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: *960 Ocean Drive d/b/a Ocean's Ten*

LEGAL DESCRIPTION: *Please see the print out from the Miami-Dade County Property Appraiser's Office, attached hereto as Exhibit A"*

FOLIO NUMBER (S) *02-3234-008-0010*

FILE NO. _____

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

NAME *Sobe USA, LLC d/b/a Ocean's Ten South Beach*

ADDRESS *960 Ocean Drive, Miami Beach, Florida 33139*

BUSINESS PHONE _____ CELL PHONE _____

E-MAIL ADDRESS *anthony@oceanstensobe.com*

OWNER IF DIFFERENT THAN APPLICANT:

NAME *940 Ocean Drive, LLC c/o Nakash Holdings, LLC*

ADDRESS *1400 Broadway, 15th Floor, New York, NY 10018*

BUSINESS PHONE _____ CELL PHONE _____

E-MAIL ADDRESS _____

2. AUTHORIZED REPRESENTATIVE(S):

☑ ATTORNEY:

NAME *Monika Entin*

ADDRESS *Bercow Radell & Fernandez, PLLC, 200 South Biscayne Blvd., Suite 850, Miami, FL 33131*

BUSINESS PHONE *(305) 374-5300* CELL PHONE *(305) 542-3445*

E-MAIL ADDRESS *MEntin@BRZoningLaw.com*

☑ ATTORNEY:

NAME *Maritza Haro*

ADDRESS *Bercow Radell & Fernandez, PLLC, 200 South Biscayne Blvd., Suite 850, Miami, FL 33131*

BUSINESS PHONE *(305) 374-5300* CELL PHONE *(786) 691-7661*

E-MAIL ADDRESS *MHaro@BRZoningLaw.com*

❑ CONTACT:

NAME _____

ADDRESS _____

BUSINESS PHONE _____ CELL PHONE _____

E-MAIL ADDRESS _____

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

❑ ARCHITECT ❑ LANDSCAPE ARCHITECT ❑ ENGINER ❑ CONTRACTOR ❑ OTHER _____

NAME *Thomas Telesco, AIA Architects & Designers To the Hospitality Industry*

ADDRESS *1111 Kane Concourse Suite 301, Bay Harbor Islands, FL, 33154*

BUSINESS PHONE *(305) 866-1014* CELL PHONE _____

E-MAIL ADDRESS *tom@telescoassociates.com*

FILE NO. _____

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

The Applicant is desirous of update the front of the building located along Ocean Drive. This proposal would entail the addition of retractable awnings along the front porch area of the Property and the minimal demolition associated with the introduction of the mechanical system. Refer to the attached letter of intent for further details.

4A IS THERE AN EXISTING BUILDING(S) ON THE SITE ☑ YES ❑ NO

4B DOES THE PROJECT INCLUDE INTERIOR OF EXTERIOR DEMOLITION ☑ YES ❑ NO

4C PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICANT) *N/A* 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: Salem Mounayyer

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

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

_____
SIGNATURE

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

_____
NOTARY PUBLIC

NOTARY SEAL OR STAMP

_____
PRINT NAME

My Commission Expires:

ALTERNATE OPERATOR AFFIDAVIT FOR CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

(Circle one)

STATE OF _____

COUNTY OF _____

I, *Anthony Arrighi*, being duly sworn, depose and certify as follows: (1) I am a *Member* (print title) of *Sobe USA, LLC d/b/a Ocean's Ten South Beach* (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.

_____
Anthony Arrighi, a Member of Sobe USA, LLC d/b/a Ocean's Ten South Beach

Sworn to and subscribed before me this 28 day of Nov, 2016. The foregoing instrument was acknowledged before me by *Anthony Arrigh, Member*, of *Sobe USA, LLC d/b/a Ocean's Ten South Beach*, 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

JOANNA RODRIGUEZ
PRINT NAME

My Commission Expires:

JOANNA RODRIGUEZ
Notary Public - State of Florida
Commission # GG 038493
My Comm. Expires Oct 13, 2020
Bonded through National Notary Assn.

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

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

_____
SIGNATURE

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

_____
NOTARY PUBLIC

NOTARY SEAL OR STAMP

_____
PRINT NAME

My Commission Expires:

ALTERNATE OPERATOR AFFIDAVIT FOR CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

(Circle one)

STATE OF Florida

COUNTY OF Dade

I, _____, being duly sworn, depose and certify as follows: (1) I am a _____ (print title) of *940 Ocean Dr., LLC, c/o Nakash Holding, 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.

940 Ocean Dr, LLC c/o Nakash Holding, LLC
Name: Salem Mounayyer
Title: Manager

Sworn to and subscribed before me this 28 day of November 20 16. The foregoing instrument was acknowledged before me by Salem Mounayyer, the Manager, of *940 Ocean Dr., LLC, c/o Nakash Holding, LLC*, 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

Janina Julia Goode
PRINT NAME

11/28/16

My Commission Expires:: 09/27/2020

JANINA JULIA GOODE
Commission # GG 33994
My Commission Expires
September 27, 2020

FILE NO. _____

POWER OF ATTORNEY AFFIDAVIT

STATE OF _____

COUNTY OF _____

I, *Anthony Arrighi*, being duly sworn, depose and certify as follows: (1) I am a *Member* of *Sobe USA, LLC d/b/a Ocean's Ten South Beach* the applicant or representative of the applicant of the real property that is the subject of this application. (2) I hereby authorize *Bercow Radell & Fernandez, 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.

Anthony Arrighi, a Member, Sobe USA, LLC d/b/a Ocean's Ten South Beach

Sworn to and subscribed before me this 28 day of Nov, 2016. The foregoing instrument was acknowledged before me by *Anthony Arrigh, a Member*, of *Sobe USA, LLC d/b/a Ocean's Ten South Beach*, who has produced personally known as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

JOANNA RODRIGUEZ
Notary Public - State of Florida
Commission # GG 038493
My Comm. Expires Oct 13, 2020
Bonded through National Notary Assn.

NOTARY PUBLIC

JOANNA RODRIGUEZ
PRINT NAME

My Commission Expires

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. _____

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida

COUNTY OF Dade

I, _____, being duly sworn, depose and certify as follows: (1) I am a _____ of *940 Ocean Dr. LLC c/o Nakash Holding, LLC* the applicant or representative of the applicant of the real property that is the subject of this application. (2) I hereby authorize *Bercow Radell & Fernandez, 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.

940 Ocean Dr., LLC c/o Nakash Holding, LLC
Name: Salem Mounayyer
Title: Manager

Sworn to and subscribed before me this 28 day of November 20 16. The foregoing instrument was acknowledged before me by Salem Mounayyer, the Manager, of *940 Ocean Dr., LLC, c/o Nakash Holding, LLC*, 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

JANINA JULIA GOODE
Commission # GG 33994
My Commission Expires
September 27, 2020

Janina Julia Goode
PRINT NAME

My Commission Expires 09/27/2020

11/28/2016

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.*

Sobe USA, LLC d/b/a Ocean's Ten South Beach, 960 Ocean Drive, Miami Beach, Florida 33139

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
Catherine Arrighi, Managing Member	*55%*
960 Ocean Drive	
Miami Beach, FL 33139	
Anthony Arrighi, Managing Member	*45%*
960 Ocean Drive	
Miami Beach, FL 33139	

940 Ocean Drive, LLC c/o Nakash Holdings, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
See Exhibit B	

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

NOTE: Notarized signature required on page 9

FILE NO. _____

CITY OF MIAMI BEACH

DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

2. TRUSTEE

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

_____

TRUST NAME

NAME AND ADDRESS	% OF INTEREST

NOTE: Notarized signature required on page 9

FILE NO. _____

3. COMPENSATED LOBBYIST:

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

NAME	ADDRESS	PHONE #
a. *Monika Entin*	*200 S. Biscayne Blvd., Ste. 850, Miami, FL 33131*	*(305)377-6224*
b. *Greg Fontela*	*200 S. Biscayne Blvd., Ste. 850, Miami, FL 33131*	*(305)377-6233*
c. *Thomas Telesco*	*1111 Kane Concourse, Ste. 301, Bay Harbor Islands, FL, 33154*	*(305) 866-1014*

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

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

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

APPLICANT AFFIDAVIT

STATE OF _____

COUNTY OF _____

I, *Anthony Arrigh*, being duly sworn, depose and certify as follows: (1) I am a *Member of the* applicant, *Sobe USA, LLC d/b/a Ocean's Ten South Beach* ,or the representative of the applicant. (2) This application and all information submitted in support of this application, including disclosures, sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

_____
SIGNATURE

Sworn to and subscribed before me this 28 day of NOV, 2016. The foregoing instrument was acknowledged before me by *Anthony Arrigh, Member*, of *Sobe USA, LLC d/b/a Ocean's Ten South Beach*, who has produced personally known as identification and/or is personally known to me and who did/did not take an oath.

_____
NOTARY PUBLIC

NOTARY SEAL OR STAMP

JOANNA RODRIGUEZ
Notary Public - State of Florida
Commission # GG 038493
My Comm. Expires Oct 13, 2020
Bonded through National Notary Assn.

JOANNA RODRIGUEZ
PRINT NAME

My Commission Expires:

FILE NO. _____

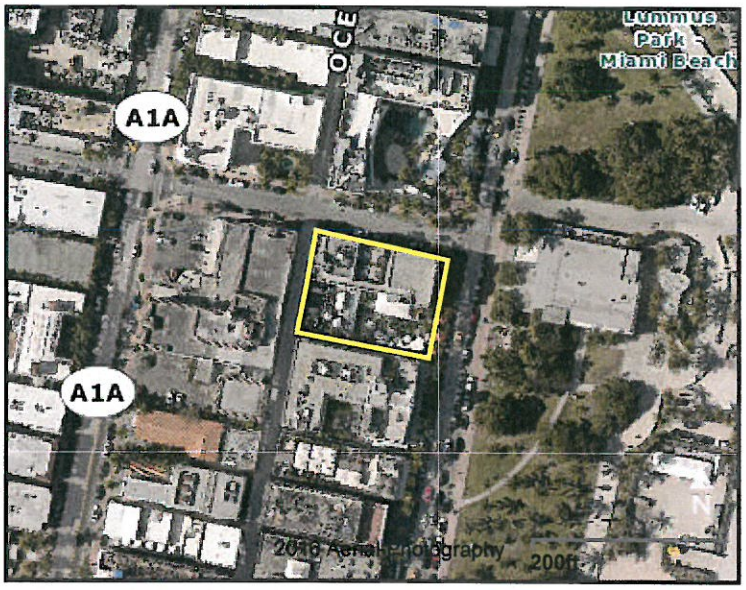
OFFICE OF THE PROPERTY APPRAISER

Summary Report

EXHIBIT A

Generated On : 11/28/2016

Property Information	
Folio:	02-3234-008-0010
Property Address:	960 OCEAN DR Miami Beach, FL 33139-5013
Owner	940 OCEAN DR LLC C/O NAKASH HOLDING LLC
Mailing Address	1400 BROADWAY 15TH FLOOR NEW YORK, NY 10018
Primary Zone	6501 COMMERCIAL - MIXED USE ENTERTAINMENT
Primary Land Use	3921 HOTEL OR MOTEL : HOTEL
Beds / Baths / Half	0 / 0 / 0
Floors	5
Living Units	38
Actual Area	25,423 Sq.Ft
Living Area	25,423 Sq.Ft
Adjusted Area	23,387 Sq.Ft
Lot Size	13,000 Sq.Ft
Year Built	1935



Assessment Information			
Year	2016	2015	2014
Land Value	$5,850,000	$5,850,000	$5,850,000
Building Value	$2,750,000	$2,350,000	$1,062,325
XF Value	$0	$0	$0
Market Value	$8,600,000	$8,200,000	$6,912,325
Assessed Value	$8,363,912	$7,603,557	$6,912,325

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	$0	$0	$0
Taxable Value	$8,363,912	$7,603,557	$6,912,325
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$8,600,000	$8,200,000	$6,912,325
City			
Exemption Value	$0	$0	$0
Taxable Value	$8,363,912	$7,603,557	$6,912,325
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$8,363,912	$7,603,557	$6,912,325

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	$236,088	$596,443	

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/01/2008	$24,750,000	26381-4891	Other disqualified
09/01/2004	$10,250,000	22754-0558	Other disqualified
09/01/1996	$0	00000-00000	Sales which are disqualified as a result of examination of the deed
09/01/1996	$4,050,000	17359-2656	Deeds that include more than one parcel

Short Legal Description

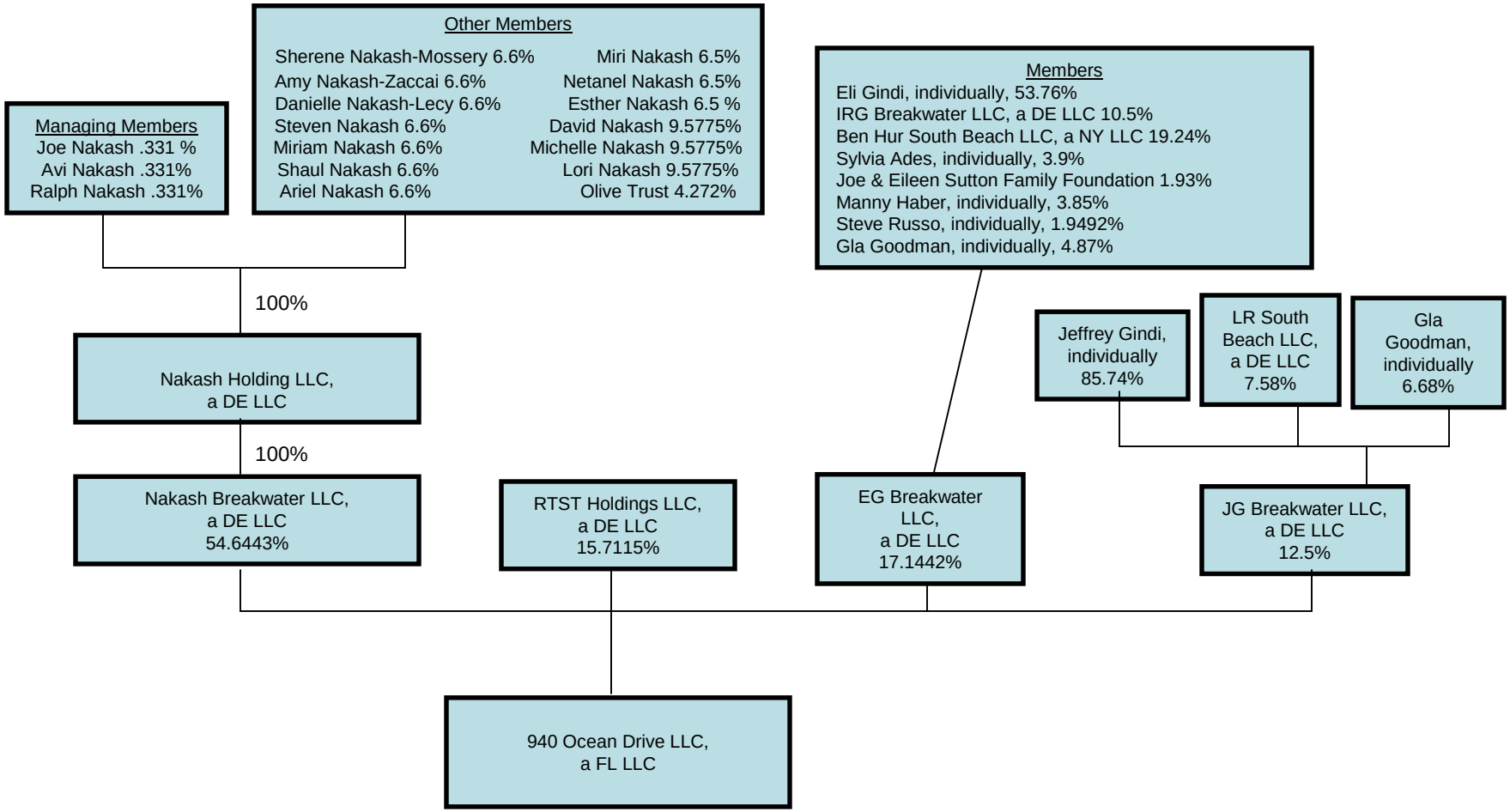
OCEAN BEACH ADDN NO 2 PB 2-56
LOTS 1 & 2 BLK 14
LOT SIZE 100 X 130

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:

EXHIBIT B

BREAKWATER ORGANIZATIONAL CHART



BERCOW RADELL & FERNANDEZ
ZONING, LAND USE AND ENVIRONMENTAL LAW

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

VIA ON-LINE SUBMISSION

December 15, 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 Installation of Front Awnings for 960 Ocean Drive Miami Beach, Florida

Dear Tom:

This law firm represents Sobe USA, LLC d/b/a Ocean's Ten South Beach (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 Installation.

Description of Property. The Property is a four-story building, located on the corner of 10th 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. 02-3234-008-0010 to the Property. The Property consist of approximately 25,423 square feet. Currently the Property houses restaurant and hotel uses.

In 1929, a one-story building, that served as a food store was constructed on the Property. That structure was never demolished, rather when Henry Hohauser designed the Edison Hotel in 1935, he incorporated the store building into the first-floor terrace, which still exists in the bar area.

The 1935 design of the Edison Hotel was of a four-story hotel. Its design has elements of both Mediterranean and Art Deco architectural styles, and can be

classified as Med-Deco Transitional. Notable features on the east façade are the "layered" setbacks, the three stories-tall twisted columns, rounded arches, decorated parapet, and faux balcony. The hotel entrance and lobby face north on 10th Street, where the façade features more twisted columns, a bracketed balcony, and a triple-arched vestibule.

Development Program. The applicant is seeking a Certificate of Appropriateness (COA) for proposed awnings along the front façade of the Property. This proposed design would be an upgrade to the existing awning in terms of aesthetics and function, and will require minimal demolition for installation. Also, the awnings respect the architectural lines of the existing design. The Existing arches provide a horizontal feature, which the awnings will follow. The new awnings' design requires no frontal support, and provides for uninterrupted panoramic views for both the public and patrons of the Property. The awnings are mechanically operated, retractable canopies that are usable in all weather conditions. Most importantly, the proposed awnings 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 and installation of new front awnings. The proposed design will not only enhance the appearance of the Property and surrounding area, but it is also consistent with the Task Force's and the City Commission's objective of having low profile canopies, that provide a cleaner, more consistent, and brighter appearance while mitigating the dark conditions on the sidewalks. The installation of the modern front awnings will help the Property keep pace with the great evolution occurring in Miami Beach and encourage the rest of the Ocean Drive MXE district to do the same. 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

rio development resources

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

November 1, 2016

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

Re: Property Owners List within 375 feet of:

SUBJECT: 960 Ocean Drive, Miami Beach, FL 33139
FOLIO NUMBER: 02-3234-008-0010
LEGAL DESCRIPTION: OCEAN BEACH ADDN NO 2 PB 2-56 LOTS 1 & 2 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,

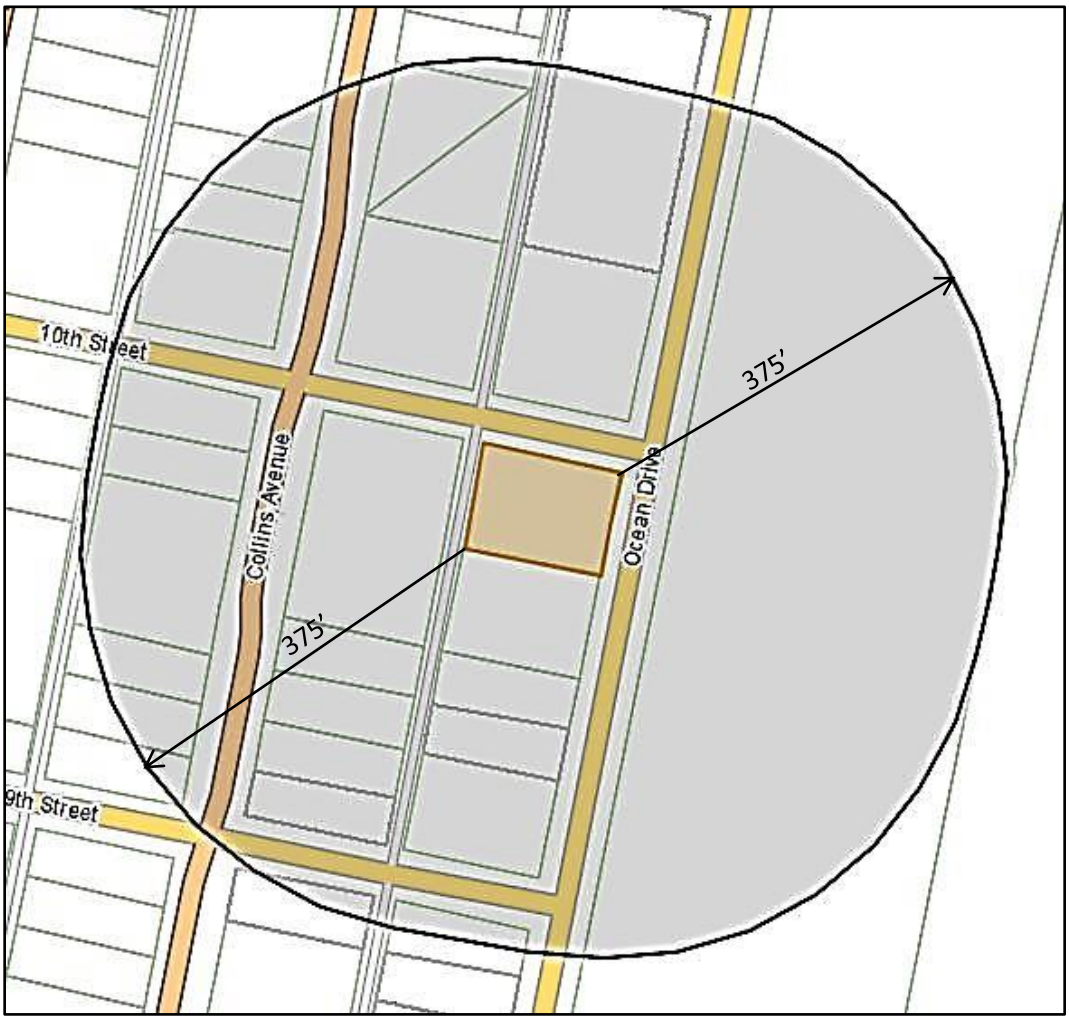
Rio Development Resources, LLC

Diana B. Rio

Total number of property owners without repetition: **167, including 5 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: 960 Ocean Drive, Miami Beach, FL 33139
FOLIO NUMBER: 02-3234-008-0010
LEGAL DESCRIPTION: OCEAN BEACH ADDN NO 2 PB 2-56 LOTS 1 & 2 BLK 14

Name	Address	City	State	Zip	Country
BABEL REAL ESTATE LLC	KELBERGEN 130 1104 LG	AMSTERDAM			NETHERLANDS
JEAN LUC MARREC ELIZABETH MARREC	7 CHEMIN DE TY MAB FOREMAN 29000	QUIMPER			FRANCE
MIGUEL ANGEL MATESANZ	URBANIZACIAN CANALEJAS CHALET 138 CALLE PENA DEL HOMBRE 1	OTERO DE HERROS SEGOVIA 40422			SPAIN
PAUL LUKE	1 RIVERDALE RD FLAT 6	TWICKENHAM MIDDLESEX TW1 2BT			UNITED KINGDOM
SARAH BELL	89 RIDGEHILL DR TORONTO ONTARIO	M6C 2J7			CANADA
1051 COLLINS HOTEL LLC DAN BRAN REALTY LLC	138 E 31 ST #C1	NEW YORK	NY	10016	USA
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
3 6 9 INVESTMENTS LLC	767 FAIRMONT ST NW	WASHINGTON	DC	20001	USA
929 COLLINS INVESTMENT GROUP LLC	1000 BRICKELL AVE STE 102	MIAMI	FL	33131	USA
940 OCEAN DR LLC C/O N+A1AKASH 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
AF CAFE LLC	250 E 96 ST STE 580	INDIANAPOLIS	IN	46240	USA
ALFREDO RODRIGUEZ	6121 SHAWNEE RD	WESTMINSTER	CA	92683	USA
ANDRIE SUN LLC	1801 COLLINS AVE # 904	MIAMI BEACH	FL	33139	USA
ANNA FUCHS & ELIANA KHASHKES	333 WASHINGTON ST #603	BOSTON	MA	02108	USA
BABEL REAL ESTATE LLC	1500 BAY RD STE 1512 S	MIAMI BEACH	FL	33139	USA
BANK OF NEW YORK MELLON C/O GREENSPOON MARDER	3815 SW TEMPLE	SALT LAKE CITY	UT	84115	USA
BECKIE WEINHEIMER &H ALAN KEARL	120 CHESTERFIELD PL	SW LEESBURG	VA	20175	USA
BENNO & FRANK ROESCH & ELISA SHAN	1186 GLEN AVE	BERKELEY	CA	94708	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
CARY SONTAG PHILLIP SONTAG	55371 WINGED FOOT	LA QUINTA	CA	92253	USA
CAVANAUGH CHARTERS INC	16885 NORTH DALLAS PARKWAY	ADDISON	TX	75001	USA
CG FAIRWINDS LLC C/O OREN LIEBER ESQ	2915 BISCAYNE BLVD #300	MIAMI	FL	33137	USA
CHRIS BALE	314 POINT RD	MARION	MA	02738	USA
CITY OF MIAMI BEACH CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH ECONOMIC DEVELOPMENT	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139-1819	USA
CONGRESS C303 LLC	1000 WEST AVE #108	MIAMI BEACH	FL	33139	USA
CRISTALLO REAL ESTATE INC	2601 S BAYSHORE DR #725	MIAMI	FL	33133	USA
DAMIAN J AIELLO & PAUL PRESTA & JAMES LEMA	PO BOX 430	DEER PARK	NY	11729	USA
DANIEL CHACON	111 GLASSWYCKE DR	GLASSBORO	NJ	08028	USA
DANNY DANIELS	6851 FEARN DR	MIAMI LAKES	FL	33014	USA
DARYOUSH ZAFAR & CONSTANTINE BARBOUNIS & ALPHONSE TRIBUINAI	2350 CHESHIRE LN	NAPLES	FL	34109	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
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
E D Y INC	1036 OCEAN DR #CUB100	MIAMI BEACH	FL	33139-5014	USA
EDDIE GUILBEAUX JR &W AHSAKI	865 COLLINS AVE #304	MIAMI BEACH	FL	33139-5820	USA
EDUARD GERSHKOVICH TRS EDUARD GERSHKOVICH REVOCABLE TR MARGARITA GERSHKOVICH TRS	10100 CHARIOT CT	ROCKVILLE	MD	20850	USA
ELENA MIAMI BEACH LLC	1800 SUNSET HARBOR	MIAMI BEACH	FL	33139	USA
EMANUEL SOLOMON	201 W 70 ST #17C	NEWYORK	NY	10023	USA
EMILIO LABRADA	20864 GRAET FALLS FOREST	STERLING	VA	46240	USA
ENRICO IORI CLAUDIA M BOMBONATI	1024 OCEAN DR #A406	MIAMI BEACH	FL	33139	USA
ENRICO VENTURA FRANCO BARBAZZA	865 COLLINS AVE #208	MIAMI BEACH	FL	33139-5820	USA
ERNEST BURLEY JR	2720 SUMMERS RIDGE DR	ODENTON	MD	21113	USA
FARHANG ARYAN	1912 WOODFORD RD	VIENNA	VA	22182	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

FRANCIS PASSENANT TRS REVEREND FRANCIS J PASSENANT TR	102 00 SHORE FRONT PKWY	ROCKAWAY PARK	NY	11694	USA
FRED MCALPIN III	207 WOODLINE CT	MULLICA HILL	NJ	08062	USA
FRIDA NAKASH LLC	2711 CENTERVILLE RD STE 400	WILMINGTON	DE	19808	USA
GABY AGHAJANIAN	918 OCEAN DR #308	MIAMI BEACH	FL	33139-5035	USA
GATOR EDWARDS PARTNERS LLLP	1595 NE 163 ST	N MIAMI BEACH	FL	33162-4717	USA
GEORGE FRANKLIN &W SUELLEN B WEST	7417 REBECCA DR	ALEXANDRIA	VA	22307	USA
GEORGE STAVROS	6 FLINT CT	PINEHURST	NC	28374	USA
GHAHS LLC	865 COLLINS AVE #309	MIAMI BEACH	FL	33139	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
GKK HOLDINGS LLC	4152 SW 137 AVE	FORT LAUDERDALE	FL	33330	USA
GORAV JINDAL &W SOHINI	19513 MILL DAM PLACE	LANDSDAWNE	VA	20176	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
IBISCUS LLC	1410 20 ST #203	MIAMI BEACH	FL	33139	USA
INMOBIFEX USA LLC	1923 SE 10TH ST	HOMESTEAD	FL	33035-1918	USA
J EDWIN MARTIN	3308 OAK GROVE AVE	DALLAS	TX	75204	USA
JACK SILVERMAN	32933 CALLE DE LA BURRITA	MALIBU	CA	90265	USA
JAD FARHAT IRREVOCABLE TRUST	3509 CAICOS CT	LEXINGTON	KY	40509	USA
JAMES P RIDDLE JR	116 ASHFORD DR	CHADDSFORD	PA	19317	USA
JASON DARROW KATHIA DARROW	865 COLLINS AVE 310	MIAMI BEACH	FL	33139	USA
JEFFREY HAYM	1330 W AVE #2506	MIAMI BEACH	FL	33139-0910	USA
JINDRISKA MARTINEZ	10504 SW 131st Ct	Miami	FL	33186-3438	USA
JOHN P RAYGOZA MARIA RAYGOZA	1411 LAVETA TER	LOS ANGELES	CA	90026	USA
JOHN PATTERSON & BENJAMIN FELDMAN	950 E PACES #2300	FERRY RD ATLANTA	GA	30326	USA
JOSEF BARNES BARANES INVESTMENTS LLC	4230 POST AVE	MIAMI BEACH	FL	33140	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
KIMBERLY A WILLARD &H JOHN M	224 PLYMOUTH RD	WILMINGTON	DE	19803	USA
LAMAR LLC	6515 COLLINS AVE APT 1709	MIAMI BEACH	FL	33141	USA
LAURIE PALLOT APPIGNANI	1643 BRICKELL AVE 3805	MIAMI BEACH	FL	33125	USA
LAWRENCE CICCOTELLI	918 OCEAN DR 303	MIAMI BEACH	FL	33139	USA
LEONEL S MADEIROS JR	2189 MARKET ST #3	SAN FRANCISCO	CA	94114	USA
LIPT COLLINS AVE LLC C/O LASALLE INVESTMENTS MANAGMENT	100 EAST PRATT ST	BALTIMORE	MD	21202	USA
MAJC1 LLC C/O JADE ASSOCIATES	1000 NORTH BISCAYNE BLVD	MIAMI	FL	33132	USA
MANI HAMEDI	115 4 AVE #7E	NEW YORK	NY	10003	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
MEHRDAD GOLZAD	9131 QUEEENS BLVD # 601	ELMHURST	NY	11373	USA
MERCATOR USA INC % CHRISTOPHER LANGEN	112 S HIBISCUS DR	MIAMI BEACH	FL	33139	USA
MHR GROUP LLC LAND TRUST 429095	13190 SW 134 ST #107	MIAMI	FL	33186	USA
MICELI GROUP LLC	16 WEST 16 ST #10JS	NEW YORK	NY	10011	USA
MICHAEL BLEKHT &W RIMA	2410 E 24 ST	BROOKLYN	NY	11235	USA
MICHAEL D ROSEN &W PATRICIA A ROSEN	58 HONEYSUCKLE RD	LEVITTOWN	NY	11756	USA
MICHAEL J DEPOLI TRS	3237 NEWBURY PLACE	TROY	MI	48084	USA
MICHAEL R DROBOT	3 VERMON NEWPORT	COAST	CA	92657	USA
MICHAEL ROBERT DROBOT	311 KINGS RD	NEWPORT BEACH	CA	92663-5706	USA
MIKHAIL GENDEL TRS THE MIKHAIL GENDEL REV TRUST ZINAIDA GENDEL TRS	1 YEARLING CT	ROCKVILLE	MD	20850	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	MIAMI BEACH	FL	33139-5058	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
MYSPACER LLC VANDREK MANAGEMENT INC	495 BRICKELL AVE #2403	MIAMI	FL	33131	USA
NAKASH STRAND LLC C/O JORDACHE ENTERPRISES	1400 BROADWAY	NEW YORK	NY	10018	USA
NATHAN ZACK	411 S OLD WOODWARD AVE #928	BIRMINGHAM	MI	48009	USA
OCEAN 1060 LLC	1060 OCEAN DR # D204	MIAMI BEACH	FL	33139	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
PAUL CLIFFORD LUKE	1036 OCEAN DR UNIT 301B	MIAMI BEACH	FL	33139	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
REWATTIE PERSAUD	2607 SEDGWICK AVE #1	BRONX	NY	10468	USA
RICHARD SILVERMAN &W KAREN	1363 SPINNAKER DR #19	VENTURA	CA	93001-4357	USA
RJNN LLC	30 REMBRANDT WAY	EAST WINDSOR	NJ	08520	USA
ROBERT NOVICK	901 COLLINS AVE APT 305	MIAMI BEACH	FL	33139-5062	USA
ROBERT P HOEY &W CYNTHIA A	497 ASHAROKEN AVE	NORTHPORT	NY	11768	USA
ROBERT PAHNKE & GREGG LEMPP & EDOUARD DAUNAS	1060 OCEAN DR #D308	MIAMI BEACH	FL	33139	USA
ROBERT SPERBER & SHARON B SPERBER	41 MARGUETTE DR	SMITH TOWN	NY	11787	USA
ROBERT SPIEGELMAN TRS C/O DANIEL TAMIR EDDIE BEN ADERET TRS	1144 OCEAN DR	MIAMI BEACH	FL	33139	USA
ROBERT SPIGELMAN TRS C/O DANIEL TAMIR HOTEL VICTOR JONATHAN NAKASH 2014 TR	1144 OCEAN DR	MIAMI BEACH	FL	33139	USA
ROBINSON ODONG	865 COLLINS AVE #203	MIAMI BEACH	FL	33139-5820	USA
RONUVI INVESTMENT LLC	19531 S WHITEWATER AVE	WESTON	FL	33332	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
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
SEAN GUINESS &W CHRISTINE	116 FALLS BRIDGE RD	BLUE HILL	ME	04614	USA
SHLOMO BLOCH &W RUTH SHLOMO	865 COLLINS AVE #311	MIAMI BEACH	FL	33139-5820	USA
SK PROPERTIES HOLDING CORP	4425 ALTON RD	MIAMI BEACH	FL	33140	USA
SOUTH BEACH PROMOTIONS LLC	100 COLLINS AVE	MIAMI BEACH	FL	33139	USA
STEVEN BRUCE GOLDSMITH &W LIDIA SZCZEPANOWSKI & ETAL	9 ESSINGTON LANE DIX HILLS	NY	NY	11746	USA
STEVEN C PETTIT	127 CHOCTAW DR	HENDERSONVILLE	TN	37075-4639	USA
STEWART PERIM &W MARIA PEREZ-MERA	612 INDIAN LANE	SALISBURY	MD	21801	USA
STR OCEAN LLC	1400 BROADWAY 15 FLOOR	NEW YORK	NY	10018	USA
STRAND 505 LLC	18851 NE 29 AVENUE SUITE 732	AVENTURA	FL	33180	USA
SUZAN BAKALOVA	315 SWALLOWTAIL CT	BRISBANE	CA	94005	USA
SZD LLC	929 THOMPSON ST	GLASTONBURY	CT	06033	USA
TALYA SHARON OCEAN DRIVE LLC	1400 BROADWAY 15 FLOOR	NEW YORK	NY	11018	USA
THOMAS GOLDEN	4000 WESTERLY PL	NEWPORT BEACH	CA	92660	USA
TORDILLOS INVESTMENTS LLC	10881 SW 78 AVE	MIAMI	FL	33156	USA
TREXAR INC	2504 SW 22 AVE	MIAMI	FL	33133	USA
TRIBECA CAPITAL LLC	455 AUSTRALIAN AVE #4H	PALM BEACH	FL	33480	USA
VALERIE BASTOU	12985 IMPALA CT	GARDEN GROVE	CA	92840	USA
VALERIYA V KETTELHUT LE REM VLADISLAV E MATVEYEV	2011 SOUTH 189 CIRCLE	OMAHA	NE	68130	USA
VICTORIA NEMCHINOVA	12555 BISCAYNE BLVD 936	MIAMI	FL	33181	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
WESTON ALEXANDER WILLIS &W NANCY MCNEIL WILLIS	531 DEER CREEK DR	CAPE CARTERET	NC	28584	USA

ZJZ LLC	137 14 ST 5	BROOKLYN	NY	11215	USA
ZJZ LLC	37 14 ST APT 5	BROOKLYN	NY	11215	USA
ZJZ LLC	5 N VILLAGE AVE	ROCKVILLE CENTRE	NY	11570	USA

BABEL REAL ESTATE LLC
KELBERGEN 130 1104 LG
AMSTERDAM
NETHERLANDS

JEAN LUC MARREC ELIZABETH MARREC
7 CHEMIN DE TY MAB FOREMAN 29000
QUIMPER
FRANCE

MIGUEL ANGEL MATESANZ
URBANIZACIAN CANALEJAS CHALET 138
CALLE PENA DEL HOMBRE 1
OTERO DE HERROS SEGOVIA 40422
SPAIN

PAUL LUKE
1 RIVERDALE RD FLAT 6
TWICKENHAM MIDDLESEX TW1 2BT
UNITED KINGDOM

SARAH BELL
89 RIDGEHILL DR TORONTO ONTARIO
M6C 2J7
CANADA

1051 COLLINS HOTEL LLC DAN BRAN REALTY LLC
138 E 31 ST #C1
NEW YORK, NY 10016

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

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

3 6 9 INVESTMENTS LLC
767 FAIRMONT ST NW
WASHINGTON, DC 20001

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

AF CAFE LLC
250 E 96 ST STE 580
INDIANAPOLIS, IN 46240

ALFREDO RODRIGUEZ
6121 SHAWNEE RD
WESTMINSTER, CA 92683

ANDRIE SUN LLC
1801 COLLINS AVE # 904
MIAMI BEACH, FL 33139

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

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

BANK OF NEW YORK MELLON C/O GREENSPOON MARDER
3815 SW TEMPLE
SALT LAKE CITY, UT 84115

BECKIE WEINHEIMER &H ALAN KEARL
120 CHESTERFIELD PL
SW LEESBURG, VA 20175

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

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

CARY SONTAG PHILLIP SONTAG
55371 WINGED FOOT
LA QUINTA, CA 92253

CAVANAUGH CHARTERS INC
16885 NORTH DALLAS PARKWAY
ADDISON, TX 75001

CG FAIRWINDS LLC C/O OREN LIEBER ESQ
2915 BISCAYNE BLVD #300
MIAMI, FL 33137

CHRIS BALE
314 POINT RD
MARION, MA 02738

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

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

CONGRESS C303 LLC
1000 WEST AVE #108
MIAMI BEACH, FL 33139

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

DAMIAN J AIELLO & PAUL PRESTA & JAMES LEMA
PO BOX 430
DEER PARK, NY 11729

DANIEL CHACON
111 GLASSWYCKE DR
GLASSBORO, NJ 08028

DANNY DANIELS
6851 FEARN DR
MIAMI LAKES, FL 33014

DARYOUSH ZAFAR & CONSTANTINE BARBOUNIS & ALPHONSE TRIBUINAI
2350 CHESHIRE LN
NAPLES, FL 34109

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

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

E D Y INC
1036 OCEAN DR #CUB100
MIAMI BEACH, FL 33139-5014

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

EDUARD GERSHKOVICH TRS EDUARD GERSHKOVICH REVOCABLE TR MARGARITA GERSHKOVICH TRS
10100 CHARIOT CT
ROCKVILLE, MD 20850

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

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

EMILIO LABRADA
20864 GRAET FALLS FOREST
STERLING, VA 46240

ENRICO IORI CLAUDIA M BOMBONATI
1024 OCEAN DR #A406
MIAMI BEACH, FL 33139

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

ERNEST BURLEY JR
2720 SUMMERS RIDGE DR
ODENTON, MD 21113

FARHANG ARYAN
1912 WOODFORD RD
VIENNA, VA 22182

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

FRANCIS PASSENANT TRS REVEREND FRANCIS J PASSENANT TR
102 00 SHORE FRONT PKWY
ROCKAWAY PARK, NY 11694

FRED MCALPIN III
207 WOODLINE CT
MULLICA HILL, NJ 08062

FRIDA NAKASH LLC
2711 CENTERVILLE RD STE 400
WILMINGTON, DE 19808

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

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

GEORGE FRANKLIN &W SUELLEN B WEST
7417 REBECCA DR
ALEXANDRIA, VA 22307

GEORGE STAVROS
6 FLINT CT
PINEHURST, NC 28374

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

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

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

GKK HOLDINGS LLC
4152 SW 137 AVE
FORT LAUDERDALE, FL 33330

GORAV JINDAL &W SOHINI
19513 MILL DAM PLACE
LANDSDAWNE, VA 20176

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

IBISCUS LLC
1410 20 ST #203
MIAMI BEACH, FL 33139

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

J EDWIN MARTIN
3308 OAK GROVE AVE
DALLAS, TX 75204

JACK SILVERMAN
32933 CALLE DE LA BURRITA
MALIBU, CA 90265

JAD FARHAT IRREVOCABLE TRUST
3509 CAICOS CT
LEXINGTON, KY 40509

JAMES P RIDDLE JR
116 ASHFORD DR
CHADDSFORD, PA 19317

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

JEFFREY HAYM
1330 W AVE #2506
MIAMI BEACH, FL 33139-0910

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

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

JOHN PATTERSON & BENJAMIN FELDMAN
950 E PACES #2300
FERRY RD ATLANTA, GA 30326

JOSEF BARNES BARANES INVESTMENTS LLC
4230 POST AVE
MIAMI BEACH, FL 33140

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

KIMBERLY A WILLARD &H JOHN M
224 PLYMOUTH RD
WILMINGTON, DE 19803

LAMAR LLC
6515 COLLINS AVE APT 1709
MIAMI BEACH, FL 33141

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

LAWRENCE CICCOTELLI
918 OCEAN DR 303
MIAMI BEACH, FL 33139

LEONEL S MADEIROS JR
2189 MARKET ST #3
SAN FRANCISCO, CA 94114

LIPT COLLINS AVE LLC C/O LASALLE
INVESTMENTS MANAGMENT
100 EAST PRATT ST
BALTIMORE, MD 21202

MAJC1 LLC C/O JADE ASSOCIATES
1000 NORTH BISCAYNE BLVD
MIAMI, FL 33132

MANI HAMEDI
115 4 AVE #7E
NEW YORK, NY 10003

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

MEHRDAD GOLZAD
9131 QUEEENS BLVD # 601
ELMHURST, NY 11373

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

MHR GROUP LLC LAND TRUST 429095
13190 SW 134 ST #107
MIAMI, FL 33186

MICELI GROUP LLC
16 WEST 16 ST #10JS
NEW YORK, NY 10011

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

MICHAEL D ROSEN &W PATRICIA A ROSEN
58 HONEYSUCKLE RD
LEVITTOWN, NY 11756

MICHAEL J DEPOLI TRS
3237 NEWBURY PLACE
TROY, MI 48084

MICHAEL R DROBOT
3 VERMON NEWPORT
COAST, CA 92657

MICHAEL ROBERT DROBOT
311 KINGS RD
NEWPORT BEACH, CA 92663-5706

MIKHAIL GENDEL TRS THE MIKHAIL GENDEL REV TRUST ZINAIDA GENDEL TRS
1 YEARLING CT
ROCKVILLE, MD 20850

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
MIAMI BEACH, FL 33139-5058

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

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

MYSPACER LLC VANDREK MANAGEMENT INC
495 BRICKELL AVE #2403
MIAMI, FL 33131

NAKASH STRAND LLC C/O JORDACHE ENTERPRISES
1400 BROADWAY
NEW YORK, NY 10018

NATHAN ZACK
411 S OLD WOODWARD AVE #928
BIRMINGHAM, MI 48009

OCEAN 1060 LLC
1060 OCEAN DR # D204
MIAMI BEACH, FL 33139

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

PAUL CLIFFORD LUKE
1036 OCEAN DR UNIT 301B
MIAMI BEACH, FL 33139

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

REWATTIE PERSAUD
2607 SEDGWICK AVE #1
BRONX, NY 10468

RICHARD SILVERMAN &W KAREN
1363 SPINNAKER DR #19
VENTURA, CA 93001-4357

RJNN LLC
30 REMBRANDT WAY
EAST WINDSOR, NJ 08520

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

ROBERT P HOEY &W CYNTHIA A
497 ASHAROKEN AVE
NORTHPORT, NY 11768

ROBERT PAHNKE & GREGG LEMPP &
EDOUARD DAUNAS
1060 OCEAN DR #D308
MIAMI BEACH, FL 33139

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

ROBERT SPIEGELMAN TRS C/O DANIEL
TAMIR EDDIE BEN ADERET TRS
1144 OCEAN DR
MIAMI BEACH, FL 33139

ROBERT SPIGELMAN TRS C/O DANIEL TAMIR
HOTEL VICTOR JONATHAN NAKASH 2014 TR
1144 OCEAN DR
MIAMI BEACH, FL 33139

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

RONUVI INVESTMENT LLC
19531 S WHITEWATER AVE
WESTON, FL 33332

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

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

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

SEAN GUINESS &W CHRISTINE
116 FALLS BRIDGE RD
BLUE HILL, ME 04614

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

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

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

STEVEN BRUCE GOLDSMITH &W LIDIA
SZCZEPANOWSKI & ETAL
9 ESSINGTON LANE DIX HILLS
NY, NY 11746

STEVEN C PETTIT
127 CHOCTAW DR
HENDERSONVILLE, TN 37075-4639

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

STR OCEAN LLC
1400 BROADWAY 15 FLOOR
NEW YORK, NY 10018

STRAND 505 LLC
18851 NE 29 AVENUE SUITE 732
AVENTURA, FL 33180

SUZAN BAKALOVA
315 SWALLOWTAIL CT
BRISBANE, CA 94005

SZD LLC
929 THOMPSON ST
GLASTONBURY, CT 06033

TALYA SHARON OCEAN DRIVE LLC
1400 BROADWAY 15 FLOOR
NEW YORK, NY 11018

THOMAS GOLDEN
4000 WESTERLY PL
NEWPORT BEACH, CA 92660

TORDILLOS INVESTMENTS LLC
10881 SW 78 AVE
MIAMI, FL 33156

TREXAR INC
2504 SW 22 AVE
MIAMI, FL 33133

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

VALERIE BASTOU
12985 IMPALA CT
GARDEN GROVE, CA 92840

VALERIYA V KETTELHUT LE REM VLADISLAV
E MATVEYEV
2011 SOUTH 189 CIRCLE
OMAHA, NE 68130

VICTORIA NEMCHINOVA
12555 BISCAYNE BLVD 936
MIAMI, FL 33181

VISCAY LLC
960 COLLINS AVE
MIAMI BEACH, FL 33139

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

WESTON ALEXANDER WILLIS &W NANCY
MCNEIL WILLIS
531 DEER CREEK DR
CAPE CARTERET, NC 28584

ZJZ LLC
137 14 ST 5
BROOKLYN, NY 11215

ZJZ LLC
37 14 ST APT 5
BROOKLYN, NY 11215

ZJZ LLC
5 N VILLAGE AVE
ROCKVILLE CENTRE, NY 11570

MIAMIBEACH

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

Address: 960 Ocean Dr
File Number:

Date: 11/22/16

BOARD APPLICATION CHECK LIST

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

ITEM #	FIRST SUBMITTAL CHECK LIST 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) if applicable	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 angle	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) - Open & Closed	X	

Indicate N/A If Not Applicable

Initials:

Address: 960 Ocean Dr
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)	X	
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:

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

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

11/22/16
Date

Indicate N/A If Not Applicable

Initials