

## BOARD APPLICATION CHECKLIST

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

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

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

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

Property address: 1501 Collins Ave Board: HPB Date: 01/28/2022

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

Property address: 1501 Collins Ave Board: HPB Date: 01/28/2022

ITEM #	ITEM DESCRIPTION	REQUIRED
b	Copy of the original survey included in plan package. See No. 8 above for survey requirements	✓
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	✓
d	Context Location Plan, Min 8.5"X11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images)	✓
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	✓
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable	✓
g	Proposed FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable.	✓
h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	✓
i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	✓
j	Current, color photographs, dated, Min 4"x6" <sup>public</sup> of interior space (no Google images)	✓
k	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	✓
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	✓
m	Demolition Plans (Floor Plans & Elevations with dimensions)	✓
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	✓
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	✓
p	Proposed Section Drawings	✓
q	Color Renderings (elevations and three dimensional perspective drawings).	✓
<b>10</b>	<b>Landscape Plans and Exhibits (must be 11"x 17")</b>	
a	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan, as well as underground and overhead utilities when street trees are required.	
b	Hardscape Plan, i.e. paving materials, pattern, etc.	
11	Copy of original Building Permit Card, & Microfilm, if available.	
12	Copy of previously approved building permits (provide building permit number) and/or Board Orders.	
13	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recording data. See Part 1 / Section 1 / A. Surveying & Mapping Standards and submittal Requirements of the Public Works Manual. <a href="http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920">http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920</a>	
14	Vacant/Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Dept.	

Property address: 1501 Collins Ave Board: HPB Date: 01/28/2022

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

Property address: 1501 Collins Ave Board: HPB Date: 01/28/2022

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

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

Property address: 1501 Collins Ave Board: HPB Date: 01/28/2022

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

#### ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS

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

Tracy Slavens  
Applicant or Designee's Name

  
Applicant or Designee's Signature

1/28/2022  
Date



# MIAMI BEACH

PLANNING DEPARTMENT

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

## LAND USE BOARD HEARING APPLICATION

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

Application Information			
FILE NUMBER HPB22-0504		Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if "Yes," provide office of the property appraiser summary report)	
<b>Board of Adjustment</b> <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision <input type="checkbox"/> Modification of existing Board Order		<b>Design Review Board</b> <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
<b>Planning Board</b> <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Lot Split <input type="checkbox"/> Amendment to the Land Development Regulations or Zoning Map <input type="checkbox"/> Amendment to the Comprehensive Plan or Future Land Use Map <input type="checkbox"/> Modification of existing Board Order		<b>Historic Preservation Board</b> <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic District/Site Designation <input type="checkbox"/> Variance <input checked="" type="checkbox"/> Modification of existing Board Order	
<input type="checkbox"/> Other:			
Property Information - Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 1501 Collins Ave., Miami Beach			
FOLIO NUMBER(S) Please see attached folio list.			
Property Owner Information			
PROPERTY OWNER NAME 1501 Collins, LLC			
ADDRESS 7900 Glades Rd., Ste 540		CITY Boca Raton	STATE FL
BUSINESS PHONE 561-430-3113		CELL PHONE	EMAIL ADDRESS 1501@pebbcap.com
ZIP CODE 33434			
Applicant Information (if different than owner)			
APPLICANT NAME Same			
ADDRESS		CITY	STATE
BUSINESS PHONE		CELL PHONE	EMAIL ADDRESS
ZIP CODE			
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Historic Preservation Board approval of a modification of the Certificate of Appropriateness under File No. HPB20-0444.			

Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If previous answer is "Yes", is the building architecturally significant per sec. 142-108?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the project include interior or exterior demolition?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Provide the total floor area of the new construction.			SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).			SQ. FT.
Party responsible for project design			
NAME Jennifer McConney-Gayoso		<input checked="" type="checkbox"/> Architect	<input type="checkbox"/> Contractor
		<input type="checkbox"/> Engineer	<input type="checkbox"/> Tenant
		<input type="checkbox"/> Landscape Architect	<input type="checkbox"/> Other _____
ADDRESS 7500 NE 4th Ct # 103		CITY Miami	STATE FL
		ZIPCODE 33138	
BUSINESS PHONE 305-573-2728	CELL PHONE	EMAIL ADDRESS	
Authorized Representative(s) Information (if applicable)			
NAME Tracy R. Slavens		<input checked="" type="checkbox"/> Attorney	<input type="checkbox"/> Contact
		<input type="checkbox"/> Agent	<input type="checkbox"/> Other _____
ADDRESS Holland & Knight, 701 Brickell Ave, Suite 3300		CITY Miami	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE 305-789-7642	CELL PHONE	EMAIL ADDRESS tracy.slavens@hklaw.com	
NAME Vanessa Madrid		<input checked="" type="checkbox"/> Attorney	<input type="checkbox"/> Contact
		<input type="checkbox"/> Agent	<input type="checkbox"/> Other _____
ADDRESS Holland & Knight, 701 Brickell Ave, Suite 3300		CITY Miami	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE 305-789-7453	CELL PHONE	EMAIL ADDRESS vanessa.madrid@hklaw.com	
NAME Rory Bret Greenberg		<input type="checkbox"/> Attorney	<input type="checkbox"/> Contact
		<input type="checkbox"/> Agent	<input type="checkbox"/> Other _____
ADDRESS 5 Island Ave, Unit 10C		CITY Miami Beach	STATE FL
		ZIPCODE 33139	
BUSINESS PHONE 305-951-1136	CELL PHONE	EMAIL ADDRESS rory@rbgcompanies.com	

**Please note the following information:**

- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the affidavit if they will not be present at the hearing, or if other persons are speaking on their behalf.
- To request this material in alternate format, sign language interpreter (five-day notice is required), information on access for persons with disabilities, and accommodation to review any document or participate in any City sponsored proceedings, call 305.604.2489 and select (1) for English or (2) for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).

**Please read the following and acknowledge below:**

- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".
- All disclosures must be submitted in CMB Application format and be consistent with CMB Code Sub-part A Section 2-482(c):
  - (c) If the lobbyist represents a corporation, partnership or trust, the chief officer, partner or beneficiary shall also be identified. Without limiting the foregoing, the lobbyist shall also identify all persons holding, directly or indirectly, a five percent or more ownership interest in such corporation, partnership, or trust.
- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.
- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the forgoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.
- When the applicable board reaches a decision a final order will be issued stating the board's decision and any conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part of the plans submitted for a building permit.

The aforementioned is acknowledged by:

Owner of the subject property     Authorized representative

\_\_\_\_\_  
**SIGNATURE**

Todd Rosenberg  
\_\_\_\_\_  
**PRINT NAME**

February 4, 2022  
\_\_\_\_\_  
**DATE SIGNED**



**OWNER AFFIDAVIT FOR INDIVIDUAL OWNER**

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

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

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

\_\_\_\_\_  
**SIGNATURE**

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

NOTARY SEAL OR STAMP

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

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
**PRINT NAME**

**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**

STATE OF Florida

COUNTY OF Palm Beach

I, Todd Rosenberg, being first duly sworn, depose and certify as follows: (1) I am the Authorized Signatory (print title) of 1501 Collins, LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

\_\_\_\_\_  
**SIGNATURE**

Sworn to and subscribed before me this 4<sup>th</sup> day of February, 2022. The foregoing instrument was acknowledged before me by Todd Rosenberg, 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: Mar 9 2024

\_\_\_\_\_  
**PRINT NAME**

**POWER OF ATTORNEY AFFIDAVIT**

STATE OF Florida

COUNTY OF Palm Beach

I, Todd Rosenberg, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Tracy Slavens, Vanessa Madrid and Rory Bret Greenberg to be my representative before the Historic Preservation Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

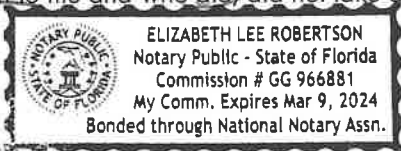
Todd Rosenberg, Authorized Signatory

[Signature]  
**SIGNATURE**

**PRINT NAME (and Title, if applicable)**

Sworn to and subscribed before me this 4th day of February, 2022. The foregoing instrument was acknowledged before me by Todd Rosenberg, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



[Signature]  
**NOTARY PUBLIC**

My Commission Expires: Mar 9 2024

Elizabeth Lee Robertson  
**PRINT NAME**

**CONTRACT FOR PURCHASE**

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

**NAME**

**DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

% OF STOCK

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

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

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

**DISCLOSURE OF INTEREST  
CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**

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

1501 Collins, LLC

**NAME OF CORPORATE ENTITY**

NAME AND ADDRESS

% OF OWNERSHIP

Please see attached.

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

**NAME OF CORPORATE ENTITY**

NAME AND ADDRESS

% OF OWNERSHIP

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

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

**DISCLOSURE OF INTEREST**  
**TRUSTEE**

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

<b>TRUST NAME</b>	
NAME AND ADDRESS	% INTEREST
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**COMPENSATED LOBBYIST**

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

NAME	ADDRESS	PHONE
<u>Tracy Slavens, Esq</u>	<u>Holland and Knight, 701 Brickell Ave, Suite 3300 Miami, FL 33131</u>	<u>305-789-7642</u>
<u>Vanessa Madrid, Esq</u>	<u>Holland and Knight, 701 Brickell Ave, Suite 3300 Miami, FL 33131</u>	<u>305-789-7453</u>
<u>Rory Bret Greenberg</u>	<u>RB Green Companies, 5 Island Drive , Unit 10C Miami Beach, FL 33139</u>	<u>305-951-1136</u>

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

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

**APPLICANT AFFIDAVIT**

STATE OF Florida

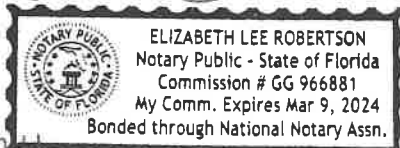
COUNTY OF Palm Beach

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

\_\_\_\_\_  
**SIGNATURE**

Sworn to and subscribed before me this 4<sup>th</sup> day of February, 2022. The foregoing instrument was acknowledged before me by Todd Rosenberg, 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: mar 9 2024

Elizabeth Lee Robertson  
**PRINT NAME**

**Please read the following and acknowledge below:**

- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".
- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.
- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the forgoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.
- When the applicable board reaches a decision a final order will be issued stating the board's decision and any conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part of the plans submitted for a building permit.

The aforementioned is acknowledged by:

Owner of the subject property     Authorized representative

  
\_\_\_\_\_ **SIGNATURE**

Todd Rosenberg  
\_\_\_\_\_ **PRINT NAME**

February 4, 2022  
\_\_\_\_\_ **DATE SIGNED**

**OWNER AFFIDAVIT FOR INDIVIDUAL OWNER**

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

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

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

\_\_\_\_\_  
**SIGNATURE**

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

NOTARY SEAL OR STAMP

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

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
**PRINT NAME**

**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**

STATE OF Florida

COUNTY OF Palm Beach

I, Todd Rosenberg, being first duly sworn, depose and certify as follows: (1) I am the Authorized Signatory (print title) of 1501 Collins, LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

\_\_\_\_\_  
**SIGNATURE**

Sworn to and subscribed before me this 4<sup>th</sup> day of February, 2022. The foregoing instrument was acknowledged before me by means of physical presence or \_\_\_\_\_ online notarization by Todd Rosenberg, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did not take an oath.

NOTARY SEAL OR STAMP



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

My Commission Expires: Mar 9 2024

\_\_\_\_\_  
**PRINT NAME**

**POWER OF ATTORNEY AFFIDAVIT**

STATE OF Florida

COUNTY OF Palm Beach

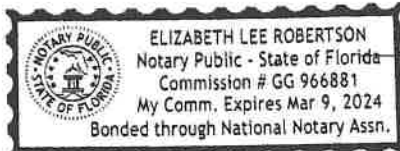
I, Todd Rosenberg, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Tracy Slavens, Vanessa Madrid and Rory Bret Greenberg to be my representative before the Historic Preservation Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

Todd Rosenberg, Authorized Signatory  
**PRINT NAME (and Title, if applicable)**

[Signature]  
**SIGNATURE**

Sworn to and subscribed before me this 4 day of February, 2022. The foregoing instrument was acknowledged before me by means of physical presence or online notarization by Todd Rosenberg, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did not take an oath.

NOTARY SEAL OR STAMP



[Signature]  
**NOTARY PUBLIC**

My Commission Expires: Mar 9 2024

Elizabeth Lee Robertson  
**PRINT NAME**

**CONTRACT FOR PURCHASE**

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

**NAME**

**DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

% OF STOCK

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

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

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



**DISCLOSURE OF INTEREST**  
**CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**

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

1501 Collins, LLC

**NAME OF CORPORATE ENTITY**

NAME AND ADDRESS

% OF OWNERSHIP

Please see attached.

**NAME OF CORPORATE ENTITY**

NAME AND ADDRESS

% OF OWNERSHIP

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

**DISCLOSURE OF INTEREST**  
**TRUSTEE**

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

<b>TRUST NAME</b>	
NAME AND ADDRESS	% INTEREST
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____



**COMPENSATED LOBBYIST**

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

NAME	ADDRESS	PHONE
<u>Tracy Slavens, Esq</u>	<u>Holland and Knight, 701 Brickell Ave, Suite 3300 Miami, FL 33131</u>	<u>305-789-7642</u>
<u>Vanessa Madrid, Esq</u>	<u>Holland and Knight, 701 Brickell Ave, Suite 3300 Miami, FL 33131</u>	<u>305-789-7453</u>
<u>Rory Bret Greenberg</u>	<u>RB Green Companies, 5 Island Drive , Unit 10C Miami Beach, FL 33139</u>	<u>305-951-1136</u>

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

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

**APPLICANT AFFIDAVIT**

STATE OF Florida

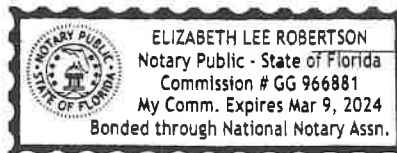
COUNTY OF Palm Beach

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

\_\_\_\_\_  
**SIGNATURE**

Sworn to and subscribed before me this 4<sup>th</sup> day of February, 20 22. The foregoing instrument was acknowledged before me by Todd Rosenberg, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



Elizabeth Lee Robertson  
**NOTARY PUBLIC**

My Commission Expires: Mar 9, 2024

Elizabeth Lee Robertson  
**PRINT NAME**



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/27/2022

Folio	Sub-Division	Owner	Address
1	02-3234-163-0001 (Reference)	1501 OCEAN STEPS CONDO REFERENCE ONLY	1501 COLLINS AVE Miami Beach
2	02-3234-163-0010	1501 OCEAN STEPS CONDO 1501 COLLINS LLC C/O PEBB CAPITAL	1501 COLLINS AVE UNIT: CU- 100 Miami Beach
3	02-3234-163-0020	1501 OCEAN STEPS CONDO 1501 COLLINS LLC C/O PEBB CAPITAL	1501 COLLINS AVE UNIT: CU- 201 Miami Beach
4	02-3234-163-0030	1501 OCEAN STEPS CONDO 1501 COLLINS LLC C/O PEBB CAPITAL	1501 COLLINS AVE UNIT: CU- 202 Miami Beach
5	02-3234-163-0040	1501 OCEAN STEPS CONDO 1501 COLLINS LLC C/O PEBB CAPITAL	1501 COLLINS AVE UNIT: CU- 300 Miami Beach
6	02-3234-163-0050	1501 OCEAN STEPS CONDO 1501 COLLINS LLC C/O PEBB CAPITAL	1501 COLLINS AVE UNIT: CU- 400 Miami Beach
7	02-3234-163-0060	1501 OCEAN STEPS CONDO 1501 COLLINS LLC C/O PEBB CAPITAL	1501 COLLINS AVE UNIT: CU- 103 Miami Beach
8	02-3234-163-0070	1501 OCEAN STEPS CONDO 1501 COLLINS LLC C/O PEBB CAPITAL	1501 COLLINS AVE UNIT: CU- 104 Miami Beach
9	02-3234-163-0080	1501 OCEAN STEPS CONDO 1501 COLLINS LLC C/O PEBB CAPITAL	1501 COLLINS AVE UNIT: CU- 203 Miami Beach
10	02-3234-163-0090	1501 OCEAN STEPS CONDO 1501 COLLINS LLC C/O PEBB CAPITAL	1501 COLLINS AVE UNIT: CU- 301 Miami Beach
11	02-3234-163-0100	1501 OCEAN STEPS CONDO 1501 COLLINS LLC C/O PEBB CAPITAL	1501 COLLINS AVE UNIT: CU- 401 Miami Beach
12	02-3234-163-0110	1501 OCEAN STEPS CONDO 1501 COLLINS LLC C/O PEBB CAPITAL	1501 COLLINS AVE UNIT: CU- 107 Miami Beach
13	02-3234-163-0120	1501 OCEAN STEPS CONDO 1501 COLLINS LLC C/O PEBB CAPITAL	1501 COLLINS AVE UNIT: CU- 110 Miami Beach
14	02-3234-163-0130	1501 OCEAN STEPS CONDO 1501 COLLINS LLC C/O PEBB CAPITAL	1501 COLLINS AVE UNIT: CU- 112 Miami Beach

15	02-3234-163-0140	1501 OCEAN STEPS CONDO	1501 COLLINS LLC C/O PEBB CAPITAL	1501 COLLINS AVE UNIT: CU- 208 Miami Beach
16	02-3234-163-0150	1501 OCEAN STEPS CONDO	1501 COLLINS LLC C/O PEBB CAPITAL	1501 COLLINS AVE UNIT: CU- 204 Miami Beach
17	02-3234-163-0160	1501 OCEAN STEPS CONDO	1501 COLLINS LLC C/O PEBB CAPITAL	1501 COLLINS AVE UNIT: CU- 205 Miami Beach
18	02-3234-163-0170	1501 OCEAN STEPS CONDO	1501 COLLINS LLC C/O PEBB CAPITAL	1501 COLLINS AVE UNIT: CU- 206 Miami Beach
19	02-3234-163-0180	1501 OCEAN STEPS CONDO	1501 COLLINS LLC C/O PEBB CAPITAL	1501 COLLINS AVE UNIT: CU- 207 Miami Beach
20	02-3234-163-0190	1501 OCEAN STEPS CONDO	1501 COLLINS LLC C/O PEBB CAPITAL	1501 COLLINS AVE UNIT: CU- 001 Miami Beach

**EXHIBIT A**

**LEGAL DESCRIPTION**

**PARCEL 1:**

*A PORTION OF LOTS 1, 2, 3, 4, 17, 18, 19 AND 20 BLOCK 56, OF "FISHERS FIRST SUBDIVISION OF ALTON BEACH" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:*

*COMMENCE AT THE NORTHWEST CORNER OF LOT 17 IN SAID BLOCK 56; THENCE S 07° 35' 50" W, ALONG THE WEST LINE OF SAID BLOCK 56; FOR 25.36 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE N 88° 00' 35" E, ALONG THE NORTH LINE OF THE SOUTH 1/2 LOTS 17 AND 4, IN SAID BLOCK 56, FOR 293.23 FEET; THENCE S 01° 59' 25" E FOR 175.04 FEET; THENCE S 88° 00' 35" W, ALONG THE SOUTH LINE OF SAID BLOCK 56, FOR 322.80 FEET; THENCE N 07° 35' 50" E, ALONG THE WEST LINE OF SAID BLOCK 56, FOR 177.52 FEET TO THE POINT OF BEGINNING.*

*THE ABOVE DESCRIBED PARCEL LYING IN SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA.*

**PARCEL 2:**

*A PORTION OF LOTS 1, 2, 3, 4, 17, 18, 19 AND 20 IN BLOCK 56 OF "FISHERS FIRST SUBDIVISION OF ALTON BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.*

**TOGETHER WITH:**

*THE ADJACENT LANDS LYING BETWEEN THE EAST LINE OF BLOCK 56 AND THE EROSION CONTROL LINE, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:*

COMMENCE AT THE NORTHWEST CORNER OF LOT 17 IN SAID BLOCK 56; THENCE S.07°36'50"W., ALONG THE WEST LINE OF SAID BLOCK 56, FOR 34.53 FEET; THENCE N.88°00'35"E FOR 96.76 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE N.88°00'35"E FOR 424.24 FEET; THENCE S.01°59'25"E FOR 144.00 FEET; THENCE S.88°00'35"W FOR 39.25 FEET; THENCE S.01°59'25"E FOR 17.00 FEET; THENCE S.88°00'35"W FOR 358.30 FEET; THENCE N.01°59'25"W. FOR 26.07 FEET; THENCE S.88°00'35"W. FOR 1.61 FEET; THENCE N.01°59'25"W. FOR 9.71 FEET; THENCE S.88°00'35"W. FOR 48.94 FEET; THENCE N.01°59'25"W. FOR 0.83 FEET; THENCE S.88°00'35"W. FOR 11.27 FEET; THENCE N.01°59'25"W. FOR 2.96 FEET; THENCE N.88°00'35"E. FOR 1.00 FEET; THENCE N.01°59'25"W. FOR 11.79 FEET; THENCE S.88°00'35"W. FOR 2.39 FEET; THENCE N.01°59'25"W. FOR 8.67 FEET; THENCE N.88°00'35"E. FOR 1.39 FEET; THENCE N.01°59'25"W. FOR 58.96 FEET; THENCE S.88°00'35"W FOR 7.47 FEET; THENCE N.01°59'25"W. FOR 16.00 FEET; THENCE N.88°00'35"E FOR 39.39 FEET; THENCE N.01°59'25"W FOR 26.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO AN UPPER LIMIT OF +11.00 N.G.V.D. (BEING MORE OR LESS THE BOTTOM OF THE FIRST FLOOR SLAB AND/OR STRUCTURAL BEAMS).

PARCEL 3:

TOGETHER WITH NON-EXCLUSIVE EASEMENTS AS SET FORTH IN THE RECIPROCAL ACCESS, USE, DEVELOPMENT AND EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 18170, PAGE 1156, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LYING IN BEING IN SECTION 34, TOWNSHIP 53 SOUTH RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY FLORIDA.



# Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799  
Holland & Knight LLP | www.hklaw.com

Tracy R. Slavens  
+1 305-789-7642  
Tracy.Slavens@hklaw.com

April 11, 2022

## **VIA ELECTRONIC DELIVERY**

Ms. Deborah Tackett  
Preservation and Design Manager  
Planning Department, City of Miami Beach  
1700 Convention Center Drive  
Miami Beach, Florida 33139

**Re: 1501 Collins, LLC / Application No. HPB22-0504  
Historic Preservation Board Modification of Certificate of Appropriateness  
Response Narrative**

Dear Ms. Tackett:

Please accept this letter on behalf of 1501 Collins, LLC (the "Applicant") as the narrative in response to Staff's First Submittal Review Comments dated April 1, 2022 in connection with its application for a modification of the Certificate of Appropriateness under File No. HPB20-0444 (the "Application") on that certain ±0.48 acre (21,037 sq. ft.) parcel of land located at 1501 Collins Avenue in Miami Beach (the "Property"). The Applicant's responses are as follows:

### **I. HPB Plan Review Comments**

#### 1. ZONING

- a. N/A

#### 2. DEFICIENCIES IN PRESENTATION

- a. Provide a key plan for each of the improvement areas.

**Response: Sheet A0.02 has been revised to provide a key plan for each of the improvement areas.**

- b. Sheet A1.11 the area of work is cut off in both elevation drawings.

**Response: The elevation drawings on Sheet A1.11 have been corrected.**

- c. Sheets A1.20 & 21 the ADA ramp and modification to opening can be approved administratively, remove from plans.

**Response: Noted. These sheets have been removed accordingly.**

- d. Sheet A1.31 provide a better photo of the tower element.

**Response: Please refer to Sheet A1.21 for an image of the tower element.**

- e. Sheet A1.41 provide existing and proposed section drawing. The proposed should show the wall extension and the proposed railing.

**Response: The existing and proposed section drawings for the wall extension and railing are now shown on Sheet A1.31.**

- f. Sheets A1.50, 51 & 52 the pool equipment room can be approved administratively.

**Response: Noted. These sheets have been removed accordingly.**

- g. Sheets A1.60 & 61, provide additional details of the proposed awning, larger plan, dimensions including projection, connection details, fabric sample etc.

**Response: At this moment, the restaurant user has not be selected. Therefore, Applicant is unable to provide the awning details as it depends on a future tenant's branding identity. However, a conceptual image is shown on Sheet A1.41 for reference only.**

- h. Sheet A1.91 images in upper left corner are cut off, the images in the lower left corner should also highlight the east side, provide elevation of east side. Is the projection above the new vertical openings also proposed? If so dimension and highlight as part of scope.

**Response: Please refer to the enclosed revised Sheets A1.71 and A1.72.**

- i. Provide an existing floor plan of the restaurant space (original lobby).

**Response: An existing floor plan of the restaurant space is shown on Sheet A1.80.**

- j. Provide a colored terrazzo floor plan.

**Response: Please refer to revised Sheet A1.81 for a colored terrazo floor plan.**

- k. Provide line drawn enlarged plans and elevation drawings of all bar elements.

**Response: For details please refer to Sheets A1.84 to A1.86**

- l. It is not clear what changes from the previously approved landscape plans are proposed.

**Response: Please note that the previously approved landscape plan has been provided for clarification and reference. See Sheet L0.01 for additional information.**

### 3. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

- a. Due to a lack of detail provided in the first submittal plans, recommendations cannot be issued at this time. a. Staff is not supportive of the solid hedge material along Collins

Avenue or the historic porch area facing 15th Street.

**Response: The Applicant respectfully requests to retain the solid hedge material along Collins Avenue and 15th Street. This is a busy corner with high volumes of vehicular and pedestrian traffic. To ensure the success of the project's dining component, the outdoor area must remain screened and protected.**

- b. Staff is not supportive of any obscuring of the compass rose terrazzo floor pattern with the exception of traditional movable tables and chairs.

**Response: Acknowledged. The enclosed plans have been revised to provide additional detail based on our meeting on February 28, 2022.**

## **II. Planning Landscape Review Comments**

1. Refer to the previous comments not addressed and refer to the compliance options section within Chapter 126 for the required minimum number of trees and shrubs that cannot be planted on the subject property.

**Response: Please note that the Property is located within The Art Deco Historic District where an existing building is being restored. The existing building envelope is being preserved to the greatest extent possible, leaving a limited number of areas for landscape available. As such, full compliance with City Code Chapter 126 minimum landscape requirements is not feasible.**

Based on the above, we respectfully seek your favorable review and recommendation of approval for this Application. Thank you in advance for your considerate attention to this request. If you have any questions or require additional information, please feel free to contact me directly.

Respectfully submitted,



Tracy R. Slavens, Esq.

Enclosures

cc: Vanessa Madrid, Esq.  
Rory Greenberg

# Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799  
Holland & Knight LLP | www.hklaw.com

Tracy R. Slavens  
+1 305-789-7642  
Tracy.Slavens@hklaw.com

March 21, 2022

## **VIA ELECTRONIC DELIVERY**

Ms. Deborah Tackett  
Preservation and Design Manager  
Planning Department, City of Miami Beach  
1700 Convention Center Drive  
Miami Beach, Florida 33139

**Re: 1501 Collins, LLC / Application No. HPB22-0504 (the "Application")  
Historic Preservation Board Modification of Certificate of Appropriateness  
Amended and Restated Letter of Intent**

Dear Ms. Tackett:

Please accept this Amended and Restated Letter of Intent on behalf of 1501 Collins, LLC (the "Applicant"), in support of its above-mentioned Application for the City of Miami Beach, Florida (the "City") Historic Preservation Board approval of a modification of the Certificate of Appropriateness under File No. HPB20-0444 for the design, renovation and restoration of the historic structure known as the Bancroft on that certain  $\pm 0.48$  acre (21,037 sq. ft.) parcel of land located at 1501 Collins Avenue in Miami Beach (the "Property"),<sup>1</sup> as shown in the aerial image below:



### **I. Property Information**

The Property, located at the northeast corner of the intersection of Collins Avenue and 15th Street, has a City Comprehensive Plan Future Land Use Map ("FLUM") land use designation of Mixed-Use

---

<sup>1</sup> The Property is identified by Miami-Dade County Property Appraiser reference folio number 02-3234-163-0001 (A complete list of the applicable folio numbers is attached to the Application form).

Entertainment ("MXE"), is zoned Mixed-Use Entertainment ("MXE"), and is within the Ocean Drive/Collins Avenue local historic district. Among the permitted uses in the MXE land use and zoning districts are apartments, apartment hotels, hotels, hostels, and certain suite hotels and commercial development, and religious institutions with a limited occupancy. The Property is surrounded by a hotel to the north, a vacant lot, multifamily and commercial uses to the south, a residential condominium and the beach to the east, and hotel developments to the west.

On the Property is the Bancroft building, a contributing 1939 building designed by architect Albert Anis in the Streamline Moderne style of architecture. Over the years, the Property has been subject to various Historic Preservation Board, Design Review Board, and Planning Board Approvals for the partial demolition, renovation, and construction of the interior floorplates, an entertainment venue, and the existing courtyard commercial plaza. Notably, the addition of the entertainment venue resulted in the elimination of portions of the second and third floors of the Bancroft Hotel. In 2020, following voter approval, the City Code was amended to allow the Historic Preservation Board's ability to approve the reconstruction of the Bancroft's original interior floor plates.

Most recently, in 2021, the Property received approvals for the restoration of the historic Bancroft, a change of use from a restaurant and nightclub venue to an office building with accessory restaurants, and exterior modifications to the Ocean Steps Commercial Center on the east portion of the Property. Specifically, the Historic Preservation Board approved a Certificate of Appropriateness for the partial demolition, renovation, and restoration of the existing building, including the reconstruction of the original interior floor plates and a variance to reduce the required side setback facing a street setback (File No. HPB20-0444); and the Planning Board approved a Conditional Use Permit for a Neighborhood Impact Establishment that included the renovation of the historic structure and existing commercial uses, as well as the introduction of office use (File No. PB20-0416 and, together with HPB20-044, the "2021 Approvals").

## **II. Proposed Project**

Since the 2021 Approvals, the Property has changed ownership. The Applicant desires to modify the previously approved Certificate of Appropriateness to allow for certain strategic enhancements to be added to renovation plans for the Bancroft building and Ocean Steps Commercial Center. The scope of the proposed alterations is as follows:

- Ground Floor:
  - Historic Bancroft Lobby: (1) addition of ADA access to main restaurant in historic Bancroft lobby; (2) addition of bar; and (3) modification of the side window to a door.
  - Southwest corner (exterior): installation of new awnings
  - Collins Avenue frontage: addition of hedge
- Level 03 East façade: removal of eyebrow and replacement of windows to doors
- Roof:
  - 1996 Octagonal Tower modification: increase tower height by two (2) feet.
  - Railing height modification: addition of one (1) course of concrete masonry blocks and cable rail.
  - Addition of pool equipment room.

- Addition of exterior fire egress stair from upper roof to lower roof
- Modifications to south facade of Bancroft roof to allow for openings.

These minor modifications do not result in any changes to the previously approved development program of 34,617 square feet of food and beverage/restaurant use and 35,022 square feet of office uses, the number of restaurant venues, number of seats and allocation, or parking spaces. The purpose of these improvements is to accommodate prospective tenant users and ensure the project's long-term success. In addition, this Application's approval will ensure the building's reactivation, which is much needed and highly desired. The proposed alterations will not adversely impact on the Bancroft building or the surrounding historic district. No variances are being requested in connection with the Application.

### **III. Compliance with Certificate of Appropriateness Criteria**

The Project satisfies the Certificate of Appropriateness criteria set for in Section 118-564(a) of the Land Development Regulations, as follows:

- (1) Evaluation of the compatibility of the physical alteration or improvement with surrounding properties and where applicable compliance with the following:

- a. The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as revised from time to time.

**Satisfied.**

- b. Other guidelines/policies/plans adopted or approved by resolution or ordinance by the city commission.

**Satisfied.**

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

- a. Exterior architectural features.

**Satisfied.**

- b. General design, scale, massing and arrangement.

**Satisfied.**

- c. Texture and material and color.

**Satisfied.**

- d. The relationship of subsections a., b., c., above, to other structures and features of the district.

**Satisfied.**

- e. The purpose for which the district was created.

**Satisfied.**

- f. The relationship of the size, design and siting of any new or reconstructed structure to the landscape of the district.

**Satisfied.**

- g. An historic resources report, containing all available data and historic documentation regarding the building, site or feature.

**Satisfied.**

- h. The original architectural design or any subsequent modifications that have acquired significance.

**Satisfied.**

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

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

**Satisfied.**

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

**Satisfied.**

- c. The color, design, surface finishes and selection of landscape materials and architectural elements of the exterior of all buildings and structures and primary public interior areas for developments requiring a building permit in areas of the city identified in section 118-503.

**Satisfied.**

- d. The proposed structure, and/or additions to an existing structure are appropriate to and compatible with the environment and adjacent structures, and enhance the appearance of the surrounding properties, or the purposes for which the district was created.

**Satisfied.**

- e. The design and layout of the proposed site plan, as well as all new and existing

buildings and public interior spaces shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on preserving historic character of the neighborhood and district, contiguous and adjacent buildings and lands, pedestrian sight lines and view corridors.

**Satisfied.**

- f. Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided for and that any driveways and parking spaces are usable, safely and conveniently arranged and have a minimal impact on pedestrian circulation throughout the site. Access to the site from adjacent roads shall be designed so as to interfere as little as possible with vehicular traffic flow on these roads and pedestrian movement onto and within the site, as well as permit both pedestrians and vehicles a safe ingress and egress to the site.

**Satisfied.**

- g. Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties and consistent with a city master plan, where applicable.

**Satisfied.**

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

**Satisfied.**

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

**Satisfied.**

- j. Any proposed new structure shall have an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).

**Satisfied.**

- k. All buildings shall have, to the greatest extent possible, space in that part of the ground floor fronting a sidewalk, street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a sidewalk street, or streets shall have residential or commercial spaces, or shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of a parking structure from the surrounding area and



is integrated with the overall appearance of the project.

**Satisfied.**

- l. All buildings shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.

**Satisfied.**

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

**Satisfied.**

- n. All portions of a project fronting a street or sidewalk shall incorporate an amount of transparency at the first level necessary to achieve pedestrian compatibility.

**Satisfied.**

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

**Satisfied.**

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

**Not applicable.**

- q. The granting of the variance will result in a structure and site that complies with the sea level rise and resiliency review criteria in chapter 133, article II, as applicable.

**No variances are being requested with this Application.**

**IV. Compliance with Certificate of Appropriateness For Demolition Evaluation Criteria**

The Project satisfies the criteria for a Certificate of Appropriateness for Demolition set for in Section 118-564(f)(4) of the Land Development Regulations, as follows:

- a. The building, structure, improvement, or site is designated on either a national or state level, as part of a historic preservation district or as a historic architectural landmark or site, or is designated pursuant to division 4 of this article as a historic building, historic structure or historic site, historic improvement, historic landscape feature, historic interior or the structure is of such historic/architectural interest or quality that it would reasonably meet

national, state or local criteria for such designation.

**Satisfied. The existing structure is designated as part of the Ocean Drive/Collins Avenue Local Historic District.**

- b. The building, structure, improvement, or site is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense.

**Satisfied. The existing structure is of such design, craftsmanship, or material that it could be reproduced only with great difficulty and/or expense.**

- c. The building, structure, improvement, or site is one of the last remaining examples of its kind in the neighborhood, the county, or the region, or is a distinctive example of an architectural or design style which contributes to the character of the district.

**Satisfied. The existing structure is a archetype of the Streamline Moderne style of architecture and contributes to the character of the district.**

- d. The building, structure, improvement, or site is a contributing building, structure, improvement, site or landscape feature rather than a noncontributing building, structure, improvement, site or landscape feature in a historic district as defined in section 114-1, or is an architecturally significant feature of a public area of the interior of a historic or contributing building.

**Satisfied. The subject building is classified as a Contributing building in the Miami Beach Historic Properties Database.**

- e. Retention of the building, structure, improvement, landscape feature or site promotes the general welfare of the city by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage.

**Satisfied. The retention of the building promotes the general welfare of the City by providing an opportunity for study of local history, architecture and design.**

- f. If the proposed demolition is for the purpose of constructing a parking garage, the board shall consider it if the parking garage is designed in a manner that is consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, U.S. Department of the Interior (1983), as amended, and/or the design review guidelines for that particular district. If the district in which the property is located lists retail uses as an allowable use then the ground floor shall contain such uses. At-grade parking lots shall not be considered under this regulation. Parking lots or garages as main permitted uses shall not be permitted on lots which have a lot line on Ocean Drive or Espanola Way.

**Satisfied. The demolition proposed in the subject application is not for the**

**purpose of constructing a parking garage.**

- g. In the event an applicant or property owner proposes the total demolition of a contributing structure, historic structure or architecturally significant feature, there shall be definite plans presented to the board for the reuse of the property if the proposed demolition is approved and carried out.

**Satisfied. The applicant is not proposing the total demolition of the building.**

- h. The county unsafe structures board has ordered the demolition of a structure without option.

**Satisfied. The Miami Dade County Unsafe Structures Board has not ordered the demolition of the structure.**

**V. Sea-Level Rise and Resiliency Criteria**

The Applicant has carefully considered sea-level rise protections and resiliency measures, and the proposed Project has been designed, and will be developed, to ensure resiliency and protection from sea-level rise and storm surges. The proposed Project complies with the criteria set forth in City Code Section 133-50(a), as follows:

- (1) A recycling or salvage plan for partial or total demolition shall be provided.

**Satisfied. While only minor demolition is proposed as part of this application, the plan will be provided in connection with the building permit process.**

- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.

**Satisfied. The windows proposed to be replaced have a Notice of Acceptance for High Velocity Hurricane Zones.**

- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.

**Satisfied to the greatest extent possible for the historic structure.**

- (4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.

**Satisfied.**

- (5) Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.

**Satisfied. This Application will only affect existing floorplates, which cannot be changed. However, the elevation of the subject property is consistent with the**

**surrounding properties.**

- (6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.

**Not applicable.**

- (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.

**Not applicable.**

- (8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.

**Partially satisfied. The 1990s additions were raised to 3.5 feet. However, it is not currently feasible to raise the existing Bancroft floors.**

- (9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.

**Not applicable.**

- (10) Where feasible and appropriate, water retention systems shall be provided.

**Not applicable.**

- (11) Whether cool pavement materials or porous pavement materials shall be utilized.

**Satisfied.**

- (12) The design of each project shall minimize the potential for heat island effects on-site.

**Satisfied. The proposed design will provide increased landscaping and shade in the open areas of the project.**

Based on the above, we respectfully seek your favorable review and recommendation of approval for this Application. If you have any questions or require additional information, please feel free to contact me directly.

Respectfully submitted,



Tracy R. Slavens, Esq.

Enclosures

cc: Vanessa Madrid, Esq.  
Rory Greenberg



February 4, 2022

**City of Miami Beach  
Planning Department  
1700 Convention Center Drive  
Miami Beach, FL 33139**

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

**LEGAL DESCRIPTION:**

**1501 Ocean Steps Condominium**, lying within Lots 18 through 20 and S ½ of Lot 17 and Portion of the S ½ of Lot 4 and Lots 1 through 3, Block 56 of **“FISHER'S FIRST SUBDIVISION OF ALTON BEACH”**, according to the Plat thereof, as recorded in Plat Book 2, at Page 77 of the Public Records of Miami Dade County, Florida.

**LOCATION:** 1501 Collins Avenue, Miami Beach, FL 33139

**FOLIO:** 02-3234-163-0001

**PREPARED FOR:** HOLLAND & KNIGHT LLP

**ORDER:** 220203

---

**Total number of property owners without repetition: 389**

This is to certify that the attached ownership list, map and mailing matrix is a complete and accurate representation of the real estate property and property owners within 375 feet of the subject property listed above. This reflects the most current records on the file in Miami-Dade County Tax Assessor's Office.

Sincerely,  
**THE ZONING SPECIALISTS GROUP, INC.**

**Omara R. Lopez,  
For the Firm**

Jag Bolina  
Montpelier St 4 #112  
London Sw7 1Ee,  
United Kingdom

Rajinder Judge  
Montpelier St 4 #112  
London Sw7 1Ee,  
United Kingdom

John Davidson Jayne Davidson  
Forsterstrasse 3B  
8805 Richterswil, Switzerland

Dmitry Vladimirovich Dmitriev  
Generle Ermolova St 4#44  
Moscow 121293, Russia

Patricia Mattioli  
Via Zuffi 7  
Finale Emilia 41034, Italy

Alexander Khein Tatyana Khein  
Penthouse D Montrose Ct,  
Princess Gate  
London Sw7 2Qg, England

Barry Dargan  
16 Holly Walk  
London Nw3 6Ra, England

Oakshire Holdings Limited  
201 Creditview Rd  
Woodbridge ON L4t 9T1, Canada

Luc Plamondon C/O Michelle Pilon  
238 Laurier Ouest  
Montreal QC H2t 2N8, Canada

Luc Plamondon  
238 Rue Laurier West  
Montreal QC H2t 2N8, Canada

Sanjay Singhal Rishika Singhal  
1720 Birchwood Dr  
Mississauga On L5j 4A7, Canada

Colette Cabessa Trs The Dion FI  
Trust Jean Charles Dion Trs  
68 Yorkville Ave Ste 703  
Toronto On M5r 3V7, Canada

Colette Cabessa Trs Dion FI 2019  
Trust Jean Charles Dion Trs  
68 Yorkville Ave Ste 703  
Toronto M5r 3V7 On, Canada

Brent Trepel Brenlee Trepel  
847 Wellington Crescent  
Winnipeg Mb R3m 0A7, Canada

Oakshire Holdings Limited  
201 Creditview Rd  
Woodbridge On L4l9t1, Canada

Oakshire Holdings Ltd  
201 Creditview Rd  
Woodbridge L4l 9T1, Canada

Janice Elaine Ducharme  
3624 Victoria Blvd  
Windsor On N9e3l5, Canada

Nicole Archambault  
10 Schooner Ct  
Markham Ontario L6c 1R2,  
Canada

City Of Miami Beach Fla City Hall  
1700 Convention Center Dr  
Miami Beach, FL 33139-1819

Ventura Way One LLC  
2733 SW 27th Ave  
Miami, FL 33133-3049

South Beach Resort Develop LLC  
1437 Collins Ave  
Miami Beach, FL 33139-4103

Zori Hayon Trs Zori Hayon  
Rev Intervivos Trust  
PO Box 19 1678  
Miami Beach, FL 33119

Adita Holdings LLC  
450 N Park Rd Ste 502  
Hollywood, FL 33021-6918

Mb Redevelopment LLC Loews  
Miami Beach Hotel  
1601 Collins Ave  
Miami Beach, FL 33139-3112

Sunstone Collins LLC  
1775 Tysons Blvd Fl 7  
Mc Lean, VA 22102-4285

City Of Miami Beach City Hall  
1700 Convention Center Dr  
Miami Beach, FL 33139-1819

Villa Seis LLC  
848 Brickell Ave Ste 300  
Miami, FL 33131-3039

Ocean Beach Properties Inc  
48 E Flagler St Ph 104  
Miami, FL 33131-1012

1530 Collins LLC  
2601 Collins Ave  
Miami Beach, FL 33140-4782

Mid Atlantic Management Inc  
1550 Collins Ave  
Miami Beach, FL 33139-3111

Aaron Reder Trust No 1  
17525 NE 9th Ave  
Miami, FL 33162-2122

Washington Store #2 LLC (Lessee)  
9850 E Broadview Dr  
Miami Beach, FL 33154-1117

Ell Gee Inc  
1527 Washington Ave  
Miami Beach, FL 33139-7802

Washington Gardens Mb LLC  
1228 Alton Rd  
Miami Beach, FL 33139-3810

Washington Gardens Inc  
1228 Alton Rd  
Miami Beach, FL 33139-3810

Inverama Usa Corp  
C/O Group Peralada Et Al  
1500 Collins Ave  
Miami Beach, FL 33139-3111

Cvs 10346 Fl LLC  
C/O Cvs Caremark Corp  
1 Cvs Dr # 10346 Store  
Woonsocket, RI 02895-6146

Jimmy Mitchell  
13330 Biscayne Island Ter  
Miami, FL 33181-2248

Beach 1446 LLC  
1446 Ocean Dr Apt 17  
Miami Beach, FL 33139-4127

Sonia Navarro  
1446 Ocean Dr Apt 32  
Miami Beach, FL 33139-4155

1446 Ocean LLC  
4539 Royal Palm Ave  
Miami Beach, FL 33140-3041

Steven Starr Denise Starr  
4590 Prairie Ave  
Miami Beach, FL 33140-3005

Steven Gertz  
4539 Royal Palm Ave  
Miami Beach, FL 33140-3041

V1 And V2 LLC  
420 E 80th St Apt 12H  
New York, NY 10075-1023

Harkham Florida Investments LLC  
20801 Biscayne Blvd Ste 304  
Miami, FL 33180-1422

Fibonacci Miami LLC  
1500 Bay Rd Apt 532S  
Miami Beach, FL 33139-3212

Harkham Florida Investment LLC  
1446 Ocean Dr Apt 35  
Miami Beach, FL 33139-4155

Max Cabezas & W Nubia  
310 W Jackson St  
Hayward, CA 94544-2114

Ocean Drive 36 LLC  
1446 Ocean Dr  
Miami Beach, FL 33139-4147

Ocean 1446 LLC  
1446 Ocean Dr Apt 6  
Miami Beach, FL 33139-4125

Harkham Florida Investments  
7922 LLC  
857 S San Pedro St  
Los Angeles, CA 90014-2432

Steven Starr  
600 Collins Ave  
Miami Beach, FL 33139-6214

Harkham Florida Investments  
7922 LLC  
1446 Ocean Dr Apt 7  
Miami Beach, FL 33139-4125

Ocean 1446 LLC  
4559 Royal Palm Ave  
Miami Beach, FL 33140

Dpcbam LLC  
1100 West Ave # 418  
Miami Beach, FL 33139-4749

George K Walls  
PO Box 344  
Signal Mountain, TN 37377-0344

Lucky 1446 LLC  
4539 Royal Palm Ave  
Miami Beach, FL 33140-3041

Sonia E Navarro  
1446 Ocean Dr Apt 39  
Miami Beach, FL 33139-4187

Harkham Florida Invts 7922 LLC  
1446 Ocean Dr Apt 9  
Miami Beach, FL 33139-4125

Richard Stempnowski  
10105 Hatteras Ct  
Fort Myers, FL 33919-4588

1446 Ocean LLC  
1446 Ocean Dr Apt 10  
Miami Beach, FL 33139-4126

Ocean 1446 LLC  
4539 Royal Palm Ave  
Miami Beach, FL 33140-3041

Antonio Fleites  
1446 Ocean Dr Apt 41  
Miami Beach, FL 33139-4187

Craig W Gordon  
1446 Ocean Dr Apt 11  
Miami Beach, FL 33139-4126

Kenneth Bernstein  
1446 Ocean Dr Apt 27  
Miami Beach, FL 33139-4154

Beach 1446 LLC  
1446 Ocean Dr Apt 42  
Miami Beach, FL 33139-4188

Realty Mex Corp  
Guillermo Alcantara  
1446 Ocean Dr Apt 12  
Miami Beach, FL 33139-4126

Fred A Mann  
1410 N Maplewood Ave  
Chicago, IL 60622-1641

Evhen Zasadney Trs  
Evhen Zasadney Rev Liv Tr  
8760 SW 9th Ter  
Miami, FL 33174-3255

Sonia Vera Trs  
Sonia Vera 2017 Rev Tr  
100 Lincoln Rd Unit 1544  
Miami Beach, FL 33139-2013

Howard & Mirtha Wincele  
20801 Biscayne Blvd Ste 304  
Miami, FL 33180-1422

Fanny Mendoza  
5510 Lincoln Ave  
Morton Grove, IL 60053-3406

Harkham Florida Invts 153031 LLC  
20801 Biscayne Blvd Ste 304  
Miami, FL 33180-1422

Ramiloren LLC  
20801 Biscayne Blvd Ste 304  
Miami, FL 33180-1422

Cynthia Dubrisingh  
118 Granite Rd  
Cortlandt Manor, NY 10567-5265

Luis Caballero  
5000 Hammock Park Dr  
Coral Gables, FL 33156-2214

Miriam A Gonzalez  
1446 Ocean Dr Apt 31  
Miami Beach, FL 33139-4155

Esperanza 2015 Inc  
1446 Ocean Dr Apt 46  
Miami Beach, FL 33139-4188

Flowers 23 LLC  
9410 Tangerine Pl Ste 210  
Fort Lauderdale, FL 33324-4471

Vera Mender  
7913 Whitebridge Gln  
Bradenton, FL 34201-2247

Kreal Estate Holdings LLC  
1460 Ocean Dr  
Miami Beach, FL 33139-4190

Neeraj Chawla  
1460 Ocean Dr Apt 206  
Miami Beach, FL 33139-4198

Gregory John Taraska  
Marlene Taraska  
1460 Ocean Dr Apt 207  
Miami Beach, FL 33139-4198

Sb Apartments LLC  
1680 Michigan Ave Ste 700  
Miami Beach, FL 33139-2551

Terrence L Heinen  
1460 Ocean Dr Apt 209  
Miami Beach, FL 33139-9300

Camilla Sparv Hoover  
11828 La Grange Ave  
Los Angeles, CA 90025-5212

Pedro Alves Alves Lucilia  
26 Rockland Cir  
Brockton, MA 02301-2954

Vista Mare LLC  
2601 S Bayshore Dr., #725  
Miami, FL 33133

Peace Love Unity LLC  
1460 Ocean Dr Apt 303  
Miami Beach, FL 33139-9301

Waterstone Holdings LLC  
16932 NE 19th Ave  
North Miami Beach, FL 33162-3110



Rafaelo Kalderon  
1460 Ocean Dr Apt 305  
Miami Beach, FL 33139-9301

William F Younkin & Lisbet M Ghilardi  
1460 Ocean Dr Apt 306  
Miami Beach, FL 33139-9302

Mattia Prian  
1460 Ocean Dr Apt 307  
Miami Beach, FL 33139-9302

Jar Properties Miami LLC  
13805 NE 3 B 128  
North Miami, FL 33161

Ben Chase  
1113 Richmond St  
Pittsburgh, PA 15218-1014

T Woodruff & Irwin Epstein  
C/O G C M  
3575 E Cherry Creek North Dr  
Denver, CO 80209-3601

Cristallo Real Estate Inc  
1680 Michigan Ave Ste 1022  
Miami Beach, FL 33139-2549

Vista Mare LLC  
2601 S Bayshore Dr  
Miami, FL 33133-5417

404 1460 Ocean Drive LLC  
324 W 101st St  
New York, NY 10025-4980

Junis Alico Denitsa K Rakitska  
640 Picasso Ter  
Sunnyvale, CA 94087-2858

Louise Claire Adhikari Rabi Adhikari  
2739 W Cortez St # 1  
Chicago, IL 60622-3420

Playa Y Sol LLC  
6315 Maynada St  
Coral Gables, FL 33146-3315

Josephine Manning  
1460 Ocean Dr # 508  
Miami Beach, FL 33139-4190

Claudio Chiorazzi  
1460 Ocean Dr Apt 410  
Miami Beach, FL 33139-9305

Steven D Balaam Lisa M Balaam  
1455 Ocean Dr # Bh01  
Miami Beach, FL 33139-4133

Enid Goodman Trs  
The Enid Goodman Rev Liv Tr  
3550 Wabeek Lake Dr E  
Bloomfield Hills, MI 48302-1206

Ross F Marchetta  
Mary Angela Vaccaro  
1455 Ocean Dr Apt 403  
Miami Beach, FL 33139-4137

David T Kollat (Trust)  
1455 Ocean Dr Apt 404  
Miami Beach, FL 33139-4137

Barry B Siadat  
1455 Ocean Dr # 05  
Miami Beach, FL 33139-4133

George Lindemann Trs  
1455 Ocean Dr # Bh06  
Miami Beach, FL 33139-4133

1455 Ocean Drive 601 LLC  
16500 Collins Ave Ph 53  
North Miami Beach, FL 33160-4539

James H Winston Jr Trs  
James H Winston Rev Tr  
1455 Ocean Dr Apt 802  
Miami Beach, FL 33139-4116

Ghassan S Salameh Trs Ghassan S  
Salameh Rev Trust Slawomira M  
1455 Ocean Dr Apt 901  
Miami Beach, FL 33139-4139

Paul E Caruso & W Gail S  
184 Bertha Pl  
Staten Island, NY 10301-3807

Myrna Feinerman Trs  
Myrna Feinerman Living Trust  
1455 Ocean Dr Apt 1401  
Miami Beach, FL 33139-4140

Stephen Alex  
1455 Ocean Dr Apt 804  
Miami Beach, FL 33139-4116

IVan Selin & W Nina E  
1455 Ocean Dr Apt 1602  
Miami Beach, FL 33139-4141

Jerry & Linda Bruckheimer Trs  
C/O Loring Ward Inc  
16030 Ventura Blvd  
Encino, CA 91436-2731

Mark E Harrington  
16 Harcourt St Apt 6K  
Boston, MA 02116-6491

Ernesto Grinberg & W Rita Grinberg  
1455 Ocean Dr Apt 702  
Miami Beach, FL 33139-4137

James Winston Jr  
James H Winston Rev Tr  
1455 Ocean Dr Apt 802  
Miami Beach, FL 33139-4116

Nelson A Terzian & W Deborah A  
1455 Ocean Dr Apt 902  
Miami Beach, FL 33139-4139

Ronnie H Leff Lessee Joan H Leff  
Lessee Andrew D Mitchell Trs Lessor  
1455 Ocean Dr Apt 1002  
Miami Beach, FL 33139-4139

Jonathan Plutzik Leslie Goldwasser  
1455 Ocean Dr Apt 1103  
Miami Beach, FL 33139-4139

Mark E Atkins  
1 Charles St S Ph 2B  
Boston, MA 02116-5460

Ocean Drive Clevelander Inc  
1455 Ocean Dr Apt 1502  
Miami Beach, FL 33139-4141

IVan Selin & W Nina  
1455 Ocean Dr # Ts1602  
Miami Beach, FL 33139-4133

Steven D Balaam Lisa Balaam  
1455 Ocean Dr # Bh01  
Miami Beach, FL 33139-4133

Sam Hinson  
650 NE 32nd St Unit 2  
Miami, FL 33137-5246

Elena Perez Carrillo Trs  
Elena Perez Carrillo Rev Trust  
1327 N Greenway Dr  
Coral Gables, FL 33134-4715

Ghassan S Salameh Trs  
& Slawomira M Salameh Trs  
308 Brentford Rd  
Haverford, PA 19041-1719

Randolph H Knight Trs  
PO Box 8209  
St Thomas, VI 00801-1209

Jonathan Plutzik Lesley Goldwasser  
1455 Ocean Dr Apt 1103  
Miami Beach, FL 33139-4139

Lewis Cohen  
C/O Stephen W Kidder Karon Cohen  
1455 Ocean Dr Apt 1404  
Miami Beach, FL 33139-4140

Alberto Agudelo (Trust)  
1455 Ocean Dr Apt 1503  
Miami Beach, FL 33139-4141

Suralex International Corp  
1455 Ocean Dr Apt 1603  
Miami Beach, FL 33139-4141

William J Harnett Ann O Bucklew  
1455 Ocean Dr Apt 604  
Miami Beach, FL 33139-4137

Enid Goodman Trs  
Enid Goodman Rev Liv Tr  
3550 Wabeek Lake Dr E  
Bloomfield Hills, MI 48302-1206

Ecliptic Corporation  
2237 N Commerce Pkwy  
Weston, FL 33326-3250

William H Roedy  
1455 Ocean Dr Apt 1005  
Miami Beach, FL 33139-4139

Celia Aberman  
1455 Ocean Dr Apt 1104  
Miami Beach, FL 33139-4139

Aidea Designs Miami LLC  
1455 Ocean Dr Apt 1204  
Miami Beach, FL 33139-4140

Lewis Cohen & W Karon  
1455 Ocean Dr Apt 1404  
Miami Beach, FL 33139-4140

Wayne Ferguson  
1455 Ocean Dr Apt 1504  
Miami Beach, FL 33139-4141

Jerome L & Linda Bruckheimer Trs  
Jerry & Linda Bruckheimer F/Tru  
16030 Ventura Blvd  
Encino, CA 91436-2731

Arun K Puri Tr  
8950 SW 74th Ct Ste 1704  
Miami, FL 33156-3176

Henry J Smek & W Stania  
1455 Ocean Dr Apt 805  
Miami Beach, FL 33139-4139

Thomas S Woodruff Irwin Epstein  
620 Southard St  
Key West, FL 33040-6838

Oceanview 1105 LLC  
201 Alhambra Cir Ste 601  
Coral Gables, FL 33134-5199

John F Yee Le Rem Arthur R Cores  
Esophageal Cancer Res Foundation  
1455 Ocean Dr Apt 1205  
Miami Beach, FL 33139-4140

Hela Properties Inc  
4770 Biscayne Blvd Ste 1430  
Miami, FL 33137-3247

Eduardo Cue(CO Trs)  
Paula Cue (Co Trs)  
26491 Ascension Dr  
Los Altos, CA 94022-2534

Marcrest Trading Limited  
C/O Hsbc Prvt Bank Jim Smith  
1441 Brickell Ave Ste 17  
Miami, FL 33131-3362

Paul G Wallner  
1455 Ocean Dr Ph 03  
Miami Beach, FL 33139-4141

David G Helfrich  
1455 Ocean Dr Apt 706  
Miami Beach, FL 33139-4137

Pretoria Estate Ag  
1455 Ocean Dr Apt 806  
Miami Beach, FL 33139-4139

Luciano Capicchioni Trs Anna Maria  
Capicchioni Trs Luciano Capicchioni  
1455 Ocean Dr Apt 1106  
Miami Beach, FL 33139-4139

Jack Frieden & W Jodie Frieden  
1056 Downshire Chase  
Virginia Beach, VA 23452-6153

Mary J Hernandez Gartner  
Jay Gartner  
1918 Olive St Apt 2603  
Dallas, TX 75201-2289

Marcrest Trading Limited  
C/O Hsbc Private Bank  
1441 Brickell Ave Ste 17  
Miami, FL 33131-3362

Roberto J Calderon & W Linda A  
1455 Ocean Dr Apt 607  
Miami Beach, FL 33139-4137

Scott J Giordano Jtrs  
Charles I May III Jtrs  
12 W 72nd St Apt 20A  
New York, NY 10023-4166

Judith Koppel Le Kenneth Koppel Le  
Rem Judith Koppel  
1455 Ocean Dr Apt 807  
Miami Beach, FL 33139-4139

Scott J Giordano Charles I May III  
12 W 72nd St Apt 20A  
New York, NY 10023-4166

Alframax LLC  
1455 Ocean Dr Apt 1007  
Miami Beach, FL 33139-4139

David M Goldstein Jeri L Goldstein  
1455 Ocean Dr Apt 1207  
Miami Beach, FL 33139-4140

Eric Gavara  
1455 Ocean Dr Apt 1507  
Miami Beach, FL 33139-4141

Riad A Kabakibi Lama Kabakibi  
1455 Ocean Dr Apt 1607  
Miami Beach, FL 33139-4141

Paul G Wallner  
1455 Ocean Dr # 3  
Miami Beach, FL 33139-4133

Alfred C Liggins III Tr  
Alfred C Liggins III (Ben)  
1455 Ocean Dr Apt 608  
Miami Beach, FL 33139-4137

David S Caruso (Tr)  
& Margaret Buckley Caruso (Tr)  
269 S Beverly Dr # 1089  
Beverly Hills, CA 90212-3851

Carl Fusco Diane Fusco  
1455 Ocean Dr Apt 808  
Miami Beach, FL 33139-4139

Dimitrios Papas & W Viola  
1216 Beaubien St  
Detroit, MI 48226-2342

Ellen Taub  
1455 Ocean Dr Apt 1008  
Miami Beach, FL 33139-4139

Mollie F Zweig  
Mollie F Zweig 2014 Trust  
1455 Ocean Dr Apt 1108  
Miami Beach, FL 33139-4140

Tom Shafron Trs  
Tom Shafron Living Trust  
1455 Ocean Dr Apt 1208  
Miami Beach, FL 33139-4140

Joseph Friedman  
15 Park Row Apt 26L  
New York, NY 10038-2320

Thomas H Morgan Trs  
Thomas H Morgan  
1455 Ocean Dr Apt 1508  
Miami Beach, FL 33139-4141

Bergsouth Beach Properties LLC  
9 Elmhurst Dr  
Old Westbury, NY 11568-1007

Charles Victor Brick Lynne G Brick  
1455 Ocean Dr Apt 709  
Miami Beach, FL 33139-4137

Leroy J Mergy  
Michele Giordano Mergy  
1455 Ocean Dr Apt 809  
Miami Beach, FL 33139-4139

Costa Villaggio Holding Co LLC  
1 N Breakers Row Apt 213  
Palm Beach, FL 33480-4013

Ekal LLC  
14608 N Dale Mabry Hwy  
Tampa, FL 33618-2024

Joseph Harrison Willner Trs Jhw  
Florida Qualified Personal Res Tru  
1455 Ocean Dr Apt 1109  
Miami Beach, FL 33139-4140

Sanford A Rubenstein  
1455 Ocean Dr Apt 1209  
Miami Beach, FL 33139-4140

Clayton A Varga Trs  
The Varga Revocable Tr  
1455 Ocean Dr  
Miami Beach, FL 33139-4133

Bruce M Halpryn Trs  
Bruce M Halpryn Tr  
1455 Ocean Dr Apt 1509  
Miami Beach, FL 33139-4141

Lopez Capital Investments LLC  
263 George Rd SE  
Port Charlotte, FL 33952-9158

Louis A Vega Stephen Gene Kleiner  
1455 Ocean Dr Apt 610  
Miami Beach, FL 33139-4137

Curtis W Slipman  
1455 Ocean Dr Apt 710  
Miami Beach, FL 33139-4137

James M Vallides &W  
600 Thompsonville Rd  
Suffield, CT 06078-1320

Peter Groop  
1455 Ocean Dr Apt 910  
Miami Beach, FL 33139-4139

Ten Ten Investment Group LLC  
1455 Ocean Dr Apt 1010  
Miami Beach, FL 33139-4139

Leiha Macauley Trs  
Marjorie T Lack Revocable Trust  
303 Berkeley St Unit 7  
Boston, MA 02116-1566

John Tamberlane John Tamberlane  
2014 Qualified Personal Res Trust  
333 E 43rd St Apt 104  
New York, NY 10017-4822

Clayton A Varga Trs  
Varga Revocable Trust  
1455 Ocean Dr Apt 1409  
Miami Beach, FL 33139-4140

William T Beam Jr & W Monette L  
9601 US Highway 42  
Prospect, KY 40059-8800

Richard E Abramson & W Mary  
1455 Ocean Dr Apt 1610  
Miami Beach, FL 33139-4141

1455 Ocean Dr LLC  
16500 Collins Ave Ph 53  
North Miami Beach, FL 33160-4539

Kee Tai Choi  
1455 Ocean Dr Apt 611  
Miami Beach, FL 33139-4137

Michael E Oliver & W Tracy S  
1455 Ocean Dr Apt 711  
Miami Beach, FL 33139-4137

Williams J Meyer  
1455 Ocean Dr Apt 911  
Miami Beach, FL 33139-4139

Lindsay Adam David LLC  
C/O David R Davis  
707 N Shepherd Dr Ste 700  
Houston, TX 77007-1351

Joseph Gutman  
1455 Ocean Dr Apt 1211  
Miami Beach, FL 33139-4140

Eli Einbinder Trs Eli Einbinder  
Rev Trust Nancy Einbinder Trs  
1455 Ocean Dr Apt 1411  
Miami Beach, FL 33139-4140

David Glenn Taylor Trs  
Taylor Family Trust  
1455 Ocean Dr Apt 1511  
Miami Beach, FL 33139-4141

Behrad Mohit  
1 Buckeye Way  
Kentfield, CA 94904-2602

10 Miles Beach LLC  
10920 Gorsuch Rd  
Galena, OH 43021-9630

Michael Bigger Irene Bigger  
1500 Ocean Dr Apt 401  
Miami Beach, FL 33139-3101

Carol Randel  
50 Old Hill Rd  
Westport, CT 06880-2309

Roy Investment Company Ltd  
1500 Ocean Dr Apt 701  
Miami Beach, FL 33139-3132

Albert R Lepage  
1500 Ocean Dr Apt 801  
Miami Beach, FL 33139-3132

Sascha Kuzins Ayako Takaku  
1500 Ocean Dr Apt 901  
Miami Beach, FL 33139-3133

Jeffrey B Kindler Trs The Irrevocable  
Trust For Descendants Of Jeffrey B  
29 Surf Rd  
Westport, CT 06880-6734

Robert P Elefante Tatyana Elefante  
1500 Ocean Dr Apt 1101  
Miami Beach, FL 33139-3133

IVn Development LLC  
4830 W Park Rd  
Hollywood, FL 33021-4052

Anett D Grant Trs The Anett D  
Grant Trust Peter Grant Trs  
210 Sunnyridge Cir  
Minneapolis, MN 55422-5338

Ibra Bauza Morales (Trust)  
M Arbucias & I B Morales Trs  
1500 Ocean Dr Apt 408  
Miami Beach, FL 33139-3101

Heidi B Gold  
1500 Ocean Dr Apt 502  
Miami Beach, FL 33139-3160

Camilla Kolber % Bjk Properties  
11828 La Grange Ave  
Los Angeles, CA 90025-5212

Gottfred Enterp Ltd Partnership  
1005 W Huron St  
Chicago, IL 60642-5952

Prestige South Beach LLC  
1500 Ocean Dr Apt 902  
Miami Beach, FL 33139-3133

Jeffrey B Kindler Trs  
Sharon R Kindler Trs  
1500 Ocean Dr Apt 1002  
Miami Beach, FL 33139-3133

Gober Family Investments Ltd  
3072 Old Still Ln  
Fort Lauderdale, FL 33331-3029

Franklin Richard Cockerill III  
Sherine Gabriel  
1500 Ocean Dr Apt 1202  
Miami Beach, FL 33139-3146

David G Mishkin & W Marjorie W  
1500 Ocean Dr Ph 2  
Miami Beach, FL 33139-3147

Leonard C Ferrington III Trs Ferrington  
Family Trust Lindsay Cazel Ferri  
1500 Ocean Dr Ph 2  
Miami Beach, FL 33139-3147

Samuel Intrator & W Irma Botier  
1500 Ocean Dr Apt 403  
Miami Beach, FL 33139-3101

Rebecca Vieira  
1500 Ocean Dr Apt 503  
Miami Beach, FL 33139-3160

Kenneth Alan Rivkin  
Deborah Slott Rivkin  
1500 Ocean Dr Apt 603  
Miami Beach, FL 33139-3179

Sunny D Choi  
12 Chapel Rd  
Mahwah, NJ 07430-2817

Henry S Stolar Trs  
1500 Ocean Dr Apt 803  
Miami Beach, FL 33139-3132

Phillip H Cohen & W Susan  
1500 Ocean Dr Apt 903  
Miami Beach, FL 33139-3133

Andrew C Scott  
244 Philip Pl  
Philadelphia, PA 19106-3902

Eddie Cohen Trs  
Eddie Cohen Revocable Liv Tr  
1500 Ocean Dr Apt 1103  
Miami Beach, FL 33139-3133

1203 Forever LLC  
7500 NW 25th St Ste 246  
Miami, FL 33122-1720

Terry E Hinshaw  
1500 Ocean Dr # Ph03  
Miami Beach, FL 33139-3100

The Mindlin Family LLC  
238 President St # A  
Brooklyn, NY 11231-4310

Ibra Morales (Tr)  
1500 Ocean Dr Apt 408  
Miami Beach, FL 33139-3101

Miocondo LLC  
102 S Tejon St Ste 900  
Colorado Springs, CO 80903-2240

Mohammad R Behrouzi Trs Firoozeh  
Behrouzi Trs 2012 Behrouzi Family Tr  
227 Churchill Ave  
Palo Alto, CA 94301-3518

Bragi Henningsson Mark Weinberg  
120 Ocean Dr  
Miami Beach, FL 33139-7254

Rolando L Medina Anita J Medina  
10 SW 124th Ave  
Miami, FL 33184-1414

Lori A Bracale Trs  
The Lori A Bracale Trust  
1500 Ocean Dr Apt 904  
Miami Beach, FL 33139-3133

Craig V Rasile & W Lea S  
1500 Ocean Dr Apt 1004  
Miami Beach, FL 33139-3133

Skm 1500 LLC C/O Jay P Parker Esq  
1691 Michigan Ave Ste 320  
Miami Beach, FL 33139-2561

Sidney D Swartz & W Gloria Garcia  
1500 Ocean Dr Apt 1204  
Miami Beach, FL 33139-3146

Alan Hsia Sylvia Hsia  
1 Renaissance Sq Unit V4c  
White Plains, NY 10601-3019

Mark D Chamberlain Jtrs  
Anthony M Zazula Jtrs  
186 W 80th St Apt 9A  
New York, NY 10024-6325

Mac Bros Property LLC  
1500 Ocean Dr Apt 405  
Miami Beach, FL 33139-3101

Fiusa Beach LLC  
1055 NW 159th Dr  
Miami, FL 33169-5805

Harold Rosenbaum Trs Rosenbaum  
Living Trust Joyce Rosenbaum Trs  
1500 Ocean Dr Apt 605  
Miami Beach, FL 33139-3162

Gober 705 LLC  
3072 Old Still Ln  
Fort Lauderdale, FL 33331-3029

Alan M Dershowitz Trs C Biz  
Alan M Dershowitz Trust  
1675 N Military Trl Ste 500  
Boca Raton, FL 33486-4321

Aleksey Pekhtin  
1500 Ocean Dr Apt 905  
Miami Beach, FL 33139-3133

Varda Burstein  
1500 Ocean Dr Apt 1005  
Miami Beach, FL 33139-3133

Richard J Flaster  
30 W 15th St Apt 9S  
New York, NY 10011-6816

Gregory Mario  
2821 S Bayshore Dr Unit 6D  
Miami, FL 33133-6048

Jennifer L Wade  
1500 Ocean Dr Ph 5  
Miami Beach, FL 33139-3147

Raffi Derbabian  
1500 Ocean Dr Apt 406  
Miami Beach, FL 33139-3101

Nalocebar Corp  
1500 Ocean Dr Apt 506  
Miami Beach, FL 33139-3101

Phyllis Katz  
1500 Ocean Dr Apt 606  
Miami Beach, FL 33139-3162

Seth J Weinberger Trs  
Barbara Goodman Trs  
649 Michigan Ave  
Evanston, IL 60202-2552

Idhome LLC C/O Stawski Partners  
565 5th Ave Fl 30  
New York, NY 10017-2414

Patrick J Ducharme & W Janice E  
1500 Ocean Dr Apt 906  
Miami Beach, FL 33139-3133

Gary M Flax Trs Ines Flax  
Rev Trust Ines Flax Trs  
1500 Ocean Dr Apt 1006  
Miami Beach, FL 33139-3133

Kenneth Dallal Trs Kenneth  
Dallal Real Property Rev Tr  
1500 Ocean Dr Apt 1106  
Miami Beach, FL 33139-3133

Jonathan M Nadler Trs  
Jonathan M Nadler Rev Trust  
1500 Ocean Dr Apt 1206  
Miami Beach, FL 33139-3147

Theodoer J Beke Trs  
367 Hillview Ter  
Franklin Lakes, NJ 07417-1013

Alfred Kwiatek & W Joelle  
1500 Ocean Dr Ph 6  
Miami Beach, FL 33139-3138

Sotb In Miami LLC  
1500 Ocean Dr Apt 407  
Miami Beach, FL 33139-3101

Augusto Cesar Moreira Franco  
1500 Ocean Dr Apt 507  
Miami Beach, FL 33139-3101

Grutland LLC  
535 Baltimore Pike  
Glen Mills, PA 19342-1020

Marcia Ochoa Dominguez  
31 Bethany Cir  
Closter, NJ 07624-1665

Myles F Mcgourty Trs Myles F  
Mcgourty Revocable Trust  
1500 Ocean Dr Apt 807  
Miami Beach, FL 33139-3132

Todd Merkel Kimberly Merkel  
1085 Skyline Dr  
Laguna Beach, CA 92651-1934

Docksmia LLC  
1500 Ocean Dr Apt 1007  
Miami Beach, FL 33139-3133

Peter Grant & W Anett  
210 Sunnyridge Cir  
Minneapolis, MN 55422-5338

Scott A Goldfarb  
366 W Broadway  
New York, NY 10013-2210

Ocean Drive Ph 07 Corp  
1500 Ocean Dr Ph 7  
Miami Beach, FL 33139-3138

1500 Uph 7 LLC  
1500 Ocean Dr # Uph7  
Miami Beach, FL 33139-3100

Ibra B Morales Pedro Ultreras  
1500 Ocean Dr Apt 408  
Miami Beach, FL 33139-3101

Anthony M Zazula  
1500 Ocean Dr Apt 508  
Miami Beach, FL 33139-3101

John D Kasarda & W Mary Ann  
2500 6th Ave # Ph2  
San Diego, CA 92103-6628

Elisa Verastegui De Gosselin (Tr)  
14 Star Island Dr  
Miami Beach, FL 33139-5147

Jerry Herman Trs  
PO Box 1510  
New York, NY 10150-1510

1500 Oceano LLC  
7 Union Wharf  
Boston, MA 02109-1202

Veto Holding Co LLC  
1500 Ocean Dr Apt 1008  
Miami Beach, FL 33139-3162

Janet R Spiridonakos  
1500 Ocean Dr Apt 1108  
Miami Beach, FL 33139-3146

Living Clock LLC  
50 Lexington Ave Apt 23E  
New York, NY 10010-2933

Robert Karsunky Ulrike Karsunky  
1500 Ocean Dr # Ph08  
Miami Beach, FL 33139-3100

Mark Cuban Trs  
5424 Deloache Ave  
Dallas, TX 75220-2218

Golden Us Properties Corp  
9130 S Dadeland Blvd #1509  
Miami, FL 33156-7850

Manuel Del Val & W Margarita  
11033 Topeka Pl  
Hollywood, FL 33026-4851

Vanderbyl Holdings LLC  
122 Old Ivy Rd NE Unit 13  
Atlanta, GA 30342-4548

Makhabbat LLC  
20801 Biscayne Blvd Ste 304  
Miami, FL 33180-1422

Albert R Lepage  
1500 Ocean Dr Apt 902  
Miami Beach, FL 33139-3133

Carmen Isabel Diaz  
PO Box 960610  
Miami, FL 33296-0610

Dennis Dawson Wendy Dawson  
1500 Ocean Dr Apt 1209  
Miami Beach, FL 33139-3147

Javier Fajardo  
1500 Ocean Dr # Ph09  
Miami Beach, FL 33139-3100

Alberto Torghelle  
1500 Ocean Dr # Uph9  
Miami Beach, FL 33139-3100

Barry Silverstein  
PO Box 144316  
Coral Gables, FL 33114-4316

Albert Libchaber Irene Libchaber  
1500 Ocean Dr Apt 610  
Miami Beach, FL 33139-3132

Maria J Caban Trs  
Maria J Caban Trust  
1632 S Bayshore Ct # Ph2  
Miami, FL 33133-4030

Flamingo Mp Marketing Corp  
PO Box 191824  
Miami Beach, FL 33119-1824

Estrella Mamane  
1500 Ocean Dr Apt 1010  
Miami Beach, FL 33139-3133

Joel Spiegel Donna D Amiano  
PO Box 179  
Sagaponack, NY 11962-0179

Slawomira M Salameh Trs The Ghassan S  
Salameh Revoc Tr Ghassan S Salameh  
1500 Ocean Dr Apt 1210  
Miami Beach, FL 33139-3147

Ray Goodman Natharorn Goodman  
69 Saint Marks Pl Apt 5  
New York, NY 10003-7993

Donald Weiss  
267 Georgica Rd  
East Hampton, NY 11937-3278

25 Ocean LLC  
1500 Ocean Dr Unit T2  
Miami Beach, FL 33139-3138

Mark Cuban Tr  
5424 Deloache Ave  
Dallas, TX 75220-2218

Mark Gomes Djulieta Pulbere  
1500 Ocean Dr Unit T8  
Miami Beach, FL 33139-3121

1501 Collins LLC C/O Pebb Capital  
7900 Glades Rd Ste 540  
Boca Raton, FL 33434-4188

Mark E & Patricia Harrington Trs  
& Mark E Harrington Jr  
6 Fort Sewall Ter  
Marblehead, MA 01945-3505

Nolip Management LLC  
701 W 47th St  
Miami Beach, FL 33140-3031

Vgo 102 LLC  
322 E Dilido Dr  
Miami Beach, FL 33139-1232

Miami Drink And Eat  
Real Estate Corp  
1451 Ocean Dr Ste 103  
Miami Beach, FL 33139-4129

Vgo 104 LLC  
322 E Dilido Dr  
Miami Beach, FL 33139-1232

E D Y Inc  
1155 Collins Ave  
Miami Beach, FL 33139-4604

Il Villaggio Condo Assn Inc  
1455 Ocean Dr  
Miami Beach, FL 33139-4133

Tango Fla LLC  
1615 Main St  
Dallas, TX 75201-4715

Il Village Suite 205 LLC  
1451 Ocean Dr Ste 205  
Miami Beach, FL 33139-4132

Sb Rlty Invest LLC  
1451 Ocean Dr # Pu1  
Miami Beach, FL 33139-4105

1437 201 Collins Ave LLC  
763 Grissom Dr  
Lansdale, PA 19446-5682

Alexander Ferafonov  
1437 Collins Ave # 301  
Miami Beach, FL 33139-4103

Steven P Gacovino & Jeffrey Dubin  
16 Club House Ct  
East Setauket, NY 11733-1043

D & J Souoth Beach Investments LLC  
14707 Perkins Rd  
Baton Rouge, LA 70810-2216

Pierre J Koncurat Sharon O Koncurat  
16423 Shannondell Dr  
Norristown, PA 19403-5631

Michael Abramowitz & W  
Domonique Abramowitz  
7317 Corkwood Ter  
Fort Lauderdale, FL 33321-2612



1437 303 Collins Ave LLC  
763 Grissom Dr  
Lansdale, PA 19446-5682

Joseph L Sanders Trs  
200 Pacific Coast Hwy # 406  
Huntington Beach, CA 92648-5196

Bouland 309 LLC  
9 Trapping Way  
Pleasantville, NY 10570-2522

Z 304 LLC  
1458 Ocean Dr  
Miami Beach, FL 33139-4162

Gladstar Investments LLC  
1111 Walden Cir  
Sugar Land, TX 77498-2661

Z 205 LLC  
58 E 79th St Fl 5  
New York, NY 10075-0221

David R Gusmini Olga Y Gusmini  
6 Corinthian Way  
Georgetown, MA 01833-2529

Alan D Williams  
143 Merrow Rd  
Tolland, CT 06084-3415

Collins Scene LLC  
3655 Saint Gaudens Rd  
Miami, FL 33133-6532

Susan Rainone Trs  
12750 Oak Falls Dr  
Alpharetta, GA 30009-3062

Supreme Care Inc  
1750 Sky Lark Ln Unit 1501  
Houston, TX 77056-3736

South Beach Resort Dev LLC  
58 E 79th St Fl 5  
New York, NY 10075-0221

Angelo Laskaris  
1907 N Mendell St  
Chicago, IL 60642-1205

Bouland 309 LLC  
9 Trapping Way  
Pleasantville, NY 10570-2522

South Beach Resort Dev LLC  
58 E 79th St # 5Fl  
New York, NY 10075-0221

Joel F Russell  
17 Meredith Pl W  
Piscataway, NJ 08854-5806

Andria Michael Mushahwar  
Margarette Shahin  
1234 Via Capri  
Winter Park, FL 32789-2629

Amber Perrin  
PO Box 191554  
Miami Beach, FL 33119-1554

Tewani 1437 Collins LLC  
7 Tanglewood Rd  
Pleasantville, NY 10570-2529

Arnim Ramsey  
1437 Collins Ave # 310  
Miami Beach, FL 33139-4103

Joseph Maenza  
78 SW 7th St Ste 800  
Miami, FL 33130-3782

Genadi Zatuzhni  
35 Seacoast Ter Apt 21B  
Brooklyn, NY 11235-6022

Nelson Hachem & W Sandra Lee  
14300 Riva Del Lago Dr #1703  
Fort Myers, FL 33907-7808

Jaded Wired Bent LLC  
2370 Market St # 390  
San Francisco, CA 94114-1696

Hubert Charles Pincon Trs Hubert  
Charles Pincon Declaration Of Trust  
18 Harrison Dr  
Larchmont, NY 10538-2531

Sunny Apple Investments LLC  
326 71st St  
Miami Beach, FL 33141-3014

Abjl South Beach LLC  
15 Warren St Apt 424  
Jersey City, NJ 07302-6460

South Beach Resort Dev LLC  
58 E 79th St Ste 5F  
New York, NY 10075-0221

Dimitri Zatuzhni Trs  
C/O D Zatuzhni Ezz Planning Trust  
287 S Main St  
Lambertville, NJ 08530-1830

Jeffrey Haber  
2184 E 34th St  
Brooklyn, NY 11234-4903

Scanam Investors Inc  
10641 Pine Cone Ln  
Fort Pierce, FL 34945-2247

South Beach Resort Dev LLC  
58 E 79th St # 5F  
New York, NY 10075-0221

Boulan 306 LLC  
7 Tanglewood Rd  
Pleasantville, NY 10570-2529

South Beach LLC  
C/O Norman J Wachtel  
1125 Park Ave  
New York, NY 10128-1243

Zat Regent LLC  
35 Seacoast Ter Apt 21B  
Brooklyn, NY 11235-6022

Peter Hones Sophie Hones  
3421 Kenneth Dr  
Palo Alto, CA 94303-4219

Oceans Fourteen Of S Bch LLC  
23509 Center Ridge Rd  
Westlake, OH 44145-3642

S F Jade Properties LLC  
1021 Generals Hwy  
Crownsville, MD 21032-1421

Z 318 Inc  
1437 Collins Ave # 318  
Miami Beach, FL 33139-4103

Charles Eisnaugle  
140 W 58th St Ph C  
New York, NY 10019-2118

Pierre Koncurat Sharon Koncurat  
820 Grist Mill Ln  
West Chester, PA 19380-6428

Hsbc Bank Usa Na Trs  
3 Bethesda Metro Ctr #700  
Bethesda, MD 20814-6300

RNT Real Est Holdings  
7 Trapping Way  
Pleasantville, NY 10570-2522

George W Galgano  
C/O Galgano & Associates  
399 Knollwood Rd  
White Plains, NY 10603-1931

Shlomo Pollack & W Faye Z  
225 Narragansett  
Lawrence, NY 11559

Marshall T Simpson  
1437 Collins Ave Ph 21  
Miami Beach, FL 33139-4103

Robert S Corn & W Eileen Filler  
8741 Center Rd  
Springfield, VA 22152-2234

Alex Muscarella  
2261 Palmer Ave Apt 3F  
New Rochelle, NY 10801-2944

Tradewinds Partners LLC  
36 E Germantown Pike  
Norristown, PA 19401-1512

Sheila F Martello  
153 Bingham Ave  
Rumson, NJ 07760-1857

Maru Financial LLC  
1801 16th St NW Apt 205  
Washington, DC 20009-3321

Jmw Florida Properties LLC  
2710 Settles Rd  
Owensboro, KY 42303-2228

Z 226 LLC  
58 E 79th St Fl 5  
New York, NY 10075-0221

1437 326 Collins Ave LLC  
763 Grissom Dr  
Lansdale, PA 19446-5682

Kim M Tianio Trs  
498 Mariner Dr  
Jupiter, FL 33477-4068

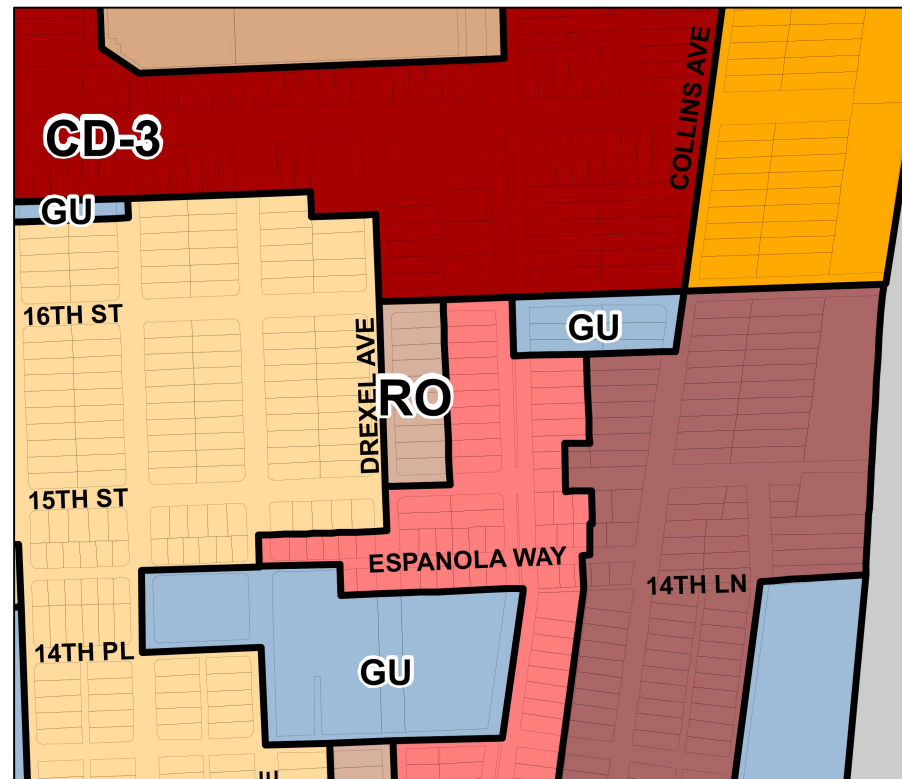
Z 227 LLC  
1458 Ocean Dr  
Miami Beach, FL 33139-4162

Z Ocean 327 LLC  
212 W Washington St #904  
Chicago, IL 60606-3426

Stylex South Beach LLC  
226 N Vine St  
Hinsdale, IL 60521-3319

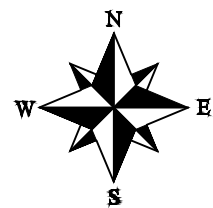
South Beach Resort Dev LLC  
1437 Collins Ave  
Miami Beach, FL 33139-4103

Order number: 220203  
Total non-repetitive labels: 389



**LEGAL DESCRIPTION:**  
 1501 Ocean Steps Condominium, lying within Lots 18 through 20 and S ½ of Lot 17 and Portion of the S ½ of Lot 4 and Lots 1 through 3, Block 56 of "FISHER'S FIRST SUBDIVISION OF ALTON BEACH", according to the Plat thereof, as recorded in Plat Book 2, at Page 77 of the Public Records of Miami Dade County, Florida.  
**LOCATION:** 1501 Collins Avenue, Miami Beach, FL 33139  
**FOLIO:** 02-3234-163-0001  
**PREPARED FOR:** HOLLAND & KNIGHT LLP

**ORDER:** 220203  
**DATE:** February 4, 2022



SCALE: 1"= 150'

 **The Zoning Specialists Group, Inc.**  
 7900 NW 155th Street, Suite 104  
 Miami Lakes FL 33016  
 Ph: (305)828-1210  
[www.thezoningspecialistsgroup.com](http://www.thezoningspecialistsgroup.com)



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

MEETING DATE: May 11, 2021

PROPERTY/FOLIO: 1501 Collins Avenue / 02-3234-163-0001

FILE NO: HPB20-0444

IN RE: An application has been filed by Bancroft Ocean Five Holdings, LLC requesting a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing building, including the reconstruction of original interior floor plates and a variance to reduce the required side facing a street setback.

LEGAL: A portion of Lots 1, 2, 3, 4, 17, 18, 19, & 20, Block 56 of Fishers First Subdivision of Allon Beach, According to the Plat Thereof, as Recorded in Plat Book 2, Page 77, of the Public Records of Miami-Dade County, Florida.

**ORDER**

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

**I. Certificate of Appropriateness**

- A. The subject site is located within the Ocean Drive/Collins Avenue 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 consistent with Sea Level Rise and Resiliency Review Criteria in Section 133-50(a) of the Miami Beach Code.
  - 2. Is consistent with the Certificate of Appropriateness Criteria in Section 118-564(a)(1) of the Miami Beach Code.
  - 3. Is consistent with Certificate of Appropriateness Criteria in Section 118-564(a)(2) of the Miami Beach Code.
  - 4. Is not consistent with Certificate of Appropriateness Criteria 'b' & 'm' in Section 118-564(a)(3) of the Miami Beach Code.
  - 5. Is consistent with Certificate of Appropriateness Criteria in Section 118-564(f)(4) of the Miami Beach Code.

Page 2 of 7  
HPB20-0444

Meeting Date: May 11, 2021

- C. The project would remain consistent with the criteria and requirements of section 118-564 and 133-50(a) if the following conditions are met:
1. Revised elevation, site plan and floor plan drawings shall be submitted and, at a minimum, such drawings shall incorporate the following:
    - a. The existing fountain, decorative frieze and "Bancroft" sign located along Collins Avenue shall be retained, restored, and shall be functioning, 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 Board strongly encourages the applicant to work with staff to integrate all or a portion of the existing rooftop checkerboard tower feature of the Michael Grave's designed Ocean Steps into the design of the new project.
    - c. The rooftop cabana located at the southeast corner shall be modified so that it is not considered FAR or the applicant shall provide evidence that this area was included in the FAR for the site as part of the 1990s renovations, 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 existing Bancroft Hotel structure shall be renovated and restored consistent with the proposed plans, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. This shall include the removal of the existing non-original windows and doors to be replaced with new impact resistant doors and windows that shall incorporate a muntin configuration that is consistent with available historical documentation.
    - e. All rooftop trellises and cabanas located at the roof deck of the Bancroft Hotel building shall be setback a minimum of 5'-0" from the west and south sides of the building, 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. 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.
    - g. All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and elevation drawings and shall be screened from view, in a manner to be reviewed and approved by staff, consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
  2. In accordance with Section 118-395(b)(3) of the City Code, the Board hereby approves the reconstruction of original floor plates within the original Bancroft Hotel building. The applicant shall provide clear diagrams indicating the portions of the floor plates to be reconstructed as well as historical documentation and/or building permit records in the plans submitted for building permit, in a manner to be reviewed and approved by

Page 3 of 7  
 HPB20-0444  
 Meeting Date: May 11, 2021

staff, consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

3. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
  - a. There shall be 3 specimen trees introduced within the Ocean Steps raised terrace area long 15<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.
  - b. All hedge and ground cover plantings within the street facing yards shall not exceed 42" in height at maturity.
  - 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.
  - d. The project design shall minimize the potential for a project causing a heat island effect on site.
  - e. Cool pavement materials or porous pavement materials shall be utilized.

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) which were either approved by the Board with modifications, or denied:
  1. A variance to reduce the existing street side setback to introduce a vertical accessibility lift, wall and planters at 23'-6" from the south street side property line facing 15<sup>th</sup> Street.
- B. The applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

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



Page 4 of 7

HPB20-0444

Meeting Date: May 11, 2021

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

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

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

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

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

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

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

The granting of the variance will result in a structure and site that complies with the sea level rise and resiliency review criteria in chapter 133, article II, as applicable.

C. The Board hereby approves the requested variance, as noted and imposes the following condition based on its authority in Section 118-354 of the Miami Beach City Code:

1. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.
2. A revised survey shall be submitted at the time of the building permit to verify existing terrace south side setback.

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. The applicant agrees and shall be required to provide access to areas subject to this approval (not including private residences or hotel rooms) for inspection by the City (i.e.:

Page 5 of 7

HPB20-0444

Meeting Date: May 11, 2021

Planning, Code Compliance, Building Department, Fire Safety), to ensure compliance with the plans approved by the Board and conditions of this order.

- B. The issuance of a building permit is contingent upon meeting Public School Concurrency requirements, if applicable. Applicant shall obtain a valid School Concurrency Determination Certificate (Certificate) issued by the Miami-Dade County Public Schools. The Certificate shall state the number of seats reserved at each school level. In the event sufficient seats are not available, a proportionate share mitigation plan shall be incorporated into a tri-party development agreement and duly executed. No building permit may be issued unless and until the applicant obtains a written finding from Miami-Dade County Public Schools that the applicant has satisfied school concurrency.
- C. The relocation of any tree shall be subject to the approval of the Environment & Sustainability Director and/or Urban Forester, as applicable.
- D. The applicant shall comply with the electric vehicle parking requirements, pursuant to Sec. 130-39 of the City Code, as applicable.
- E. Where one or more parcels are unified for a single development, the property owner shall execute and record a unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.
- F. 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.
- G. 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.
- H. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- I. 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.
- J. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- K. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- L. 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.





Page 6 of 7  
 HPB20-0444  
 Meeting Date: May 11, 2021

- M. Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the board and shall be subject to all conditions of approval herein, unless otherwise modified by the Board. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.

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 "**Bancroft Executive Office Suites**", as prepared by **Studio McG Architecture**, dated **March 8, 2021**, as approved by the Historic Preservation Board, as determined by staff.

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

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

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

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

Dated this 25 day of May, 2021.

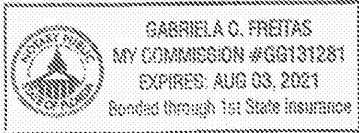
Page 7 of 7  
HPB20-0444  
Meeting Date: May 11, 2021

HISTORIC PRESERVATION BOARD  
THE CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]  
DEBORAH TACKETT  
HISTORIC PRESERVATION & ARCHITECTURE OFFICER  
FOR THE CHAIR

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

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of MAY 2021 by Deborah Tackett, Historic Preservation & Architecture Officer, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. She is personally known to me



[Signature]  
NOTARY PUBLIC  
Miami-Dade County, Florida  
My commission expires: Aug. 3, 2021

Approved As To Form:  
City Attorney's Office: [Signature] ( 5/21/2021 )

Filed with the Clerk of the Historic Preservation Board on [Signature] ( 5/25/21 )

