

MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2ND FLOOR
MIAMI BEACH, FLORIDA 33139, www.MIAMIBEACHFL.GOV
305-673-7550

LAND USE BOARD HEARING APPLICATION

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

- ☐ BOARD OF ADJUSTMENT
 - ☐ VARIANCE FROM A PROVISION OF THE LAND DEVELOPMENT REGULATIONS
 - ☐ APPEAL OF AN ADMINISTRATIVE DECISION

- ☐ DESIGN REVIEW BOARD
 - ☐ DESIGN REVIEW APPROVAL
 - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY DRB.

- ☒ HISTORIC PRESERVATION BOARD
 - ☒ CERTIFICATE OF APPROPRIATENESS FOR DESIGN
 - ☐ CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
 - ☐ HISTORIC DISTRICT / SITE DESIGNATION
 - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY HPB.

- ☐ PLANNING BOARD
 - ☐ CONDITIONAL USE PERMIT
 - ☐ LOT SPLIT APPROVAL
 - ☐ MENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
 - ☐ AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP

- ☐ FLOOD PLAIN MANAGEMENT BOARD
 - ☐ FLOOD PLAIN WAIVER

- ☐ OTHER _____

SUBJECT PROPERTY ADDRESS: 900 Ocean Drive, Miami Beach, FL 33139

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

FOLIO NUMBER (S) 02-3234-008-0060

FILE NO. _____

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

NAME David Wallack Real Estate, LLC
 ADDRESS 900 Ocean Drive, Miami Beach, FL 33139
 BUSINESS PHONE 305-673-4422 CELL PHONE _____
 E-MAIL ADDRESS david.wallack@mangos.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME Dame as above
 ADDRESS _____
 BUSINESS PHONE _____ CELL PHONE _____
 E-MAIL ADDRESS _____

2. AUTHORIZED REPRESENTATIVE(S):

☒ ATTORNEY:

NAME Michael W. Larkin
 ADDRESS Bercow Radell Fernandez & Larkin, PLLC, 200 South Biscayne Boulevard, Suite 850, Miami, FL 33133
 BUSINESS PHONE 305-377-6231 CELL PHONE 305-505-0526
 E-MAIL ADDRESS MLarkin@BRZoningLaw.com

☒ ATTORNEY:

NAME Monika H. Entin
 ADDRESS Bercow Radell Fernandez & Larkin, PLLC, 200 South Biscayne Boulevard, Suite 850, Miami, FL 33133
 BUSINESS PHONE 305-377-6237 CELL PHONE 305-542-3445
 E-MAIL ADDRESS MEntin@BRZoningLaw.com

☐ CONTACT:

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

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

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

NAME G & S Infrastructure, Inc.
 ADDRESS _____
 BUSINESS PHONE _____ CELL PHONE _____
 E-MAIL ADDRESS gsinfra@outlook.com

FILE NO. _____

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

The applicant seeks approvals from the HPB for umbrellas pursuant to the City's approved Ocean Drive Sidewalk Café Design Guidelines. Please refer to letter of intent for more detail.

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

☒ YES ☐ NO

4B DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION

☐ YES ☒ NO

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

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

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

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

PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

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

FILE NO. _____

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

THE AFOREMENTIONED IS ACKNOWLEDGED BY:

☒ OWNER OF THE SUBJECT PROPERTY

☐ AUTHORIZED REPRESENTATIVE

SIGNATURE: _____

PRINT NAME: David Wallack

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNERSTATE OF FLORIDACOUNTY OF DAD

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

SIGNATURE

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

NOTARY PUBLIC

NOTARY SEAL OR STAMP

PRINT NAME

My Commission Expires:

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

(Circle one)

STATE OF FLORIDACOUNTY OF DAD

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

David Wallack as the Manager of
David Wallack Real Estate, LLC

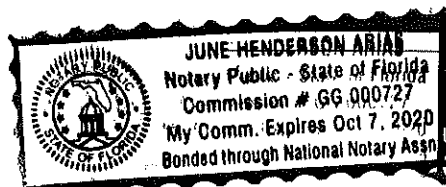
SIGNATURE

Sworn to and subscribed before me this 28 day of December, 2016. The foregoing instrument was acknowledged before me by DAVID WALLACK who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY PUBLIC

NOTARY SEAL OR STAMP

My Commission Expires::

_____
PRINT NAME

FILE NO. _____

POWER OF ATTORNEY AFFIDAVITSTATE OF FLORIDACOUNTY OF DAD

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

David Wallack as the Manager of
David Wallack Real Estate, LLC

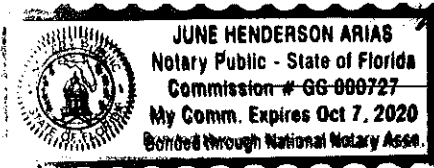
SIGNATURE

Sworn to and subscribed before me this, 28 day of December, 2016. The foregoing instrument was acknowledged before me by DAVID WALLACK, of _____, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires



PRINT NAME

CONTRACT FOR PURCHASE

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

N/A
NAME

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE

% OF STOCK

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

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

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

David Wallack Real Estate, LLC, 900 Ocean Drive, Miami, Beach, FL 33139

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

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

NOTE: Notarized signature required on page 9

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION
DISCLOSURE OF INTEREST

2. TRUSTEE

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

<u>WALLACK IRREVOCABLE TRUST</u>	
TRUST NAME	
NAME AND ADDRESS	% OF INTEREST
BRUCE WEIL, TRUSTEE	
WALLACK IRREVOCABLE TRUST F/O/O	
JANNA WALLACK COHEN U/A/D 12/26/12	49%
5901 N. BAYSHORE DRIVE, MIAMI, FL. 33137	
BRUCE WEIL, TRUSTEE	
WALLACK IRREVOCABLE TRUST F/O/O	
JOSHUA WALLACK U/A/D 12/26/12	49%
5901 N. BAYSHORE DRIVE, MIAMI, FL. 33137	
DAVID P. WALLACK, TRUSTEE	
SECOND AMENDMENT AND RESTATED	2%
DAVID P. WALLACK REVOCABLE TRUST	
U/A/D 9/8/2010	
900 OCEAN DRIVE, MIAMI BEACH, FLA. 33139	

NOTE: Notarized signature required on page 9

FILE NO. _____

3. COMPENSATED LOBBYIST:

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

NAME	ADDRESS	PHONE #
a. <u>Michael W. Larkin, 200 S. Biscayne Blvd., # 850, Miami, FL 33131</u>		<u>305-377-6231</u>
b. <u>Monika Entin, 200 S. Biscayne Blvd., # 850, Miami, FL 33131</u>		<u>305-377-6237</u>
c. _____		

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

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

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

APPLICANT AFFIDAVIT

STATE OF FLORIDA

COUNTY OF DADU

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

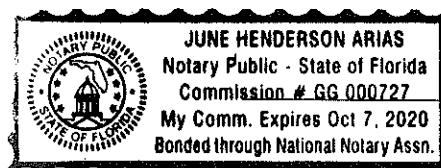
David Wallack as the Manager of
David Wallack Real Estate, LLC


SIGNATURE

Sworn to and subscribed before me this 28 day of December, 2016. The foregoing instrument was acknowledged before me by DAVID WALLACK who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires:




NOTARY PUBLIC

PRINT NAME

FILE NO. _____



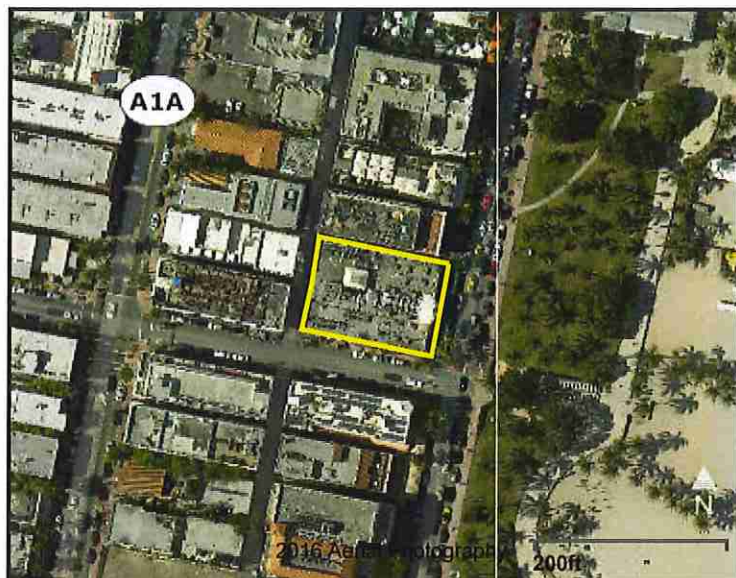
OFFICE OF THE PROPERTY APPRAISER

Summary Report

EXHIBIT A

Generated On : 12/27/2016

Property Information	
Folio:	02-3234-008-0060
Property Address:	900 OCEAN DR Miami Beach, FL 33139-5013
Owner	DAVID WALLACK REAL ESTATE LLC
Mailing Address	900 OCEAN DR MIAMI BEACH, FL 33139-5013
Primary Zone	6501 COMMERCIAL - MIXED USE ENTERTAINMENT
Primary Land Use	1209 MIXED USE- STORE/RESIDENTIAL : MIXED USE - RESIDENTIAL
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	19,502 Sq.Ft
Lot Size	13,000 Sq.Ft
Year Built	1952



Assessment Information			
Year	2016	2015	2014
Land Value	\$7,800,000	\$7,800,000	\$7,800,000
Building Value	\$1,892,521	\$1,727,955	\$1,687,727
XF Value	\$97,125	\$93,283	\$94,546
Market Value	\$9,789,646	\$9,621,238	\$9,582,273
Assessed Value	\$9,789,646	\$9,265,339	\$8,423,036

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction		\$355,899	\$1,159,237
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
OCEAN BEACH ADDN NO 2 PB 2-56 LOTS 7 & 8 BLK 14 LOT SIZE 100 X 130 OR 19710-1936 0501 4	

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$9,789,646	\$9,265,339	\$8,423,036
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$9,789,646	\$9,621,238	\$9,582,273
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$9,789,646	\$9,265,339	\$8,423,036
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$9,789,646	\$9,265,339	\$8,423,036

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/01/2001	\$0	19710-1936	Sales which are disqualified as a result of examination of the deed

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

Version:



DIRECT LINE: (305) 377-6237
E-Mail: MEntin@BRZoningLaw.com

VIA ON-LINE SUBMISSION

December 27, 2016

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

Re: Certificate of Appropriateness for Design and Approval of Retractable
Umbrellas for 900 Ocean Drive Miami Beach, Florida

Dear Tom:

This law firm represents David Wallack Real Estate, LLC d/b/a Mango's Tropical Café (the "Applicant") with regard to the above-referenced property (the "Property"). Please let the following serve as the required letter of intent in connection with a request for a Certificate of Appropriateness for Design and Approval of the Existing Retractable Umbrellas.

Description of Property. The Property is a two-story building, located on the corner of 9th Street and Ocean Drive. It is located in the MXE (Mixed Use Entertainment) zoning district and the Ocean Drive/Collins Avenue Local Historic District.

The Property. The Miami-Dade County Property Appraiser has assigned Folio No. 02-3234-008-0060 to the Property. The Property consist of approximately 19,052 square feet. Currently the Property houses restaurant and retail uses.

The building was constructed in 1952. Since its construction it has held uses such as hotel, to co-op apartments, adult congregate living facilities, and more impressively as the restaurant known as Mango's Tropical Café. As Mango's Tropical Café the property has become an international sensation, boasting visitors from all over the world.

Thomas Mooney, Director

December 27, 2016

Page 2 of 2

When the Café first started, there were plain umbrellas along the sidewalk café area. Later, those umbrellas were painted by local artists. In 2004, the Applicant obtained approval from Historic Preservation Board (HPB) for one of, if not the first, retractable awning system in the City. See Exhibit A, attached. Always an innovator, David Wallack proposed an awning system that would provide shade and protection from the elements while being fully retractable. Although the HPB was not empowered to review the sidewalk café structures, the Applicant also provided a retractable umbrella system. This system protects visitors from the elements, while allowing complete retraction of the system in order to allow visibility of the building.

Development Program. The applicant is seeking a Certificate of Appropriateness (COA) for the existing retractable umbrella system pursuant to the new Ocean Drive Sidewalk Café Guidelines. This existing design does not detract from the building and provides complete protection from the elements to patrons of the café. This umbrella system can be, and is, retracted throughout the day, as the sun rises towards the west and remains open during evening hours.

The umbrellas are mechanically operated, retractable canopies that are usable in all weather conditions. Most importantly, the proposed umbrellas are in line with the overall feel being sought by the Ocean Drive Task Force and the Ocean Drive Sidewalk Café Guidelines, which were put together by the Mayor and City Commission to rehabilitate the aesthetics of the Ocean Drive neighborhood.

Conclusion. The Applicant seeks approval of a Certificate of Appropriateness for design for the existing umbrella structure. These umbrellas have allowed the Applicant to remain in the forefront of innovation and the evolution of Ocean Drive and the MXE district. We respectfully request your recommendation of approval of the Applicant's request. If you have any questions or comments with regard to the application, please give me a call at (305) 377-6237.

Sincerely,



Monika Entin

cc: Ms. Debbie Tackett
Mr. Jake Seiberling

EXHIBIT A

CFN 2005R0562807
OR Bk 23433 Pgs 0410 - 4121 (3pgs)
RECORDED 06/02/2005 11:31:39
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

HISTORIC PRESERVATION BOARD City of Miami Beach, Florida

MEETING DATE: August 10, 2004

FILE NO: 2398

PROPERTY: 900 Ocean Drive - Mango's Tropical Cafe

LEGAL: Lots 7 and 8 of Block 14 of "OCEAN BEACH, FLA ADDITION NO. 2",
according to the plat as recorded in Plat Book 2, at page 56, of the Public
Records of Dade County, Florida.

IN RE: The Application for a Certificate of Appropriateness for the installation of an
entrance canopy and awnings.

ORDER

The applicant, David Wallack, filed an application with the City of Miami Beach Planning
Department for a Certificate of Appropriateness.

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

- A. The subject structure is located within the Ocean Drive/Collins Avenue Local Historic
District and is designated contributing in the Miami Beach Historic Properties Database.
- B. Based on the plans and documents submitted with the application, testimony and
information provided by the applicant, and the reasons set forth in the Planning Department
Staff Report, the project as submitted is not consistent with the Certificate of
Appropriateness Criteria a in Section 118-564(a)(1) of the Miami Beach Code, is not
consistent with Certificate of Appropriateness Criteria a, b, c, d, e, f, and h in Section 118-
564(a)(2) of the Miami Beach Code, and is not consistent with Certificate of
Appropriateness Criteria b, d, e, j, m and n in Section 118-564(a)(3) of the Miami Beach
Code.
- C. The project would be consistent with the criteria and requirements of section 118-564 if
the following conditions are met:
 1. Revised elevation and site plan drawings shall be submitted to and approved by
staff; at a minimum, such drawings shall incorporate the following:

CERTIFICATION

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



Charles A Taft
My Commission DD233174
Expires July 17, 2007

Charles A. Taft 5/24/05
Signature of Planning Department
Personality: *Charles A. Taft* 5/17/05
Notary Public, State of Florida at Large
Printed Name: CHARLES A. TAFT
My Commission Expires: (blank)
This document contains 3 pages.

3
9W

- a. Up to a ten (10') feet retractable awning across the entire front of the building, with the exception of a break in front of the palm trees shall be permitted, in a manner to be reviewed and approved by staff.
 - b. No entrance canopy shall be permitted.
2. The final awning color, including fabric and frame materials, shall be subject to the review and approval of staff.
3. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
4. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations which were amended by the Board, that the Certificate of Appropriateness is GRANTED for the above-referenced project subject to those certain conditions specified in paragraph C of the Findings of Fact (Condition Nos. 1-4, inclusive) hereof, to which the applicant has agreed.

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

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

If the Full Building Permit is not issued within eighteen (18) months of the meeting date at which this Certificate of Appropriateness was granted and construction does not commence and continue in accordance with the requirements of the applicable Building Code, the Certificate of Appropriateness will expire and become null and void, unless the applicant, prior to expiration of such period, makes application to the Board for an extension of time; the granting of any such extension of time shall be at the discretion of the Board. At the hearing on any such application,

Page 3 of 3
HPB File No. 2396
Meeting Date: August 10, 2004

the Board may deny or approve the request and modify the above conditions or impose additional conditions. Failure to comply with this Order shall subject the Certificate of Appropriateness to Section 118-564, City Code, for revocation or modification of the Certificate of Appropriateness.

Dated this 14 day of SEPTEMBER, 2004.

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA

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

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)SS

The foregoing instrument was acknowledged before me this 14TH day of SEPTEMBER, 2004 by Thomas R. Mooney, Design and Preservation Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.



Charles A. Taft
My Commission 00233174
Expires July 17, 2007

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

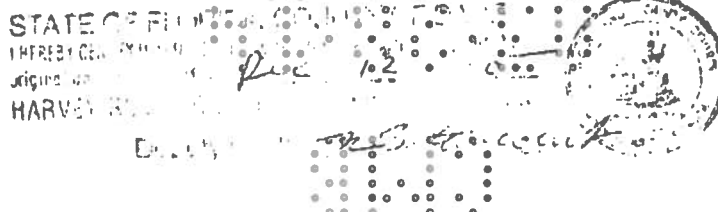
Approved As To Form:
Legal Department: Gleed (9-14-04)

Filed with the Clerk of the Historic Preservation Board on 9/14/04 (4)

F:\PLANS\HPB\04HPB\AugHPB04\2396.10.doc

Book23433/Page412 CFN#20050562807

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MILTON CUBAS, P.E., INC.
 1302 NE 125 ST. NORTH MIAMI, FL 33161 (305)891-4174 FAX 891-4175
 Copyright 2000 by Tondelli Engineering, P.A. Tampa, Florida

CUSTOMER : TROPICAL AWNINGS

JOB NUMBER : 900 OCEAN DRIVE MIAMI BEACH FL.

DATE : 10/30/2005

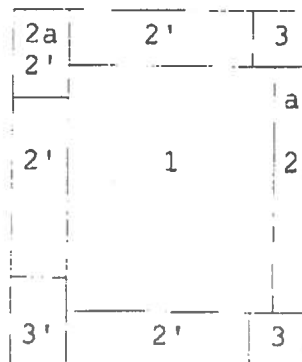
DESCRIPTION : RETRACTABLE AWNING 31'-5" W x 11'-5" P

***** DESIGN WIND LOADS - ASCE 7-98 *****
***** COMPONENTS AND CLADDING *****

WIND VELOCITY = 25 MPH
 EXPOSURE CATEGORY = C
 BUILDING CATEGORY = 1
 IMPORTANCE FACTOR = .87
 Kzt = 1.00

ROOF SLOPE = 2.00 : 12 (9.46 DEG)
 TRIBUTARY AREA = 358.0 FT²
 MEAN ROOF HEIGHT = 14.0 FT Kh = 0.849 qh = 1.2 PSF
 DISTANCE, Z = 14.0 FT Kz = 0.849 qz = 1.2 PSF

MONOSLOPE ROOF WIND LOADS					
	ROOF AREA				
	1	2	2'	3	3'
GCp (+)	0.200	0.200	0.200	0.200	0.200
GCp (-)	-1.100	-1.200	-1.500	-1.200	-1.600
PRESSURE (psf)	0.9	0.9	0.9	0.9	0.9
VERT. COMP.	0.9	0.9	0.9	0.9	0.9
HORIZ. COMP.	0.1	0.1	0.1	0.1	0.1
SUCTION (psf)	-1.9	-2.1	-2.4	-2.1	-2.5
VERT. COMP.	-1.9	-2.0	-2.4	-2.0	-2.5
HORIZ. COMP.	-0.3	-0.3	-0.4	-0.3	-0.4



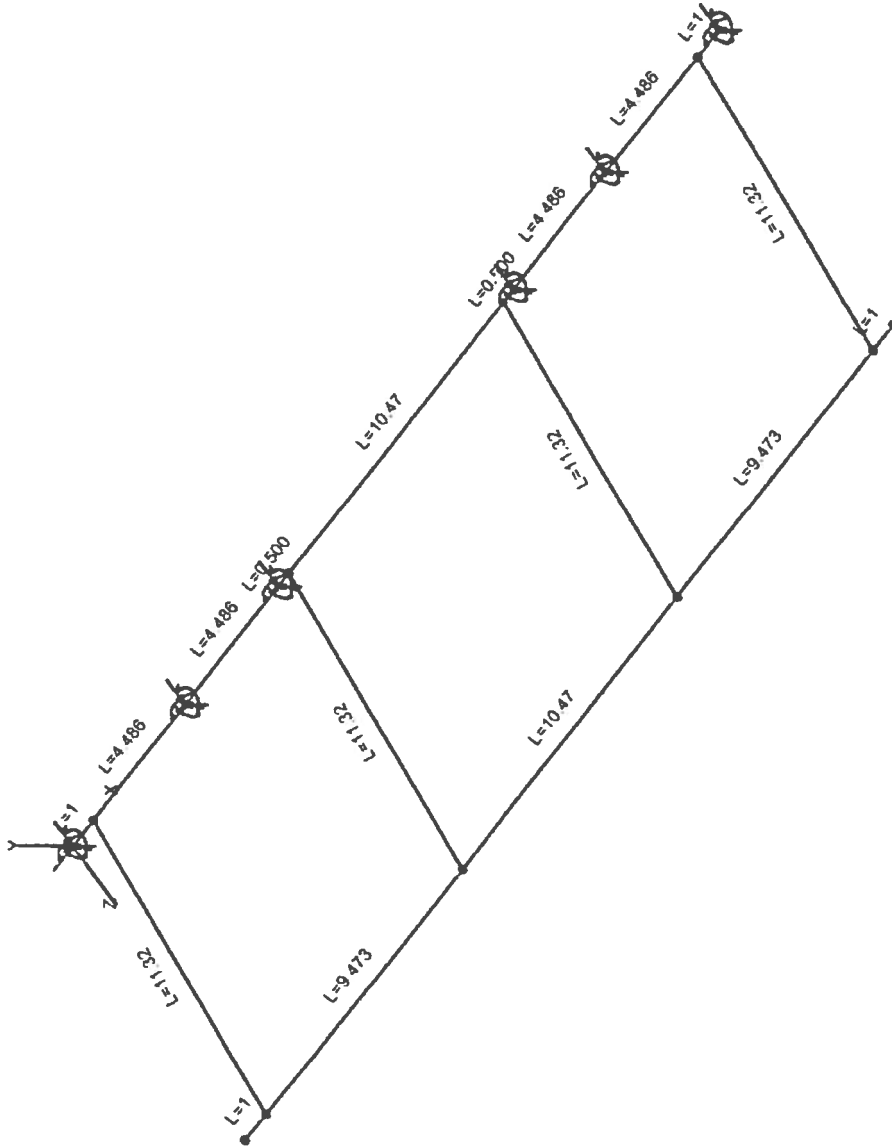
$$P = qh[(GCp) - (GCpi)]$$

$$GCpi = +0.55/-0.55$$

BUILDING WIDTH = 100.0 FT
 CORNER DISTANCE, a = 5.6 FT

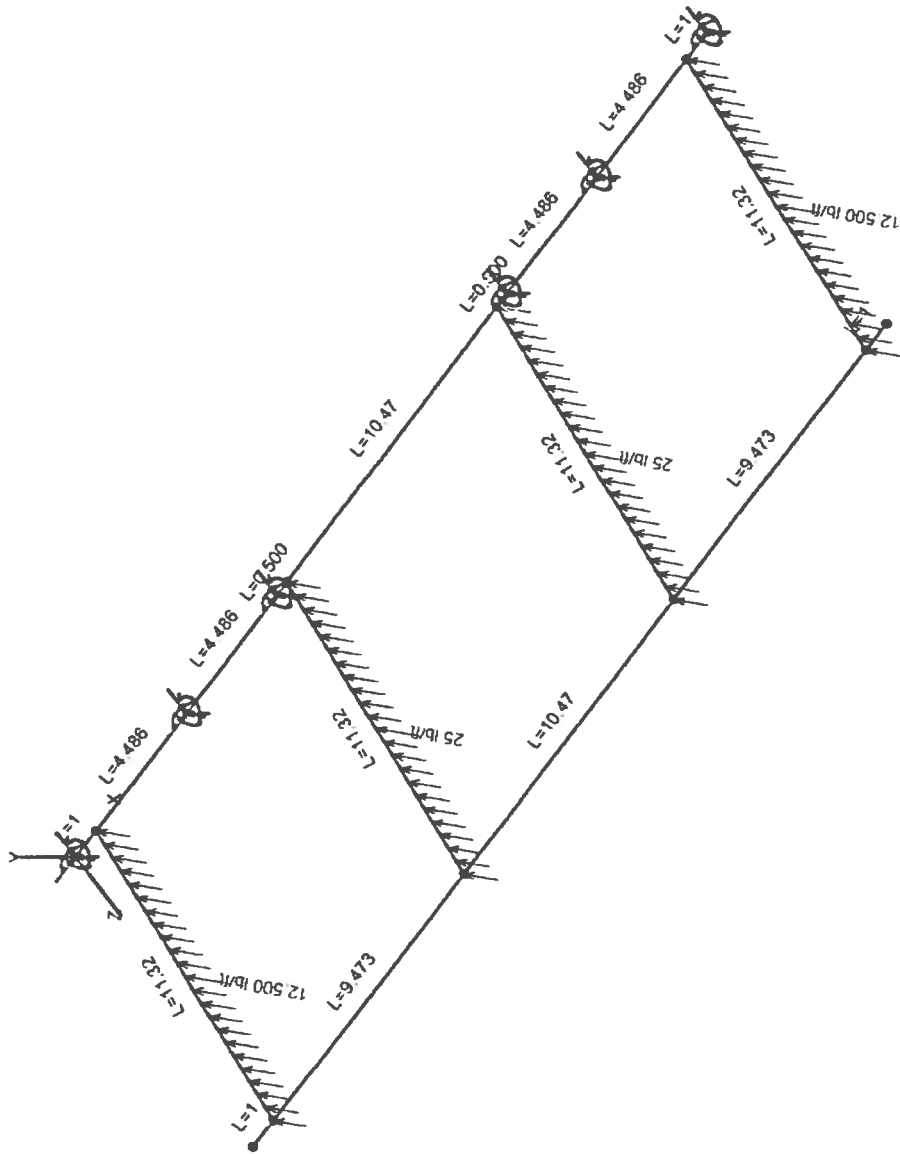
41.00.00

0.40



41.00.00
 0.00

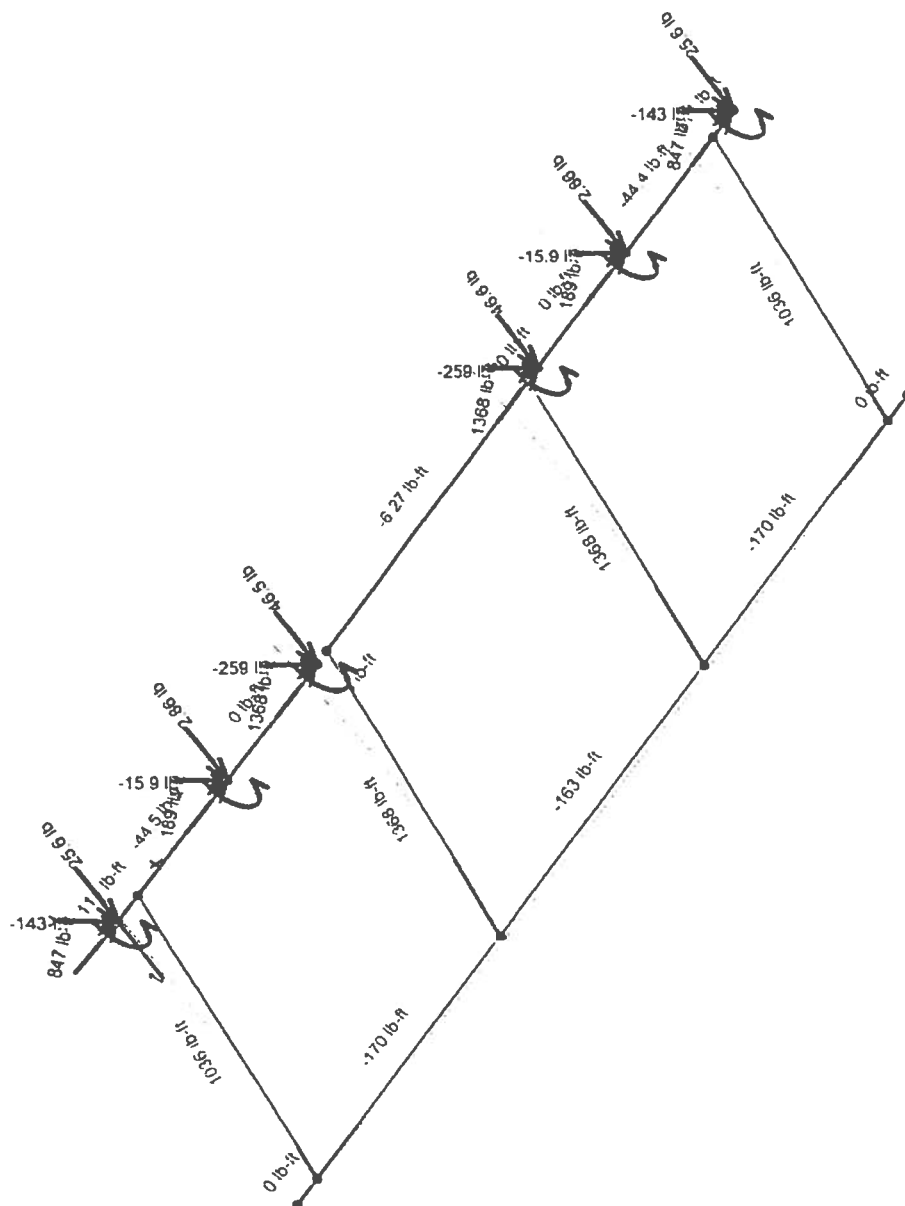
VisualAnalysis (version 4.00) -
 900 OCEAN DRIVE, MIAMI BEACH FL., Sun Oct 30 17.06.41 2005
 RETRACTABLE AWNING 31'-5" W x 11'-5" P
 Milton Cubas, P.E., Inc., Milton Cubas, PE, PHONE (305) 891-4174 FAX (305) 891-4175
 WL(+Y) = 2.5 PSF - (25MPH)



3/9

VisualAnalysis (version 4.00) -
900 OCEAN DRIVE, MIAMI BEACH FL., Sun Oct 30 17:08:03 2005
RETRACTABLE AWNING 31'-5" W x 11'-5" P
Milton cubas, P.E. inc. Milton Cubas, P.E. PHONE: (305) 891-4174 FAX: (305) 891-4175
WL(+Y) = 2.5 PSF - (25MPH)
Bending Moment, Mz

All Members:
Max = 1368 lb-ft (M6)
Min = -170 lb-ft (M5-6)



A 10x10 grid of dots forming the numbers 1234567890 and 1000000000.

 $\frac{4}{9}$

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ALUMINUM ARM DESIGN

M =	16,416.00 LB-IN

NONWELDED OR WELDED MEMBER AT
LOCALIZATION FARTHER THAN 1.0IN FROM A WELD

Fb =	28,000.0 PSI
------	--------------

S =	M / Fb
S =	0.586 IN ³
Sx =	0.610 IN ³

S =	0.59 IN ³	<	Sx	OK
-----	----------------------	---	----	----

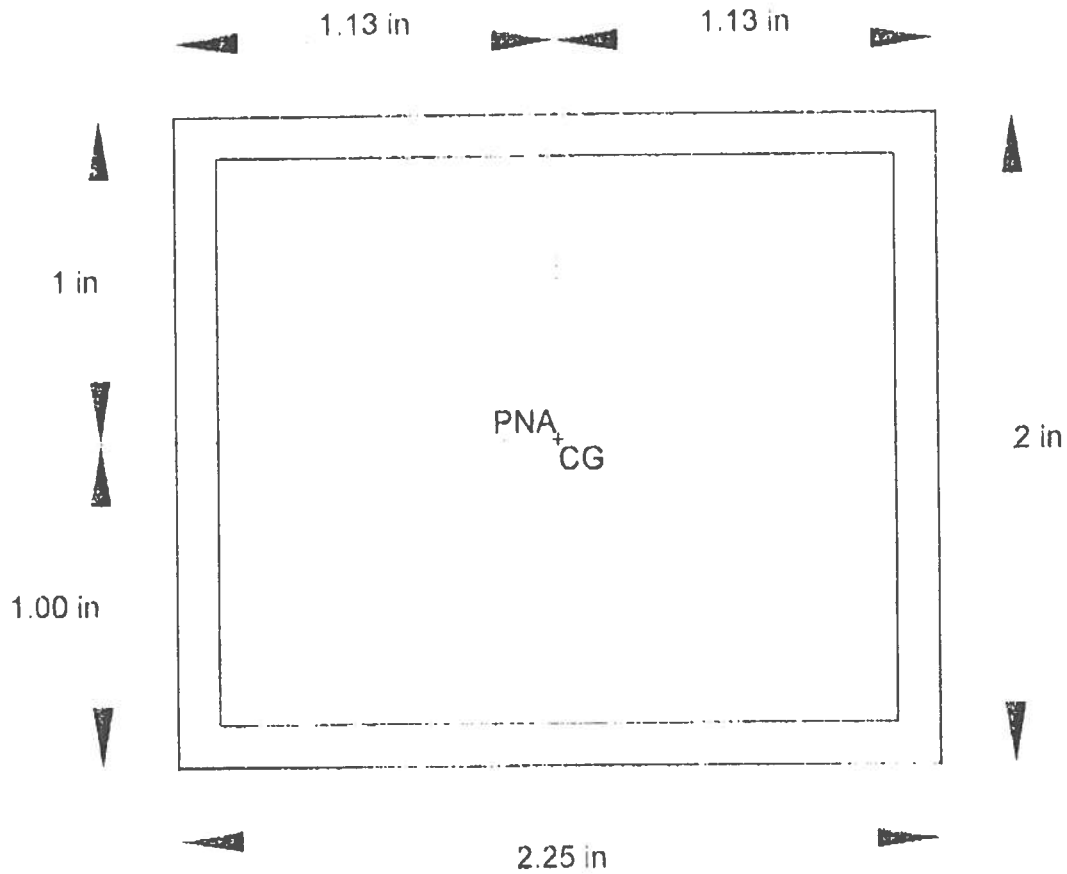
USE: SQUARE TUBE 2.25"x2"x 1/8" WALL
ALUMINUM ALLOY 6061-T6
Sx = 0.61 IN³

410200

840

6/9

ALUMINUM ARM



Basic Geometric Properties

Width	2.25 in
Height	2 in
Zy	0.79 in ³
Zx	0.74 in ³
Iz	0.62 in ⁴
Iy	0.74 in ⁴
Ix	0.62 in ⁴
Ixy	0 in ⁴
Ip	1.36 in ⁴
Iy	0.74 in ⁴
Ix	0.62 in ⁴
PNA-Y	0.48 in
PNA-X	-1.08 in
rp	1.15 in
ry	0.85 in
rx	0.78 in
Perimeter	16.0 in
A	1.02 in ²

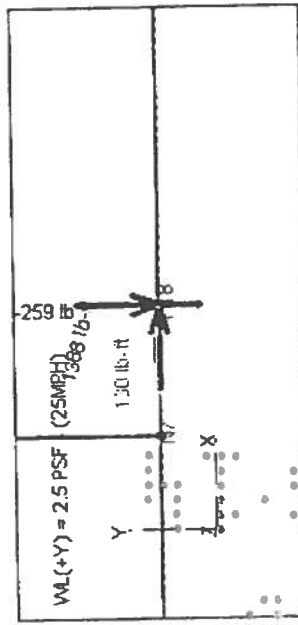
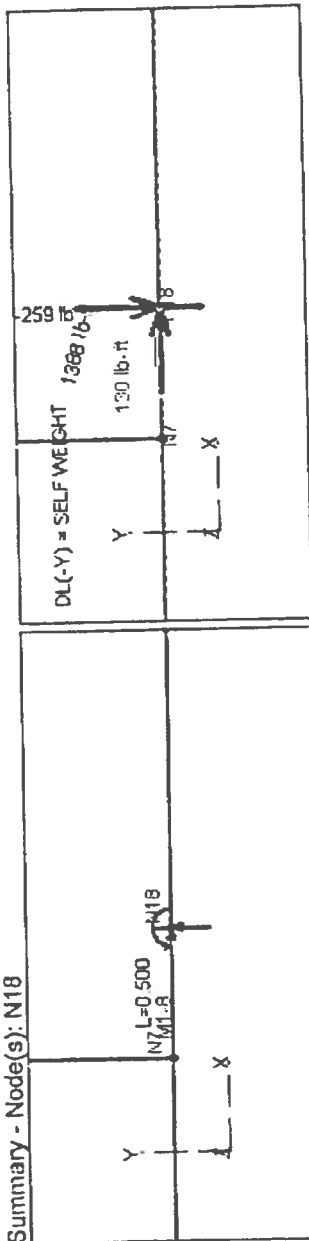
Sy Right	0.66 in ³
Sy Left	0.66 in ³
Sx Bottom	0.62 in ³
Sx Top	0.62 in ³
Theta	90.0 deg
Centroid Y	0.48 in
Centroid X	-1.08 in

41.02.00

900 OCEAN DRIVE, MIAMI BEACH FL.

VisualAnalysis 4.00 Report
 Company: Milton cubas, P.E., Inc. Engineer: Milton Cubas, PE Billing: PHONE: (305) 891-4174 FAX: (305) 891-4175
 File: C:\Documents and Settings\My Documents\AWNINGS\TROPICAL Awnings\900 OCEAN DRIVE MIAMI FL\RETRACTABLE AWNING 31'-5" W x 11'-5" P.vap

Summary - Node(s): N18



Node	Load Case	DX	DY	DZ	RX	RY	RZ	FX	FY	FZ	MX	MY	MZ
N18	WL(+Y) = 2.5 PSF - (25MPH	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0086	-259.44	46.5500	1369.28	23.3444	129.926

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Hilti AG
FL-9494 Schaan

HAP v3.3b

Customer No.:

Phone:

Resp.: AM

Anchor fastening design

Location:

Page: 1 of 2

Quotation:

Project:

List No.:

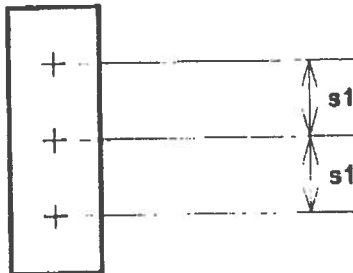
Date:

2005-10-31

Project name:

Anchor fastening design for Kwik Bolt II-3/8 x 3 (1 3/4) As per Hilti USA method

Positioning

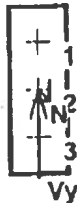


Anchoring plate:

$l_x=2.36$ in $l_y=7.00$ in
 $s1=2.00$ in

+ Anchor
○ Anchor in slotted hole

Loads



Tensile Load:

$N=46$ Lbf

Shear Load:

$V_y=259$ Lbf

Moments:

$M_x=1368$ in-lb

Concrete

Compressive strength: 3000 PSI

47.03.00

04.0



Hilti AG
FL-9494 Schaan

HAP v3.3b

Customer No.:

Phone:

Resp.: AM

Anchor fastening design

Location:

Page: 2 of 2

Quotation:

Project:

List No.:

Date: 2005-10-31

Project name:

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Results for Kwik Bolt II-3/8 x 3 (1 3/4)

Anchor	1	2	3
N [Lbf]	239	112	0
V _x [Lbf]	0	0	0
V _y [Lbf]	86	86	86
V _{res} [Lbf]	86	86	86
Res [Lbf]	254	141	86
α	20	38	90
f _{RN}	1.00	1.00	1.00
f _{RV}	1.00	1.00	1.00
f _{AN}	0.77	0.59	0.77
f _{AV}	0.77	0.59	0.77
N _{rec} [Lbf]	500	385	500
V _{rec} [Lbf]	800	615	800
I _N	0.48	0.29	-
I _V	0.11	0.14	0.11
I _{Res}	0.32	0.17	0.02
h _{act} [in]	1 5/8	1 5/8	1 5/8
Length [in]	3	3	3
Thread [in]	1 3/4	1 3/4	1 3/4

47.07.00

040



zoning public notification packages | lists of property owners within a specific radius + radius maps + mailing labels
www.rdrmiami.com | diana@rdrmiami.com | 305.498.1614

December 19, 2016

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

Re: Property Owners List within 375 feet of:

SUBJECT: 900 Ocean Drive, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-008-0060

LEGAL DESCRIPTION: OCEAN BEACH ADDN NO 2 PB 2-56 LOTS 7 & 8 BLK 14

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 375 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on the file in Miami-Dade County Property Appraisers' Office.

Sincerely,

Rio Development Resources, LLC

Diana B. Rio

Total number of property owners without repetition: **143 total, including 2 international**

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

375' RADIUS MAP



SUBJECT: 900 Ocean Drive, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-008-0060

LEGAL DESCRIPTION: OCEAN BEACH ADDN NO 2 PB 2-56 LOTS 7 & 8 BLK 14

Name	Address	City	State	Zip	Country
GIUSEPPE ZACCAGNINO	CORSO DANTE ALIGHIERI 116	ALASSIO SV 17021			ITALY
SARAH BELL	89 RIDGEHILL DR	TORONTO ONTARIO M6C 2J7			CANADA
2K ESSEX LLC	1001 COLLINS AVE	MIAMI BEACH	FL	33139-5011	USA
2K SOUTH BEACH HOTEL LLC	1020 OCEAN DR	MIAMI BEACH	FL	33139-5014	USA
821 LANDTRUST 22013	20193 NE 16 PL	MIAMI	FL	33179	USA
826 COLLINS AVENUE LLC C/O SHIRE REALTY CORP	191 POST ROAD WEST	WESTPORT	CT	06880	USA
840 OCEAN DRIVE INC	4408 SW 34 TER	FORT LAUDERDALE	FL	33312	USA
852 COLLINS ACQUISTION LLC C/O RYAN LLC/PAOLA CASTILLO	2111 WILSON BLVD STE 300	ARLINGTON	VA	22201	USA
929 COLLINS INVESTMENT GROUP LLC	1000 BRICKELL AVE STE 102	MIAMI	FL	33131	USA
940 OCEAN DR LLC C/O NAKASH HOLDING LLC	1400 BROADWAY 15TH FLOOR	NEW YORK	NY	10018	USA
940 OCEAN DRIVE LLC	1400 BROADWAY 15 FLOOR	NEW YORK	NY	10018	USA
952 COLLINS AVENUE LLC	100 WILSHIRE BLVD STE#1750	SANTA MONICA	CA	90401	USA
A & A INVEST HOLDINGS LLC	1390 BRICKELL AVE #200	MIAMI	FL	33131	USA
A & L PROP LLC C/O MICHAEL LANDA	2999 NE 191 ST #906	AVENTURA	FL	33180-3117	USA
ALE REAL ESTATE LLC	850 OCEAN DR 203	MIAMI BEACH	FL	33139	USA
ALINA STEMPNOWSKI	10105 HATTERAS CT	FT MYERS	FL	33919	USA
AMBROGIO ZANCHI ROSELLA CISANA	834 OCEAN DR #409	MIAMI BEACH	FL	33139	USA
ANDREA ZANUSSI	844 OCEAN DR UNIT 401	MIAMI BEACH	FL	33139-5809	USA
ANNA FUCHS & ELIANA KHASHKES	333 WASHINGTON ST #603	BOSTON	MA	02108	USA
ANTONIO C RIFA & MARIA BUSTAMANTE	821 COLLINS AVE UNIT 401	MIAMI BEACH	FL	33139-5836	USA
AUREA RE LLC	7915 EAST DR #1	NORTH BAY VILLAGE	FL	33141	USA
BABEL REAL ESTATE LLC	1500 BAY RD STE 1512 S	MIAMI BEACH	FL	33139	USA
BENNO & FRANK ROESCH & ELISA SHAN	1186 GLEN AVE	BERKELEY	CA	94708	USA
BODINGER ENTERPRISES LLC	5253 ARLINGTON AVE	BRONX	NY	10471	USA
BOLAGO ENTERPRISES INC	2939 INDIAN CREEK DR #405	MIAMI BEACH	FL	33140-4142	USA
BOURGOIN FOREIGN INVEST LLC	701 BRICKELL AVE STE #1650	MIAMI	FL	33131	USA
C & A 900 COLLINS LLC C/O GRAY ROBINSON P A	1407 BROADWAY 41 FLOOR	NEW YORK	NY	10018	USA
C & D MIAMI REAL ESTATE LLC	7915 EAST DR. #1	MIAMI	FL	33141	USA
CARSI LLC	834 OCEAN DR #402	MIAMI BEACH	FL	33140	USA
CASA GRANDE PROPERTY MANAGEMENT LLC	2951 S BAYSHORE DR #1103	MIAMI	FL	33133	USA
CAVANAUGH CHARTERS INC	16885 NORTH DALLAS PARKWAY	ADDISON	TX	75001	USA
CHARLES R EDWARDS & W ALEXANDRA K EDWARDS	834 OCEAN DR #506	MIAMI BEACH	FL	33139-5809	USA
CHESTERFIELD HOTEL P LEON STE LLC CHERSTERFIELD HOTEL & SUITES LLC	1680 MERIDIAN AVE SUITE#102	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH FLA CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
COLLINS ACQUISITION LLC	3050 BISCAYNE BLVD STE 301	MIAMI	FL	33137	USA
CRISTALLO REAL ESTATE INC	2601 S BAYSHORE DR #725	MIAMI	FL	33133	USA
D & D MIAMI RE LLC	7915 EAST DR #1	NORTH BAY VILLAGE	FL	33141	USA
DANNY DANIELS	6851 FEARN DR	MIAMI LAKES	FL	33014	USA
DAVID NISSAN	865 COLLINS AVE #301	MIAMI BEACH	FL	33139	USA

DAVID WALLACK REAL ESTATE LLC	900 OCEAN DR	MIAMI BEACH	FL	33139-5013	USA
DHB COLLINS HOSPITALITY LLC	138-140 EAST 31 ST C-1	NEW YORK	NY	10016	USA
DOLOMITI RE LLC	7915 EAST DR 1	NORTH BAY VILLAGE	FL	33141	USA
DONALD M KREKE &W ANNE M	9845 SW 125 TERR	MIAMI	FL	33176-4943	USA
DONOVAN GRAY &W FRANCES	865 COLLINS AVE #201	MIAMI BEACH	FL	33139-5820	USA
EDDIE GUILBEAUX JR &W AHSAKI	865 COLLINS AVE #304	MIAMI BEACH	FL	33139-5820	USA
EE CAFE LLC	834 OCEAN DRIVE#102	MIAMI BEACH	FL	33139	USA
EE CAFE LLC	850 OCEAN DR STE 203	MIAMI BEACH	FL	33139	USA
ELENA MIAMI BEACH LLC	1800 SUNSET HARBOR	MIAMI BEACH	FL	33139	USA
EMANUEL SOLOMON	201 W 70 ST #17C	NEWYORK	NY	10023	USA
ENRICO VENTURA FRANCO BARBAZZA	865 COLLINS AVE #208	MIAMI BEACH	FL	33139-5820	USA
EVELIO GARCIA	3028 NW 13 ST	MIAMI	FL	33125-1920	USA
FARID FORCE	PO BOX 407	HIGGANUM	CT	06441-0407	USA
FAY P NAGER	2809 LYMAN LN	MADISON	WI	53711	USA
FERRADO MIAMI LLC	20411 SW BIRCH ST #360	NEWPORT BEACH	CA	92660	USA
FIRST POINT S A LLC	7915 EAST DR. #1	MIAMI	FL	33141	USA
FORZIERI INVEST I INC	3370 MARY STREET	MIAMI	FL	33133	USA
FRANCISCO M VELOSO &W ANA	8925 COLLINS AVE #10D	MIAMI BEACH	FL	33154-3533	USA
GABY AGHAJANIAN	918 OCEAN DR #308	MIAMI BEACH	FL	33139-5035	USA
GARLIN REAL ESTATE INC	834 OCEAN DRIVE #205	MIAMI BEACH	FL	33139	USA
GATOR EDWARDS PARTNERS LLLP	1595 NE 163 ST	N MIAMI BEACH	FL	33162-4717	USA
GHAHS LLC	865 COLLINS AVE #309	MIAMI BEACH	FL	33139	USA
GHEISA PAIVA	821 COLLINS AVE APT 402	MIAMI BEACH	FL	33139-5836	USA
GIOVANNI PORRETTO PAULA PORRETTO	61-23 BLEEKER ST	RIDGEWOOD	NY	11385	USA
GIUSEPPE ZUCCARO &W ANTONIA	106 WALNUT RD	GLEN COVE	NY	11542	USA
GUILLAUME BORIONE	865 COLLINS AVE # 207	MIAMI BEACH	FL	33139	USA
GUMA RE INC	918 OCEAN DR 204	MIAMI BEACH	FL	33139	USA
HERIBERT KLETZENBAUER	918 OCEAN DR #207	MIAMI BEACH	FL	33139-5026	USA
HHLP BLUE MOON ASSOCIATES LLC C/O HERSHA HOSPITALITY TRUST	510 WALNUT ST 9 FLOOR	PHILADELPHIA	PA	19106	USA
HOTEL SHELLY ASSOCIATES ALAN LIEBERMAN	PO BOX 414198	MIAMI BEACH	FL	33141-0198	USA
INMOBIFEX USA LLC	1923 SE 10TH ST	HOMESTEAD	FL	33035-1918	USA
JADEMIRE PROPERTIES INC	832 COLLINS AVE	MIAMI BCH	FL	33139-5808	USA
JASON DARROW KATHIA DARROW	865 COLLINS AVE 310	MIAMI BEACH	FL	33139	USA
JEFFREY A GOTTESMAN	407 RED BUD WAY	NEVADA CITY	CA	95959	USA
JINDRISKA MARTINEZ	10504 SW 131st Ct	Miami	FL	33186-3438	USA
JOHN F STORROW JR GILMA STORROW	17 CHAPEL ST #401	ALBANY	NY	12210	USA
JOHN H DO TRS JOHN DO LIVING TRUST	25 TUDOR CITY PL #2123	NEW YORK	NY	10017	USA
JOHN P RAYGOZA MARIA RAYGOZA	1411 LAVETA TER	LOS ANGELES	CA	90026	USA
JORGE M FERNANDEZ SANCHEZ	834 OCEAN DR #212	MIAMI BEACH	FL	33139-5809	USA
JOYCE BROWN	901 COLLINS AVE UNIT 212	MIAMI BEACH	FL	33139-5024	USA

JULIANNY A JIMENEZ & JOSEPH J GUANLAO (JTRS)	104 THORNE ST	JERSEY CITY	NJ	07307	USA
KEN MAFF	834 OCEAN DR #211	MIAMI BEACH	FL	33139-5809	USA
LA MEJORANA HOLDINGS LLC	20801 BISCAYNE BLVD #306	AVENTURA	FL	33180	USA
LAURIE PALLOT APPIGNANI	1643 BRICKELL AVE 3805	MIAMI BEACH	FL	33125	USA
LAWRENCE CICCOTELLI	918 OCEAN DR 303	MIAMI BEACH	FL	33139	USA
LAZARO L MENDEZ	12300 NW 23 COURT	PLANTATION	FL	33323	USA
MARGON MG LLC	834 OCEAN DR #202	MIAMI BEACH	FL	33139	USA
MASSARI SYLVIE LLC	821 COLLINS AVE #504	MIAMI BEACH	FL	33139	USA
MAX & ANN PERIM	5702 BALSAM GROVE CT	N BETHESDA	MD	20852-5551	USA
MAX & MICHELLE E PERIM (TRS)	5702-BALSAM GROVE CT	N BETHESDA	MD	20852-5551	USA
MERCATOR USA INC % CHRISTOPHER LANGEN	112 S HIBISCUS DR	MIAMI BEACH	FL	33139	USA
MICHAEL BLEKHT & W RIMA	2410 E 24 ST	BROOKLYN	NY	11235	USA
MITCHELL & MARLENE NOVICK	901 COLLINS AVE UNIT 207	MIAMI BEACH	FL	33139-5061	USA
MITCHELL S NOVICK	901 COLLINS AVE UNIT 102	MIAMI BEACH	FL	33139-5023	USA
MITCHELL S NOVICK	901 COLLINS AVE #207	MIAMI BEACH	FL	33139-5061	USA
MITCHELL SCOTT INVEST GROUP INC	901 COLLINS AVE UNIT 205	MIAMI BEACH	FL	33139	USA
MITCHELL SCOTT INVEST GROUP INC	901 COLLINS AVE #207	MIAMI BEACH	FL	33139-5061	USA
MITCHELL SCOTT INVEST GROUP INC % MITCH NOVICK	901 COLLINS AVE #207	MIAMI BEACH	FL	33139-5061	USA
MITCHELL SCOTT INVESTMENT GRP INC	901 COLLINS AVE UNIT 104	MIAMI BEACH	FL	33139	USA
MITCHELL SCOTT NOVICK	901 COLLINS AVE #107	MIAMI BEACH	FL	33139-5023	USA
MITCHELL SCOTT NOVICK	901 COLLINS AVE #208	MIAMI BEACH	FL	33139-5024	USA
MITCHELL SCOTT NOVICK	901 COLLINS AVE APT 304	MIAMI BEACH	FL	33139-5024	USA
MITCHELL SCOTT NOVICK	901 COLLINS AVE #308	MIAMI BEACH	FL	33139-5062	USA
MITCHELL SCOTT NOVICK	901 COLLINS AVE #312	MIAMI BEACH	FL	33139-5062	USA
ONE UNITED BANK C/O JOHN TROTTER	3683 CRENSHAW BLVD	LOS ANGELES	CA	90016	USA
OSVALDO MARISCOTTI & MARIANO ZIMMLER JTRS	918 OCEAN DR #305	MIAMI BEACH	FL	33139-5035	USA
PARK ADULT RESIDENTIAL LLC	3050 BISCAYNE BLVD STE 403	MIAMI	FL	33137-4143	USA
PEDRO GARCIA & W MERCEDES D ROQUE	13291 SW 17 LN #1	MIAMI	FL	33175-7610	USA
PLATINUM STRUCTURES LLC	PO BOX 179	EDGEMONT	PA	19028	USA
PMJ HOLDINGS CO LLC	2025 TYLER ST	HOLLYWOOD	FL	33020	USA
PRINCE KIRK LLC	5944 CORAL RIDGE DR # 147	CORAL SPRINGS	FL	33067	USA
RAJARENGAN RAJARATNAM MANISHA SINGAL	1801 16TH STREET APT 205	WASHINGTON	DC	20009	USA
RAUL T SOBERON ROSA BECERRA	821 COLLINS AVE #302	MIAMI BEACH	FL	33139-5835	USA
RED CIRCLE NY CORP	350 FIFTH AVE 41 FLR	NEW YORK	NY	10118	USA
ROBERT NOVICK	901 COLLINS AVE APT 305	MIAMI BEACH	FL	33139-5062	USA
ROBERT SPERBER & SHARON B SPERBER	41 MARGUETTE DR	SMITH TOWN	NY	11787	USA
ROBERTO `SESTINI	834 OCEAN DR #502	MIAMI BEACH	FL	33139	USA
ROBINSON ODONG	865 COLLINS AVE #203	MIAMI BEACH	FL	33139-5820	USA
ROSHTOV 909 LLC	2875 NE 191 ST STE 801	AVENTURA	FL	33180	USA
S & S PROPERTIES	12501 COASTAL HIGHWAY	OCEAN CITY	MD	21842	USA

SAMUEL MOWERMAN	3801 COLLINS AVE TH3	MIAMI BEACH	FL	33140	USA
SB VIEW LLC	7211 E CHESTER HEIGHTS CIR	ANCHORAGE	AK	99504	USA
SCOTT J MCCAULEY &W SUZANNE L	9 BIRCH HILL CT	BALLSTON LAKE	NY	12019	USA
SF CAFE LLC	850 OCEAN DRIVE #203	MIAMI BEACH	FL	33139	USA
SHLOMO BLOCH &W RUTH SHLOMO	865 COLLINS AVE #311	MIAMI BEACH	FL	33139-5820	USA
SILVIO L FIGUEIRDO TORRES MARIA CRISRINA FIGUEIRDO TORRES	4100 TUNLAW RD NW #508	WASHINGTON	DC	20007	USA
SK PROPERTIES HOLDING CORP	4425 ALTON RD	MIAMI BEACH	FL	33140	USA
SOGEDIN CORP RGPA REGISTERED AGENT	3370 MARY ST	COCONUT GROVE	FL	33133	USA
SOUTH BEACH PROMOTIONS LLC	100 COLLINS AVE	MIAMI BEACH	FL	33139	USA
STEFANO FRITTELLA	850 OCEAN DR #203	MIAMI BEACH	FL	33139-5826	USA
STEWART PERIM &W MARIA PEREZ-MERA	612 INDIAN LANE	SALISBURY	MD	21801	USA
SUPERNOVA RE LLC	834 OCEAN DR #204	MIAMI BEACH	FL	33139	USA
SUZAN BAKALOVA	315 SWALLOWTAIL CT	BRISBANE	CA	94005	USA
TAUREG FLORIDA INC % S A B U S A CORP	5599 BISCAYNE BLVD	MIAMI	FL	33137-2632	USA
THE HOTEL OF COLLINS AVE LLC	804 OCEAN DR 2 FLOOR	MIAMI BEACH	FL	33139	USA
THE S O BEACH CORP	420 JEFFERSON AVE	MIAMI BEACH	FL	33139-6503	USA
THE TRUSTEE COMPANY TRS 834 OCEAN DR UNIT 310 LAND TRUST	1602 ALTON ROAD STE 72	MIAMI BEACH	FL	33139	USA
TIFFANY 3/8 ASSCTES LTD	804 OCEAN DR	MIAMI BEACH	FL	33139-5809	USA
TRIBECA CAPITAL LLC	455 AUSTRALIAN AVE #4H	PALM BEACH	FL	33480	USA
UNITED BOX INC	350 FIFTH AVE	NEW YORK	NY	10118	USA
VISCAY LLC	960 COLLINS AVE	MIAMI BEACH	FL	33139	USA
WASABI REAL ESTATE HOLDINGS LLC	200 S BISCAYNE BLVD STE 3600	MIAMI	FL	33131	USA
WHITELAW HOTEL S BEACH LLC	1680 MERIDIAN AVE #102	MIAMI BEACH	FL	33139	USA
WILLIAMS AND ROBERTSON INC	1236 DREXEL AVENUE #2	MIAMI BEACH	FL	33139	USA

GIUSEPPE ZACCAGNINO
CORSO DANTE ALIGHIERI 116
ALASSIO SV 17021
ITALY

SARAH BELL
89 RIDGEHILL DR
TORONTO ONTARIO M6C 2J7
CANADA

2K ESSEX LLC
1001 COLLINS AVE
MIAMI BEACH, FL 33139-5011

2K SOUTH BEACH HOTEL LLC
1020 OCEAN DR
MIAMI BEACH, FL 33139-5014

821 LANDTRUST 22013
20193 NE 16 PL
MIAMI, FL 33179

826 COLLINS AVENUE LLC C/O SHIRE REALTY
CORP
191 POST ROAD WEST
WESTPORT, CT 06880

840 OCEAN DRIVE INC
4408 SW 34 TER
FORT LAUDERDALE, FL 33312

852 COLLINS ACQUISTION LLC C/O RYAN
LLC/PAOLA CASTILLO
2111 WILSON BLVD STE 300
ARLINGTON, VA 22201

929 COLLINS INVESTMENT GROUP LLC
1000 BRICKELL AVE STE 102
MIAMI, FL 33131

940 OCEAN DR LLC C/O NAKASH HOLDING
LLC
1400 BROADWAY 15TH FLOOR
NEW YORK, NY 10018

940 OCEAN DRIVE LLC
1400 BROADWAY 15 FLOOR
NEW YORK, NY 10018

952 COLLINS AVENUE LLC
100 WILSHIRE BLVD STE#1750
SANTA MONICA, CA 90401

A & A INVEST HOLDINGS LLC
1390 BRICKELL AVE #200
MIAMI, FL 33131

A & L PROP LLC C/O MICHAEL LANDA
2999 NE 191 ST #906
AVENTURA, FL 33180-3117

ALE REAL ESTATE LLC
850 OCEAN DR 203
MIAMI BEACH, FL 33139

ALINA STEMPOWSKI
10105 HATTERAS CT
FT MYERS, FL 33919

AMBROGIO ZANCHI ROSELLA CISANA
834 OCEAN DR #409
MIAMI BEACH, FL 33139

ANDREA ZANUSSI
844 OCEAN DR UNIT 401
MIAMI BEACH, FL 33139-5809

ANNA FUCHS & ELIANA KHASHKES
333 WASHINGTON ST #603
BOSTON, MA 02108

ANTONIO C RIFA & MARIA BUSTAMANTE
821 COLLINS AVE UNIT 401
MIAMI BEACH, FL 33139-5836

AUREA RE LLC
7915 EAST DR #1
NORTH BAY VILLAGE, FL 33141

BABEL REAL ESTATE LLC
1500 BAY RD STE 1512 S
MIAMI BEACH, FL 33139

BENNO & FRANK ROESCH & ELISA SHAN
1186 GLEN AVE
BERKELEY, CA 94708

BODINGER ENTERPRISES LLC
5253 ARLINGTON AVE
BRONX, NY 10471

BOLAGO ENTERPRISES INC
2939 INDIAN CREEK DR #405
MIAMI BEACH, FL 33140-4142

BOURGOIN FOREIGN INVEST LLC
701 BRICKELL AVE STE #1650
MIAMI, FL 33131

C & A 900 COLLINS LLC C/O GRAY ROBINSON
P A
1407 BROADWAY 41 FLOOR
NEW YORK, NY 10018

C & D MIAMI REAL ESTATE LLC
7915 EAST DR. #1
MIAMI, FL 33141

CARS LLC
834 OCEAN DR #402
MIAMI BEACH, FL 33140

CASA GRANDE PROPERTY MANAGEMENT
LLC
2951 S BAYSHORE DR #1103
MIAMI, FL 33133

CAVANAUGH CHARTERS INC
16885 NORTH DALLAS PARKWAY
ADDISON, TX 75001

CHARLES R EDWARDS &W ALEXANDRA K
EDWARDS
834 OCEAN DR #506
MIAMI BEACH, FL 33139-5809

CHESTERFIELD HOTEL P LEON STE LLC
CHERSTERFIELD HOTEL & SUITES LLC
1680 MERIDIAN AVE SUITE#102
MIAMI BEACH, FL 33139

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

COLLINS ACQUISITION LLC
3050 BISCAYNE BLVD STE 301
MIAMI, FL 33137

CRISTALLO REAL ESTATE INC
2601 S BAYSHORE DR #725
MIAMI, FL 33133

D & D MIAMI RE LLC
7915 EAST DR #1
NORTH BAY VILLAGE, FL 33141

DANNY DANIELS
6851 FEARN DR
MIAMI LAKES, FL 33014

DAVID NISSAN
865 COLLINS AVE #301
MIAMI BEACH, FL 33139

DAVID WALLACK REAL ESTATE LLC
900 OCEAN DR
MIAMI BEACH, FL 33139-5013

DHB COLLINS HOSPITALITY LLC
138-140 EAST 31 ST C-1
NEW YORK, NY 10016

DOLOMITI RE LLC
7915 EAST DR 1
NORTH BAY VILLAGE, FL 33141

DONALD M KREKE &W ANNE M
9845 SW 125 TERR
MIAMI, FL 33176-4943

DONOVAN GRAY &W FRANCES
865 COLLINS AVE #201
MIAMI BEACH, FL 33139-5820

EDDIE GUILBEAUX JR &W AHSAKI
865 COLLINS AVE #304
MIAMI BEACH, FL 33139-5820

EE CAFE LLC
834 OCEAN DRIVE#102
MIAMI BEACH, FL 33139

EE CAFE LLC
850 OCEAN DR STE 203
MIAMI BEACH, FL 33139

ELENA MIAMI BEACH LLC
1800 SUNSET HARBOR
MIAMI BEACH, FL 33139

EMANUEL SOLOMON
201 W 70 ST #17C
NEWYORK, NY 10023

ENRICO VENTURA FRANCO BARBAZZA
865 COLLINS AVE #208
MIAMI BEACH, FL 33139-5820

EVELIO GARCIA
3028 NW 13 ST
MIAMI, FL 33125-1920

FARID FORCE
PO BOX 407
HIGGANUM, CT 06441-0407

FAY P NAGER
2809 LYMAN LN
MADISON, WI 53711

FERRADO MIAMI LLC
20411 SW BIRCH ST #360
NEWPORT BEACH, CA 92660

FIRST POINT S A LLC
7915 EAST DR. #1
MIAMI, FL 33141

FORZIERI INVEST I INC
3370 MARY STREET
MIAMI, FL 33133

FRANCISCO M VELOSO &W ANA
8925 COLLINS AVE #10D
MIAMI BEACH, FL 33154-3533

GABY AGHAJANIAN
918 OCEAN DR #308
MIAMI BEACH, FL 33139-5035

GARLIN REAL ESTATE INC
834 OCEAN DRIVE #205
MIAMI BEACH, FL 33139

GATOR EDWARDS PARTNERS LLLP
1595 NE 163 ST
N MIAMI BEACH, FL 33162-4717

GHAHS LLC
865 COLLINS AVE #309
MIAMI BEACH, FL 33139

GHEISA PAIVA
821 COLLINS AVE APT 402
MIAMI BEACH, FL 33139-5836

GIOVANNI PORRETTO PAULA PORRETTO
61-23 BLEEKER ST
RIDGEWOOD, NY 11385

GIUSEPPE ZUCCARO &W ANTONIA
106 WALNUT RD
GLEN COVE, NY 11542

GUILLAUME BORIONE
865 COLLINS AVE # 207
MIAMI BEACH, FL 33139

GUMA RE INC
918 OCEAN DR 204
MIAMI BEACH, FL 33139

HERIBERT KLETZENBAUER
918 OCEAN DR #207
MIAMI BEACH, FL 33139-5026

HHLP BLUE MOON ASSOCIATES LLC C/O
HERSHA HOSPITALITY TRUST
510 WALNUT ST 9 FLOOR
PHILADELPHIA, PA 19106

HOTEL SHELLY ASSOCIATES ALAN
LIEBERMAN
PO BOX 414198
MIAMI BEACH, FL 33141-0198

INMOBIFEX USA LLC
1923 SE 10TH ST
HOMESTEAD, FL 33035-1918

JADEMIRE PROPERTIES INC
832 COLLINS AVE
MIAMI BCH, FL 33139-5808

JASON DARROW KATHIA DARROW
865 COLLINS AVE 310
MIAMI BEACH, FL 33139

JEFFREY A GOTTESMAN
407 RED BUD WAY
NEVADA CITY, CA 95959

JINDRISKA MARTINEZ
10504 SW 131st Ct
Miami, FL 33186-3438

JOHN F STORROW JR GILMA STORROW
17 CHAPEL ST #401
ALBANY, NY 12210

JOHN H DO TRS JOHN DO LIVING TRUST
25 TUDOR CITY PL #2123
NEW YORK, NY 10017

JOHN P RAYGOZA MARIA RAYGOZA
1411 LAVETA TER
LOS ANGELES, CA 90026

JORGE M FERNANDEZ SANCHEZ
834 OCEAN DR #212
MIAMI BEACH, FL 33139-5809

JOYCE BROWN
901 COLLINS AVE UNIT 212
MIAMI BEACH, FL 33139-5024

JULIANNY A JIMENEZ & JOSEPH J GUANLAO
(JTRS)
104 THORNE ST
JERSEY CITY, NJ 07307

KEN MAFF
834 OCEAN DR #211
MIAMI BEACH, FL 33139-5809

LA MEJORANA HOLDINGS LLC
20801 BISCAYNE BLVD #306
AVENTURA, FL 33180

LAURIE PALLOT APPIGNANI
1643 BRICKELL AVE 3805
MIAMI BEACH, FL 33125

LAWRENCE CICCOTELLI
918 OCEAN DR 303
MIAMI BEACH, FL 33139

LAZARO L MENDEZ
12300 NW 23 COURT
PLANTATION, FL 33323

MARGON MG LLC
834 OCEAN DR #202
MIAMI BEACH, FL 33139

MASSARI SYLVIE LLC
821 COLLINS AVE #504
MIAMI BEACH, FL 33139

MAX & ANN PERIM
5702 BALSAM GROVE CT
N BETHESDA, MD 20852-5551

MAX & MICHELLE E PERIM (TRS)
5702-BALSAM GROVE CT
N BETHESDA, MD 20852-5551

MERCATOR USA INC % CHRISTOPHER
LANGEN
112 S HIBISCUS DR
MIAMI BEACH, FL 33139

MICHAEL BLEKHT &W RIMA
2410 E 24 ST
BROOKLYN, NY 11235

MITCHELL & MARLENE NOVICK
901 COLLINS AVE UNIT 207
MIAMI BEACH, FL 33139-5061

MITCHELL S NOVICK
901 COLLINS AVE UNIT 102
MIAMI BEACH, FL 33139-5023

MITCHELL S NOVICK
901 COLLINS AVE #207
MIAMI BEACH, FL 33139-5061

MITCHELL SCOTT INVEST GROUP INC
901 COLLINS AVE UNIT 205
MIAMI BEACH, FL 33139

MITCHELL SCOTT INVEST GROUP INC
901 COLLINS AVE #207
MIAMI BEACH, FL 33139-5061

MITCHELL SCOTT INVEST GROUP INC %
MITCH NOVICK
901 COLLINS AVE #207
MIAMI BEACH, FL 33139-5061

MITCHELL SCOTT INVESTMENT GRP INC
901 COLLINS AVE UNIT 104
MIAMI BEACH, FL 33139

MITCHELL SCOTT NOVICK
901 COLLINS AVE #107
MIAMI BEACH, FL 33139-5023

MITCHELL SCOTT NOVICK
901 COLLINS AVE #208
MIAMI BEACH, FL 33139-5024

MITCHELL SCOTT NOVICK
901 COLLINS AVE APT 304
MIAMI BEACH, FL 33139-5024

MITCHELL SCOTT NOVICK
901 COLLINS AVE #308
MIAMI BEACH, FL 33139-5062

MITCHELL SCOTT NOVICK
901 COLLINS AVE #312
MIAMI BEACH, FL 33139-5062

ONE UNITED BANK C/O JOHN TROTTER
3683 CRENSHAW BLVD
LOS ANGELES, CA 90016

OSVALDO MARISCOTTI & MARIANO ZIMMLER
JTRS
918 OCEAN DR #305
MIAMI BEACH, FL 33139-5035

PARK ADULT RESIDENTIAL LLC
3050 BISCAYNE BLVD STE 403
MIAMI, FL 33137-4143

PEDRO GARCIA &W MERCEDES D ROQUE
13291 SW 17 LN #1
MIAMI, FL 33175-7610

PLATINUM STRUCTURES LLC
PO BOX 179
EDGEMONT, PA 19028

PMJ HOLDINGS CO LLC
2025 TYLER ST
HOLLYWOOD, FL 33020

PRINCE KIRK LLC
5944 CORAL RIDGE DR # 147
CORAL SPRINGS, FL 33067

RAJARENGAN RAJARATNAM MANISHA
SINGAL
1801 16TH STREET APT 205
WASHINGTON, DC 20009

RAUL T SOBERON ROSA BECERRA
821 COLLINS AVE #302
MIAMI BEACH, FL 33139-5835

RED CIRCLE NY CORP
350 FIFTH AVE 41 FLR
NEW YORK, NY 10118

ROBERT NOVICK
901 COLLINS AVE APT 305
MIAMI BEACH, FL 33139-5062

ROBERT SPERBER & SHARON B SPERBER
41 MARGUETTE DR
SMITH TOWN, NY 11787

ROBERTO `SESTINI
834 OCEAN DR #502
MIAMI BEACH, FL 33139

ROBINSON ODONG
865 COLLINS AVE #203
MIAMI BEACH, FL 33139-5820

ROSHTOV 909 LLC
2875 NE 191 ST STE 801
AVENTURA, FL 33180

S & S PROPERTIES
12501 COASTAL HIGHWAY
OCEAN CITY, MD 21842

SAMUEL MOWERMAN
3801 COLLINS AVE TH3
MIAMI BEACH, FL 33140

SB VIEW LLC
7211 E CHESTER HEIGHTS CIR
ANCHORAGE, AK 99504

SCOTT J MCCAULEY &W SUZANNE L
9 BIRCH HILL CT
BALLSTON LAKE, NY 12019

SF CAFE LLC
850 OCEAN DRIVE #203
MIAMI BEACH, FL 33139

SHLOMO BLOCH &W RUTH SHLOMO
865 COLLINS AVE #311
MIAMI BEACH, FL 33139-5820

SILVIO L FIGUEIRDO TORRES MARIA
CRISRINA FIGUEIRDO TORRES
4100 TUNLAW RD NW #508
WASHINGTON, DC 20007

SK PROPERTIES HOLDING CORP
4425 ALTON RD
MIAMI BEACH, FL 33140

SOGEDIN CORP RGPA REGISTERED AGENT
3370 MARY ST
COCONUT GROVE, FL 33133

SOUTH BEACH PROMOTIONS LLC
100 COLLINS AVE
MIAMI BEACH, FL 33139

STEFANO FRITTELLA
850 OCEAN DR #203
MIAMI BEACH, FL 33139-5826

STEWART PERIM &W MARIA PEREZ-MERA
612 INDIAN LANE
SALISBURY, MD 21801

SUPERNOVA RE LLC
834 OCEAN DR #204
MIAMI BEACH, FL 33139

SUZAN BAKALOVA
315 SWALLOWTAIL CT
BRISBANE, CA 94005

TAUREG FLORIDA INC % S A B U S A CORP
5599 BISCAYNE BLVD
MIAMI, FL 33137-2632

THE HOTEL OF COLLINS AVE LLC
804 OCEAN DR 2 FL00R
MIAMI BEACH, FL 33139

THE S O BEACH CORP
420 JEFFERSON AVE
MIAMI BEACH, FL 33139-6503

THE TRUSTEE COMPANY TRS 834 OCEAN DR
UNIT 310 LAND TRUST
1602 ALTON ROAD STE 72
MIAMI BEACH, FL 33139

TIFFANY 3/8 ASSCTES LTD
804 OCEAN DR
MIAMI BEACH, FL 33139-5809

TRIBECA CAPITAL LLC
455 AUSTRALIAN AVE #4H
PALM BEACH, FL 33480

UNITED BOX INC
350 FIFTH AVE
NEW YORK, NY 10118

VISCAY LLC
960 COLLINS AVE
MIAMI BEACH, FL 33139

WASABI REAL ESTATE HOLDINGS LLC
200 S BISCAYNE BLVD STE 3600
MIAMI, FL 33131

WHITELAW HOTEL S BEACH LLC
1680 MERIDIAN AVE #102
MIAMI BEACH, FL 33139

WILLIAMS AND ROBERTSON INC
1236 DREXEL AVENUE #2
MIAMI BEACH, FL 33139

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

Address: **900 Ocean Drive**

Date: **12/6/16**

File Number:

BOARD APPLICATION CHECK LIST

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

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

Indicate N/A If Not Applicable

Initials: _____

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

Address: **900 Ocean Drive**

File Number:

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

Indicate N/A If Not Applicable

Initials: 

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

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Address:

File Number:

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

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

NOTES:

- A. Other information/documentation required for first submittal will be identified during pre-application meeting.
- B. Is the responsibility of the applicant to make sure that the sets, 14 copies and electronic version on CD are consistent.
- C. Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- D. ALL DOCUMENTS ARE TO BE PDF'D ON TO A MASTER DISK, WHICH DISK SHALL BE CONSIDERED THE OFFICIAL FILE COPY TO BE USED AT HEARING. ALL MODIFICATIONS, CORRECTIONS, OR ALTERATIONS MUST BE REFLECTED ON THE MASTER DISK. APPLICANT CERTIFIES COMPLIANCE WITH THE FOREGOING. FAILURE TO COMPLY MAY RESULT IN A REHEARING BEFORE THE APPLICABLE BOARD
- 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, as applicable.



 APPLICANT'S OR DESIGNEE'S SIGNATURE

 Date