340680130
1418 COLLINS AVE, #403
COLLINS VIEW CONDO UNIT 403 UNDIV 4.6879%
INT IN COMMON ELEMENTS

SANDRA ABOUELWafa & HELEN BOWEN
1418 COLLINS AVE APT 403
MIAMI BEACH, FL 33139-4145

0232340680140
1418 COLLINS AVE, #503
COLLINS VIEW CONDO UNIT 503 UNDIV 4.6879%
INT IN COMMON ELEMENTS

FLAGER PROPERTY ENTERPRISES INC
1505 SW 12TH ST
MIAMI, FL 33135-5319

0232340680150
1418 COLLINS AVE, #603
COLLINS VIEW CONDO UNIT 603 UNDIV 4.6879%
INT IN COMMON ELEMENTS

CARLOS SEPULVEDA
ELIZABETH SEPULVEDA
1418 COLLINS AVE APT 603
MIAMI BEACH, FL 33139-4146

0232340680160
1418 COLLINS AVE, #204
COLLINS VIEW CONDO UNIT 204 UNDIV 4.6516%
INT IN COMMON ELEMENTS

DAVID FOGIELGARN
CATHY FOGIELGARN
11 ROSERY LN
CLEARWATER, FL 33756-1610

0232340680170
1418 COLLINS AVE, #304
COLLINS VIEW CONDO UNIT 304 UNDIV 4.6516%
INT IN COMMON ELEMENTS

KONSTANTIN SHAPILOV
1418 COLLINS AVE APT 304
MIAMI BEACH, FL 33139-4144

0232340680180
1418 COLLINS AVE, #404
COLLINS VIEW CONDO UNIT 404 UNDIV 4.6516%
INT IN COMMON ELEMENTS

MIAMI REAL ESTATE HOLDINGS LLC
7900 GLADES RD STE 530
BOCA RATON, FL 33434-4188

0232340680190
1418 COLLINS AVE, #504
COLLINS VIEW CONDO UNIT 504 UNDIV 4.6516%
INT IN COMMON ELEMENTS

PATRICK SMOLDERS
DA COSTASTRAAT 10H
1053 ZB AMSTERDAM,
NETHERLANDS

0232340680200
1418 COLLINS AVE, #604
COLLINS VIEW CONDO UNIT 604 UNDIV 4.6516%
INT IN COMMON ELEMENTS

MIA GLOBAL INVESTORS LLC
251 SW 30TH RD
MIAMI, FL 33129-2725

0232340730001
1334 COLLINS AVE
COLLINS PLAZA CONDO
OCEAN BEACH ADD NO 2 PB 2-56
LOT 4 BLK 27

REFERENCE ONLY

0232340730010
1334 COLLINS AVE, #201
COLLINS PLAZA CONDO UNIT 201 UNDIV 6.1440%
INT IN COMMON ELEMENTS

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

0232340730020
1334 COLLINS AVE, #301
COLLINS PLAZA CONDO UNIT 301 UNDIV 6.1440%
INT IN COMMON ELEMENTS

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

0232340730030
1334 COLLINS AVE, #401
COLLINS PLAZA CONDO UNIT 401 UNDIV 6.1440%
INT IN COMMON ELEMENTS

TAMARIN HOLDINGS LLC
C/O LANCE A GELLER P A
1680 MICHIGAN AVE STE 700
MIAMI BEACH, FL 33139-2551

0232340730040
1334 COLLINS AVE, #501
COLLINS PLAZA CONDO UNIT 501 UNDIV 6.1440%
INT IN COMMON ELEMENTS

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

0232340730050
1334 COLLINS AVE, #601
COLLINS PLAZA CONDO UNIT 601 UNDIV 6.1440%
INT IN COMMON ELEMENTS

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

0232340730060
1334 COLLINS AVE, #202
COLLINS PLAZA CONDO UNIT 202 UNDIV 4.5165%
INT IN COMMON ELEMENTS

ELI DA SILVA
1334 COLLINS AVE APT 202
MIAMI BEACH, FL 33139-4221

0232340730070
1334 COLLINS AVE, #302
COLLINS PLAZA CONDO UNIT 302 UNDIV 4.5165%
INT IN COMMON ELEMENTS

JEFFREY GOTTESMAN
407 REDBUD WAY
NEVADA CITY, CA 95959-2155

0232340730080
1334 COLLINS AVE, #402
COLLINS PLAZA CONDO UNIT 402 UNDIV 4.5165%
INT IN COMMON ELEMENTS

IVAN CHORENS
MABEL CHORENS
1334 COLLINS AVE APT 402
MIAMI BEACH, FL 33139-4222

0232340730090
1334 COLLINS AVE, #502
COLLINS PLAZA CONDO UNIT 502 UNDIV 4.5165%
INT IN COMMON ELEMENTS

FE MILAGROS CARBONELL JTRS
ANA LOPEZ JTRS
1334 COLLINS AVE APT 502
MIAMI BEACH, FL 33139-4227

0232340730100
1334 COLLINS AVE, #602
COLLINS PLAZA CONDO UNIT 602 UNDIV 4.5165%
INT IN COMMON ELEMENTS

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

0232340730110
1334 COLLINS AVE, #203
COLLINS PLAZA CONDO UNIT 203 UNDIV 4.6870%
INT IN COMMON ELEMENTS

REGINA ALLOUL
1105 MILTON AVE CHOMEDEY LAVAL
QUEBEC H7W 1V9,
CANADA

0232340730120
1334 COLLINS AVE, #303
COLLINS PLAZA CONDO UNIT 303 UNDIV 4.6870%
INT IN COMMON ELEMENTS

HOUSHIG A TEJIRIAN
1334 COLLINS AVE APT 303
MIAMI BEACH, FL 33139-4222

0232340730130
1334 COLLINS AVE, #403
COLLINS PLAZA CONDO UNIT 403 UNDIV 4.6870%
INT IN COMMON ELEMENTS

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

0232340730140
1334 COLLINS AVE, #503
COLLINS PLAZA CONDO UNIT 503 UNDIV 4.6870%
INT IN COMMON ELEMENTS

MATTHEW C KOBIN TRS
MARIA JOSELITA V KOBIN TRS
25981 MCKENNA CT
LAKE FOREST, CA 92630-8023

0232340730150
COLLINS PLAZA CONDO UNIT 603 UNDIV 4.6870%
INT IN COMMON ELEMENTS

CONFIDENTIAL

0232340730160
1334 COLLINS AVE, #204
COLLINS PLAZA CONDO UNIT 204 UNDIV 4.6516%
INT IN COMMON ELEMENTS

JEAN C ROMERO
1334 COLLINS AVE APT 204
MIAMI BEACH, FL 33139-4221

0232340730170
1334 COLLINS AVE, #304
COLLINS PLAZA CONDO UNIT 304 UNDIV 4.6516%
INT IN COMMON ELEMENTS

CARM REAL ESTATE FLORIDA CORP
1334 COLLINS AVE APT 304
MIAMI BEACH, FL 33139-4222

0232340730180
1334 COLLINS AVE, #404
COLLINS PLAZA CONDO UNIT 404 UNDIV 4.6516%
INT IN COMMON ELEMENTS

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

0232340730190
1334 COLLINS AVE, #504
COLLINS PLAZA CONDO UNIT 504 UNDIV 4.6516%
INT IN COMMON ELEMENTS

RAFAEL ALVAREZ
3865 W 8TH CT
HIALEAH, FL 33012-7290

0232340730200

1334 COLLINS AVE, #604

COLLINS PLAZA CONDO UNIT 604 UNDIV 4.6516%

INT IN COMMON ELEMENTS

MANUEL SIQUES &W LUCILA ET ALS

8331 SW 12TH TER

MIAMI, FL 33144-4121

0232341830001
SOBE VILLAGE CONDO
H PRATTS RESUB OCEAN BEACH NO 3 PB 6-17
LOTS 9 & 10 BLK 21
AS DESC IN DECL OR 24443-2198
LOT SIZE 10000 SQ FT

REFERENCE ONLY

0232341830010
440 14 ST, #1
SOBE VILLAGE CONDO UNIT 1 BLDG 440 UNDIV
5.53% INT IN COMMON ELEMENTS

OSTRO LLC
PO BOX 191862
MIAMI BEACH, FL 33119-1862

0232341830020
440 14 ST, #2
SOBE VILLAGE CONDO UNIT 2 BLDG 440 UNDIV
5.53% INT IN COMMON ELEMENTS

RICHMOND LLC
440 14TH ST APT 2
MIAMI BEACH, FL 33139-8102

0232341830030
440 14 ST, #3
SOBE VILLAGE CONDO UNIT 3 BLDG 440 UNDIV
5.53% INT IN COMMON ELEMENTS

OSTRO LLC
PO BOX 191862
MIAMI BEACH, FL 33119-1862

0232341830040
440 14 ST, #4
SOBE VILLAGE CONDO UNIT 4 BLDG 440 UNDIV
5.53% INT IN COMMON ELEMENTS

OSTRO LLC
PO BOX 191862
MIAMI BEACH, FL 33119-1862

0232341830050
440 14 ST, #5
SOBE VILLAGE CONDO UNIT 5 BLDG 440 UNDIV
5.53% INT IN COMMON ELEMENTS

OSTRO LLC
PO BOX 191862
MIAMI BEACH, FL 33119-1862

0232341830060
440 14 ST, #6
SOBE VILLAGE CONDO UNIT 6 BLDG 440 UNDIV
5.53% INT IN COMMON ELEMENTS

MMC 14TH ST LLC
435 FAIRWAY DR
MIAMI BEACH, FL 33141-2418

0232341830070
440 14 ST, #7
SOBE VILLAGE CONDO UNIT 7 BLDG 440 UNDIV
5.53% INT IN COMMON ELEMENTS

SUSANA SAUMELL
440 14TH ST APT 7
MIAMI BEACH, FL 33139-8154

0232341830080
440 14 ST, #8
SOBE VILLAGE CONDO UNIT 8 BLDG 440 UNDIV
5.53% INT IN COMMON ELEMENTS

OSTRO LLC
1330 15TH ST
MIAMI BEACH, FL 33139-2249

0232341830090
1355 DREXEL AVE, #1
SOBE VILLAGE CONDO UNIT 1 BLDG 1355 UNDIV
8.50% INT IN COMMON ELEMENTS

GOLDEN APARTMENTS LLC
1300 PENNSYLVANIA AVE APT 308
MIAMI BEACH, FL 33139-4010

0232341830100
1355 DREXEL AVE, #2
SOBE VILLAGE CONDO UNIT 2 BLDG 1355 UNDIV
4.23% INT IN COMMON ELEMENTS

RAFFO COOL LLC
1300 PENNSYLVANIA AVE APT 308
MIAMI BEACH, FL 33139-4010

0232341830110
1355 DREXEL AVE, #3
SOBE VILLAGE CONDO UNIT 3 BLDG 1355 UNDIV
4.31% INT IN COMMON ELEMENTS

GREEN FAMILY TWO INC
301 W 41ST ST STE 501
MIAMI BEACH, FL 33140-3609

0232341830120
1355 DREXEL AVE, #4
SOBE VILLAGE CONDO UNIT 4 BLDG 1355 UNDIV
7.96% INT IN COMMON ELEMENTS

GREEN FAMILY TWO INC
301 W 41ST ST STE 501
MIAMI BEACH, FL 33140-3609

0232341830130
1357 DREXEL AVE, #5
SOBE VILLAGE CONDO UNIT 5 BLDG 1357 UNDIV
6.09% INT IN COMMON ELEMENTS

NEO VASC INTL LLC
1300 PENNSYLVANIA AVE APT 308
MIAMI BEACH, FL 33139-4010

0232341830140
1357 DREXEL AVE, #6
SOBE VILLAGE CONDO UNIT 6 BLDG 1357 UNDIV
4.77% INT IN COMMON ELEMENTS

DODI INVESTMENT INC
301 W 41ST ST STE 501
MIAMI BEACH, FL 33140-3609

0232341830150
1357 DREXEL AVE, #7
SOBE VILLAGE CONDO UNIT 7 BLDG 1357 UNDIV
4.50% INT IN COMMON ELEMENTS

ANDA58 LLC
1300 PENNSYLVANIA AVE APT 308
MIAMI BEACH, FL 33139-4010

0232341830160
1357 DREXEL AVE, #8
SOBE VILLAGE CONDO UNIT 8 BLDG 1357 UNDIV
4.31% INT IN COMMON ELEMENTS

MIAMI REAL ESTATE PROPERTIES LLC
150 SE 2ND AVE STE 1010
MIAMI, FL 33131-1577

0232341830170
1357 DREXEL AVE, #9
SOBE VILLAGE CONDO UNIT 9 BLDG 1357 UNDIV
5.03% INT IN COMMON ELEMENTS

VICTORY PARK LLC
1500 BAY RD APT 1132
MIAMI BEACH, FL 33139-3209

0232341830180

1357 DREXEL AVE, #10

SOBE VILLAGE CONDO UNIT 10 BLDG 1357 UNDIV

6.05% INT IN COMMON ELEMENTS

GIOSI LLC

1300 PENNSYLVANIA AVE APT 308

MIAMI BEACH, FL 33139-4010

0232341950001
THE ATRIUM CONDO
OCEAN BEACH ADDN NO 2 PB 2-56
LOT 1 BLK 26
AS DESC IN DECL OR 25281-0703
LOT SIZE 9716 SQ FT

REFERENCE ONLY

0232341950010
1434 COLLINS AVE, #1
THE ATRIUM CONDO UNIT 1 UNDIV 4.610% INT
IN COMMON ELEMENTS

C WILSON LLC
555 NE 15TH ST STE 200
MIAMI, FL 33132-1455

0232341950020
1434 COLLINS AVE, #2
THE ATRIUM CONDO UNIT 2 UNDIV 3.208% INT
IN COMMON ELEMENTS

C WILSON LLC
555 NE 15TH ST STE 200
MIAMI, FL 33132-1455

0232341950030
1434 COLLINS AVE, #3
THE ATRIUM CONDO UNIT 3 UNDIV 3.715% INT
IN COMMON ELEMENTS

C WILSON LLC
555 NE 15TH ST STE 200
MIAMI, FL 33132-1455

0232341950040
1434 COLLINS AVE, #4
THE ATRIUM CONDO UNIT 4 UNDIV 5.549% INT
IN COMMON ELEMENTS

C WILSON LLC
555 NE 15TH ST STE 200
MIAMI, FL 33132-1455

0232341950050
1434 COLLINS AVE, #5
THE ATRIUM CONDO UNIT 5 UNDIV 7.438% INT
IN COMMON ELEMENTS

C WILSON LLC
555 NE 15TH ST STE 200
MIAMI, FL 33132-1455

0232341950060
1434 COLLINS AVE, #6
THE ATRIUM CONDO UNIT 6 UNDIV 2.912% INT
IN COMMON ELEMENTS

C WILSON LLC
555 NE 15TH ST STE 200
MIAMI, FL 33132-1455

0232341950070
1434 COLLINS AVE, #7
THE ATRIUM CONDO UNIT 7 UNDIV 5.570% INT
IN COMMON ELEMENTS

C WILSON LLC
555 NE 15TH ST STE 200
MIAMI, FL 33132-1455

0232341950080
1434 COLLINS AVE, #8
THE ATRIUM CONDO UNIT 8 UNDIV 36.132% INT
IN COMMON ELEMENTS

COLLINS AVE PLAZA LLC
PO BOX 350078
PALM COAST, FL 32135-0078

0232341950090

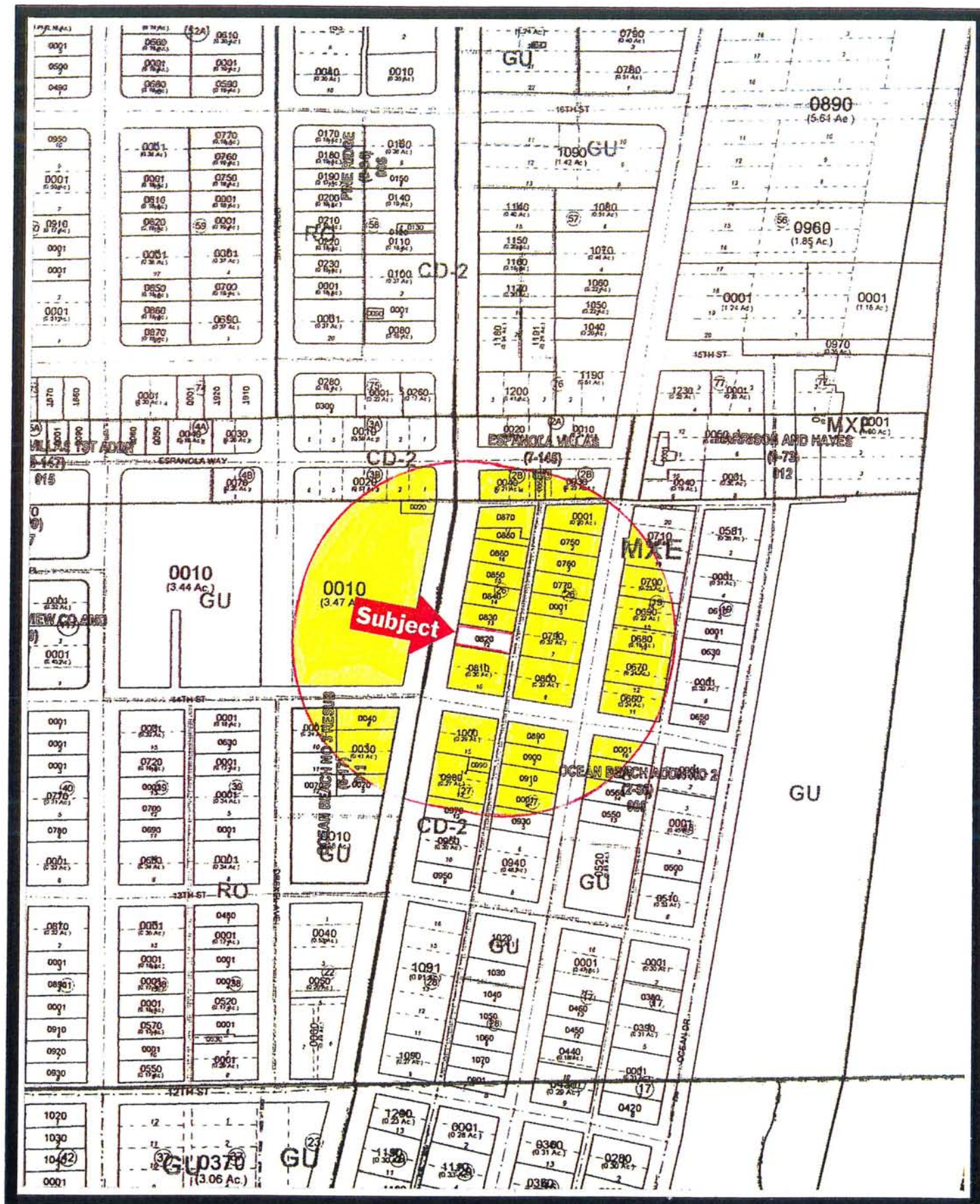
1434 COLLINS AVE, #9

THE ATRIUM CONDO UNIT 9 UNDIV 30.866% INT
IN COMMON ELEMENTS

1434 COLLINS LLC

PO BOX 402188

MIAMI BEACH, FL 33140-0188



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

PATRICK SMOLDERS
DA COSTASTRAAT 10H
1053 ZB AMSTERDAM
NETHERLANDS

1330 COLLINS LLC
16885 DALLAS PKWY
ADDISON, TX 75001-5215

1331 WASHINGTON BUYER LLC
140 N FEDERAL HWY
BOCA RATON, FL 33432-3946

1343 COLLINS AVENUE LLC
C/O HAWKINS WAY
100 WILSHIRE BLVD STE 1750
SANTA MONICA, CA 90401-3604

1360 COMMODORE LLC
16885 DALLAS PKWY
ADDISON, TX 75001-5215

1370 WASHINGTON LLC
C/O GREENBERG & COMPANY
1370 WASHINGTON AVE STE 306
MIAMI BEACH, FL 33139-4215

1413 WASHSTAR LLC
140 N FEDERAL HWY FL 2
BOCA RATON, FL 33432-3946

1417 WASHINGTON LLC
1435 WASHINGTON AVE
MIAMI BEACH, FL 33139-4109

1421 WASHINGTON LLC
301 W 41ST ST STE 406
MIAMI BEACH, FL 33140-3647

1425 COLLINS AVE LLC
1423 COLLINS AVE
MIAMI BEACH, FL 33139-4103

1434 COLLINS LLC
PO BOX 402188
MIAMI BEACH, FL 33140-0188

ACASTAR MIAMI LLC
2450 NE MIAMI GARDENS DR FL 2
MIAMI, FL 33180-2717

ADALBERTO ALVAREZ & W MARIA E
1357 COLLINS AVE APT C2
MIAMI BEACH, FL 33139-4230

ADITA HOLDINGS LLC
763 ARTHUR GODFREY RD STE A
MIAMI BEACH, FL 33140-3448

AGUSTIN PEREZ
1357 COLLINS AVE APT D3
MIAMI BEACH, FL 33139-4230

ALEXIS J EHRENHAFT TRS
ALEXIS J EHRENHAFT REV TRUST
MICHAEL J KARATY JR
7250 SW 39TH TER
MIAMI, FL 33155-6624

ALEXIS J EHRENHAFT TRS
MICHAEL J KARATY JR TRS
EMILY JEPEWAY TRS
7250 SW 39TH TER
MIAMI, FL 33155-6624

ANDA58 LLC
1300 PENNSYLVANIA AVE APT 308
MIAMI BEACH, FL 33139-4010

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

ARMANDO WILDER & W ESTHER (LE)
REM LINA KLAHR
1233 BISCAYA DR
MIAMI BEACH, FL 33154-3315

BAROUX LLC
1521 MERIDIAN AVE
MIAMI BEACH, FL 33139-3459

BEACHCOMBER INVESTMENTS CORP
1340 COLLINS AVE
MIAMI BEACH, FL 33139-4209

BETSY ROSS OWNER LLC
1841 BROADWAY RM 800
NEW YORK, NY 10023-7659

BICI INVESTMENTS LLC
11011 SW 69TH DR
MIAMI, FL 33173-2011

BLACK CONDOR LLC
6515 COLLINS AVE APT 1202
MIAMI BEACH, FL 33141-9627

C WILSON LLC
555 NE 15TH ST STE 200
MIAMI, FL 33132-1455

CALVIN H MITTMAN
1418 COLLINS AVE APT 601
MIAMI BEACH, FL 33139-4146

CARLOS SEPULVEDA
ELIZABETH SEPULVEDA
1418 COLLINS AVE APT 603
MIAMI BEACH, FL 33139-4146

CARMi REAL ESTATE FLORIDA CORP
1334 COLLINS AVE APT 304
MIAMI BEACH, FL 33139-4222

CAROL INVEST USA INC
C/O FINLEY AND BOLOGNA INTL
150 SE 2ND AVE STE 1010
MIAMI, FL 33131-1577

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

CLAY HOTEL PARTNERSHIP LTD
406 ESPANOLA WAY
MIAMI BEACH, FL 33139-8123

COLLINS AVE PLAZA LLC
PO BOX 350078
PALM COAST, FL 32135-0078

DAVID FOGIELGARN
CATHY FOGIELGARN
11 ROSERY LN
CLEARWATER, FL 33756-1610

DAVID GRANOFF
1357 COLLINS AVE APT B1
MIAMI BEACH, FL 33139-4230

DAWN S LYON
1357 COLLINS AVE APT B4
MIAMI BEACH, FL 33139-4230

DODI INVESTMENT INC
301 W 41ST ST STE 501
MIAMI BEACH, FL 33140-3609

ELI DA SILVA
1334 COLLINS AVE APT 202
MIAMI BEACH, FL 33139-4221

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

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

ERIC MARGULES
1357 COLLINS AVE APT D2
MIAMI BEACH, FL 33139-4230

ESPANOLA PARTNERS LLC
C/O ISAAC KLEIN
1407 BROADWAY RM 503
NEW YORK, NY 10018-5151

FE MILAGROS CARBONELL JTRS
ANA LOPEZ JTRS
1334 COLLINS AVE APT 502
MIAMI BEACH, FL 33139-4227

FELIX C SOTOLONGO
& MAYRA SOTOLONGO
1418 COLLINS AVE APT 501
MIAMI BEACH, FL 33139-4145

FLAGLER PROPERTY ENTERPRISES INC
1505 SW 12TH ST
MIAMI, FL 33135-5319

FLAGLER PROPERTY ENTERP INC
1505 SW 12TH ST
MIAMI, FL 33135-5319

GIOSI LLC
1300 PENNSYLVANIA AVE APT 308
MIAMI BEACH, FL 33139-4010

GOLDEN APARTMENTS LLC
1300 PENNSYLVANIA AVE APT 308
MIAMI BEACH, FL 33139-4010

GREEN FAMILY TWO INC
301 W 41ST ST STE 501
MIAMI BEACH, FL 33140-3609

GREGORY J KHOST
& W JACQUELINE OBRIEN KHOST
1357 COLLINS AVE APT C3
MIAMI BEACH, FL 33139-4230

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

HORIZONTE CORP
1424 COLLINS AVE
MIAMI BEACH, FL 33139-4104

HOUSHIG A TEJIRIAN
1334 COLLINS AVE APT 303
MIAMI BEACH, FL 33139-4222

ITALO PETRONELLI
1418 COLLINS AVE APT 502
MIAMI BEACH, FL 33139-4145

IVAN CHORENS
MABEL CHORENS
1334 COLLINS AVE APT 402
MIAMI BEACH, FL 33139-4222

JAMES F MATTHEW & W MARY H
% BERNARDO PRASCHNIK
1401 WASHINGTON AVE
MIAMI BEACH, FL 33139-4109

JEAN C ROMERO
1334 COLLINS AVE APT 204
MIAMI BEACH, FL 33139-4221

JEFFREY GOTTESMAN
407 REDBUD WAY
NEVADA CITY, CA 95959-2155

KENTUCKY ZINC LLC
ABH CORP OF NEW YORK
NC CAPITAL LLC
ZAYNAB INVESTMENTS LLC
1401 COLLINS AVE
MIAMI BEACH, FL 33139-4103

KONSTANTIN SHAPILOV
1418 COLLINS AVE APT 304
MIAMI BEACH, FL 33139-4144

LARRY BLANE SIMMS
6337 NE 5TH AVE
MIAMI, FL 33138-6115

LISA CARNEVALE
16066 ROSECROFT TER
DELRAY BEACH, FL 33446-9587

MANUEL SIQUES & W LUCILA ET ALS
8331 SW 12TH TER
MIAMI, FL 33144-4121

MARIA RAPETSKAYA
111 LAWRENCE ST APT 31G
BROOKLYN, NY 11201-3887

MARSTEV CORP
% EDWARD SELTXER
535 OCEAN BLVD
NORTH MIAMI BEACH, FL 33160-2215

MARTINOS GROUP LLC
PO BOX 613371
MIAMI, FL 33261-3371

MATTHEW C KOBIN TRS
MARIA JOSELITA V KOBIN TRS
25981 MCKENNA CT
LAKE FOREST, CA 92630-8023

MIA GLOBAL INVESTORS LLC
251 SW 30TH RD
MIAMI, FL 33129-2725

MIAMI REAL ESTATE HOLDINGS LLC
7900 GLADES RD STE 530
BOCA RATON, FL 33434-4188

MIAMI REAL ESTATE INVESTMENT CORP
1415 COLLINS AVE
MIAMI BEACH, FL 33139-4103

MIAMI REAL ESTATE PROPERTIES LLC
150 SE 2ND AVE STE 1010
MIAMI, FL 33131-1577

MIKE RYAN COLLINS LLC
J AMIR REALTY LLC
138 E 31ST ST BSMT C1
NEW YORK, NY 10016-6890

MMC 14TH ST LLC
435 FAIRWAY DR
MIAMI BEACH, FL 33141-2418

NARA CASTILLO EST OF
MARIA L CALLAVA PARES
1418 COLLINS AVE APT 203
MIAMI BEACH, FL 33139-4143

NASSAU INVESTMENTS CORP
1414 COLLINS AVE
MIAMI BEACH, FL 33139-4104

NEO VASC INTL LLC
1300 PENNSYLVANIA AVE APT 308
MIAMI BEACH, FL 33139-4010

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

OSTRO LLC
PO BOX 191862
MIAMI BEACH, FL 33119-1862

OSTRO LLC
1330 15TH ST
MIAMI BEACH, FL 33139-2249

PRESIDENT HOTEL INC
1418 OCEAN DR
MIAMI BEACH, FL 33139-4108

RACHEL JUDITH & NOAH S WISS JTRS
1350 MICHIGAN AVE
MIAMI BEACH, FL 33139-3823

RAFAEL ALVAREZ
3865 W 8TH CT
HIALEAH, FL 33012-7290

RAFFO COOL LLC
1300 PENNSYLVANIA AVE APT 308
MIAMI BEACH, FL 33139-4010

RAMON E LOPEZ
1357 COLLINS AVE APT A2
MIAMI BEACH, FL 33139-4230

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

RAY CORP
2021 SELVA MADERA CT
ATLANTIC BEACH, FL 32233-4531

RICHARD SHINDLER
715 82ND ST
MIAMI BEACH, FL 33141-1308

RICHARD W MARTIN
& PHILIP MORROW
1357 COLLINS AVE APT C4
MIAMI BEACH, FL 33139-4230

RICHARD WYLIE MARTIN
PHILIP INGRAM MORROW
1357 COLLINS AVE APT C4
MIAMI BEACH, FL 33139-4230

RICHMOND LLC
440 14TH ST APT 2
MIAMI BEACH, FL 33139-8102

RICK SHERMAN
903 SE 93 TER
PLANTATION, FL 33324

SANDRA ABOUELWABA
& HELEN BOWEN
1418 COLLINS AVE APT 403
MIAMI BEACH, FL 33139-4145

SB PREMISES LLC
8500 W FLAGLER ST STE B 209
MIAMI, FL 33144

SCHOOL BOARD OF MIAMI DADE COUNTY
1450 NE 2ND AVE
MIAMI, FL 33132-1308

SIMONE VIOLA
1418 COLLINS AVE APT 302
MIAMI BEACH, FL 33139-4144

STEPHAN HANSES
1312 BELMONT ST NW
WASHINGTON, DC 20009-4812

SUSANA SAUMELL
440 14TH ST APT 7
MIAMI BEACH, FL 33139-8154

TAMARIN HOLDINGS LLC
C/O LANCE A GELLER P A
1680 MICHIGAN AVE STE 700
MIAMI BEACH, FL 33139-2551

THE ODYSSEY OF SOUTH BEACH LLC
1420 COLLINS AVE
MIAMI BEACH, FL 33139-4104

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

VICTORY PARK LLC
1500 BAY RD APT 1132
MIAMI BEACH, FL 33139-3209

WALDORF HOTEL LLC
1111 KANE CONCOURSE STE 217
MIAMI BEACH, FL 33154-2040

WALGREEN CO
104 WILMOT RD STOP 1420
DEERFIELD, IL 60015-5121

WESLEY G SO
1418 COLLINS AVE APT 401
MIAMI BEACH, FL 33139-4144

ALAN J STANISH & W KAREN
458 SPADARO DR
VENICE, FL 34285-3335

WILLIA S MCKINNEY
% D COBBS
690 LINCOLN RD STE 300
MIAMI BEACH, FL 33139-2905

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

Address: 1409 WASHINGTON AVE
File Number:

Date: 10-14-16

BOARD APPLICATION CHECK LIST

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

ITEM #	FIRST SUBMITTAL CHECK LIST	Required	Provided
	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	
3	Copies of all current or previously active Business Tax Receipts		
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)		
8	Provide four (4), 11"x17" collated sets, two (1) of which are signed & sealed, to include the following: <i>ONE</i> <i>one</i>	X	
9	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date	X	
10	All Applicable Zoning Information (see Zoning Data requirements)	X	
11	Location Plan, Min 4"x 6" Aerial 1/2 mile radius, colored with streets and project site identified	X	
12	Survey (original signed & sealed) dated less than 6 months old at the time of application (lot area shall be provided by surveyor), identifying grade (If no sidewalk, provide a letter from Public Works, establishing grade) . spot elevations and Elevation Certificate	X	
13	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)		
14	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X	
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	
19	Existing Conditions Drawings (Floor Plans & Elevations with dimensions)		
20	Demolition Plans (Floor Plans & Elevations with dimensions)		
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
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

Address:

File Number:

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

Indicate N/A If Not Applicable

Initials: MB

MIAMI BEACH

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

Address:

File Number:

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)		
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		
<i>Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A</i>			

ITEM #	FINAL SUBMITTAL CHECK LIST:	Required	Provided
53	One (1) signed and sealed 11"x17" bound 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.		
54	14 collated copies of all the above documents	X	
55	One (1) CD/DVD with electronic copy of entire final application package	X	

NOTES:

- Other information/documentation required for first submittal will be identified during pre-application meeting.
- 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
- Please note that the applicant will be required to submit revised plans pursuant to applicable Board Conditions no later than 60 days after Board Approval, as applicable.

APPLICANT'S OR DESIGNEE'S SIGNATURE

Date

10/14/2016

Indicate N/A If Not Applicable

Initials: MB