

# MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2<sup>ND</sup> 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 Modifications to File No. PB 0616-0031(f.k.a PB File No. 2320)

SUBJECT PROPERTY ADDRESS: 601-685 Washington Avenue

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

FOLIO NUMBER (S) 02-4203-004-0810, 02-4203-004-0820, 02-4203-004-0830, 02-4203-004-0850  
02-4203-004-0840, 02-4203-004-0860, 02-4203-004-0870.

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

NAME Washington Squared Owner, LLC c/o Andrew Joblon  
ADDRESS 1691 Michigan Avenue, Suite 445, Miami Beach, FL 33140  
BUSINESS PHONE (305) 763-8457 CELL PHONE \_\_\_\_\_  
E-MAIL ADDRESS aj@turnbridgeequities.com

OWNER IF DIFFERENT THAN APPLICANT:

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

2. AUTHORIZED REPRESENTATIVE(S):

ATTORNEY:  
NAME Michael W. Larkin & Matthew Amster  
ADDRESS 200 Biscayne Blvd, Suite 850, Miami, FL 33131  
BUSINESS PHONE (305) 374-5300 CELL PHONE \_\_\_\_\_  
E-MAIL ADDRESS mlarkin@brzoninglaw.com & mamster@brzoninglaw.com

~~AGENT:~~ ARCHITECT  
NAME Jim Wurst, Nichols Brosch Wurst Wolfe & Associates, Inc.  
ADDRESS 161 Almeria Avenue, Coral Gables, FL 33134  
BUSINESS PHONE (305) 443-5206 CELL PHONE \_\_\_\_\_  
E-MAIL ADDRESS jwurst@nbww.com

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

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

ARCHITECT    LANDSCAPE ARCHITECT    ENGINEER    CONTRACTOR    OTHER: \_\_\_\_\_  
NAME Morris Adjmi Architects  
ADDRESS 60 Broad Street, 32nd Floor, New York City, New York, 10004  
BUSINESS PHONE (212) 982-2020 CELL PHONE \_\_\_\_\_  
E-MAIL ADDRESS \_\_\_\_\_

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

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

Modification to prior CUP approval to add 111 mechanical parking lifts to second level, make minor adjustments to occupant loads for public areas and introduce rooftop swim spa and deck to top of hotel tower for hotel guests only. See Letter of Intent for more details.

- 4A. IS THERE AN EXISTING BUILDING(S) ON THE SITE  YES  NO
- 4B. DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION  YES  NO
- 4C. PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICABLE) 138,700 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.

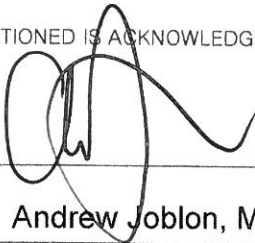
FILE NO. \_\_\_\_\_



- 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: \_\_\_\_\_

**Andrew Joblon, Managing Member**

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



OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF  
COUNTY OF

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

\_\_\_\_\_  
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 Florida  
COUNTY OF Miami Dade

I, Andrew Joblon, being duly sworn, depose and certify as follows: (1) I am the Managing Member (print title) of Washington Squared Owner, LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner or tenant of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (7) I am responsible for removing this notice after the date of the hearing.

\_\_\_\_\_  
SIGNATURE

Sworn to and subscribed before me this 16 day of November, 2016. The foregoing instrument was acknowledged before me by Andrew Joblon, Managing Member of Washington Squared Owner, LLC, on behalf of such entity, who has produced as identification and/or is personally known to me and who did/did not take an oath.

DL: J145-000-83-060-0

NOTARY SEAL OR STAMP:

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

My Commission Expires:



Brenda Rubio  
PRINT NAME

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

POWER OF ATTORNEY AFFIDAVIT

STATE OF  
COUNTY OF

I, Andrew Joblon, Managing Member, 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 Michael W. Larkin & Matthew Amster to be my representative before the Planning 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.

Andrew Joblon Managing member  
PRINT NAME (and Title, if applicable)

[Signature]  
SIGNATURE

Sworn to and subscribed before me this 16 day of November, 2016. The foregoing instrument was acknowledged before me by Andrew Joblon Managing Member of Washington Squared Owner, LLC who has produced as identification and/or is personally known to me and who did/did not take an oath.

DL: J145-000-83-060-0

NOTARY SEAL OR STAMP



My Commission Expires

[Signature]  
NOTARY PUBLIC  
Brenda Rubio  
PRINT NAME

CONTRACT FOR PURCHASE

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

N/A

NAME	DATE OF CONTRACT
NAME, ADDRESS, AND OFFICE	% OF STOCK
_____	_____
_____	_____
_____	_____

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

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



CITY OF MIAMI BEACH  
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

**1. CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY**

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

**Washington Squared Owner, LLC**

NAME OF CORPORATE ENTITY		
NAME AND ADDRESS		% OF OWNERSHIP
See Exhibit B.		
_____		_____
_____		_____
_____		_____
_____		_____
_____		_____
_____		_____
_____		_____

NAME OF CORPORATE ENTITY		
NAME AND ADDRESS		% OF OWNERSHIP
_____		_____
_____		_____
_____		_____
_____		_____
_____		_____
_____		_____
_____		_____
_____		_____

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

*NOTE: Notarized signature required on page 9*

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



CITY OF MIAMI BEACH  
DEVELOPMENT REVIEW BOARD APPLICATION  
DISCLOSURE OF INTEREST

**2. TRUSTEE**

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

N/A

TRUST NAME

NAME AND ADDRESS

% INTEREST

_____	_____
_____	_____
_____	_____
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_____	_____
_____	_____
_____	_____
_____	_____

*NOTE: Notarized signature required on page 9*

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

3. COMPENSATED LOBBYIST:

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

	NAME	ADDRESS	PHONE #
a.	<u>Michael W. Larkin, Esq.</u>	<u>200 S. Biscayne Blvd, Suite 850, Miami, FL 33131</u>	<u>(305) 374-5300</u>
b.	<u>Matthew Amster</u>	<u>200 S. Biscayne Blvd, Suite 850, Miami, FL 33131</u>	<u>(305) 374-5300</u>
c.	<u>Jim Wurst</u>	<u>161 Almeria Avenue, Coral Gables, FL 33134</u>	<u>(305) 443-5206</u>
d.	<u>Morris Adjmi</u>	<u>60 Broad Street, 32nd Floor, NYC, New York, 10004</u>	<u>(212) 982-2020</u>

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

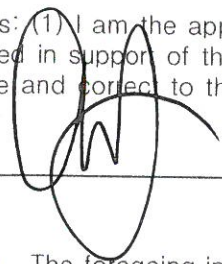
\*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership or other entity, consisting of more than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

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

APPLICANT AFFIDAVIT

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

I, Andrew Joblon, Managing Member, 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.

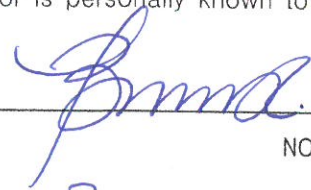


\_\_\_\_\_  
SIGNATURE

Sworn to and subscribed before me this 16 day of November, 20 16. 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.

DL: J145-000-83-060-0

NOTARY SEAL OR STAMP



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

My Commission Expires:



Brenda Rubio

PRINT NAME

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

## Exhibit A

PARCEL 1: LOTS 11 AND 12, OF BLOCK 34, OCEAN BEACH, FLA. ADDITION No.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGE 11 OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA.

PARCEL 2: LOT 13 AND 14, OF BLOCK 34, OCEAN BEACH, FLA. ADDITION No.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGE 11 OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA.

PARCEL 3: THE NORTH 1/2 OF LOT 15, OF BLOCK 34, OCEAN BEACH, FLA. ADDITION No.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGE 11 OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA.

PARCEL 4: THE SOUTH 1/2 OF LOT 15, OF BLOCK 34, OCEAN BEACH, FLA. ADDITION No.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGE 11 OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA.

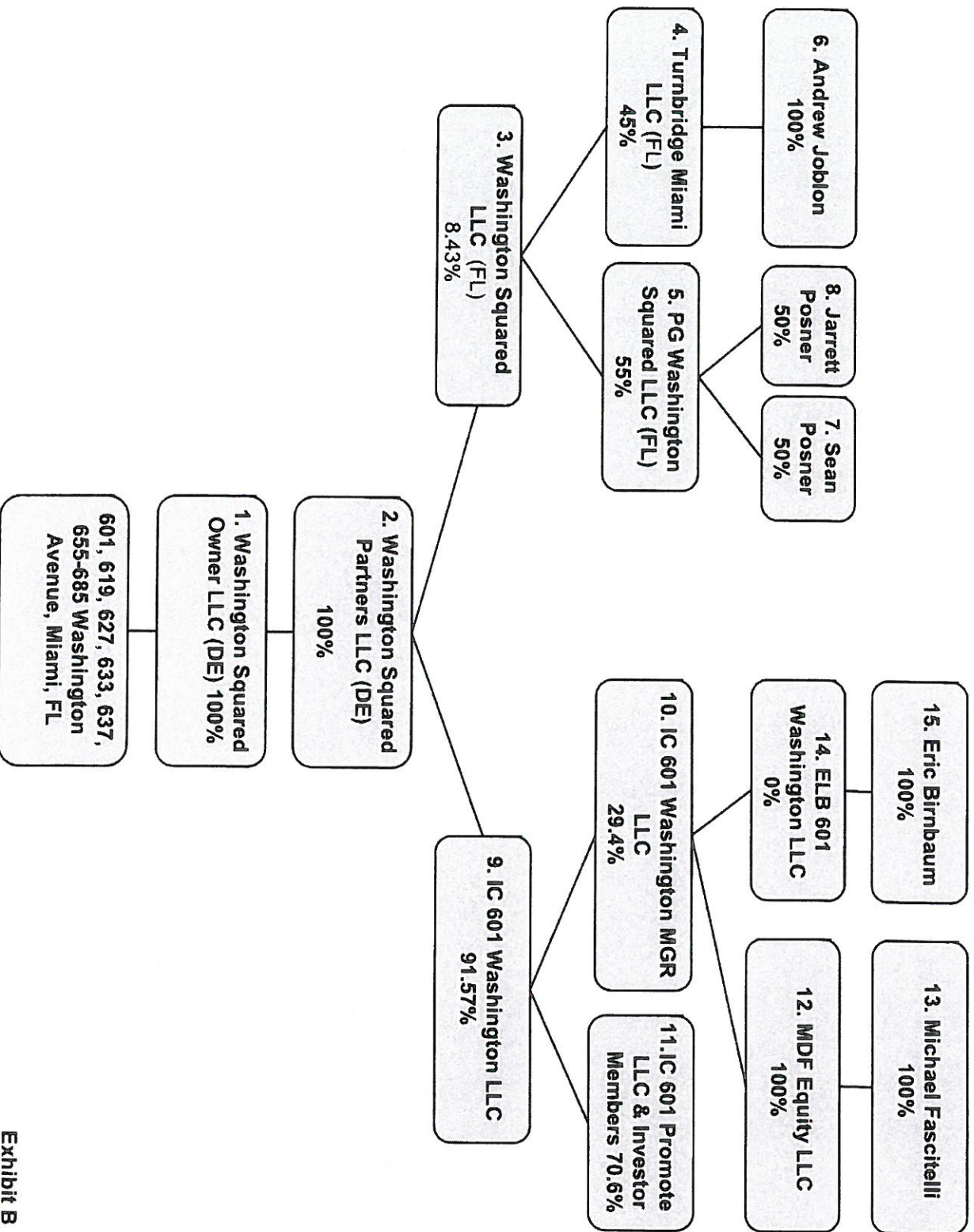
PARCEL 5: LOTS 16 AND 17, OF BLOCK 34, OCEAN BEACH, FLA. ADDITION No.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGE 11 OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA.

PARCEL 6: LOT 18, 19, 20 AND 21, OF BLOCK 34, OCEAN BEACH, FLA. ADDITION No.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGE 11 OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA.

PARCELS 1 THOROUGH 6 INCLUSIVE FORM A CONTIGUO PARCEL OF LAND WITHOUT GAP, GORE OR HIATUS,.



REVISED ORGANIZATIONAL STRUCTURE  
601-685 Washington Avenue



1. **Washington Squared Owner LLC**  
c/o Andrew Joblon  
1691 Michigan Avenue, Suite 445  
Miami Beach, FL 33139
2. **Washington Squared Partners LLC**  
c/o Andrew Joblon  
1691 Michigan Avenue, Suite 445  
Miami Beach, FL 33139
3. **Washington Squared LLC**  
c/o Andrew Joblon  
1691 Michigan Avenue, Suite 445  
Miami Beach, FL 33139
4. **Turnbridge Miami LLC**  
c/o Andrew Joblon  
1691 Michigan Avenue, Suite 445  
Miami Beach, FL 33139
5. **PG Washington Squared LLC**  
c/o Sean Posner  
1691 Michigan Avenue, Suite 445  
Miami Beach, FL 33139
6. **Andrew Joblon**  
1691 Michigan Avenue, Suite 445  
Miami Beach, FL 33139
7. **Sean Posner**  
1691 Michigan Avenue, Suite 445  
Miami Beach, FL 33139
8. **Jarrett Posner**  
1691 Michigan Avenue, Suite 445  
Miami Beach, FL 33139
9. **IC 601 Washington LLC**  
c/o Alex Bender  
888 7<sup>th</sup> Avenue, 27<sup>th</sup> Floor  
New York, NY 10019  
(212) 894-7090
10. **IC 601 Washington MGR LLC**  
c/o Alex Bender  
888 7<sup>th</sup> Avenue, 27<sup>th</sup> Floor  
New York, NY 10019  
(212) 894-7090
11. **IC 601 Promote LLC**  
c/o Alex Bender  
888 7<sup>th</sup> Avenue, 27<sup>th</sup> Floor  
New York, NY 10019  
(212) 894-7090
12. **MDF Equity LLC**  
c/o Alex Bender  
888 7<sup>th</sup> Avenue, 27<sup>th</sup> Floor  
New York, NY 10019  
(212) 894-7090
13. **Michael Fascitelli**  
888 7<sup>th</sup> Avenue, 27<sup>th</sup> Floor  
New York, NY 10019  
(212) 894-7090
15. **Eric Birnbaum**  
888 7<sup>th</sup> Avenue, 27<sup>th</sup> Floor  
New York, NY 10019  
(212) 894-7090
14. **ELB 601 Washington LLC**  
888 7<sup>th</sup> Avenue, 27<sup>th</sup> Floor  
New York, NY 10019  
(212) 894-7090



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

**VIA ELECTRONIC SUBMITTAL & HAND DELIVERY**

November 28, 2016

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

Re: Request for Planning Board Approval of a Modification of Conditional Use Permit (File no. PB 0616-0031) for the Properties located at 601 - 685 Washington Avenue

Dear Tom:

This law firm represents Washington Squared Owner, LLC (the "Applicant") in its application concerning the seven adjacent parcels located at 601, 619, 623-625-627, 633, 637, 655 and 657-685 Washington Avenue (collectively the "Property"). The Planning Board (PB) approved a Conditional Use Permit for File Number PB 0616-0031, f.k.a., PB File No. 2320 on July 26, 2016 (the "CUP"). The PB approved development in excess of 50,000 square feet and a Neighborhood Impact Establishment with outdoor entertainment in conjunction with construction of a new 7-story mixed-use development containing a 2-story podium with ground floor retail and second floor parking spanning the entire Property and a 5-story hotel tower above the podium at the southern half of the Property (the "Project"). The Applicant also obtained approval from the Historic Preservation Board (HPB) for the Project on May 10, 2016. See attached PB and HPB Orders.

Please consider this letter the Applicant's letter of intent in support of a Modification to the CUP, specifically to incorporate the use of mechanical parking lifts on the second level, minor adjusts to the occupant loads and seating for public areas and introduction of a rooftop swim spa and deck area on hotel tower for hotel guests only.

Property Description. The Property is comprised of approximately 69,437 square feet (1.59 acres) located on the entire eastern block of Washington Avenue between 6<sup>th</sup>



and 7<sup>th</sup> Streets. The Washington Avenue corridor in this area supports mainly commercial uses. The Property's seven parcels are identified by Miami-Dade County Folio Nos. 02-4203-004-0810, -0820, -0830, -0850, -0840, -0860 and -0870. The Property is located within the City of Miami Beach ("City") Flamingo Park Local Historic District and the Miami Beach National Register Architectural District. The Property is zoned CD-2, Commercial, Medium Intensity ("CD-2"), a zoning district allowing hotels as a main permitted use and NIEs as a conditional use. Further, the CD-2 zoning district provides recently adopted development incentives for the Washington Avenue corridor in which the Property is located. The Property is currently improved with ten buildings that were constructed between 1925 and 1939. All of the structures except for one (619 Washington Avenue) are listed as "contributing" buildings in the City's Historic Properties Database.

Approved Development Program. As approved by PB and HPB Orders, the Applicant proposes a 7-story mixed-use development on the Property with ground floor retail and second floor parking level in a 2-story podium spanning the entire block and a 5-story, Z-shaped hotel tower located above the podium at the southern half of the Property.

The proposal includes renovation and restoration of the historic exteriors of the majority of the existing contributing structures. Located mid-block on the ground floor, a landscaped breezeway running completely through the building will provide open air pedestrian access between Washington Avenue and Collins Court, and entry into the 1<sup>st</sup>-floor hotel lobby. The western half of the breezeway will be approximately 2-stories tall and west end of the breezeway will have a decorative portico structure.

The podium's entire 2<sup>nd</sup>-story will contain vehicular parking spaces that will be setback from the ground floor retail and heavily landscaped to screen the parking. The parking level will be operated by a 24/7 valet service. The ingress-egress will be located along Collins Court. Additional landscaped areas will be placed at the base of the hotel tower, creating a green roof on the podium.

The hotel tower will be composed of reduced-sized hotel rooms as permitted by the Washington Avenue incentives. To complement the smaller hotel units, the hotel project will feature a unique recreational amenity level on the northern half of the 3<sup>rd</sup> floor. This recreational space will be open to the public and, located from south to north, will include an indoor restaurant, an outdoor café, a pool deck and swimming pool and a terrace area. The pool deck and terrace areas will also include two bars, cabanas and lawn chairs, provision for DJ and live music, and back-of-house areas. The amenity deck

will be lushly landscaped to provide a tropical atmosphere and beautify the neighborhood.

The outdoor entertainment provided by either DJ or live music will cease operation at 8 PM daily, with ambient music continuing to no later than 1 AM. Entertainment may continue inside the restaurant until 5 AM. As previously approved through peer-reviewed sound study, multiple small speakers distributed appropriately throughout the amenity deck and a secure, password protected sound system will be installed under the guidance of an acoustical expert to properly maintain all sound on the Property without adverse impact to the neighboring properties.

Proposed Modifications. Moving forward to permitting, the Applicant has refined the development program of the Project, which include the following:

- Reduction of hotel units from 312 to 269
- Introduction of 111 mechanical parking lifts in the second level to increase the number of parking spaces from 258 to 356, which is an additional 98 parking spaces
- Minor adjustments in the layout and occupant loads for the third level amenity areas, including expansion of outdoor café and introduction of a completely indoor lounge inside the hotel tower
- A new rooftop recreational space exclusively for hotel guests on the hotel tower, which will contain a swim spa and deck areas. The Applicant proposes to operate this rooftop area from 7 AM to 1 AM and only play ambient background music. This area will neither have entertainment nor be a food and beverage establishment. In conjunction with the new amenity area, the layout of the mechanical equipment has been improved, including reducing the massing north - south and reorienting it east - west. Further, the HPB required an increase in the parapet height, so this helps improve screening of rooftop mechanical equipment.

Notably, the proposed changes only increase the occupant load for all public areas by 17 occupants (1,181 to 1,198); outdoor occupancy decreases by 74 and indoor occupancy increases by 91. The prior PB Order approved 1,200 occupants. The new rooftop area has a maximum occupant load of 224, but is entirely for hotel guests. Except for the above-described proposed changes, all other operational conditions remain the same as originally approved. See updated business operations plan included with the application packet.



Conditional Use Requests. The Applicant seeks to modify the CUP approval for new construction exceeding 50,000 square feet and NIE with outdoor entertainment (pursuant to Sections 142-303(a)(10) and 142-303(a)(12-13) of the City Code ("Code"), respectively) for the changes to the third level amenity areas and the introduction of the rooftop swim spa and deck for hotel guests only. The occupant load for the public areas changes to 1,198 and notably the original CUP includes an approved occupant load of 1,200. See Again PB Order. Importantly, the Applicant is not seeking any change to the outdoor entertainment operations or conditions. The Applicant also wishes to provide on-site parking through the use of a mechanical parking device. In accordance with Section 130-38(4) of the Code, any use of mechanical parking devices requires conditional use approval.

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

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

A mixed-use commercial project with on-site parking is not only consistent with the comprehensive plan and permitted by the underlying CD-2 regulations, but this type of development is specifically contemplated by the City's Washington Avenue Master Plan (the "Master Plan"). Accordingly, the project utilizes several zoning incentives that were amended into the CD-2 zoning regulations in 2015 as a result of the recommendation by the Washington Avenue Blue Ribbon Panel.

**(2) The intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the comprehensive plan.**

The construction of the Project is not expected to have any negative impact in excess of the thresholds of level of service provided for in the comprehensive plan. Further, there is an identified parking deficit with regard to the areas closest to Washington Avenue. This project will satisfy its own required parking supply, and will also provide desired retail and hotel uses along a mass transit corridor. The previously peer reviewed and approved traffic study and the updated traffic study and valet analysis included with the application materials conclude that the proposed Project will not adversely impact the traffic in the area.

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



The Applicant already obtained approval from the HPB for all of the improvements to the structure and development of the Property and the Project will be consistent with the City's LDRs. The Applicant has met with Planning staff regarding the proposed changes and does not anticipate the need to return to the HPB for approval at public hearing. The hotel will utilize newly adopted development incentives concerning requirements for off-street parking and minimum unit sizes when providing increased amenities. This composition is representative of a trend in hospitality for smaller hotel rooms and larger common areas. Enhanced public spaces, measured design guidelines and opportunities for mass transit serve to offset the smaller room sizes and provide a mixed-use combination appropriate for Washington Avenue.

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

The existing conditions and prior night club uses of the buildings have been poor and unattractive, and detract from the historic nature of the structures and diminish the vibrancy of the neighborhood, especially during daytime hours. In addition, declining standards for maintenance and cleanliness on Washington Avenue have attracted unfavorable types of visitors to the commercial corridor. This innovative redevelopment will benefit the community by serving as a catalyst project to revitalize Washington Avenue and clean up its streetscape. The tasteful architecture and enhanced pedestrian experience will attract retailers and spur daytime foot traffic. The new uses created will generate jobs and increase the tax base, thereby stimulating the local economy and jumpstarting consumer activity all along Washington Avenue.

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

At present, insufficient parking along Washington Avenue discourages retail customers. The Applicant will provide ample off-street parking spaces onsite for use by all land uses on the Property to be served 24/7 valet. Valet drivers will park cars on the 2<sup>nd</sup> level, which is accessed via an entrance ramp located on Collins Court and adjacent to the loading dock. The second level parking will have 111 mechanical lifts and a total of 356 parking spaces, an increase of 98 spaces from the original approval. In addition to the 2<sup>nd</sup> level that is completely devoted to vehicular parking, a bicycle parking parklet will be located on the Washington Avenue sidewalk.

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

The Applicant's design team has taken great care to design a quality project that will provide for the safety and security of the entire area. As originally approved, the Applicant will be implementing all necessary tools to mitigate any potential harmful effects, including operational constraints such as limited hours and sound system controls. Building and façade articulation ensure a beautiful development that is compatible with the historic district and with the ground level contributing structures below. The taller levels of new construction are defined by substantial setbacks offset from the ground level frontage. Furthermore, the existing, historic façades of the expansive street level frontage will be restored and upgraded. The redevelopment protects the buildings' architectural integrity and will only enhance Washington Avenue's pedestrian-oriented streetscape. Dramatic landscaping will animate the right-of-way, and continue up the building's façades and rooftop, including large canopy trees and character sabal palms.

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

To the contrary, the Washington Avenue corridor presently lacks both hotel uses and mixed-use projects. The Master Plan has highlighted Washington Avenue as an ideal location to introduce this type of redevelopment, as it will pose a positive impact on the surrounding neighborhood.

(ii) Supplemental Review Criteria for New Construction. Pursuant to Code Section 118-192(b) of the Code, the Planning Board's review of an application for conditional use for new structures 50,000 square feet and over considers the following supplemental review guidelines:

**(1) Whether the proposed business operations plan has been provided, including hours of operation, number of employees, goals of business, and other operational characteristics pertinent to the application, and that such plan is compatible with the neighborhood in which it is located.**

The Applicant has submitted an updated business operations plan with the application materials that provides all pertinent operational characteristics and the plan ensures compatibility with the neighborhood. Notably, the last 2 pages contain a comparison of all venues as originally approved and the proposed changes. In addition to the main hotel use and its accessory uses on the 3<sup>rd</sup>-level and rooftop, the mixed-use project will



consist of several ground floor retail bays that will operate at various hours that are appropriate for the CD-2 district. While outdoor entertainment open to the public is proposed for the hotel's 3<sup>rd</sup>-floor pool deck, the original approval contains a condition that this outdoor entertainment ceases at 8 p.m., seven days a week; the Applicant does not seek any change to this or any other hours of operations

**(2) Whether a plan for the mass delivery of merchandise has been provided, including the hours of operation for delivery trucks to come into and exit from the neighborhood and how such plan will mitigate any adverse impacts to adjoining and nearby properties, and neighborhood.**

Unlike the existing businesses which currently operate loading service in the alley, the Applicant will utilize internalized, loading onsite. As originally approved, delivery trucks will access the four (4) large loading bays from Collins Court. These bays are entirely enclosed inside the Property and off of the right-of-way, with private access to the individual retail uses provided through a service corridor not utilized by the public. Four (4) additional loading spaces will also be provided on the southern portion of the east side of the Property adjacent to Collins Court. We note that due to the reduction in hotel units, the Project only requires eight (8) loading spaces, where we previously required and were approved for nine (9). The provision of off-street loading is an improvement to existing conditions and will serve to mitigate the impact of new commercial uses.

**(3) Whether the scale of the proposed use is compatible with the urban character of the surrounding area and create adverse impacts on the surrounding area, and how the adverse impacts are proposed to be addressed.**

The nearby area contains numerous tall buildings of similar scale and massing, including to the south and east of the Property. While the Applicant proposes an entertainment use open to the public, the outdoor pool amenity will be located on the 3<sup>rd</sup> level, close by 8 p.m. and have a properly managed and controlled sound system. Additional entertainment hours inside the restaurant will cease at 5 a.m. The Applicant does not propose any changes to these operational conditions with this Modification request. This serves in contrast to the long-term entertainment uses, such as nightclubs, on Washington Avenue that are less favored because they are located at street level and primarily operate at nighttime into the early hours of the morning. The street level uses proposed by the project will provide goods and services during the daytime and therefore are consistent with the City's vision for the area. The high quality development and street activation

are in line with the desired direction for investment in Washington Avenue, and the project's size is consistent with the taller buildings already existing in the immediate vicinity. The hotel tower's unique design ensures that the project's massing does not impact the context and scale of the surrounding built environment.

**(4) Whether the proposed parking plan has been provided, including where and how the parking is located, utilized, and managed, that meets the required parking and operational needs of the structure and proposed uses.**

A parking plan has been included along with the updated traffic study. The 2<sup>nd</sup>-story parking level, containing 356 spaces, utilizing the 111 mechanical parking lifts and triple-stack format, is setback further from the ground floor retail level and an attractive, decorative landscaping screen will buffer the interior parking from outside view. Adequate parking is provided onsite, and it will be operated entirely by valet. Valet drop-off will be provided adjacent to Collins Court in six (6) spaces south of the breezeway and valet pick-up will be made from three (3) spaces north of the garage ramp.

**(5) Whether an indoor and outdoor customer circulation plan has been provided that facilitates ingress and egress to the site and structure.**

The well-designed ground floor pedestrian access via the centrally located, two-story promenade will provide midblock street connectivity that has not previously existed on the Property and is important in this urban neighborhood. A second entrance for the public will be located near the northeast corner of the building, allowing access to and from the amenity level. Vertical circulation will be supported by several elevators and stairwells, including ADA accessible facilities.

**(6) Whether a security plan for the establishment and supporting parking facility has been provided that addresses the safety of the business and its users and minimizes impacts on the neighborhood.**

Safety on the Property will be maintained by onsite hotel security personnel, as well as a comprehensive security system employing video camera monitoring within all areas throughout the Property.

**(7) Whether a traffic circulation analysis and plan has been provided that details means of ingress and egress into and out of the neighborhood, addresses the impact of projected traffic on the immediate neighborhood, traffic circulation pattern for**



**the neighborhood, traffic flow through immediate intersections and arterials, and how these impacts are to be mitigated.**

The Applicant has engaged a traffic engineer to update the traffic study and valet analysis to determine the effect of the proposed changes to the Project. The report produced by Traf Tech Engineering, Inc. has been submitted with the application will be peer reviewed. There is a net reduction in trips due to the changes (notably the significant decrease in hotel units), however, due to the slight increase in the processing time for valet runners to drop off and pick up vehicles with the introduction of mechanical lifts, 2 additional valet runners are required. Therefore, the proposed Project will not adversely impact the neighborhood.

**(8) Whether a noise attenuation plan has been provided that addresses how noise will be controlled in the loading zone, parking structures and delivery and sanitation areas, to minimize adverse impacts to adjoining and nearby properties.**

At present, loading occurs in the Collins Court alley way and even on Washington Avenue. As previously approved, the Applicant proposes off-street loading areas, which will serve to buffer noise and visual impacts. Much of the loading will occur within the building's enclosed, concrete walls, thus noise impacts will be minimized. Other safeguards will be employed to dampen and control noise from these operations, including limiting the hours.

**(9) Whether a sanitation plan has been provided that addresses on-site facilities as well as off-premises issues resulting from the operation of the structure.**

The Applicant will contract with a waste collection company for refuse collection as needed during daytime hours only from a trash room with direct access to Collins Court. Internally, cleaning and maintenance staff will monitor the Property and its adjoining rights-of-way to maintain the areas clean and free from debris.

**(10) Whether the proximity of the proposed structure to similar sized structures and to residential uses creates adverse impacts and how such impacts are mitigated.**

The project is not larger in size to certain existing structures and approved projects along this area of Washington Avenue, and its unique design reduces the tower's presence when viewed from the street. Residential uses are not immediately adjacent and the City's multilevel parking garage is located behind the Property across Collins Court. In

addition, the hotel's operational plans will serve to reduce any adverse impacts from its outdoor uses.

**(11) Whether a cumulative effect from the proposed structure with adjacent and nearby structures arises, and how such cumulative effect will be addressed.**

This urban, mixed-use area has been specifically designed to promote pedestrianism, shopping, and dining. A hotel project with tourist guests will only benefit the existing commercial retailers along Washington Avenue.

- (iii) Satisfaction of Mechanical Parking Review Criteria. The Applicant's request satisfies the mechanical parking review criteria and guidelines as described in 130-38(4):

**(1) Whether the scale of the proposed structure is compatible with the existing urban character of the surrounding neighborhood.**

The nearby area contains numerous tall buildings of similar scale and massing, including to the south and east of the Property. While the Applicant proposes an entertainment use open to the public, the outdoor pool amenity will be located on the 3<sup>rd</sup> level, close by 8 p.m. and have a properly managed and controlled sound system. The high quality development and street activation are in line with the desired direction for investment in Washington Avenue, and the project's size is consistent with the taller buildings already existing in the immediate vicinity. The hotel tower's unique design ensures that the project's massing does not impact the context and scale of the surrounding built environment.

**(2) Whether the proposed use of mechanical parking results in an improvement of design characteristics and compatibility with the surrounding neighborhood.**

The proposed use of mechanical parking results in the improvement of design characteristics and compatibility with the surrounding neighborhood. Specifically, the use of the mechanical parking will improve the Project by reconfiguring the space allocated to meet the off-street parking requirements, without adding to the scale and massing of the building.

**(3) Whether the proposed use of mechanical parking does not result in an increase in density or intensity over what could be constructed with conventional parking.**



The proposed use of mechanical parking does not result in an increased density or intensity over that which could be constructed with conventional parking methods. To the contrary, the Applicant has reduced the number of hotel units and only made minor changes to the amenity areas. The proposed Project aims to meet the City's off-street parking requirement and desires to accomplish this with the addition of mechanical parking. An alternative conventional parking plan included with the architectural plans shows how 111 additional conventional spaces, which account for the proposed 111 mechanical lifts, may be added to the Project.

**(4) Whether parking lifts or mechanisms are located inside, within a fully enclosed building, and not visible from exterior view.**

The proposed mechanical parking lifts will be located within an enclosed and screened building and will not be visible from exterior view.

**(5) In cases where mechanical parking lifts are used for self-parking in multifamily residential buildings; whether approval is conditioned upon the proper restrictive covenant being provided limiting the use of each lift to the same unit owner.**

Not applicable as all parking will be 100% valet-operated.

**(6) 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.**

The proposed mechanical parking lifts will be will be operated by a valet. Accordingly, a restrictive covenant will be proffered by the Applicant.

**(7) 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.**

An updated traffic study has been provided which addresses the details of the mechanical parking facility, including an updated valet analysis.

- (8) Whether a proposed operations plan, including hours of operation, number of employees, maintenance requirements, noise specifications, and emergency procedures, has been provided.**

An operations plan has been provided with the application materials.

- (9) 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.**

The proposed parking garage is meant to service the required parking for the 7-story mixed-use development with ground floor retail and a 5-story hotel tower and associated amenities, such as restaurant, lounge and pool deck. The parking garage will provide for the on-site parking to serve the proposed development program.

- (10) Whether the proximity of the proposed facility to similar size structures and to residential uses creates adverse impacts and how such impacts are mitigated.**

There are similar size structures in the proposed structure's vicinity. However, the proposed structure is compatible with the area and will not create any adverse impacts.

- (11) Whether a cumulative effect from the proposed facility with adjacent and nearby structures arises, and how such cumulative effect will be addressed.**

There will be no cumulative effect from the proposed facility with adjacent and nearby structures.

- (iv) Supplemental Review Criteria for NIEs. Pursuant to Section 142-1362(a) of the Code, the Planning Board's review of an application for an NIE considers the following supplemental review guidelines:

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



The ground floor retail uses will have primarily daytime operational hours and the restaurant's hotel will provide three-meal service. As previously noted, all entertainment will be properly controlled through a sound system approved by an acoustical expert. Entertainment on the 3<sup>rd</sup> floor outdoor pool amenity area will cease by 8 p.m. and indoor entertainment in the restaurant will end by 5 a.m. The Applicant has submitted an updated business operations plan with the application materials that describes the hours of operation, number of employees, sample menu items, goals of business, security issues, and deliveries and collections.

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

The Applicant has submitted a parking plan and information regarding the valet parking service and off-street automobile storage provided in the onsite 2<sup>nd</sup> level garage within the Property. The ingress-egress to the parking level is from Collins Court at the rear of the Property. Valet drop-off and pick-up will be from locations adjacent to Collins Court, south of the breezeway and north of the garage ramp, respectively.

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

As previously approved, the main entrance to the hotel lobby is through the central breezeway, coming from either Washington Avenue or Collins Court. Elevators by the lobby take guests and the general public to the 3<sup>rd</sup> level amenities, which include the indoor restaurant and outdoor café, pool and pool deck and terrace area, and continue into the hotel tower to take guests to their rooms. Ample space is provided in the hotel lobby and the restaurant to accommodate patrons. Employees will monitor occupancy and manage the crowd, advising patrons that the venues are full and to return another time as necessary. A second entrance to the amenity level will allow the general public and hotel guests to access from the northeast corner of the Property. Ample space exists on the amenity level to accommodate patrons. Employees will also monitor the crowd and advise patrons as necessary to return later due to full capacity.

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

Security cameras will be located at all entrances and perimeter areas. Locks will be fitted at key access points around the exterior of the Property and throughout the interior of the Property to ensure security. Restaurant and bar staff will be assisted by hotel security in preventing underage alcohol consumption by verifying the age of patrons.

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

The Applicant has submitted the aforementioned traffic study by Traf Tech Engineering, that was approved through the peer review process, and an updated traffic study and valet analysis. The Project will not result in adverse impacts to the surrounding area.

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

As originally approved, the trash area is located along the service corridor on the east side of the Property and has direct access to Collins Court through the garage entrance. The Applicant will contract with a waste collection company for refuse collection as needed during daytime hours only. Internally, cleaning and maintenance staff will monitor the Property and its adjoining rights-of-way to maintain the areas clean and free from debris.

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

Following the specifications of the previously submitted and peer-review approved sound study by Audio Bug, Inc. will enable the Applicant to strategically install small speakers throughout the pool deck, in order to ensure that the music playing for hotel guests and the public does not permit excessive noise to emanate from the Property. Importantly, the outdoor entertainment on the amenity deck will cease at 8 p.m. so as to prevent any nighttime impacts. The amenity level will be designed with landscaping and architectural features that will attenuate visual and audible noise. These include lush landscaping like large scale flowering trees, giant sabal palms, and trellises covered with fragrant vines, tent structures to provide shading, and water features that create white noise.

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



Thomas Mooney, Planning Director  
November 28, 2016  
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The Property does not abut nor is it located within close proximity to residential uses. The City's large parking garage and the MXE zoning district abut the Property to the rear (east). Wide streets surround the Property on three sides and the other adjacent properties are commercial uses. Nevertheless, the Applicant is respectful of its neighbors and has been proactive in designing the use so that noise is contained onsite.

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

The proposed outdoor entertainment use on the amenity deck is important for the hotel concept and will add to the character of this area. Enabling the hotel to contain this amenity will contribute to its commercial success and also bring foot traffic and visibility to the street level retail uses. The entertainment use is an integral element of a mixed-use hotel project that is consistent with the Master Plan's vision for Washington Avenue.

Conclusion. We believe that the approval of the proposed modification requests enhance the previously approved Project and will promote quality infill redevelopment and reuse of these historic properties. In concert with the incentives of the Master Plan, the project refocuses the pedestrian environment of Washington Avenue with day-time uses, and with a high-quality, mixed-use building design above. We look forward to your favorable review of the Project. Please contact me on my direct line at (305) 377-6236 should you have any questions or concerns.

Sincerely,



Matthew Amster

Attachments

cc:

Michael W. Larkin, Esq.  
Greg Fontela, Esq.



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

**PROPERTY:** 601-685 Washington Avenue

**FILE NO.** PB 0616-0031, f.k.a., PB File No. 2320

**IN RE:** The applicant, Washington Squared Owner, LLC, requested a Conditional Use approval for the construction of a new seven story hotel development exceeding 50,000 square feet including a parking garage and a Neighborhood Impact Establishment with outdoor entertainment, pursuant to Section 118, Article IV, Section 142, Article II, and Section 142, Article V of the City Code.

**LEGAL DESCRIPTION:** Lots 11-21 of Block 34, of "Ocean Beach Fla Addition No. 1", according to the Plat thereof, as recorded in Plat Book 3, page 11 of the Public Records of Miami-Dade County, Florida.

**MEETING DATE:** July 26, 2016

**CONDITIONAL USE PERMIT**

The applicant, Washington Squared Owner, LLC, requested a Conditional Use approval for the construction of a new seven story hotel development exceeding 50,000 square feet including a parking garage and a Neighborhood Impact Establishment with outdoor entertainment, pursuant to Section 118, Article IV, Section 142, Article II, and Section 142, Article V of the City Code. 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:

The property in question is located in the CD-2 -- Commercial, Medium Intensity Zoning District.

The use is consistent with the Comprehensive Plan for the area in which the property is located;

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;

The structures and uses associated with the request are consistent with the Land Development Regulations;

The public health, safety, morals, and general welfare will not be adversely affected;

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

*MBS*

for this matter, and the staff report and analysis, which is adopted herein, including the staff recommendations, that the Conditional Use Permit be GRANTED, as provided below:

1. This Conditional Use Permit is issued to Washington Squared Owner, LLC, to construct a seven (7) story mixed use hotel project, with retail space on the first floor, parking on the 2<sup>nd</sup> floor, and food and beverage areas located on the roof of the second floor (3<sup>rd</sup> level). Any proposed change to the uses approved in this Conditional Use shall require the review and approval of the Planning Board.
2. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The applicant shall appear before the Planning Board for a progress report within 90 days from the issuance of the business tax receipt (BTR) for the proposed outdoor entertainment venue.

When BTR's are issued for at least 75% of the building area, but no later than one (1) year from the issuance of the BTR for the proposed hotel use, the applicant shall appear before the Planning Board for a progress report specific to traffic, including providing a full revised traffic study outlining the actual transportation operations on-site and in the surrounding initial study area, and including valet operations and loading/servicing of the building.

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).

3. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property applicants, operators, and all successors in interest and assigns. Any change of operator or 50% (fifty percent) or more stock ownership, partnership interest or equivalent, shall require review and approval by the Planning Board as a modification to this Conditional Use Permit. Subsequent owners and operators shall be required to appear before the Board, in advance, to affirm their understanding of the conditions listed herein.
4. The Planning Board shall retain the right to call the owner or operator back before them and make modifications to this Conditional Use Permit should there be valid complaints about loud, excessive, unnecessary, or unusual noise. Nothing in this provision shall be deemed to limit the right of the Planning Board to call back the owner or operator for other reasons and for other modifications of this Conditional Use Permit.
5. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval.
6. The applicant, now and in the future, shall abide by all the documents and statements submitted with this application.
7. All existing overhead utilities abutting the subject site shall be placed underground at the sole expense of the applicant.

8. The following shall apply to the operation of the proposed parking garage:
- a. There shall be security personnel of at least one person, on-site, monitoring the garage during all hours of operation.
  - b. Signs prohibiting fire-screeching and unnecessary horn-honking shall be posted at the garage entrance.
  - c. Signs to minimize vehicle conflict in the driveways in and out of the property shall be posted in appropriate locations.
  - d. The minimum parking required by the land development regulations shall be provided, or parking in lieu fee shall be paid for any spaces that cannot be provided in the parking level.
9. The Applicant agrees to the following operational conditions for all permitted and accessory uses and shall bind itself, lessees, permittees, concessionaires, renters, guests, users, and successors and assigns and all successors in interest in whole or in part to comply with the following operational and noise attenuation requirements and/or limitations. The applicant shall ensure through appropriate contracts, assignments and management rules that these restrictions are enforced and the applicant agrees to include the rules and regulations set forth in these conditions in any contract or assignment:
- a. As proposed by the applicant, the project authorized by this Conditional Use Permit includes the creation and operation of the proposed café, restaurant, café cart, and two (2) outdoor courtyard areas located on the roof of the second floor (3<sup>rd</sup> level) with the criteria listed below:
    - i. The food and beverage areas of the hotel covered in the CUP shall have a maximum occupant content of approximately 1200 persons or any lesser such occupant content as determined by the Fire Marshal.
    - ii. The indoor portions of the project may operate until 5:00 AM and shall be permitted to have a DJ or music, whether live or recorded, whether amplified or non-amplified, which is played at a volume that is louder than ambient background music (defined as a sound level that does not interfere with normal conversation), seven (7) days per week.
    - iii. All outdoor areas of the venue(s) may operate only from 7:00 AM to 1:00 AM and shall be permitted to have a DJ or entertainment music (defined as music, whether live or recorded, whether amplified or non-amplified, which is played at a volume that is louder than ambient background music) as follows seven (7) days per week:

MB



<u>Times</u>	<u>Type of Permitted Music</u>	<u>DJ Permitted</u>
<u>9:00 AM to 11:00 AM</u>	<u>Ambient Only</u>	<u>Yes, Ambient Only</u>
<u>11:00 AM to 8:00 PM</u>	<u>Ambient Or Entertainment</u>	<u>Yes, Ambient Or Entertainment</u>
<u>8:00 PM to 1:00 AM</u>	<u>Ambient Only</u>	<u>Yes, Ambient Only</u>
<u>1:00 AM to 9:00 AM</u>	<u>None</u>	<u>No</u>

- iv. The house sound system shall be installed and set in such a manner as to limit the acoustical output of the system and have password protected security on all controls at all times in accordance with the design intent and recommendations of the sound system study submitted as part of this application. The equipment and installation plan for the sound system, including the location of all speakers and sound level controls shall be submitted for the review and approval of the Planning Department. Prior to the issuance of the Business Tax Receipt (BTR), the sound system shall be tested under the supervision of a qualified acoustical professional and the City's sound study peer reviewer, to ensure that all aspects of the system's performance comply with the design intent and recommendations of the sound system study submitted as part of this application. This shall include the requirement that noise from the sound system shall not be plainly audible at the western balconies of the Arcadia House Condominium located at the southwest corner of 7<sup>th</sup> Street and Washington Avenue. A final report issued by such acoustical consultant shall be submitted to staff prior to the issuance of a BTR.
- v. Additionally, 60 days after the issuance of a BTR , the sound systems in the facility shall be tested by a qualified acoustic professional, and a report shall be submitted to the Planning Department for review demonstrating that the system's performance still complies with the design intent and recommendations of the sound system study submitted as part of this application.
- b. Delivery trucks shall only be permitted to make deliveries from the designated loading spaces contained within the property and from designated on-street loading zones for trucks not to exceed 20'-0" in length, as authorized by the Parking Department.
- c. Delivery trucks shall not be allowed to idle in the loading areas.
- d. Equipment and supplies shall not be stored in areas visible from streets, alleys or nearby buildings.
- e. Deliveries and waste collections may occur daily, but shall occur only between 7:00 AM and 1:00 PM.
- f. All trash containers shall utilize rubber wheels, or the path for the trash containers shall consist of a surface finish that reduces noise, in a manner to be reviewed and approved by staff.

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- g. Adequate trash room space, air conditioned and noise baffled, shall be provided, in a manner to be approved by the Planning and Public Works Departments. Sufficient interior space must be provided so that doors can remain closed while trash and trash bags are being deposited in dumpsters. Doors shall remain closed and secured when not in active use.
- h. Trash room(s)/garbage room(s) shall be large enough, or sufficient in number to accommodate enough dumpsters so that more than one pick up of garbage per day will not be necessary. A high-level trash/garbage compacting device shall be located in an air-conditioned trash/garbage holding room within the facility.
- i. Garbage dumpster covers shall be closed at all times except when in active use.
- j. Restaurant personnel shall take measures to enforce the Patron Age Restriction of the City Code during the hours of operation of all alcoholic beverage establishments.
- k. No patrons shall be allowed to queue on public rights-of-way, or anywhere on the exterior premises, except adjacent to Collins Court, on private property.
- l. The owner/operator shall be responsible for maintaining the areas adjacent to the facility, including the sidewalk, and all areas around the perimeter of the property. These areas shall be kept free of trash, debris and odor, and shall be swept and hosed down at the end of each business day
- m. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
- n. Special Events shall not be issued for the outdoor areas. Special Events may occur on the interior of the building, subject to City ordinances, rules or regulations existing at the time, and may exceed the hours of operation and occupancy loads specified herein, if permitted by the Fire Marshal, subject to the review and approval of staff.
10. The applicant shall address the following Concurrency and Traffic requirements, as applicable:
- a. ~~A Method of Transportation (MOT) shall be submitted to Public Works Department staff for review and approval prior to the issuance of a building permit. The MOT shall address any traffic flow disruption due to construction activity on the site.~~
- b. 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 may be determined as determined by the Concurrency Management Division.

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- c. A final concurrency determination shall be conducted prior to the issuance of a Building Permit. Mitigation fees and concurrency administrative costs, if required, shall be paid prior to the issuance of any Building Permit.
- d. A bicycle parking plan shall be submitted for staff review and approval prior to the issuance of a Business Tax Receipt.
- e. ~~Valet or loading activities shall not block the garage ramp at any time.~~
- f. Valet pick-up may only occur in front of the two (2) northernmost loading spaces between to 1:00 PM and 7:00 AM.
- g. The required number of valet runners will be provided in order to prevent queued vehicles from blocking traffic on Collins Court.
11. The applicant shall satisfy outstanding liens and past due City bills, if any, to the satisfaction of the City prior to the issuance of a Building permit.
12. The applicant shall obtain a full building permit within 18 months from the date of approval of this Conditional Use Permit, and the work shall proceed in accordance with the Florida Building Code. Extensions of time for good cause, not to exceed a total of one year for all extensions, may be granted by the Planning Board.
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. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
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.
16. 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.

Dated this 30<sup>th</sup> day of September, 2016.

MB

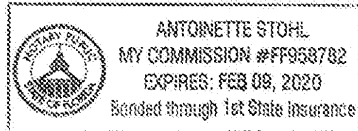


PLANNING BOARD OF THE  
CITY OF MIAMI BEACH, FLORIDA

BY: Michael Belush  
Michael Belush,  
Planning and Zoning Manager  
For Chairman

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 30<sup>TH</sup> day of SEPTEMBER, 2016, by Michael Belush, Planning and Zoning Manager of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



Antoinette Stohl  
Notary: ANTOINETTE STOHL  
Print Name  
Notary Public, State of Florida  
My Commission Expires:  
Commission Number:

(NOTARIAL SEAL)

Approved As To Form:  
Legal Department

Antoinette Stohl 9/29/16

Filed with the Clerk of the Planning Board on 09/30/2016 AS

*MB*

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

MEETING DATE: May 10, 2016

FILE NO: 7632

PROPERTY: 601-685 Washington Avenue

APPLICANT: Washington Squared Owner, LLC, c/o Andrew Joblon

LEGAL: Lots 11, 12, 13, 14, 15, 16, 17, 18, 19 20 and 21 of Block 34, Of Ocean Beach, Fla. Addition No 1, According to the Plat Thereof, as Recorded in Plat Book 3, Page 11, of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for a Certificate of Appropriateness for the substantial demolition and restoration of five existing structures, the total demolition of three existing structures and the construction of a new 7-story ground level addition, including variances for the triple stacking of vehicles, to reduce the minimum required rear setback, ~~and to reduce the minimum number of required off-street loading spaces.~~

**CORRECTED ORDER**

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

**I. Certificate of Appropriateness**

A. The subject site is located within Flamingo Park Local Historic District.

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

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

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

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1. Revised elevation, site plan and floor plan drawings shall be submitted and, at a minimum, such drawings shall incorporate the following:
  - a. The pedestrian opening within the proposed hotel entry portal along Washington Avenue shall be modified as presented conceptually by the Applicant at the HPB Meeting on May 10, 2016 as Exhibit A to respond more appropriately to the established pedestrian scale along Washington Avenue, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
  - b. The design for the new infill storefronts located between 617 and 633 Washington Avenue shall be further developed as presented conceptually by the Applicant at the HPB Meeting on May 10, 2016 as Exhibit A that further differentiates the new design from the 'Contributing' storefronts, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
  - c. The parapet wall located at the 'book end' portions may be increased in height up to a maximum height of 9'-0", in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
  - d. The configuration of the storefront glazing of all 'Contributing' facades, with the exception of the kneewall heights which shall be permitted to be lowered to a minimum of 6", shall be shall be restored substantially consistent with available historical documentation including the transoms, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
  - e. Final details of all exterior surface finishes and materials, including samples, shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
  - f. All building signage shall require a separate permit. Any proposed signage shall be placed in a location consistent with the locations identified on sheets A-34 through A-40 of the plans submitted, in a manner to be reviewed and approved by staff, consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. Signage shall not be permitted to be installed on any of the decorative fluting or relief features on the 'Contributing' facades.
  - g. All interior fixtures, including, but not limited to, shelving, partitions, and checkout counters, shall be setback a minimum of ten (10') feet from any portion of an exterior wall fronting Washington Avenue, 6<sup>th</sup> Street or 7<sup>th</sup> Street, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. This shall not prohibit moveable tables and chairs or substantially transparent fixtures for display purposes only.
  - h. Exterior and interior lighting shall be designed in a manner to not have an adverse overwhelming impact upon the surrounding historic district. No





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florescent or intensive 'white' lighting (or similar intensive lighting) shall be permitted on the exterior or within the retail area.

- i. All kitchens and other venting shall be chased to the roof and venting systems shall be employed as necessary to minimize or dissipate smoke, fumes and odors.
  - j. All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and elevation drawings and shall be screened from view, in a manner to be reviewed and approved by staff, consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
2. In accordance with Section 118-564(f)(6) of the City Code, the requirement that a full building permit for the new construction be issued prior to the issuance of a demolition permit for existing noncontributing structure located at 617-619 & 621 Washington Drive, is hereby waived.
  3. A separate application, authorized by the City, shall be required for the proposed sidewalk and lighting design located within the public right-of-way along Washington Avenue, 6<sup>th</sup> Street and 7<sup>th</sup> Street.
  4. 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. The City's standard tree grate system shall be provided to the existing and any proposed street trees in the ROW.
    - b. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the final revised landscape plan.
    - c. 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.

In accordance with Section 118-537, the applicant, the owner(s) of the subject property, the City Manager, Miami Design Preservation League, Dade Heritage Trust, or an affected person may appeal the Board's decision on a Certificate of Appropriateness to a special master appointed by the City Commission.

## II. Variance(s)

- A. The applicant filed an application with the Planning Department for the following variance(s):
  1. A variance to allow the stacking of three vehicles for tandem parking in order to construct parking spaces for a new hotel development.

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2. A variance to reduce by 7'-4" to 4'-6" the minimum required rear setback of 13'-0" in order to construct portions of a seven-story mixed-use building at 5'-8" to 8'-6" from the rear (east) property line.
3. ~~A variance from the requirement to provide five (5) off-street loading spaces for a mixed-use building with an aggregate area more than 40,000 s.f. and less than 60,000 s.f. and containing 312 hotel units. [Note: variance withdrawn by Applicant at the HPB Meeting on May 10, 2016.]~~

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

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

- A. A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.
- B. Where one or more parcels are unified for a single development, the property owner shall execute and record an unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.
- C. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
- D. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- E. All applicable FPL transformers or vault rooms and backflow prevention devices shall be located within the building envelope with the exception of the valve (PIV) which may be visible and accessible from the street.
- F. ~~Applicant agrees that in the event Code Compliance receives complaints of unreasonably loud noise from mechanical and/or electrical equipment, and determines the complaints to be valid, even if the equipment is operating pursuant to manufacturer specifications, the applicant shall take such steps to mitigate the noise with noise attenuating materials as reviewed and verified by an acoustic engineer, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.~~
- G. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- H. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be

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returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

- I. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- J. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code

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

PROVIDED, the applicant shall build substantially in accordance with the plans entitled "601-685 Washington Avenue" as prepared by Morris Adjmi Architects, dated March 21, 2016 and Exhibit A presented at the HPB Meeting on May 10, 2016, and as approved by the Historic Preservation Board, as determined by staff.

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

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

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

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



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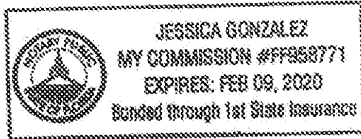
Dated this 15<sup>th</sup> day of JULY, 2016.

HISTORIC PRESERVATION BOARD  
THE CITY OF MIAMI BEACH, FLORIDA

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

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

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of August, 2016 by Deborah Tackett, Preservation and Design Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



[Signature]  
NOTARY PUBLIC  
Miami-Dade County, Florida  
My commission expires: 2-9-20

Approved As To Form: [Signature] 7/14/16  
City Attorney's Office: \_\_\_\_\_ )

Filed with the Clerk of the Historic Preservation Board on [Signature] (8-2-16)

[Handwritten mark]



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

October 11, 2016

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

**Re: Property Owners List within 375 feet of:**

**SUBJECT:** 601 Washington Avenue, Miami Beach, FL 33139  
**FOLIO NUMBER:** 02-4203-004-0810  
**LEGAL DESCRIPTION:** OCEAN BEACH ADDN NO 1 PB 3-11 LOTS 11 & 12 BLK 34

**SUBJECT:** 619 Washington Avenue, Miami Beach, FL 33139  
**FOLIO NUMBER:** 02-4203-004-0820  
**LEGAL DESCRIPTION:** OCEAN BEACH ADDN NO 1 PB 3-11 LOT 13 BLK 34

**SUBJECT:** 625 Washington Avenue, Miami Beach, FL 33139  
**FOLIO NUMBER:** 02-4203-004-0830  
**LEGAL DESCRIPTION:** OCEAN BEACH ADDN NO 1 PB 3-11 LOT 14 BLK 34

**SUBJECT:** 633 Washington Avenue, Miami Beach, FL 33139  
**FOLIO NUMBER:** 02-4203-004-0850  
**LEGAL DESCRIPTION:** OCEAN BEACH ADDN NO 1 PB 3-11 S1/2 OF LOT 15 BLK 34

**SUBJECT:** 637 Washington Avenue, Miami Beach, FL 33139  
**FOLIO NUMBER:** 02-4203-004-0840  
**LEGAL DESCRIPTION:** OCEAN BEACH ADDN NO 1 PB 3-11 N 1/2 OF LOT 15 BLK 34

**SUBJECT:** 655 Washington Avenue, Miami Beach, FL 33139  
**FOLIO NUMBER:** 02-4203-004-0860  
**LEGAL DESCRIPTION:** OCEAN BEACH ADDN NO 1 PB 3-11 LOTS 16 & 17 BLK 34

**SUBJECT:** 685 Washington Avenue, Miami Beach, FL 33139  
**FOLIO NUMBER:** 02-4203-004-0870  
**LEGAL DESCRIPTION:** OCEAN BEACH ADDN NO 1 PB 3-11 LOTS 18 19 20 & 21 BLK 34

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

A handwritten signature in blue ink, appearing to read "D. Rio". The signature is fluid and cursive, with a large initial "D" and a trailing flourish.

---

Diana B. Rio

Total number of property owners without repetition: **501, including 11 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.*

ABDEL RAFAEEK  
1 KING ST WEST STE 2403  
TORONTO ONTARIO M5H 1A1  
CANADA

CATHERINE ROUX  
350 RUE DE DEHIOU CHEMIN DE TASTET  
40140  
SOUSTONS  
FRANCE

CLARK P SCHNEIDER &W BARBARA L  
SUMNER  
TRETHURLE COTTAGE TRETHURLE  
KINGSBRIDGE TQ7-3NE  
ENGLAND

GEORGES ABITBOL TRS SYLVAIN ABITBOL  
TRS  
411 ST JOSEPH WEST  
MONTREAL QC H2V 2P3  
CANADA

JOHN KIERSNOWSKI  
56 FAIRVIEW AVE  
TORONTO ONTARIO M6P 3A4  
CANADA

JUAN BORIS JULIO SUMAR PUPPO  
JORGE CHAVEZ 599 DPTO. 603 MIRAFLORES  
LIMA L18  
PERU

MARIA EUGENIA BOTTI  
VIA FUORI PONTE 2  
REGGIO EMILIA  
ITALY

MYRNA MAUNUKSELA  
THURWISENSTRASSE 18  
ZURICH 8037  
SWITZERLAND

ROBIN PAULEY SUBHASH RAJA  
6 ODESSA ST  
LONDON SE16 7TW  
UNITED KINGDOM

VALENTINA SANGES  
VIA VARNA 32  
ROME 00124  
ITALY

WALTER PYREN JOHN PYREN SONIA  
CHUDYK  
11 BRIDGETOWN DR  
TORONTO ONTARIO M9C2P5  
CANADA

11 LOVELL DRIVE LLC  
763 PENNSYLVANIA AVE #133  
MIAMI BEACH, FL 33179

516 WASHINGTON AVE APARTMENTS INC  
136 SE 1ST AVE  
MIAMI, FL 33131

536 WASHINGTON LLC  
534 WASHINGTON AVE  
MIAMI BEACH, FL 33139

55 THOMSON ST INVESTMENTS LP C/O  
HOLD-THYSSSEN INC  
301 S. NEW YORK AVE # 200  
WINTER PARK, FL 32789

600 COLLINS LLC C/O FUNARO AND CO  
1111 BRICKELL AVE #2650  
MIAMI, FL 33131

601 COLLINS LTD  
2340 SW 102 DR  
DAVIE, FL 33324

615-5TH STREET CORP  
136 SE 1 AVE  
MIAMI, FL 33131

616 COLLINS ASSOCIATES LLC JOSEPH  
KLEIN  
150 E 58 ST 39TH FL  
NEW YORK, NY 10155

701 SOUTH BEACH LLC C/O RONALD H  
KAUFFMAN  
100 SE 2 ST # 2700  
MIAMI, FL 33131

710 LLC  
1881 WASHINGTON AVE #16F  
MIAMI BEACH, FL 33139-7446

710 WASHINGTON LLC  
1070 STILLWATER DR  
MIAMI BEACH, FL 33141-1024

730 PENNSYLVANIA AV 202 LLC  
730 PENNSYLVANIA AVE 202  
MIAMI BEACH, FL 33139

730 PENNSYLVANIA LLC  
300 S POINTE DR # 1603  
MIAMI BEACH, FL 33139

735 COLLINS LLC C/O JENEL MANAGEMENT  
CORP  
275 MADISON AVE STE 1100  
NEW YORK, NY 10016-1129

750 COLLINS LC  
747 4 ST #200A  
MIAMI BEACH, FL 33139

758 WASHINGTON AVE LTD LLLP  
500 NE 185 ST  
MIAMI, FL 33179

758 WASHINGTON AVENUE LC  
500 NE 185 ST  
MIAMI, FL 33179

758 WASHINGTON AVENUE LTD  
500 NE 185 ST  
MIAMI, FL 33179

AA AND C VILLAS LLC  
12901 SW 42 ST  
MIRAMAR, FL 33027

ACH COLLINS LLC COLLINS PROPERTIES  
LLC 624 COLLINS ASSOCIATE II LLC  
PO BOX 150262  
NASHVILLE, TN 37215

ADAM A NEHME  
4100 GALT OCEAN DR APT 205  
FT LAUDERDALE, FL 33308

ADAM J WECHSLER SCOTT HOWARD  
WECHSLER  
524 WASHINGTON AVE #210  
MIAMI BEACH, FL 33139

ALBERT LERNER  
730 PENNSYLVANIA AVE UNIT 512  
MIAMI BEACH, FL 33139-6129

ALBERTO J CASTRO  
730 PENNSYLVANIA AVE #207  
MIAMI BEACH, FL 33139-6127

ALBERTO VELEZ CARMEN E VELEZ  
13351 SW 30 ST  
MIRAMAR, FL 33027

ALEJANDRO J GUTMAN  
5555 NW 74TH AVE  
MIAMI, FL 33166-4200

ALEKSANDER RYSZKO  
730 PENNSYLVANIA AVE #505  
MIAMI BEACH, FL 33139

ALESSIO LOLLI  
710 WASHINGTON AVE #519  
MIAMI BEACH, FL 33139

ALEX BOGNI  
100 LINCOLN RD 1040  
MIAMI BEACH, FL 33139

ALFONSO SALAS & FANNY ROSERO  
750 COLLINS AVE #1B  
MIAMI BEACH, FL 33139-6230

ALI ALAVI  
2 SUGAR GUM  
ALISO VIEJO, CA 92656

ALVARO A GICHARD JTRS HUGO BASTIDA  
JTRS  
720 COLLINS AVE UNIT 410  
MIAMI BEACH, FL 33139

AMADA SEMEDO JOSE ALBA SEMEDO  
FRANKLIN ALBA SEMEDO  
12500 NE 15 AVE #501  
NORTH MIAMI, FL 33161

ANDREA CECCONI  
3647 BROADWAY #8 H  
NEWYORK, NY 10031

ANDREA TOLEDO HELLOT  
407 LINCOLN RD PH NE  
MIAMI BEACH, FL 33139

ANDREA V LEGGIERI  
899 WEST AVE #4H  
MIAMI BEACH, FL 33139-5534

ANDRES KORDA  
524 WASHINGTON AVE #202  
MIAMI BEACH, FL 33139-6664

ANDREW VERBIC  
730 PENNSYLVANIA AVE #703  
MIAMI BEACH, FL 33139

ANDREW WHARTON  
635 EUCLID AVE #104  
MIAMI BEACH, FL 33139-8666

ANELYS PINERA  
5234 SW 134 CT  
MIAMI, FL 33175-5257

ANGELA FISCHETTI  
710 WASHINGTON AVE #508  
MIAMI BEACH, FL 33139-6221

ANGELA SUAREZ  
17940 NW 63 CT  
HIALEAH, FL 33015-4440

ANGLERS RESORT LLC  
660 WASHINGTON AVE  
MIAMI BEACH, FL 33139

ANGLERS VENTURE SUB LLC C/O KIMPTON  
HOTEL & RESTAURANT GR  
222 KEARNY ST # 200  
SAN FRANCISCO, CA 94108

ANITA MILLER BERGIER  
180 CABRINI BLVD #114  
NEW YORK, NY 10033

ANNA & ARTHUR RUSZCZYCKI  
730 PENNSYLVANIA AVE #501  
MIAMI BEACH, FL 33139-6168

ANNA FARBANEC (LE) REM WALTER SWAHLA  
& OLGA CHAWANEC  
730 PENNSYLVANIA AVE #304  
MIAMI BEACH, FL 33139-6167

ANTHONY GHAFFARI  
1317 SAND PIPER DR  
STATE COLLEGE, PA 16801

ANTONELLA BALDI C/ JETSET GROUP  
VITTORIO DELL'ORTO  
635 EUCLID AVE #111  
MIAMI BEACH, FL 33139



APOGEE CAPITAL INVESTMENTS LLC  
7777 NW 146 ST  
MIAMI LAKES, FL 33016

ARMAND J LE BEAU  
1605 MERIDIAN AVE #301  
MIAMI BEACH, FL 33139

ARMANDO ALONSO  
524 WASHINGTON AVE #212  
MIAMI BEACH, FL 33139-6608

ARMONIA GEJO  
730 PENNSYLVANIA AVE 609  
MIAMI BEACH, FL 33139

ASHFAQ AHMED  
PO BOX 1493  
TAYLOR, MI 48180

ATA BEACH CORP C/O CJELAW  
1395 BRICKELL AVE # 800  
MIAMI, FL 33131

AUGUSTO & LUCIA SANDINO TRS  
10922 HARROGATE PL  
SANTA ANA, CA 92705

AVIV IFRAH WILLIAM S POLLAK  
19 WEST FLAGLER ST #607  
MIAMI, FL 33130

B LESLIE SCHARFMAN B LESLIE SCHARFMAN  
REV TRUST  
401 PALMETTO DR  
MIAMI SPRINGS, FL 33166

B&C COLLINS AVE LLC  
2121 W FLETCHER  
CHICAGO, IL 60618

BAHADOR MOINIAN AFSANEH  
GOODARZPOOR KOURUSH AFSHARJAVAN  
1049 RECTOR LANE  
MCLEAN, VA 22102

BANK OF NEW YORK MELLON C/O SELECT  
PORTFOLIO SERVICING  
3815 SOUTH WEST TEMPLE  
SALT LAKE CITY, UT 84115

BEACH AN LLC  
6444 COLLINS AVE #504  
MIAMI BEACH, FL 33141

BEACH OKO LLC  
290 174 ST #805  
SUNNY ISLES BEACH, FL 33160

BEANHEAD INVESTMENTS LLC  
840 S SHORE DR  
MIAMI BEACH, FL 33141

BEATRICE BASSO  
730 PENNSYLVANIA AVE #709  
MIAMI BEACH, FL 33139

BELKIS ESTELA CALLEGARI DOMINGO JULIO  
CALLEGARI  
524 WASHINGTON AVE 203  
MIAMI BEACH, FL 33139

BELSON KEEM JR & IRWIN MORITZ  
3632 CARLTON PL  
BOCA RATON, FL 33496

BEN RIEGEHAUPT LE REM SARIT GRUBERG  
730 PENNSYLVANIA AVE #409  
MIAMI BEACH, FL 33139

BENGE ENTERPRISES CORP  
645 COLLINS AVE  
MIAMI BEACH, FL 33139-6213

BENNY LLC  
8301 NW 197 STREET  
HIALEAH, FL 33015

BERACHA 72 LLC C/O ISAAC BENMERGUI P A  
1150 KANE CONCOURSE 2 FLOOR  
BAY HARBOR, FL 33154

BERNARD RUDLER REGINE RUDLER  
635 EUCLID AVE #106  
MIAMI BEACH, FL 33139

BIG TIME PRODUCTIONS INC  
59 NW 14 ST  
MIAMI, FL 33136

BLANCA DOCINA FRANCISCO LEON  
701 COLLINS AVE #4E  
MIAMI BEACH, FL 33139

BLAZ KOS  
710 WASHINGTON AVE #404  
MIAMI BEACH, FL 33139-6225

BORIS BLECIC  
635 EUCLID AVE #226  
MIAMI BEACH, FL 33139

BRENT WALTER LATHAM  
3187 VIA ABITARE  
MIAMI, FL 33133

BRIAN J KIEDROWSKI  
3708 ADAMS STREET  
HOLLYWOOD, FL 33021

BRUCE HOLBROOK LIVING TRS BRUCE  
HOLBROOK  
730 PENNSYLVANIA AVE #611  
MIAMI BEACH, FL 33139-6169

C J ST CROIX LLC  
3181 NW 61 ST  
BOCA RATON, FL 33496

CANDIDA LANGSDALE LE REM GUY BARD  
LANGSDALE  
619 EUCLID AVE 2D  
MIAMI BEACH, FL 33139

CARIDAD PEREZ  
730 PENNSYLVANIA AVE APT 305  
MIAMI BEACH, FL 33139-6167

CARLO MARIA FERRARA  
619 EUCLID AVE #1B  
MIAMI BEACH, FL 33139

CARLOS ALVAREZ  
211 SW 41 AVE  
MIAMI, FL 33134-1748

CARLOS ANDRES VAZQUEZ  
4412 SE 12 AVE  
CAPE CORAL, FL 33904

CARLOS DOBAL  
635 EUCLID AVE #110  
MIAMI BEACH, FL 33139-8667

CARLOS H DOBAL  
635 EUCLID AVE #229  
MIAMI BEACH, FL 33139-8671

CARLOS H MATEU  
605 EUCLID AVE #105  
MIAMI BEACH, FL 33139

CARLOS M CRUZ & MARIA R MURILLO  
730 PENNSYLVANIA AVE #411  
MIAMI BEACH, FL 33139-6168

CARLTON JOHN GAMBLE  
PO BOX 190795  
MIAMI BEACH, FL 33119-0795

CARMELA BASCONE TRS BASCONE FAMILY  
REVOCABLE TR  
25 GREENS WAY LN  
LAKEWOOD, NY 08701

CARMEN JIMENEZ DE MALIBRAN JTRS  
ELOISE JIMENEZ JTRS  
35-11 85 ST #7G  
JACKSON HEIGHTS QUEENS, NY 11372

CARMEN M CAMPO JTRS MARC RENE  
FERNANDEZ JTRS ERIC RENE FERNANDEZ  
JTRS  
720 COLLINS AVE #301  
MIAMI BEACH, FL 33139

CARNELTON LLC  
422 MALLARD RD  
WESTON, FL 33327

CASA LUXE NYC LLC  
175 VARICK ST  
NEW YORK, NY 10014

CATINA LOTT  
720 COLLINS AVE #407  
MIAMI BEACH, FL 33139-6236

CAULFIELD AND CARRAWAY LLC  
4730 S FORT APACHE RD 300  
LAS VEGAS, NV 89147

CHARLES AFTON  
730 PENNSYLVANIA AVE #310  
MIAMI BEACH, FL 33139

CHARLTON J WALDMAN &W ELLEN  
711 BLEEKER AVE  
MAMARONECK, NY 10543

CHATA HOLDINGS LLC  
818 MONTEREY ST  
CORAL GABLES, FL 33134

CHRISTIAN MULLER EDALIRA MARIA CARLOS  
MULLER  
750 COLLINS AVE #304  
MIAMI BEACH, FL 33139

CHRISTOPHER DELLISANTI  
10 ROME ST  
NEWARK, NJ 07105

CHRISTOPHER MADER  
701 EUCLID AVE # 204  
MIAMI BEACH, FL 33139

CITY NATIONAL BANK OF FL TR  
PO BOX 025611  
MIAMI, FL 33102

CITY NATIONAL BANK OF FL TR  
1261 20 ST  
MIAMI BEACH, FL 33139

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

CLAIRE RICARD  
720 COLLINS AVE #801  
MIAMI BEACH, FL 33139

CLAUDE CEFALU &W GERALDINE & DARREN  
CEFALU JTRS  
635 EUCLID AVE #101  
MIAMI BCH, FL 33139-8666

CLAUDE CEFALU &W GERALDINE DARREN  
CEFALU  
635 EUCLID AVE #120  
MIAMI BEACH, FL 33139-8669

CLAUDIO M NOBILE  
465 OCEAN DR #1123  
MIAMI BEACH, FL 33139-6628

CLB ASSOCIATES LTD  
1261 20 ST  
MIAMI BCH, FL 33139

CLIFFORD SELBY MARIE SELBY  
24 CIDER MILL HEIGHTS  
NORTH GRANDY, CT 06060

COLLINS 1E LLC  
9240 SUNSET DR SUITE 114  
MIAMI, FL 33173-3433

COLLINS 409 INC C/O ANDREA VITELLOZZI  
220 MANHATTAN AVE #4J  
NEW YORK, NY 10025

COMAZE FL LLC  
10900 NW 21ST ST STE 240  
MIAMI, FL 33172-2006

CONGREGATION BINYAN DAVID INC  
701 EUCLID AVE UNIT 101  
MIAMI BEACH, FL 33139

CONRAD RITTER  
619 EUCLID AVE #3D  
MIAMI BEACH, FL 33139-8650

CONSTANCE MOLLICK TRS EMILIO FAMILY  
2015 IRREVOCABLE TR  
2295 OCEAN PKWY  
BROOKLYN, NY 11223

COOKIES & CRACKERS CORP  
15907 NW 52 AVE  
HIALEAH, FL 33014

CSM COLLINS EQUITIES LP % RABINA  
REALTY  
670 WHITE PLAINS RD STE 305  
SCARSDALE, NY 10583

D & R DESIGN DISTRICT LLC  
927 LINCOLN RD #214  
MIAMI BEACH, FL 33139

DALGIS PENIN  
3054 SW 27 ST  
MIAMI, FL 33133-2927

DANIEL A ROMITO  
713 COLLINS AVE #27  
MIAMI BEACH, FL 33139

DANIEL CONNELL  
720 COLLINS AVE #501  
MIAMI BEACH, FL 33139-6236

DANIEL E CABRERA  
4240 ROYAL PALM AVE  
MIAMI BEACH, FL 33140-3017

DANIEL H ADDARIO &W GABRIELA L %  
MARCELO G ADDARIO/SOTHEBY'S RTY  
8020 EAST DR UNIT 315  
NORTH BAY VILLAGE, FL 33141

DANIEL SAROL & IVETTE MARTINO  
6721 NORTH AUGUSTA DR  
HIALEAH, FL 33015

DANILO MONZON &W OLGA  
9440 SW 136 ST  
MIAMI, FL 33176-6802

DARA COOK NAIMA COOK  
5800 ARLINGTON AVE #15A  
BRONX, NY 10471

DAVID J MAURRASSE  
635 EUCLID AVE #105  
MIAMI BEACH, FL 33139

DAVID LEBRON  
730 PENNSYLVANIA AVE #403  
MIAMI BEACH, FL 33139

DAVID W RIGGS  
730 PENNSYLVANIA AVE 412  
MIAMI BEACH, FL 33139

DEAN MORRIS SOFIA MORRIS  
119 GREENWOOD PL  
BEUTON, KY 42025

DEAN CHURACK  
PO BOX 371429  
MIAMI, FL 33137-5022

DENIS KELLY  
524 WASHINGTON AVE UNIT 209  
MIAMI BEACH, FL 33139

DENIS WILLIAM BEAUSEJOUR  
713 COLLINS AVE #29  
MIAMI BEACH, FL 33139-6276

DENISE MONAHAN COHEN  
701 COLLINS AVE APT 2C  
MIAMI BEACH, FL 33139

DENNIS GIRARD &W LUZ & ALVARO E RIVAS  
710 WASHINGTON AVE UNIT 711  
MIAMI BEACH, FL 33139-6248

DIMITRI E SARTAN  
701 COLLINS AVE UNIT 1-D  
MIAMI BEACH, FL 33139-6230



DINA LEZNOVA  
730 PENNSYLVANIA AVE APT 607  
MIAMI BEACH, FL 33139-6169

DIOSMEL GONZALEZ  
650 PENNSYLVANIA AVE #32  
MIAMI BEACH, FL 33139-8663

DIPESH PATEL RAVINDER SODHI  
730 PENNSYLVANIA #204  
MIAMI BEACH, FL 33139

DOLORES M ARIAS TRS MAXIMO ARIAS TRS  
3576 POST RD  
WARWICK, RI 02886

DOMENICO ITA LLC  
1300 WASHINGTON AVE #121  
MIAMI BEACH, FL 33139

DORA BELLORINI LE REM CARMELINA  
MANFREDI  
720 COLLINS AVE 204  
MIAMI BEACH, NY 33139

DORKIS ALVAREZ CURA  
720 COLLINS AVE #210  
MIAMI BEACH, FL 33139

DORKIS ALVAREZ CURA  
7501 E TREASURE DR # 7P  
NORTH BAY VILLAGE, FL 33141

DORON MAROM  
6750 NE 4 CT  
MIAMI, FL 33138

DORON MAROM &W LIAT  
6750 NE 4 CT  
MIAMI, FL 33138

EDEL GARCIA  
720 COLLINS AVE #305  
MIAMI BEACH, FL 33139-6235

EDUARDO J ELIZONDO JTRS HILDA  
ELIZONDO JTRS HILDA M ELIZONDO JTRS  
110 W SUNRISE AVE  
CORAL GABLES, FL 33133

EDWARD E DIPIERO & DAVID J DIPIERO &  
DEBORAH HUNKUS  
900 RAVINE DR  
YOUNGSTOWN, OH 44505

EDWARD L REAGAN &W MARY I  
2120 W CORTEZ ST  
CHICAGO, IL 60622

EDWARD REAGAN &W MARY TORRES  
2120 W CORTEZ ST  
CHICAGO, IL 60622

EDWARDS A WELLS  
635 EUCLID #223  
MIAMI BEACH, FL 33139

ELENA MIAMI BEACH LLC  
PO BOX #115  
MIAMI BEACH, FL 33139

ELETTI USA CORP  
PO BOX 190026  
MIAMI BEACH, FL 33139

ELISA GOSSELIN TR  
14 STAR ISLAND  
MIAMI BEACH, FL 33139

ELISSA TRUMAN  
435 N ANDREWS AVE #208  
FORT LAUDERDALE, FL 33301

ELLEN CHOI JACOB OH  
66 CLAUSS AVE  
PARAMUS, NJ 07652

ELOISA GIMENEZ  
35 - 11 85 ST APT 7-G  
JACKSON HEIGHTS, NY 11372

ELSY A OVALLE  
710 WASHINGTON AVE #518  
MIAMI BEACH, FL 33139-6221

EMANUELE NINFOLE  
640 PENNSYLVANIA AVE #34  
MIAMI BEACH, FL 33139-8644

EMILIO ALIBERTI  
701 EUCLID AVE APT 203  
MIAMI BEACH, FL 33139

ENF OCEAN TRADING LLC  
3865 NW 168 TER  
MIAMI GARDENS, FL 33055

ENZA MB LLC  
710 WASHINGTON AVE #511  
MIAMI BEACH, FL 33139

EOSII AT 555 WASHINGTON LLC C/O KBS  
REALTY ADVISORS LLC  
620 NEWPORT CENTER DR STE 1300  
NEWPORT BEACH, CA 92660

ERNEST BLUM LOIS BLUM  
10101 SW 142 ST  
MIAMI, FL 33176

EROS VIOLA  
710 WASHINGTON AVE #223  
MIAMI BEACH, FL 33139-6204

ESTABAN DOMASZCZUK  
720 COLLINS AVE UNIT 206  
MIAMI BEACH, FL 33139-6201

EUGEKA LLC  
950 BRICKELL BAY DR #5505  
MIAMI, FL 33131

EUGENIO MOLINA &W GRACIELA BONTI  
730 PENNSYLVANIA AVE APT 307  
MIAMI BEACH, FL 33139-6167

EVELIO NAZCO &W EVELIA  
524 WASHINGTON AVE #206  
MIAMI BEACH, FL 33139-6665

EYAL PASTERNAK  
690 SW 1 CT #2507  
MIAMI, FL 33130

FABIAN GONZALEZ  
3519 HARKEN CIR  
TAMPA, FL 33607

FABIENNE FOURQUET THOMAS FRATACCI  
10 NORTH 5 ST  
BROOKLYN, NY 11211

FACE INVESTMENTS LLC  
1680 MICHIGAN AVE #910  
MIAMI BEACH, FL 33139

FERNANDO R MATHO HORTENSIA A MATHO  
6646 BURLINGTON PL  
SPRINGFIELD, VA 22152

FIRST AMERICAN PROP INVEST CORP  
PO BOX 52-2793  
MIAMI, FL 33152

FLAMINGO BAYSIDE LLC  
635 EUCLID AVE #113  
MIAMI BEACH, FL 33139

FRANCIS JACOB SARI JACOB  
12685 BISCAYNE BAY DR  
NORTH MIAMI, FL 33181

FRANCISCA ESTELA RAMOS LE REM MARIA E  
RAMOS RIVERA & ETALS  
411 SW 25 RD  
MIAMI, FL 33129-2203

FRANCISCO AGUIAR  
710 WASHINGTON AVE #304  
MIAMI BEACH, FL 33139-6204

FRANCISCO AGUIAR  
4674 NW 107 AVE #1701  
MIAMI, FL 33178-4248

FRANCISCO CABRAL JTRS ELIZABETH J  
JORDAN JTRS  
701 EUCLID AVENUE #201  
MIAMI BEACH, FL 33139

FRANCO ROLANDO  
710 WASHINGTON AVE #514  
MIAMI BEACH, FL 33139

FRANCOISE C CAPDEBOSCO  
730 PENNSYLVANIA AVE #603  
MIAMI BEACH, FL 33139

FRECKLED RED INVESTMENT LLC  
2330 PONCE DE LEON BLVD STE 201  
CORAL GABLES, FL 33134

GABRIEL A INFIESTA TERESA INFIESTA  
1933 SW 7 ST #304  
MIAMI, FL 33135

GAIA PROPERTIES LLC  
8301 NW 197 ST  
MIAMI, FL 33015

GENERATIONS REAL ESTATE HOLDINGS LLC  
1831 SW 25 AVE  
MIAMI, FL 33145

GEORGE REKBLATT SOPHIA REKBLATT  
445 NEPTUNE AVE # 18F  
BROOKLYN, NY 11224

GEORGE LAVALLEE  
730 PENNSYLVANIA AVE #205  
MIAMI BEACH, FL 33139

GEORGE M JONES TRS GEORGE M JONES  
REVOCABLE TRUST DAPHNE E JONES TRS  
4 BEACON WAY #1420  
JERSEY CITY, NJ 07304

GEORGE M ZAMORA & ALBERT G ZAMORA  
7899 N BAYSHORE CT #5A  
MIAMI, FL 33138

GILBERTO V ALBA JR GILBERTO VALDES  
4455 SW 13 STREET  
MIAMI, FL 33134

GILLES ROMAIN  
730 PENNSYLVANIA AVE #410  
MIAMI BEACH, FL 33139-6168

GLADYS BOSQUET  
730 PENNSYLVANIA AVE UNIT 710  
MIAMI BEACH, FL 33139-6170

GLORIA T SUSANA TEME DE BORDA  
710 WASHINGTON AVE #323  
MIAMI BEACH, FL 33139

GLORIA TERESA S TEME DE BORDA  
524 WASHINGTON AVE #313  
MIAMI BEACH, FL 33139

GPMIA LLC  
619 EUCLID AVE # 3C  
MIAMI BEACH, FL 33139

GREG BROWN  
635 EUCLID AVE #230  
MIAMI BEACH, FL 33139-8671

GUIA GRYNSPAN JTRS DAFNA GRYNSPAN  
JTRS ALIZA GRYNSPAN JTRS  
720 COLLINS AVE #705  
MIAMI BEACH, FL 33139-6239

GUMA RE INC  
1441 BRICKELL AVE 1400  
MIAMI, FL 33131

GUSTAVE F COMPTIS EST OF CARLOS  
COMPTIS &W TERESA  
713 COLLINS AVE UNIT 31  
MIAMI BEACH, FL 33139-6276

GUSTAVO T COMPTIS &W VILMA M  
RODRIGUEZ  
713 COLLINS AVE #24  
MIAMI BEACH, FL 33139

HABITAT PLUS MIAMI LLC  
1000 ISLAND BLVD UNIT 1405  
AVENTURA, FL 33160

HAMPTON 505 LLC  
2001 BISCAYNE BLVD #113  
MIAMI, FL 33137

HAMPTON ON WASHINGTON AVENUE C/O  
ASSOCIATION LAW GROUP P L  
CONDOMINIUM ASSOCIATION INC  
PO BOX 311059  
MIAMI, FL 33231

HAMPTON W8 LLC  
701 BRICKELL AVENUE #1650  
MIAMI, FL 33131

HAMPTON WASH AVE CONDO ASSOC INC  
710 WASHINGTON AVE #C16  
MIAMI BEACH, FL 33139-6248

HARRIET E DANNIN TRS DANNIN LIVING  
TRUST BETH HINDIN  
40 WATERVIEW  
LONG BRANCH, NJ 07740

HARRIS REALTY 317 LLC  
22479 MARTELLA AVE  
BOCA RATON, FL 33433

HARRIS REALTY 509 LLC  
22479 MARTELLA AVE  
BOCA RATON, FL 33433

HARRY JAY HOESCH  
11 STERLING CREST CT  
DOYLESTOWN, PA 18901

HECTOR & GUILLERMINA N CUENCA TR  
2457 COLLINS AVE #1706  
MIAMI BEACH, FL 33140-4731

HENRY SUAREZ  
201 NW 68 AVEN AVE #309  
MIAMI, FL 33126

HENRY SUAREZ  
524 WASHINGTON AVE #308  
MIAMI BEACH, FL 33139-6619

HENRY SUAREZ  
524 WASH AVE UNIT 201  
MIAMI BEACH, FL 33139-6664

HENRY W SCHETTINI &W VIVIANA A  
SCHETTINI  
710 WASHINGTON AVE #224  
MIAMI BEACH, FL 33139-6204

HORTENSIA RIVERO  
2331 SW 122 CT  
MIAMI, FL 33175-7318

IDALMIS P BATISTA-BLAIR  
720 COLLINS AVE APT 503  
MIAMI BEACH, FL 33139-6237

IGOR M APTEKMAN  
701 EUCLID AVE #304  
MIAMI BEACH, FL 33139

IMAD SAAH  
640 PENNSYLVANIA AVE #17  
MIAMI BEACH, FL 33139-8678

INGRID ZUEHLKE  
730 PENNSYLVANIA AVE 407  
MIAMI BEACH, FL 33139

ISABEL MARRERO  
730 PENNSYLVANIA AVE APT 311  
MIAMI BEACH, FL 33139-6150

ISAIAS RAMIREZ IGNACIO M VRLJICAK  
2109 BAMBOO WAY  
ANTIOCH, CA 94509

ISRAEL M LANDAU LE REM YAGIL LANDAU  
REM YARON LANDU  
210 174 ST U 2408  
SUNNY ISLE, FL 33160

ITALEMPIRE LLC  
4775 COLLINS AVE #607  
MIAMI BEACH, FL 33139



ITALEMPIRE LLC  
865 COLLINS AVE #207  
MIAMI BEACH, FL 33139

IVETTE CAVE  
720 COLLINS AVE #508  
MIAMI BEACH, FL 33139-6237

JACOB ALKOV  
825 COLLINS AVE #5  
MIAMI BEACH, FL 33139

JAIME & CARMEN I SAMPERIO & AMAYA  
SAMPERIO JTRS  
7724 HAWTHORNE AVE  
MIAMI BEACH, FL 33141-1038

JAMEE K HANEY  
416 JOHN MAHAR HWY #3105  
BRAINTREE, MA 02184

JAMES GENEVER  
635 EUCLID AVE #116  
MIAMI BEACH, FL 33139-8669

JAMES HEAD  
710 WASHINGTON AVE #306  
MIAMI BEACH, FL 33139-6204

JAMES KOTFAS  
9811 MANISTEE AVENUE  
CHICAGO, IL 60617

JAMES R THOMAS HEATHER A COOPER  
635 EUCLID AVE #109  
MIAMI BEACH, FL 33139

JAMES R WIGHTMAN  
730 PENNSYLVANIA AVE #301  
MIAMI BEACH, FL 33139-6167

JAMESTOWN PREMIER 727 COLLINS AVE C/O  
JAMESTOWN LP  
675 PONCE DE LEON AVE NE 7TH FL  
ATLANTA, GA 30308

JAMESTOWN PREMIER 736 COLLINS C/O  
JAMESTOWN L P 1 OVERTOWN PK AVENUE  
LLC  
3625 CUMBERLAND BLVD S E 12 FLOOR  
ATLANTA, GA 30339

JAMESTOWN PREMIER 755 WASHINGTON  
AVENUE LLC  
675 PONCE DE LEON AVE NE 7FL  
ATLANTA, GA 30308

JANE SHIRLEY EAGLESON  
730 PENNSYLVANIA AVE #604  
MIAMI BEACH, FL 33139

JANINA DOMAGALA LE REM JOSEF K  
DOMAGALA  
730 PENNSYLVANIA AVE 610  
MIAMI BEACH, FL 33139

JAVIER O CAMINERO ORLANDO ALLEGUE  
5900 ARLINGTON AVE  
ARLINGTON, NY 10471

JEANE A CARPENTER  
635 EUCLID AVE #224  
MIAMI BEACH, FL 33139-8670

JENNY M & JANET REDONDO  
43-04 48 ST #D-34  
SUNNYSIDE, NY 11104

JERUCHAM F GOLDBERG GOLDBERG TRUST  
DEBRAH S GOLDBERG  
21055 NE 37 AVE APT 2106  
AVENTURA, FL 33180

JOEL BARTLEY  
650 PENNSYLVANIA AVE #29  
MIAMI BEACH, FL 33139-8644

JOHN B MORGAN  
640 PENNSYLVANIA AVE UNIT 7  
MIAMI BEACH, FL 33139

JOHN H FORD  
730 PENNSYLVANIA AVE #206  
MIAMI BEACH, FL 33139

JOHN HRANYCZNY  
730 PENNSYLVANIA AVE #707  
MIAMI BEACH, FL 33139-6170

JOHN MAHONEY MAUREEN MAHONEY  
725 CRITTENS LN  
SOUTHOLD, NY 11971

JOHN TORTORELLA HELEN TORTORELLA  
635 EUCLID AVE APT 118  
MIAMI BEACH, FL 33139-8669

JOHN W PATRICK CARLOS A CORTES  
635 EUCLID AVE #112  
MIAMI BEACH, FL 33139-8668

JORG NOWAK  
635 EUCLID AVE #221  
MIAMI BEACH, FL 33139-8669

JORGE HERNANDEZ & MAUELA PEREZ JTRS  
605 EUCLID AVE #207  
MIAMI BEACH, FL 33139-8648

JOSE ANTONIO GARCIA MIRIAM R GARCIA  
PO BOX 347196  
CORAL GABLES, FL 33234

JOSE HARVEY VARGAS  
710 WASHINGTON AVE  
MIAMI BEACH, FL 33139

JOSE M GONZALEZ MARIO HIDALGO  
720 COLLINS AVE UNIT 408  
MIAMI BEACH, FL 33139

JOSE O BAEZ  
730 PENNSYLVANIA AVE #306  
MIAMI BEACH, FL 33139-6167

JOSEF BARNES  
4230 POST AVE  
MIAMI BEACH, FL 33140

JOSEFA GUILLEN EST OF  
720 COLLINS AVE UNIT 203  
MIAMI BEACH, FL 33139-6201

JOSEPH SWIDERSKI ANN SWIDERSKI  
730 PENNSYLVANIA AVE UNIT 508  
MIAMI BEACH, FL 33139

JOSEPH GUSTAVO TERRAZAS CAROLE  
ZAKKAK TERRAZAS  
42495 LONGACRE DR  
CHANTILLY, VA 20152-6383

JOYCE C BOGGERSON  
1717 EAST CAPITOL ST SE #348  
WASHINGTON, DC 20003

JUAN CARLOS DEL SOL  
720 COLLINS AVE 606  
MIAMI BEACH, FL 33139-6229

JUAN CORTES  
701 EUCLID AVE #401  
MIAMI BEACH, FL 33139-6131

JUAN F DELVALLE &W ROSAURA  
720 COLLINS AVE UNIT 504  
MIAMI BEACH, FL 33139-6237

JUAN H VECCO TRS JUAN H VECCO  
REVOCABLE TRUST  
19110 SW 29 CT  
MIRAMAR, FL 33029

JULES R BRICKER TRS JULES R BRICKER  
REVOCABLE TRUST CAROLYN BRICKER  
KAPLAN TRS  
966 HUNGERFORD DRIVE #268  
ROCKVILLE, MD 20850

JULIO OSCAR PLA &W CRISTINA  
710 WASHINGTON AVE #326  
MIAMI BEACH, FL 33139-6225

KARA E CALLAHAN & ANDREW R GRAHAM  
190 ALAMEDA DR  
MERRITT ISLAND, FL 32952

KATRINA JACQUELINE DIAZ  
701 COLLINS AVE #1A  
MIAMI BEACH, FL 33139-6230

KENNETH M PERSINKO KEITH PINHEIRO  
265 HARRINGTON LN  
SOMERSET, MA 02726

KEVIN LAWS & FRED CREECH  
3335 SE 18 AVE  
CAPE CORAL, FL 33904

KINGSTON AND KROMWELL LLC  
4616 W SAHARA AVE UNIT 171  
LAS VEGAS, NV 89102

KINGSTON AND KROMWELL LLC  
101 CONVENTION CENTER DRIVE 700  
LAS VEGAS, NV 89109

KINGSTON AND KROMWELL LLC  
PO BOX 27740  
LAS VEGAS, NV 89126

KINGSTON AND KROMWELL LLC  
4730 S FORT APACHE RD STE 300  
LAS VEGAS, NV 89147

KIRK A KALOGIANNIS  
211 EILEEN DR  
CEDAR GROVE, NJ 07009

LA MIRANDA LLC  
540 S PARK RD 9 12  
HOLLYWOOD, FL 33021

LATITUDE SUN LLC  
120 ORANGE ST STE 600  
WILMINGTON, DE 19899

LAWRENCE FERRARA  
287 HARVARD ST #73  
CAMBRIDGE, MA 02139

LEO-JAMES INC  
1228 ALTON RD  
MIAMI BEACH, FL 33139

LEONARDO CURBELO &W MIRTA CURBELO  
710 WASHINGTON AVE #410  
MIAMI BEACH, FL 33139-6225

LESTER BEGANYI  
524 WASHINGTON AVE #205  
MIAMI BEACH, FL 33139

LESTER BEGANYI  
524 WASHINGTON AVE #301  
MIAMI BCH, FL 33139-6669

LILIA REYNAGA  
730 PENNSYLVANIA AVE #702  
MIAMI BEACH, FL 33139-6169

LILIAM M MARTINEZ  
405 79 ST  
NORTH BERGEN, NJ 07047

LINDA LOU WHITE TRS LINDA LOU WHITE  
FAMILY TRUST  
PO BOX 1292  
DANIA BEACH, FL 33004

LINDA M SAETHER TRS SAETHER VRANJICAN  
REVOCABLE TRUST  
4029 SE 20 PL 101  
CAPE CORAL, FL 33904

LION 590 LLC  
301 WEST 41 ST #406  
MIAMI BEACH, FL 33140

LISA ANN VOLPE  
701 COLLINS AVE UNIT 3-C  
MIAMI BEACH, FL 33139-6243

LISANDRO EUGENIO ROLDAN TRS ROLDAN  
FAMILY REVOCABLE LIVING TR ELSA MIRIAM  
ROLDAN TRS  
8555 NW 176 ST  
MIAMI, FL 33015

LLOYD WARMAN  
100 SOUTH POINTE DR #506  
MIAMI BEACH, FL 33139

LORI MEZGER  
609 EUCLID AVE #5  
MIAMI BEACH, FL 33139-8627

LOUIS A ALEXANDER  
12100 SW 47 ST  
MIAMI, FL 33175

LOUIS ALEXANDER &W MATILDE  
713 COLLINS AVE #41  
MIAMI BEACH, FL 33139-6287

LOUISE & AIDA ALEXANDER  
12100 SW 47 ST  
MIAMI, FL 33175-4908

LOURDES RODRIGUEZ  
PO BOX 1246  
DANIA BEACH, FL 33004

M A D INTERNATIONAL INC  
710 WASHINGTON AVE #CU-7  
MIAMI BEACH, FL 33139-6248

M A D INTERNATIONAL INC  
710 WASHINGTON AVE UNIT CU-8  
MIAMI BEACH, FL 33139-6248

MAJESTY CROWN LLC  
13105 IXORA CT 214  
NORTH MIAMI, FL 33181

MAMTAMOEXA LLC  
7220 RUE NOTREDAME  
MIAMI BEACH, FL 33141

MANUEL LOPEZ PRIETO  
524 WASHINGTON AVE #304  
MIAMI BEACH, FL 33139

MARCELO ADDARIO  
8020 EAST DR # 315  
NORTH BAY VILLAGE, FL 33141

MARCELO FRANCISCO FERRARO DAVID M  
DOS SANTOS  
763 PENNSYLVANIA AVE #107  
MIAMI BEACH, FL 33139

MARCIA H MURAKAMI  
3 RED BUD  
ALISO VIEJO, CA 92656

MARCO ZANNA  
710 WASHINGTON AVE #421  
MIAMI BEACH, FL 33139

MARIA BARROS  
619 EUCLID AVE #2C  
MIAMI BEACH, FL 33139-8630

MARIA C DAZA  
710 WASHINGTON AVE #314  
MIAMI BEACH, FL 33139-6204

MARIA DANIELA NICOLAI TRS YUMA  
REVOCABLE TRUST  
710 WASHINGTON AVE 523  
MIAMI BEACH, FL 33139

MARIA FESZ  
720 COLLINS AVE #505  
MIAMI BEACH, FL 33139-6237

MARIA GABRIELA JOVEL  
710 WASHINGTON AVE #303  
MIAMI BEACH, FL 33139

MARIA LOUISA LO PRESTI  
274 BROOKFIELD AVE  
STATEN ISLAND, NY 10308

MARIA LUISA GHINI  
363 CENTER ISLAND DR  
GOLDEN BEACH, FL 33160

MARIA V TAMERON  
720 COLLINS AVE APT 506  
MIAMI BEACH, FL 33139

MARIA VICTORIA TAMERON  
720 COLLINS AVE #506  
MIAMI BEACH, FL 33139-6237



MARIANNA SLUPINSKA  
750 COLLINS AVE #300  
MIAMI BEACH, FL 33139-9101

MARIO MANCUSO LEOPOLDA L MANCUSO  
1118 67 ST  
BROOKLYN, NY 11219

MARISA ZACCAGNINI  
701 EUCLID AVE UNIT 202  
MIAMI BEACH, FL 33139

MARK ANDREW SALINAS JENNIFER LYNN  
JOHNSON  
1034 ROSEPOINT ST  
HOUSTON, TX 77018

MARK F KUFEL  
701 COLLINS AVE #2E  
MIAMI BEACH, FL 33139

MARTHA AGUIAR LE REM RUBEN L OSES  
321 MOUNT SINAI  
CORAM ROAD, NY 11766

MARTHA BETANCOURT  
PO BOX 228174  
MIAMI, FL 33222-8174

MARTIN WISCHHUSEN JTRS MIA MAARIT  
SHAUGHNESSY JTRS  
1512 SE 9 ST  
DEERFIELD BEACH, FL 33441

MATTHEW D WHITE TRS THE DOROTHY C  
WHITE INCOME ONLY TRUST  
118-18 UNION TURNPIKE #12 H  
KEW GARDENS, NY 11415

MATTHEW J DEGENNARO  
730 PENNSYLVANIA AVE 711  
MIAMI BEACH, FL 33139

MDHI FOUR LLC  
1680 MICHIGAN AVE #910  
MIAMI BEACH, FL 33139-6660

MELANIA TURKIEWICZ  
730 PENNSYLVANIA AVE 504  
MIAMI BEACH, FL 33139

MELANIA TURKIEWICZ  
720 COLLINS AVE UNIT 509  
MIAMI BEACH, FL 33139-6237

METROPOLE HOTEL APTS LLC  
1680 MERIDIAN AVE SUITE#102  
MIAMI BEACH, FL 33139-2704

MIAMI 6305 INC  
420LINCOLN RD #248  
MIAMI BEACH, FL 33139

MIAMI DREAM PROJECT LLC  
700 E DANIA BEACH BLVD #202  
DANIA, FL 33004

MIAMI GUEST HOUSE LLC  
220 NW 67 CT  
MIAMI, FL 33126

MIAMI-DADE COUNTY DOH COUNTY HEALTH  
DEPT-FL  
8175 NW 12 ST  
MIAMI, FL 33126

MICHAEL A FOSTER  
763 PENNSYLVANIA AVE #126  
MIAMI BEACH, FL 33139-6116

MICHAEL DALIS  
209 GOLDEN BEACH  
GOLDEN BEACH, FL 33160

MICHAEL DALIS  
710 WASHINGTON AVE #222  
MIAMI BEACH, FL 33139-6204

MICHAEL J PARKER  
720 COLLINS AVE #403  
MIAMI BEACH, FL 33139

MICHAEL S KAPLAN ELLEN B KAPLAN  
PO BOX 1653  
EDGARTOWN, MA 02539

MICHAEL SOLARI JOHN THOMPSON  
PO BOX 4094  
BOCA RATON, FL 33429

MICHELE MERLO  
100 SOUTH POINT DR #1609  
MIAMI BEACH, FL 33139

MICHIKAPARLIC LLC  
713 COLLINS AVE 38  
MIAMI BEACH, FL 33139

MIRIAM G OTERO  
609 EUCLID AVE #2  
MIAMI BEACH, FL 33139-8627

MIRIAM N ASSUERO LE REM OFELIA  
ASSUERO  
720 COLLINS AVENUE #205  
MIAMI BEACH, FL 33139

MISAEL SABUGO &W ILEANA  
650 PENNSYLVANIA AVE #3  
MIAMI BEACH, FL 33139-8679

MONACCO EXCLUSIVE RENOVATION LLC  
2129 WASHINGTON AVE #102  
MIAMI BEACH, FL 33139

MONICA L LLERENA  
730 PENNSYLVANIA AVE #503  
MIAMI BEACH, FL 33139-6168

MOONLIT LLC C/O KEYSTONE PROPERTY  
MGMT  
765 W 41 ST  
MIAMI BEACH, FL 33140

MOSHE MARK TARICH & BENNY TARICH  
16470 NE 30 AVE  
NORTH MIAMI BEACH, FL 33160-4133

MR7C LLC  
1100 S MIAMI AVE 3301  
MIAMI, FL 33132

NANCY IGLESIAS  
2301 COLLINS AVE # 1016  
MIAMI BEACH, FL 33139

NATALIZ PROP LLC  
100 LINCOLN RD #833  
MIAMI BEACH, FL 33139-2013

NATHALIE RUDY  
635 EUCLID AVE #108  
MIAMI BEACH, FL 33139-8667

NAVAN & GLAC LLC  
1200 BRICKELL AVE #1800  
MIAMI, FL 33131

NICK SBOUKIS  
730 PENNSYLVANIA AVE #401  
MIAMI BEACH, FL 33139-6150

NICOLA V LO PRESTI JTRS KIMBERLY LO  
PRESTI JTRS  
110 FLANDERS DR  
HILLSBOROUGH, NJ 08844

NICOLAS MASSIMINI  
720 COLLINS AVE #706  
MIAMI BEACH, FL 33139-6239

NIURCA FONTE  
605 EUCLID AVE #205  
MIAMI BEACH, FL 33139-8648

NOEMI A & DENISE V HAJAISTROM  
701 EUCLID AVE UNIT 404  
MIAMI BEACH, FL 33139-6131

NOHELIA VERGARA  
2920 POINT E DR APT N506  
MIAMI, FL 33160

NORBERT & HERMAN CZIMENT TRS &  
SAMUEL CZIMENT TRS  
157 RODNEY AVE  
BROOKLYN, NY 11211

NORBERTO M TROBO FABIANA BENAVIDES  
710 WASHINGTON AVENUE #208  
MIAMI BEACH, FL 33139

NORMA MEDINA  
650 PENNSYLVANIA AVE #28  
MIAMI BEACH, FL 33139

OLGA ALVAREZ LEOPOLDO ALVAREZ  
559 E 53 ST  
HIALEAH, FL 33013

OLGA AMAYA  
720 COLLINS AVE #604  
MIAMI BEACH, FL 33139-6238

OLGA CABALLERO & RODOLFO ALVAREZ &W  
MARTA M  
720 COLLINS AVE APT 207  
MIAMI BEACH, FL 33139-6201

OPADREAM LLC  
150 SE 2 AVE STE 1010  
MIAMI, FL 33131

ORION CAPITAL GROUP LLC  
10047 NW 88 TER  
MIAMI, FL 33178

ORLANDO T RUBIO  
710 WASHINGTON AVE 217  
MIAMI BEACH, FL 33139-6224

OSMANI GONZALEZ &W GLADYS U  
720 COLLINS AVE #605  
MIAMI BEACH, FL 33139-6238

OTTAVIO LOPRESTI ANDREANA LOPRESTI  
72 MEEHAM AVE  
RARITAN, NJ 08869

OXANA SHOLOKHOVA  
1746 MERIDIAN AVE #72  
MIAMI BEACH, FL 33139

PAMELA AVELLI  
439 HICKS STREET #2 B  
BROOKLYN, NY 11201

PAMELA R SUTTON  
6061 COLLINS AVE #22-F  
MIAMI BEACH, FL 33140

PARASKIEWIA PALCZAK  
730 PENNSYLVANIA AVE # 402  
MIAMI BEACH, FL 33139

PASCAL HALFON KIKI PATRICK HALFON  
10727 MAPLE CHASE DR  
BOCA RATON, FL 33498

PAUL V PEDULLA  
287 HARVARD ST #73  
CAMBRIDGE, MA 02139

PAUL VANDER PLOEG  
73793 KRUG AVE  
PALM DESERT, CA 92260

PAUL VARNAVA  
635 EUCLID AVE UNIT #225  
MIAMI BEACH, FL 33139

PCUBE DOMUS INC  
1680 MICHIGAN AVE 910  
MIAMI BEACH, FL 33139

PEDRO FERREIRA DOS SANTOS  
763 PENNSYLVANIA AVE #140  
MIAMI BEACH, FL 33139

PENN 608 LLC  
730 PENNSYLVANIA AVE 608  
MIAMI BEACH, FL 33139-6196

PHILIP COBB EDWARD TURK  
1415 COMMONWEALTH AVE #301  
BRIGHTON, MA 02135

PHILIPPE R MOUTARDIER TRS HERMIS L  
MOUTARDIER TRS  
4450 SW 13 ST  
MIAMI, FL 33134

POTILOS GROUP INC  
100 LINCOLN RD 1516  
MIAMI BEACH, FL 33139

PRESENT LIGHT HOLDINGS LLC  
7411 CARLYLE AVE #2  
MIAMI BEACH, FL 33141-2628

QUN LIN  
640 6 ST  
MIAMI BEACH, FL 33139-8602

RALPH J DONOFRIO  
710 WASHINGTON AVE #216  
MIAMI BEACH, FL 33139-6224

RALPH SOTOLONGO &W ROSA A  
720 COLLINS AVE APT 510  
MIAMI BEACH, FL 33139-6238

RAMI AFIFI  
701 EUCLID AVE 302  
MIAMI BEACH, FL 33139

RAUL A COSSIO  
601 NE 36 ST #2701  
MIAMI, FL 33137

RAUL CHOQUE  
1930 N HIBISCUS DR  
NORTH MIAMI, FL 33181-2352

RAYMOND CARPIO &W ROSEMARY  
701 COLLINS AVE # 4C  
MIAMI BEACH, FL 33139

RAYMONDE WARING  
775 - 6 AVE APT 2  
NEW YORK, NY 10001

RC VACATION PROPERTIES LLC  
18809 SW 80 CT  
CUTLER BAY, FL 33157

RICARDO SABLON &W MARTHA L  
11352 W STATE ROAD 84 STE 21  
FORT LAUDERDALE, FL 33325

RICHARD LOERKY LE( JTRS) REM ERIKA  
MOSIER (JTRS) REM KARL LOERKY (JTRS)  
710 WASHINGTON AVE #205  
MIAMI BEACH, FL 33139

RICHARD MCLEOD  
1411 GRAND ST 201  
HOBOKEN, NJ 07030

RICHARD SHIH  
755 COUNTRY ST  
BOCA RATON, FL 33487

RICK SHERMAN CELIA SHERMAN JOANNE S  
ROBERTS  
903 SW 93 TER  
PLANTATION, FL 33324

RISA FOGEL  
730 PENNSYLVANIA AVE #404  
MIAMI BEACH, FL 33139-6168

RLG PROP LLC  
PO BOX 190480  
MIAMI BEACH, FL 33119

ROBERT D GANCE  
3425 COLLINS AVE  
MIAMI BEACH, FL 33140-4005

ROBERTO FERNANDEZ &W DIANA  
10270 SW 60 ST  
MIAMI, FL 33173

RODOLFO CARDOSO  
465 OCEAN DR 914  
MIAMI BEACH, FL 33139

ROMAN PIROG &W KAREN TAYLOR  
171 COLES ST  
JERSEY CITY, NJ 07302

RONALD RUTNIK  
720 COLLINS AVE #304  
MIAMI BEACH, FL 33139-6235

RONALDO C SOARES MARQUES TRS  
RONALDO C SOARES MARQUES AND MARIA  
AMALIA MARQUES REV TR  
275 NE 18 ST #1508  
MIAMI, FL 33132

ROOSEVELT 26 LLC  
777 ARTHUR GODFREY RD #207  
MIAMI BEACH, FL 33140

ROSA M FERNANDEZ  
10321 SW 50 TERR  
MIAMI, FL 33165-6251

ROSANE FONSECA DO AMARAL  
631 EUCLID AVE 6  
MIAMI BEACH, FL 33139

ROSHNI CHOTRANI  
730 PENNSYLVANIA AVE #208  
MIAMI BEACH, FL 33139-6127

RTV INT LLC  
710 WASHINGTON AVENUE #302  
MIAMI BEACH, FL 33139

SALVADOR CARALTO & DORIS CARALTO TRS  
2712 N ASHWOOD ST  
ORANGE, CA 92865

SANDRA BOLOGNA  
26 BEGG DR  
CHAPPAQUA, NY 10514

SANDRA G MAZZONE TRS  
2022 83 ST  
BROOKLYN, NY 11214

SANGIOVANNI INC  
800 WEST AVE #822  
MIAMI BEACH, FL 33139

SANTOS JOMAR LLC  
635 EUCLID AVE #114  
MIAMI BEACH, FL 33139

SCOTT ROTEMAN & W SHARON  
729 BIRCHWOOD DR  
WESTBURY, NY 11590

SEC & TAT LLC  
1358 PENNSYLVANIA AVE #202  
MIAMI BEACH, FL 33139

SHEROB 15 LLC  
903 SW 93 TER  
PLANTATION, FL 33324

SIGSUG LLC  
20193 NE 16 PL  
MIAMI, FL 33179

SINA BAHADORAN  
631 EUCLID AVE #2  
MIAMI BEACH, FL 33139-8635

SINGER ISL DEVELOPMENT  
710 PENNSYLVANIA AVE #3  
MIAMI BEACH, FL 33139-6126

SO BE JMR LLC  
100 NORTH BISCAYNE BLVD #500  
MIAMI, FL 33132

SOBE HOLDING LLC  
2875 NE 191 ST #PH2  
AVENTURA, FL 33180

SOBE VILLAS LLC ARON L AIZENSTAT  
635 EUCLID AVE 227  
MIAMI BEACH, FL 33139

SOBEGOOD LLC  
341 EUCLID AVE UNIT 8  
MIAMI BEACH, FL 33139

SOGOL AFSHARJAVAN (CUSTDN) FOR  
DORSA AFSHARJAVAN (MINOR) & PARS  
AFSHARJAVAN (MINOR)  
153 16 AMERICAN WAY  
NORTH POTOMAC, MD 20878

SOLE BELLO REAL ESTATE CORP C/O RGPA  
3370 MARY STREET  
MIAMI, FL 33133

SONIA PLANSON  
640 PENNSYLVANIA AVE #10  
MIAMI BEACH, FL 33139

SOPHIA IOANNIDIS  
730 PENNSYLVANIA AVE #708  
MIAMI BEACH, FL 33139

SOUTH BEACH MANOR LC  
701 COLLINS AVE #4F  
MIAMI BEACH, FL 33139-6203

SOUTH BEACH VILLAS LC % IRVING SHIMOFF  
100 SE 2 ST STE 3920  
MIAMI, FL 33131-2148

SOUTHBREEZE CONST LLC  
465 OCEAN DR STE 722  
MIAMI BEACH, FL 33139

STAN BRENNER  
710 WASHINGTON AVE #221  
MIAMI BEACH, FL 33139-6224



STEFANIE EPSTEIN  
631 EUCLID AVE #5  
MIAMI BEACH, FL 33139

STEINMAUER FUND XIV  
1108 KANE CONCOURSE STE 309  
BAY HARBOR ISLAND, FL 33154

SULLY HOLDINGS IV LLC  
419 MICHIGAN AVE  
MIAMI BEACH, FL 33139

SZD LLC  
929 THOMPSON ST  
GLASTONBURY, CT 06033

TAMARA BARBARA SOTELO  
710 WASHINGTON AVE #416  
MIAMI BEACH, FL 33139-6205

TEONILA R CAMARGO  
730 PENNSYLVANIA AVE UNIT 511  
MIAMI BEACH, FL 33139-6129

TERESA CALHOON & JENNIFER BASS  
1372 APSLEY RD  
SANTA ANA, CA 92705

TERESA M NUNEZ  
730 PENNSYLVANIA AVE #507  
MIAMI BEACH, FL 33139

TERESITA LORENZO LE REM BARBARA  
GONZALEZ LORENZO  
3001 SW 68 AVE  
MIAMI, FL 33155

THAI ROYAL ASSET LLC  
1137 WASHINGTON AVE  
MIAMI BEACH, FL 33139

THAILAND SMILE LLC  
524 WASHINGTON AVE 312  
MIAMI BEACH, FL 33139

THE BALLET VALET PARKING CO LTD  
804 OCEAN DRIVE  
MIAMI BEACH, FL 33139

THE HAMPTON STYLE INC  
235 LINCOLN RD 310  
MIAMI BEACH, FL 33139

THE ISLANDER BA CORP  
710 WASHINGTON AVE #423  
MIAMI BEACH, FL 33139

THE PLAZA AT WASHINGTON INC  
2200 BISCAYNE BLVD  
MIAMI, FL 33137

THOMAS FRATACCI FABIENNE FOURQUET  
10 NORTH 5 ST  
BROOKLYN, NY 11211

TITO SANCHEZ &W ELDA SANCHEZ  
720 COLLINS AVE #209  
MIAMI BCH, FL 33139-6235

TOTALITY RE USA LLC  
103 3 ST # 105  
MIAMI BEACH, FL 33139

TOTALITY RE USA LLC  
130-3 ST #105  
MIAMI BEACH, FL 33139

TRUST MORTGAGE LLC C/O MATTHEW  
ESTEVEZ ESQ  
8603 S DIXIE HWY 218  
MIAMI, FL 33143

VALERIO PERFETTI  
609 EUCLID AVE #1  
MIAMI BEACH, FL 33139

VALIER REALTY LLC  
3370 MARY STREET  
MIAMI, FL 33133

VASIL ZAVIYSKY LE &W MARIA ZAVIYSKY LE  
REM VLADIMIR ZAVIYSKY  
730 PENNSYLVANIA AVE #502  
MIAMI BEACH, FL 33139

VERA DAVIES SUSAN C BARROW  
701 COLLINS AVE #2F  
MIAMI BEACH, FL 33139-6200

VICTOR C MELLY  
730 PENNSYLVANIA AVE UNIT 201  
MIAMI BEACH, FL 33139-6127

VICTOR F FERNANDEZ  
720 COLLINS AVE #602  
MIAMI BEACH, FL 33139-6238

VICTOR MARTIN  
640-650 PENNSYLVANIA AVE APT 6  
MIAMI BEACH, FL 33139

VIDOCQ INVESTMENTS LLC  
950 BRICKELL BAY DR #5505  
MIAMI, FL 33131

VINCENT VALENTIN  
720 COLLINS AVE #307  
MIAMI BEACH, FL 33139-6202

VINCENZO AMADDEO TR  
524 WASHINGTON AVE #311  
MIAMI BEACH, FL 33139-6666

VT COMMERCIAL HOLDINGS LLC  
4992 SW 166 AVE  
MIRAMAR, FL 33027

WALTER MAKSIMOVICH LE REM ANDREW  
MAKSIMOVICH  
730 PENNSYLVANIA AVE #706  
MIAMI BEACH, FL 33139

WALTER SWAHLA & OLGA CHOWANEC  
14 LINWOOD TERR  
OLD BRIDGE, NJ 08857

WALTER WASENDA KRYSZYNA E WASENDA  
11 RAFFAELE PL  
WALDWICK, NJ 07463-1029

WANDA I RUFIN & H LUIS  
12581 SW 35 ST  
MIAMI, FL 33175-2907

WASABI SKYLARK LLC  
4775 COLLINS AVE  
MIAMI BEACH, FL 33140

WASABI SKYLARK LLC C/O LISA PEARSON PA  
1111 LINCOLN RD #400  
MIAMI BEACH, FL 33139

WASHINGTON SQUARED OWNER 700 LLC  
1691 MICHIGAN AVE STE 445  
MIAMI BEACH, FL 33139

WASHINGTON SQUARED OWNER LLC  
1691 MICHIGAN AVE STE 445  
MIAMI BEACH, FL 33139

WASHINGTON SQUARED OWNER LLC  
1691 WASHINGTON AVE #445  
MIAMI BEACH, FL 33139

WELLCOME INVESTMENT LLC  
5459 NW 72 AVENUE  
MIAMI, FL 33166

WILLIAM AGEE  
635 EUCLID AVE #222  
MIAMI BEACH, FL 33139-8669

WILLIAM BORELLY  
713 COLLINS AVE #32  
MIAMI BEACH, FL 33139-6242

WILLIAM D CALHOON TRUST  
1372 APSLEY RD  
SANTA ANA, CA 92705

WILLIAM G BOUCHER MARTHA M BOUCHER  
2361 SOUTHLAWN CIR SW  
ROANOKE, VA 24018

WILLIAM JESUS KOSKY & W CARMEN  
37527 5 ST E  
PALMDALE, CA 93550

WILLIAM R HUBBARD  
619 EUCLID AVE 1A  
MIAMI BEACH, FL 33139

WIMA INVESTMENTS LLC  
12335 NW 6 ST  
MIAMI, FL 33182

YANESLIAN LLC C/O MANUEL J VADILLO  
11402 NW 41 ST STE #202  
DORAL, FL 33178

YOLANDA E PRADES & MANUEL J PRADES  
JTRS  
701 COLLINS AVE #2D  
MIAMI BEACH, FL 33139

YOLANDA HERNANDEZ & ALVARO A ZARATE  
ETAL (JTRS)  
650 PENNSYLVANIA AVE #19  
MIAMI BEACH AE, FL 33139-8642

# 375' RADIUS MAP



**SUBJECT:** 601 Washington Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-4203-004-0810

**LEGAL DESCRIPTION:** OCEAN BEACH ADDN NO 1 PB 3-11 LOTS 11 & 12 BLK 34

**SUBJECT:** 619 Washington Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-4203-004-0820

**LEGAL DESCRIPTION:** OCEAN BEACH ADDN NO 1 PB 3-11 LOT 13 BLK 34

**SUBJECT:** 625 Washington Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-4203-004-0830

**LEGAL DESCRIPTION:** OCEAN BEACH ADDN NO 1 PB 3-11 LOT 14 BLK 34

**SUBJECT:** 633 Washington Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-4203-004-0850

**LEGAL DESCRIPTION:** OCEAN BEACH ADDN NO 1 PB 3-11 S1/2 OF LOT 15 BLK 34

**SUBJECT:** 637 Washington Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-4203-004-0840

**LEGAL DESCRIPTION:** OCEAN BEACH ADDN NO 1 PB 3-11 N 1/2 OF LOT 15 BLK 34

**SUBJECT:** 655 Washington Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-4203-004-0860

**LEGAL DESCRIPTION:** OCEAN BEACH ADDN NO 1 PB 3-11 LOTS 16 & 17 BLK 34

**SUBJECT:** 685 Washington Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-4203-004-0870

**LEGAL DESCRIPTION:** OCEAN BEACH ADDN NO 1 PB 3-11 LOTS 18 19 20 & 21 BLK 34