

## MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2<sup>ND</sup> FLOOR  
MIAMI BEACH, FLORIDA 33139, WWW.MIAMIBEACHFL.GOV  
305-673-7550

### LAND USE BOARD HEARING APPLICATION

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

- ☐ BOARD OF ADJUSTMENT
  - ☐ VARIANCE FROM A PROVISION OF THE LAND DEVELOPMENT REGULATIONS
  - ☐ APPEAL OF AN ADMINISTRATIVE DECISION
- ☐ DESIGN REVIEW BOARD
  - ☐ DESIGN REVIEW APPROVAL
  - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY DRB.
- ☐ HISTORIC PRESERVATION BOARD
  - ☐ CERTIFICATE OF APPROPRIATENESS FOR DESIGN
  - ☐ CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
  - ☐ HISTORIC DISTRICT / SITE DESIGNATION
  - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY HPB.
- ☒ PLANNING BOARD
  - ☒ CONDITIONAL USE PERMIT
  - ☐ LOT SPLIT APPROVAL
  - ☐ AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
  - ☐ AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP
- ☐ FLOOD PLAIN MANAGEMENT BOARD
  - ☐ FLOOD PLAIN WAIVER
- ☐ OTHER \_\_\_\_\_

SUBJECT PROPERTY ADDRESS: 626-650 Ocean Drive

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

FOLIO NUMBER (S) 02-4203-004-0040, 02-4203-004-0030, & 02-4203-004-0020

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

NAME Park Central Partners, LLC  
ADDRESS 846 Lincoln Rd, 5th Floor, Miami Beach, FL 33139  
BUSINESS PHONE 786-574-4090 CELL PHONE \_\_\_\_\_  
E-MAIL ADDRESS \_\_\_\_\_

OWNER IF DIFFERENT THAN APPLICANT:

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

2. AUTHORIZED REPRESENTATIVE(S):

☐ ATTORNEY:

NAME Michael Larkin / Carli Koshal  
ADDRESS 200 S. Biscayne Boulevard, Ste 850, Miami, FL 33131  
BUSINESS PHONE 305-374-5300 CELL PHONE \_\_\_\_\_  
E-MAIL ADDRESS mlarkin@brzoninglaw.com / ckoshal@brzoninglaw.com

☐ AGENT:

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

☐ CONTACT:

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

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

☒ ARCHITECT   ☐ LANDSCAPE ARCHITECT   ☐ ENGINEER   ☐ CONTRACTOR   ☐ OTHER: \_\_\_\_\_

NAME Reinaldo Borges  
ADDRESS 999 Brickell Ave, Miami, FL 33131, Suite 700  
BUSINESS PHONE 305 374 9216 CELL PHONE \_\_\_\_\_  
E-MAIL ADDRESS \_\_\_\_\_

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

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

Conditional Use application for Outdoor Entertainment Establishment and Neighborhood Impact Establishment

- 4A. IS THERE AN EXISTING BUILDING(S) ON THE SITE ☒ YES ☐ NO
- 4B. DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION ☐ YES ☒ NO
- 4C. PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICABLE) \_\_\_\_\_ SQ. FT.
- 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE). \_\_\_\_\_ SQ. FT.

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

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

PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

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

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

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

THE AFOREMENTIONED IS ACKNOWLEDGED BY: ☐ OWNER OF THE SUBJECT PROPERTY

☒ AUTHORIZED REPRESENTATIVE

SIGNATURE: \_\_\_\_\_



PRINT NAME: Ricardo Tabet

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



OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF  
COUNTY OF

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

SIGNATURE

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

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR  
CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY  
(Circle one)

STATE OF  
COUNTY OF

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

SIGNATURE

Sworn to and subscribed before me this 27 day of FEBRUARY, 2017. The foregoing instrument was acknowledged before me by Ricardo Tabet of Park Central Partners, on behalf of such entity, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP:



My Commission Expires:

NOTARY PUBLIC

PRINT NAME

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

POWER OF ATTORNEY AFFIDAVIT

STATE OF  
COUNTY OF

I, Ricardo Tabet, being duly sworn and deposed, certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Michael Larkin / Carli Koshal to be my representative before the Planning Board. (3) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (4) I am responsible for removing this notice after the date of the hearing.

Ricardo Tabet  
PRINT NAME (and Title, if applicable)



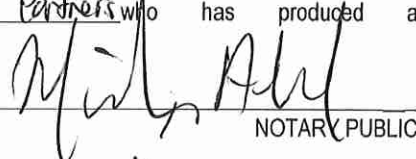
SIGNATURE

Sworn to and subscribed before me this 27 day of FEBRUARY, 20 17. The foregoing instrument was acknowledged before me by Ricardo Tabet of Park Central Partners, 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

Marilyn Abud

PRINT NAME

CONTRACT FOR PURCHASE

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

NAME

DATE OF CONTRACT

NAME, ADDRESS, AND OFFICE

% OF STOCK

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

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

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

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

CITY OF MIAMI BEACH  
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

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

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

See Exhibit B

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

_____
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NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

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

*NOTE: Notarized signature required on page 9*

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

CITY OF MIAMI BEACH  
DEVELOPMENT REVIEW BOARD APPLICATION  
DISCLOSURE OF INTEREST

**2. TRUSTEE**

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

TRUST NAME

NAME AND ADDRESS

% INTEREST


*NOTE: Notarized signature required on page 9*

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



**3. COMPENSATED LOBBYIST:**

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

	NAME	ADDRESS	PHONE #
a.	<u>Michael Larkin / Carli Koshal</u>	<u>200 S. Biscayne Blvs, Ste 850</u>	<u>305-374-5300</u>
b.	<u>Reinaldo Borges</u>	<u>999 Brickell Ave, ste 700</u>	<u>305-374-9216</u>
c.	<u></u>	<u></u>	<u></u>

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

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

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

**APPLICANT AFFIDAVIT**

STATE OF  
COUNTY OF

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

[Signature]

SIGNATURE

Sworn to and subscribed before me this 27 day of FEBRUARY, 2017. The foregoing instrument was acknowledged before me by, who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires:



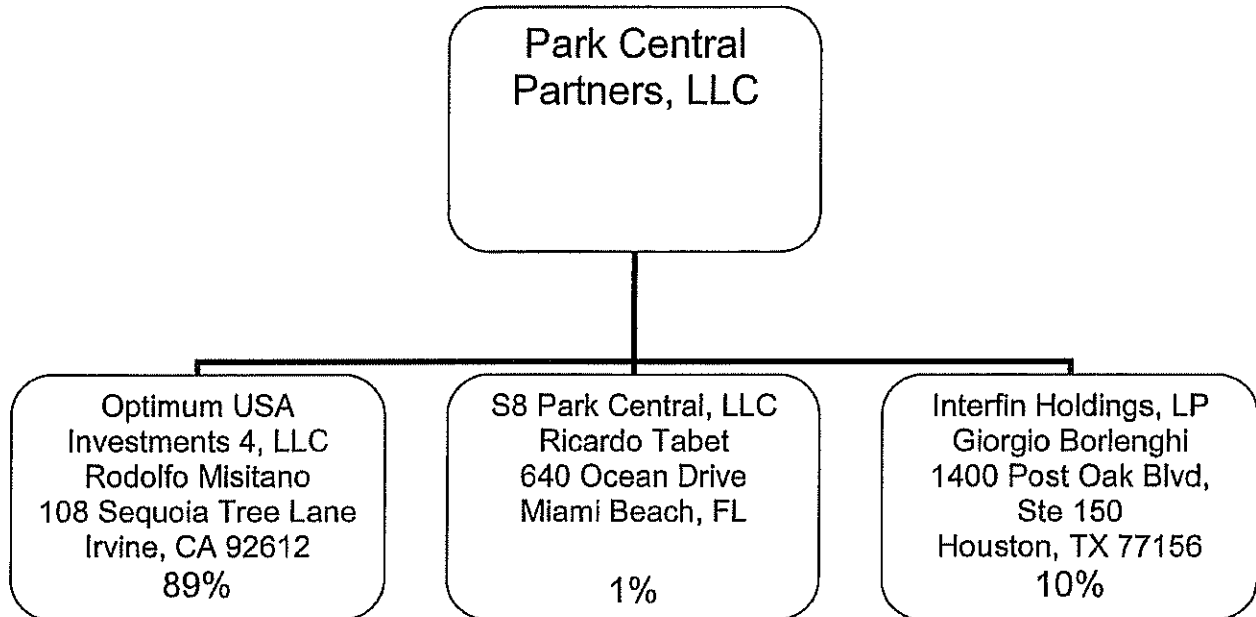
[Signature]  
NOTARY PUBLIC  
Marilyn Abud  
PRINT NAME

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

**Exhibit A**  
Legal Description

LOTS 2, 3, 4 , AND 5 BLOCK 11  
SUBDIVISION OCEAN BEACH, FLA. ADDITION NO. 1  
ACCORDNG TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3 AT PAGE 11  
OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**Exhibit B**  
Disclosure of Interest





DIRECT LINE: (305) 377-6223  
E-Mail: [Ckoshal@BRZoningLaw.com](mailto:Ckoshal@BRZoningLaw.com)

**VIA ON-LINE FILING**

March 30, 2017

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

Re: Conditional Use Permit to Permit a Neighborhood Impact Establishment, an Entertainment Establishment and Outdoor Entertainment Establishment for the Property Located at 626-650 Ocean Drive, Miami Beach, Florida

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Dear Tom:

This law firm represents Park Central Partners, LLC (the "Applicant") with respect to a Conditional Use Permit ("CUP") for the property located at 626-650 Ocean Drive ("Property").

Description of the Property. The Property is approximately 26,000 square feet in size and located on the west side of Ocean Drive between 6<sup>th</sup> Street and 7<sup>th</sup> Street. To the west is Ocean Court, and to the east of the Property lie famous Lummus Park and the beach. The Property is located within the MXE, Mixed Use Entertainment Zoning District, and is also located within the Ocean Drive/ Collins Avenue Local Historic District and the national Miami Beach Architectural District. The Property contains three separate historic hotels, each of which has been independently designated as contributing in the Historic Properties database.

*The Heathcote Apartments.* Located on the southern part of the Property, the Heathcote Apartments (the "Heathcote") structure was constructed in 1931 and designed by renowned architect B. Kingston Hall. As the name implies, the Heathcote was originally designed as a twelve unit apartment building.

*The Park Central Hotel.* Located at the center of the Property, the Park Central Hotel (the "Park Central") was constructed in 1937 and designed by esteemed architect Henry

Hohauser. The Park Central was originally constructed with eighty hotel rooms and a dining room which has operated as a restaurant for several decades.

*The Imperial Hotel.* Located on the northern part of the Property, the Imperial Hotel (the "Imperial") was constructed in 1939 and was designed by famous architect L. Murray Dixon. The Imperial was originally constructed with forty-seven hotel rooms. There is a small restaurant located along the Ocean Drive frontage.

All three historic structures on the Property are invaluable members of the iconic Miami Beach Ocean Drive image and character. The three separate hotels were unified in 1986, by then-owner Tony Goldman as consideration for the City to issue building permits for bar and restaurant uses on the Property. The Applicant has owned the Property since 2013.

Description of Development Program. The Applicant is renovating and restoring all three hotels on the Property, as well as renovating the outdoor space between the Heathcote and the Park Central. The outdoor space will be updated and reconfigured so as to offer modern amenities designed to enhance the historic structures. Previously, the hotel's pool was crammed within the small space between the Heathcote and the Park Central. The Applicant is proposing relocate the pool to the rear of the Heathcote, and thereby increase the amount of green and open space directly between the two historic buildings. Especially interesting about the courtyard layout is that the space will be terraced to reflect the terracing of the Park Central lobby. In essence, the outdoor spaces will be modified to visually complement the Park Central's historic interior.

The Historic Preservation Board ("HPB") approved a Certificate of Appropriateness for these renovations and the courtyard remodeling in February 2014 through HPB Order No. 7408 ("2014 Approval"). The Applicant intends to proceed with the renovations as depicted in the 2014 Approval. Additionally, the Applicant has submitted a new application to the HPB for approval of two new items: the design of retractable awnings for the front façade of the Property, to replace a cluster of umbrellas, and the design of an outdoor bar counter to be located within the renovated courtyard. These items will be considered by the HPB on May 9, 2017.

At this time, the Applicant is requesting a CUP to approve a neighborhood impact establishment ("NIE") and outdoor entertainment establishment ("OEE") for the Property. Although no new food and beverage areas have been added to the Property, the cumulative occupancy for the food and beverage areas within all three historic structures and the renovated courtyard trigger the NIE regulations described in Section



14-1361. The Property will have an estimated food and beverage occupancy of approximately 465 people, and approximately 246 seats, across all three hotels. In effect, the NIE is requested to fully legalize the conditions that have existed on the Property for several decades. Additionally, although the Property will not operate as a dance hall, Section 142-1361 of the Code requires an approval as an entertainment establishment as there will be live music played in the beautiful internal courtyard of the Property, as well as occasionally on the front balcony. The Applicant anticipates that live music will include live guitarists and violinists, as well as recorded music played by an on-site DJ. The Applicant anticipates that music may be played outdoors: 10:00 AM - 1:00 AM Sunday through Wednesdays, and 9:00 AM - 2:00 AM Thursday through Saturdays. The attached Operation Plan further details the proposed operations of the Property. The sound study prepared by Edward Dugger + Associates Acoustics concludes that there will be no negative acoustical impacts to the area from the Property's proposed operations. This project will be a great addition to the neighborhood and complies with the requirements set forth in the City's Code.

Satisfaction of Conditional Use Permit Review Criteria. The Applicant's request satisfies the two different sets of review guidelines for a Neighborhood Impact Establishment (NIE) as follows:

**Conditional Use Standards in Section 118-192(a) of the Code of the City of Miami Beach (the "Code").**

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

**CONSISTENT** - Restaurants, entertainment and outdoor entertainment establishments are consistent with the comprehensive plan and the MXE zoning district permits NIEs, and OEEs, through the conditional use process.

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

**CONSISTENT** - The food and beverage areas on the Property have existed on the Property for several decades. These existing areas are being renovated, as is the Property's internal courtyard, and will not result in an impact that will exceed the threshold levels of service for this commercial corridor. The Applicant has retained the services of TrafTech Engineering to prepare a traffic statement. A copy of same is provided under separate cover.

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

**CONSISTENT** - The existing structures and food and beverage uses are consistent with the commercial corridor and the City's land development regulations.

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

**CONSISTENT** - The Applicant seeks to revitalize the historic structures and internal courtyard space and return to it the charm and ambiance that the City of Miami Beach is known for. The operations of the Property will be conscientious of the neighborhood, and requisitely its own guests. The intended uses for the space are appropriate for this famous commercial corridor of Miami Beach.

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

**CONSISTENT** - The property is located on Ocean Drive, which is the heart of Miami Beach. There is ample off-street parking in the surrounding neighborhood, including several parking lots and garages, and metered on-street self-parking. In fact, there is a City parking garage just west of the Property on Collins Avenue. The Applicant further anticipates that many patrons will arrive by foot or taxi. Valet services have on the Property have also historically been provided.

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

**CONSISTENT** - The Applicant is taking every measure to ensure that all the necessary safeguard are places to protect neighboring properties. From a sound perspective, the Applicant has retained the Edward Dugger + Associates Acoustics, who has prepared a sound study, which is being provided under separate cover. The sound study has concluded that there will be no negative acoustical impacts to the area from the Property's proposed operations.

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

**CONSISTENT** - Numerous businesses exist in the neighborhood, and Ocean Drive is known worldwide for its unique and active ambience. That said, the Applicant

intends to operate the Property in a refined and upscale manor. Accordingly, there will not be any negative impact on the surrounding uses.

**Neighborhood Impact Establishment, Entertainment Establishment and Outdoor Entertainment Establishment Review Guidelines in Section 142-1362(a) of the Code – supplemental review guidelines.**

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

**CONSISTENT** –The Applicant has provided a detailed business operations plan, which is attached hereto as Exhibit “A,” and details the anticipated operations.

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

**CONSISTENT** – The property is located on Ocean Drive, which is the heart of Miami Beach. There is ample off-street parking in the surrounding neighborhood, including several parking lots and garages, and metered on-street self-parking. In fact, there is a City parking garage just west of the Property on Collins Avenue. The Applicant further anticipates that many patrons will arrive by foot or taxi. Valet services have on the Property have also historically been provided.

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

**CONSISTENT** – The main entrances to the facility will be located along Ocean Drive, the same entrances which have historically existed for the Property’s hotel guests. Signs and host personnel will guide hotel guests and the restaurants’ patrons throughout the Property and ensure that passageways remain open and passable without the need for any outdoor queuing.

All personnel will be trained on effective ways to reduce the effects of crowds within and outside of the premises in order to ensure patrons have a memorable experience, as well as ensure the safety and welfare of Miami Beach’s visitors and residents

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

**CONSISTENT** - There will be security staff present during the hours of operation. Security staff will assist with the flow of guests into and out of the property.

The number of staff and security personnel will depend on the day-to-day operations and needs of the Property. In addition to daily security, if deemed necessary, the Applicant may employ the services of off-duty police officers during specific events.

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

**CONSISTENT** - While the tenant expects that most of its patrons will visit the facility either on foot or by bike, a traffic study has been prepared by Traf Tech Engineering and has been provided under separate cover.

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

**CONSISTENT** - The Property currently contains a separate, air-conditioned, enclosed garbage room along the western side of the Property, facing the alley (Ocean Terrace) to the west of the Property. Garbage collections will occur along on the interior portions of the Property and will not take place prior to 7:00 AM or after 5:00 PM. The Applicant will contract with a Miami Beach approved waste service provider to provide daily services to the restaurant.

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

**CONSISTENT** -To achieve long-lasting success, the Applicant and tenant understand and are committed to providing a quality operation for the patrons and members and the surrounding neighborhood. The tenant is steadfast on preventing potential noise issues. As such, the tenant retained the services of Edward Dugger + Associates Acoustics. A separate sound study has been provided under separate cover.

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

Mr. Thomas Mooney  
Planning Director  
March 30, 2017  
Page 7 of 7

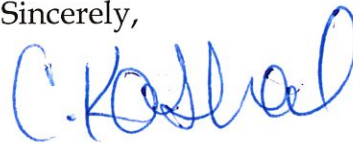
**CONSISTENT** - While the Property is located within a heavily trafficked commercial corridor, there are residential uses about one block northwest of the Property. As such, the Applicant is making every effort to ensure that its operations function in a manner consistent with its needs and those of the neighborhood.

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

**CONSISTENT** -The "proposed" establishment is effectively the legalization of the operations of the Property which have existed for several decades. The Applicant intends to operate the Property in a refined and upscale manor. Accordingly, there will not be any negative impact on the surrounding uses.

Conclusion. The Applicant seeks approval of a Condition Use Permit that will help create a unique, quality experience for both guests and the general public. The uses will not have any adverse impact on the surrounding area. We respectfully request your recommendation of approval of this request. If you have any questions or comments with regard to the application, please give me a call at (305) 377-6237.

Sincerely,



Carli Koshal

Attachments

cc: Michael Larkin, Esq.



# MIAMI BEACH

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

Address: 626 Ocean Dr.

File Number:

TBA

Date:

12/14/16

## BOARD APPLICATION CHECK LIST

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

ITEM #	FIRST SUBMITTAL CHECK LIST	Required	Provided
	<b>ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE</b>		
1	Make an appointment with Board Liaison at least 2 days in advance of the submittal deadline	X	
2	Completed Board Application, Affidavits & Disclosures of Interest (original signatures)	X	
3	Copies of all current or previously active Business Tax Receipts	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	no
8	<del>Provide four (4), 11"x17" collated sets, two (1) of which are signed &amp; sealed, to include the following:</del> CAP & two HARD COPIES	X	
9	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date	X	
10	All Applicable Zoning Information (see Zoning Data requirements)	X	
11	Location Plan, Min 4"x 6" Aerial 1/2 mile radius, colored with streets and project site identified	X	
12	Survey (original signed & sealed) dated less than 6 months old at the time of application ( lot area shall be provided by surveyor), identifying grade (If no sidewalk, provide a letter from Public Works, establishing grade) . spot elevations and Elevation Certificate	X	
13	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X	no
14	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X	no
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	no
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	no
20	Demolition Plans (Floor Plans & Elevations with dimensions)	X	no
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	no
25	Hardscape Plan, i.e. paving materials, pattern, etc.	X	no
26	Color Renderings (elevations and three dimensional perspective drawings)	X	

Indicate N/A If Not Applicable

Initials: 

# MIAMI BEACH

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

Address: 626 Ocean Dr

12/14/16

File Number: TBA

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: <a href="mailto:Xfalconi@miamibeachfl.gov">Xfalconi@miamibeachfl.gov</a>		
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	<b>Site Plan (Identify streets and alleys)</b>		
a	Identify: setbacks ____ Height ____ Drive aisle widths ____ Streets and sidewalks widths ____		
b	# parking spaces & dimensions ____ Loading spaces locations & dimensions <input checked="" type="checkbox"/>		
c	# of bicycle parking spaces <input checked="" type="checkbox"/>		
d	Interior and loading area location & dimensions <input checked="" type="checkbox"/>		
e	Street level trash room location and dimensions <input checked="" type="checkbox"/>		
f	Delivery route <input checked="" type="checkbox"/> Sanitation operation <input checked="" type="checkbox"/> Valet drop-off & pick-up <input checked="" type="checkbox"/> Valet route in and out <input checked="" type="checkbox"/>		
g	Valet route to and from <input checked="" type="checkbox"/> auto-turn analysis for delivery and sanitation vehicles <input checked="" type="checkbox"/>		
45	<b>Floor Plan (dimensioned)</b>		
a	Total floor area		
a	Identify # seats indoors <input checked="" type="checkbox"/> outdoors <input checked="" type="checkbox"/> seating in public right of way <input checked="" type="checkbox"/> Total <input checked="" type="checkbox"/>		
b	Occupancy load indoors and outdoors per venue <input checked="" type="checkbox"/> Total when applicable <input checked="" type="checkbox"/>		

Indicate N/A If Not Applicable

Initials:

# MIAMI BEACH

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

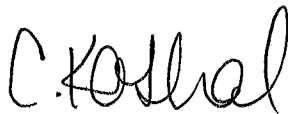
Address: 626 OCEAN DR.  
File Number: TBA

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)	X	
48	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)	X	
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:

- Other information/documentation required for first submittal will be identified during pre-application meeting.
- Is the responsibility of the applicant to make sure that the sets, 14 copies and electronic version on CD are consistent.
- Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- ALL DOCUMENTS ARE TO BE PDF'D ON TO A MASTER DISK, WHICH DISK SHALL BE CONSIDERED THE OFFICIAL FILE COPY TO BE USED AT HEARING. ALL MODIFICATIONS, CORRECTIONS, OR ALTERATIONS MUST BE REFLECTED ON THE MASTER DISK. APPLICANT CERTIFIES COMPLIANCE WITH THE FOREGOING. FAILURE TO COMPLY MAY RESULT IN A REHEARING BEFORE THE APPLICABLE BOARD
- Please note that the applicant will be required to submit revised plans pursuant to applicable Board Conditions no later than 60 days after Board Approval, as applicable.



APPLICANT'S OR DESIGNEE'S SIGNATURE

12/14/16  
Date



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

January 12, 2017

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

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

**SUBJECT:** 626 Ocean Drive, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-4203-004-0040

**LEGAL DESCRIPTION:** OCEAN BEACH ADD NO 1 PB 3-11 S1/2 LOT 4 & ALL LOT 5 BLK 11

**SUBJECT:** 640 Ocean Drive, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-4203-004-0030

**LEGAL DESCRIPTION:** OCEAN BEACH ADD NO 1 PB 3-11 LOT 3 & N1/2 OF LOT 4 BLK 11

**SUBJECT:** 650 Ocean Drive, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-4203-004-0020

**LEGAL DESCRIPTION:** OCEAN BEACH ADDN NO 1 PB 3-11 LOT 2 BLK 11

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

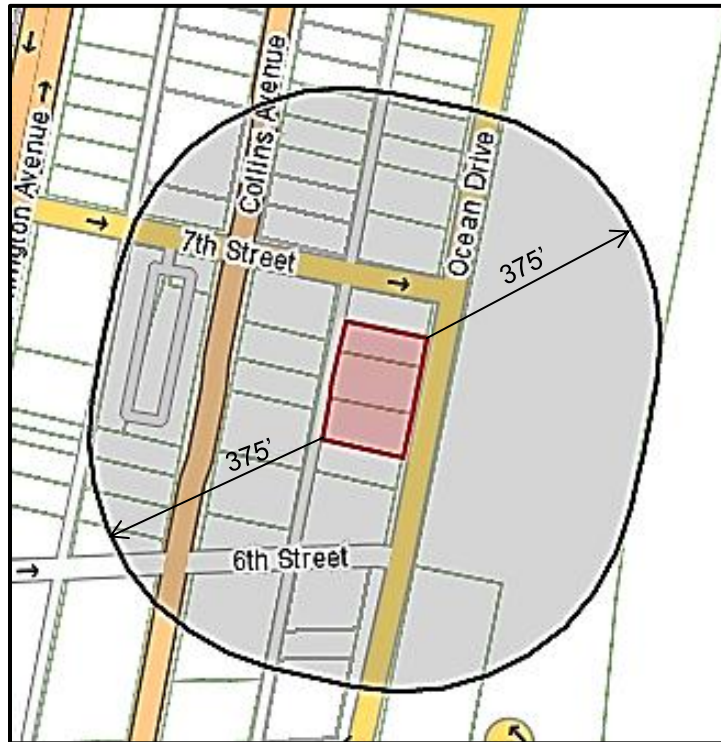
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Diana B. Rio

Total number of property owners without repetition: **203, including 3 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:** 626 Ocean Drive, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-4203-004-0040

**LEGAL DESCRIPTION:** OCEAN BEACH ADD NO 1 PB 3-11 S1/2 LOT 4 & ALL LOT 5 BLK 11

**SUBJECT:** 640 Ocean Drive, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-4203-004-0030

**LEGAL DESCRIPTION:** OCEAN BEACH ADD NO 1 PB 3-11 LOT 3 & N1/2 OF LOT 4 BLK 11

**SUBJECT:** 650 Ocean Drive, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-4203-004-0020

**LEGAL DESCRIPTION:** OCEAN BEACH ADDN NO 1 PB 3-11 LOT 2 BLK 11



1290182 ONTARIO LTD  
101 JEVLAN DR  
WOODRIDGE ONTARIO L4L 8C2  
CANADA

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

MARIA EUGENIA BOTTI  
VIA FUORI PONTE 2  
REGGIO EMILIA  
ITALY

600 COLLINS LLC C/O FUNARO AND CO  
846 LINCOLN RD 5TH FLOOR  
MIAMI BEACH, FL 33139

601 COLLINS LTD  
2340 SW 102 DR  
DAVIE, FL 33324

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

620 PARK CENTRAL PARTNERS LLC C/O  
SYNERGY 8 LLC  
846 LINCOLN RD 5TH FL  
MIAMI BEACH, FL 33139

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

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

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

ALBERTO ONTIVERO &W DIANE  
530 OCEAN DRIVE UNIT 309  
MIAMI BEACH, FL 33139-6616

ALBERTO R ONTIVERO &W DIANE ONTIVERO  
530 OCEAN DRIVE UNIT 102  
MIAMI BEACH, FL 33139-6616

ALBERTO R ONTIVERO DIANE ONTIVERO  
DANIELLA R ONTIVERO  
530 OCEAN DR UNIT 308  
MIAMI BEACH, FL 33139

ALESSANDRO GIUSTI  
530 OCEAN DR #108  
MIAMI BEACH, FL 33139

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

ALLEN BOMBART  
510 OCEAN DR #PH-1  
MIAMI BEACH, FL 33139-6616

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

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

ANTHONY FERRIS  
530 OCEAN DR #310  
MIAMI BEACH, FL 33139-6616

ANTHONY GHAFARI  
1317 SAND PIPER DR  
STATE COLLEGE, PA 16801

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

BARBIZON BCH CLUB CONDO ASSN  
PO BOX 402336  
MIAMI BEACH, FL 33140-0336

BARBIZON302 LLC  
530 OCEAN DR 302  
MIAMI BEACH, FL 33139

BARRY PROPERTIES LLC  
2504 ELLIJAY DR  
ATLANTA, GA 30319

BEACH PARADISE HOLDINGS LLC  
600 OCEAN DR  
MIAMI BEACH, FL 33139-6219

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

BENTLEY 403 LLC  
255 BEACON ST  
BOSTON, MA 02116

BENTLEY COMMERCIAL UNITS LLC  
4014 CHASE AVE #220  
MIAMI BEACH, FL 33140

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

BONI REAL EST LLC  
524 OCEAN DR  
MIAMI BEACH, FL 33139-6616

BRIAN CASSADY  
510 OCEAN DR #501  
MIAMI BEACH, FL 33139-6616

BRIAN J KIEDROWSKI  
3708 ADAMS STREET  
HOLLYWOOD, FL 33021

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

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

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

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

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

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

CASITA INVESTMENT LLC  
929 THOMPSON ST  
GLASTONBURY, CT 06033

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

CHARLES R SMITH &W DREAMA F  
530 OCEAN DR #307  
MIAMI BEACH, FL 33139-6616

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

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

CITY OF MIAMI BEACH -F LORENZ  
1130 WASHINGTON AVE  
MIAMI BEACH, FL 33139

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

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

CLAUDIO ANGELINI OLGA ANGELINI  
77 WEST 55 ST #4  
NEW YORK, NY 10019

CLB ASSOCIATES LTD  
1261 20 ST  
MIAMI BCH, FL 33139

COL BENN LEAS BUS TRUST 501  
40 HAWTHORNE LN  
BARRINGTON HILLS, IL 60016

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

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

COLONY HOTEL LLC  
16885 DALLAS PKWY  
ADDISON, TX 75001

CRISTALLO REAL ESTATE INC C/O ROCA  
GONZALEZ P.A.  
2601 S BAYSHORE DR STE 725  
MIAMI, FL 33133

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

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

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

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

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

DANIEL T WILLIAMS  
PO BOX 5347  
OAK BROOK, IL 60522-5347

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

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

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

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

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

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

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

EACT GROUP  
740 OCEAN DR  
MIAMI BEACH, FL 33139

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

ELEZIA INC C/O RGPA REGISTERED AGENT  
CORP  
3370 MARY ST  
MIAMI, FL 33133

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

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

ENVIRONMENT/KM INC  
510 OCEAN DR #307  
MIAMI BEACH, FL 33139-6616

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

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

FAMLPRO INC  
442 SOUTH TAMiami TRAIL  
OSPREY, FL 34229

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

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

GAIA PROPERTIES LLC  
8301 NW 197 ST  
MIAMI, FL 33015

GIANCARLO COPPI  
510 OCEAN DR #217  
MIAMI BEACH, FL 33139-6616

GIRARDI CESARE &W DONATELLA %  
COLONIAL BANK ATT BILL PAY DEPT  
530 OCEAN DR UNIT 304  
MIAMI BEACH, FL 33139

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

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

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

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

IGNACIO N GELABERT &W MARIA C  
16061 E TROON CIR  
HIALEAH, FL 33014-6554

IHC OCEAN LLC  
1329 ALTON RD  
MIAMI BEACH, FL 33139

IRE 728 OCEAN DRIVE LLC  
1407 BROADWAY 30TH FLOOR  
NEW YORK, NY 10018

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

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

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

JAMESTOWN PREMIER 745 C/O JAMESTOWN  
L P COLLINS AVENUE LLC  
675 PONCE DE LEON AVE NE PONCE CITY  
MARKET 7 FL  
ATLANTA, GA 30308

JEAN MANUEL DOUTRES  
510 OCEAN DR #206  
MIAMI BEACH, FL 33139-6616

JKR BENTLEY HOLDINGS LLC  
2200 BISCAYNE BLVD  
MIAMI, FL 33137

JKR BENTLEY HOLDINGS LLC  
3050 BISCAYNE BLVD PH #1  
MIAMI, FL 33137

JKR BENTLEY PROP III LLC  
2200 BISCAYNE BLVD  
MIAMI, FL 33137

JKR BENTLEY PROPERTIES II LLC  
2200 BISCAYNE BLVD  
MIAMI, FL 33137

JKR BENTLEY PROPERTIES III LLC  
2200 BISCAYNE BLVD  
MIAMI, FL 33137

JKR BENTLEY PROPERTIES III LLC  
4770 BISCAYNE BLVD # 640  
MIAMI, FL 33137

JKR BENTLEY PROPERTIES IV LLC  
2200 BISCAYNE BLVD  
MIAMI, FL 33137

JKR BENTLEY PROPERTIES LLC  
4770 BISCAYNE BLVD #1400  
MIAMI, FL 33137

JON G FREEMAN  
510 OCEAN DR 400  
MIAMI BEACH, FL 33139

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

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

JOSEF BARNES  
4230 POST AVE  
MIAMI BEACH, FL 33140

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

JOSEPH FERREIRA  
530 OCEAN DR #206  
MIAMI BEACH, FL 33139-6616

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

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

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

KING OF HEARTS INC  
530 OCEAN DR #203  
MIAMI BEACH, FL 33139

KING OF HEARTS INC % JMB ENTERPRISES  
3035 SW 25 TER  
MIAMI, FL 33133

KINGS OF HEARTS RENTALS INC  
3035 SW 25 TER  
MIAMI, FL 33133

KIRK A KALOGIANNIS  
211 EILEEN DR  
CEDAR GROVE, NJ 07009

KRISTEN A SIUDZINSKI  
851 N KENTUCKY ST  
ARLINGTON, VA 22205

KRISTINA T PANKUS  
2863 BRIGHTON CT1  
WESTCHESTER, IL 60154

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

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

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

LOUIS A ALEXANDER  
12100 SW 47 ST  
MIAMI, FL 33175-4908

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

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

MAJESTIC HOTEL SOUTH BCH LLC  
1433 COLLINS AVE  
MIAMI BEACH, FL 33139-4103

MARIA DEL CARMEN PARDINAS  
530 OCEAN DR UNIT 106  
MIAMI BEACH, FL 33139-6616

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

MARIA L GHINI  
363 CENTER ISLAND DR  
GOLDEN BEACH, FL 33160-2201

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

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

MARIANA USA LLC C/O ELLIE ORTRE  
250 NE 48 CT  
FT LAUDERDALE, FL 33334

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

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

MARK SAMUELIAN  
10 VENETIAN WAY #1502  
MIAMI BEACH, FL 33139

MARSHA J MCCARTHY TRS  
33 LEICESTER RD  
KENMORE, NY 14217

MARY NGUYEN EMMANUEL FREMIN  
312 11 AVE #23G  
NEW YORK, NY 10001

MATTHEW J SORENSEN  
530 OCEAN DR #216  
MIAMI BEACH, FL 33139-6616

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

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

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

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

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

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

MICHEL JULIEN PAUL ARNAUD  
301 ARTHUR GODFREY RD STE 402  
MIAMI BEACH, FL 33140

MICHIKAPARLIC LLC  
713 COLLINS AVE APT 38  
MIAMI BEACH, FL 33139

MIMI W THEIN  
82 FOX RUN RD  
BOLTON, MA 01740

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

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

MUSTAFA HAKIM  
1750 NE 191 ST #629  
MIAMI, FL 33179

NATALIA VENTURES CORP  
9155 S DADELAND BLVD #1014  
MIAMI, FL 33156-2738

NICHOLAS LOPICCOLO  
530 OCEAN DR #107  
MIAMI BEACH, FL 33139-6616

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

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



NOREEN AXON  
881 UNION ST  
BROOKLYN, NY 11215

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

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

OLIVA F FERREIRA  
14432 ARDOCH PL  
MIAMI LAKES, FL 33016-6401

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

PABLO BAEZ CHAO &W NANCY ALICEA  
VILLANOVA C # F1-25  
SAN JUAN, PR 00926

PACK INTERNATIONAL SYSTEM LLC  
700 E DANIA BEACH BLVD # 202  
DANIA, FL 33004

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

PAPERONE LLC  
530 OCEAN DR 104A  
MIAMI BEACH, FL 33139

PARK CENTRAL PARTNERS LLC C/O  
SYNERGY 8 LLC  
846 LINCOLN RD 5TH FLOOR  
MIAMI BEACH, FL 33139

PAULO FERREIRA  
421 MERIDIAN AVE APT #5  
MIAMI BEACH, FL 33139

PETER GEORGE  
3270 ISLAND COVE DR #300  
WATERFORD, MI 48328

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

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

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

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

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

ROBERTO CALVARESE  
510 OCEAN DR #503  
MIAMI BEACH, FL 33139-6616

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

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

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

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

SCHEHEREZADE LANDAETA  
530 OCEAN DR #214  
MIAMI BEACH, FL 33139-6616

SCOTT HYNDMAN MARLA HYNDMAN  
2770 LINCOLN BLVD  
MERRICK, NY 11566

SCOTT SEAMANDS ELIZABETH SANDOVAL  
SEAMANDS  
510 OCEAN DR #212  
MIAMI BEACH, FL 33139

SHAM KAMLANI TRS SHAM KAMLANI  
REVOCABLE TRUST  
100 S POINTE DR #1705  
MIAMI BEACH, FL 33139

SHEROB 15 LLC  
903 SW 93 TER  
PLANTATION, FL 33324

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

SOUTH AMERICAN OCEAN TEAM INC % ROTH  
& ROUSSO  
2875 NE 191 ST PH#3A  
AVENTURA, FL 33180-2841

SOUTH BEACH INVESTMENT ONE LLC  
1329 ALTON RD  
MIAMI BEACH, FL 33139

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

SOUTH BEACH PROPERTIES LTD BEACON  
HOTEL S BEACH PROPERTIES  
720 OCEAN DR  
MIAMI BEACH, FL 33139-6220

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

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

STEPHEN LAIR  
PO BOX 1697  
HARRISON, AR 72601

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

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

THE BENTLEY CONDO ASSN INC C/O PAUL A  
MCKENNA & ASSOCIATES  
703 NW 62ND AVE STE 220  
MIAMI, FL 33126-4686

THE BENTLEY CONDOMINIUM ASSN INC C/O  
FIRST RESIDENTIAL  
5805 BLUE LAGOON DR 310  
MIAMI, FL 33126

THOMAS L ROMKEY  
510 OCEAN DR #504  
MIAMI BEACH, FL 33139-6616

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

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

VALIER REALTY LLC  
3370 MARY STREET  
MIAMI, FL 33133

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

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

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

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

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

XED CORPORATION  
3370 MARY ST  
MIAMI, FL 33133

XED CORPORATION  
1549 NE 123 ST  
N MIAMI, FL 33161

YANKEE DEVELOPMENT CORP  
CHRISTIES LANDING  
NEWPORT, RI 02840

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

YOSLAXIS TOLEDO & ELIO TOLEDO  
7820 WEST 5 LANE  
HIALEAH, FL 33014

Name	Address	City	State	Zip	Country
1290182 ONTARIO LTD	101 JEVLAN DR	WOODRIDGE ONTARIO L4L 8C2			CANADA
JUAN BORIS JULIO SUMAR PUPPO	JORGE CHAVEZ 599 DPTO. 603 MIRAFLORES	LIMA L18			PERU
MARIA EUGENIA BOTTI	VIA FUORI PONTE 2	REGGIO EMILIA			ITALY
600 COLLINS LLC C/O FUNARO AND CO	846 LINCOLN RD 5TH FLOOR	MIAMI BEACH	FL	33139	USA
601 COLLINS LTD	2340 SW 102 DR	DAVIE	FL	33324	USA
616 COLLINS ASSOCIATES LLC JOSEPH KLEIN	150 E 58 ST 39TH FL	NEW YORK	NY	10155	USA
620 PARK CENTRAL PARTNERS LLC C/O SYNERGY 8 LLC	846 LINCOLN RD 5TH FL	MIAMI BEACH	FL	33139	USA
701 SOUTH BEACH LLC C/O RONALD H KAUFFMAN	100 SE 2 ST # 2700	MIAMI	FL	33131	USA
735 COLLINS LLC C/O JENEL MANAGEMENT CORP	275 MADISON AVE STE 1100	NEW YORK	NY	10016-1129	USA
ACH COLLINS LLC COLLINS PROPERTIES LLC 624 COLLINS ASSOCIATE II LLC	PO BOX 150262	NASHVILLE	TN	37215	USA
ALBERTO ONTIVERO &W DIANE	530 OCEAN DRIVE UNIT 309	MIAMI BEACH	FL	33139-6616	USA
ALBERTO R ONTIVERO &W DIANE ONTIVERO	530 OCEAN DRIVE UNIT 102	MIAMI BEACH	FL	33139-6616	USA
ALBERTO R ONTIVERO DIANE ONTIVERO DANIELLA R ONTIVERO	530 OCEAN DR UNIT 308	MIAMI BEACH	FL	33139	USA
ALESSANDRO GIUSTI	530 OCEAN DR #108	MIAMI BEACH	FL	33139	USA
ALFONSO SALAS & FANNY ROSERO	750 COLLINS AVE #1B	MIAMI BEACH	FL	33139-6230	USA
ALLEN BOMBART	510 OCEAN DR #PH-1	MIAMI BEACH	FL	33139-6616	USA
ALVARO A GICHARD JTRS HUGO BASTIDA JTRS	720 COLLINS AVE UNIT 410	MIAMI BEACH	FL	33139	USA
ANITA MILLER BERGIER	180 CABRINI BLVD #114	NEW YORK	NY	10033	USA
ANTHONY FERRIS	530 OCEAN DR #310	MIAMI BEACH	FL	33139-6616	USA
ANTHONY GHAFARI	1317 SAND PIPER DR	STATE COLLEGE	PA	16801	USA
AUGUSTO & LUCIA SANDINO TRS	10922 HARROGATE PL	SANTA ANA	CA	92705	USA
BARBIZON BCH CLUB CONDO ASSN	PO BOX 402336	MIAMI BEACH	FL	33140-0336	USA
BARBIZON302 LLC	530 OCEAN DR 302	MIAMI BEACH	FL	33139	USA
BARRY PROPERTIES LLC	2504 ELLIJAY DR	ATLANTA	GA	30319	USA
BEACH PARADISE HOLDINGS LLC	600 OCEAN DR	MIAMI BEACH	FL	33139-6219	USA
BENGE ENTERPRISES CORP	645 COLLINS AVE	MIAMI BEACH	FL	33139-6213	USA
BENTLEY 403 LLC	255 BEACON ST	BOSTON	MA	02116	USA
BENTLEY COMMERCIAL UNITS LLC	4014 CHASE AVE #220	MIAMI BEACH	FL	33140	USA
BLANCA DOCINA FRANCISCO LEON	701 COLLINS AVE #4E	MIAMI BEACH	FL	33139	USA
BONI REAL EST LLC	524 OCEAN DR	MIAMI BEACH	FL	33139-6616	USA
BRIAN CASSADY	510 OCEAN DR #501	MIAMI BEACH	FL	33139-6616	USA
BRIAN J KIEDROWSKI	3708 ADAMS STREET	HOLLYWOOD	FL	33021	USA
CARLOS ALVAREZ	211 SW 41 AVE	MIAMI	FL	33134-1748	USA
CARLOS ANDRES VAZQUEZ	4412 SE 12 AVE	CAPE CORAL	FL	33904	USA
CARLTON JOHN GAMBLE	PO BOX 190795	MIAMI BEACH	FL	33119-0795	USA
CARMEN JIMENEZ DE MALIBRAN JTRS ELOISE JIMENEZ JTRS	35-11 85 ST #7G	JACKSON HEIGHTS QUEENS	NY	11372	USA
CARMEN M CAMPO JTRS MARC RENE FERNANDEZ JTRS ERIC RENE FERNANDEZ JTRS	720 COLLINS AVE #301	MIAMI BEACH	FL	33139	USA
CASA LUXE NYC LLC	175 VARICK ST	NEW YORK	NY	10014	USA
CASITA INVESTMENT LLC	929 THOMPSON ST	GLASTONBURY	CT	06033	USA
CATINA LOTT	720 COLLINS AVE #407	MIAMI BEACH	FL	33139-6236	USA
CHARLES R SMITH &W DREAMA F	530 OCEAN DR #307	MIAMI BEACH	FL	33139-6616	USA
CITY NATIONAL BANK OF FL TR	PO BOX 025611	MIAMI	FL	33102	USA
CITY NATIONAL BANK OF FL TR	1261 20 ST	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH -F LORENZ	1130 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CLAIRE RICARD	720 COLLINS AVE #801	MIAMI BEACH	FL	33139	USA
CLAUDIO ANGELINI OLGA ANGELINI	77 WEST 55 ST #4	NEW YORK	NY	10019	USA
CLB ASSOCIATES LTD	1261 20 ST	MIAMI BCH	FL	33139	USA
COL BENN LEAS BUS TRUST 501	40 HAWTHORNE LN	BARRINGTON HILLS	IL	60016	USA
COLLINS 1E LLC	9240 SUNSET DR SUITE 114	MIAMI	FL	33173-3433	USA
COLLINS 409 INC C/O ANDREA VITELLOZZI	220 MANHATTAN AVE #4J	NEW YORK	NY	10025	USA
COLONY HOTEL LLC	16885 DALLAS PKWY	ADDISON	TX	75001	USA

CRISTALLO REAL ESTATE INC C/O ROCA GONZALEZ P.A.	2601 S BAYSHORE DR STE 725	MIAMI	FL	33133	USA
CSM COLLINS EQUITIES LP % RABINA REALTY	670 WHITE PLAINS RD STE 305	SCARSDALE	NY	10583	USA
DALGIS PENIN	3054 SW 27 ST	MIAMI	FL	33133-2927	USA
DANIEL A ROMITO	713 COLLINS AVE #27	MIAMI BEACH	FL	33139	USA
DANIEL CONNELL	720 COLLINS AVE #501	MIAMI BEACH	FL	33139-6236	USA
DANIEL SAROL & IVETTE MARTINO	6721 NORTH AUGUSTA DR	HIALEAH	FL	33015	USA
DANIEL T WILLIAMS	PO BOX 5347	OAK BROOK	IL	60522-5347	USA
DENIS WILLIAM BEAUSEJOUR	713 COLLINS AVE #29	MIAMI BEACH	FL	33139-6276	USA
DENISE MONAHAN COHEN	701 COLLINS AVE APT 2C	MIAMI BEACH	FL	33139	USA
DIMITRI E SARTAN	701 COLLINS AVE UNIT 1-D	MIAMI BEACH	FL	33139-6230	USA
DOLORES M ARIAS TRS MAXIMO ARIAS TRS	3576 POST RD	WARWICK	RI	02886	USA
DORA BELLORINI LE REM CARMELINA MANFREDI	720 COLLINS AVE 204	MIAMI BEACH	NY	33139	USA
DORKIS ALVAREZ CURA	720 COLLINS AVE #210	MIAMI BEACH	FL	33139	USA
DORKIS ALVAREZ CURA	7501 E TREASURE DR # 7P	NORTH BAY VILLAGE	FL	33141	USA
EACT GROUP	740 OCEAN DR	MIAMI BEACH	FL	33139	USA
EDEL GARCIA	720 COLLINS AVE #305	MIAMI BEACH	FL	33139-6235	USA
ELEZIA INC C/O RGPA REGISTERED AGENT CORP	3370 MARY ST	MIAMI	FL	33133	USA
ELISSA TRUMAN	435 N ANDREWS AVE #208	FORT LAUDERDALE	FL	33301	USA
ELOISA GIMENEZ	35 - 11 85 ST APT 7-G	JACKSON HEIGHTS	NY	11372	USA
ENVIRONMENT/KM INC	510 OCEAN DR #307	MIAMI BEACH	FL	33139-6616	USA
ERNEST BLUM LOIS BLUM	10101 SW 142 ST	MIAMI	FL	33176	USA
ESTABAN DOMASZCZUK	720 COLLINS AVE UNIT 206	MIAMI BEACH	FL	33139-6201	USA
FAMLPRO INC	442 SOUTH TAMiami TRAIL	OSPREY	FL	34229	USA
FERNANDO R MATHO HORTENSIA A MATHO	6646 BURLINGTON PL	SPRINGFIELD	VA	22152	USA
FIRST AMERICAN PROP INVEST CORP	PO BOX 52-2793	MIAMI	FL	33152	USA
GAIA PROPERTIES LLC	8301 NW 197 ST	MIAMI	FL	33015	USA
GIANCARLO COPPI	510 OCEAN DR #217	MIAMI BEACH	FL	33139-6616	USA
GIRARDI CESARE &W DONATELLA % COLONIAL BANK ATT BILL PAY DEPT	530 OCEAN DR UNIT 304	MIAMI BEACH	FL	33139	USA
GUITA GRYNSPAN JTRS DAFNA GRYNSPAN JTRS ALIZA GRYNSPAN JTRS	720 COLLINS AVE #705	MIAMI BEACH	FL	33139-6239	USA
GUSTAVE F COMPTIS EST OF CARLOS COMPTIS &W TERESA	713 COLLINS AVE UNIT 31	MIAMI BEACH	FL	33139-6276	USA
GUSTAVO T COMPTIS &W VILMA M RODRIGUEZ	713 COLLINS AVE #24	MIAMI BEACH	FL	33139	USA
IDALMIS P BATISTA-BLAIR	720 COLLINS AVE APT 503	MIAMI BEACH	FL	33139-6237	USA
IGNACIO N GELABERT &W MARIA C	16061 E TROON CIR	HIALEAH	FL	33014-6554	USA
IHC OCEAN LLC	1329 ALTON RD	MIAMI BEACH	FL	33139	USA
IRE 728 OCEAN DRIVE LLC	1407 BROADWAY 30TH FLOOR	NEW YORK	NY	10018	USA
IVETTE CAVE	720 COLLINS AVE #508	MIAMI BEACH	FL	33139-6237	USA
JACOB ALKOV	825 COLLINS AVE #5	MIAMI BEACH	FL	33139	USA
JAMESTOWN PREMIER 727 COLLINS AVE C/O JAMESTOWN LP	675 PONCE DE LEON AVE NE 7TH FL	ATLANTA	GA	30308	USA
JAMESTOWN PREMIER 745 C/O JAMESTOWN L P COLLINS AVENUE LLC	675 PONCE DE LEON AVE NE PONCE CITY MARKET 7 FL	ATLANTA	GA	30308	USA
JEAN MANUEL DOUTRES	510 OCEAN DR #206	MIAMI BEACH	FL	33139-6616	USA
JKR BENTLEY HOLDINGS LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
JKR BENTLEY HOLDINGS LLC	3050 BISCAYNE BLVD PH #1	MIAMI	FL	33137	USA
JKR BENTLEY PROP III LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
JKR BENTLEY PROPERTIES II LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
JKR BENTLEY PROPERTIES III LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
JKR BENTLEY PROPERTIES III LLC	4770 BISCAYNE BLVD # 640	MIAMI	FL	33137	USA
JKR BENTLEY PROPERTIES IV LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
JKR BENTLEY PROPERTIES LLC	4770 BISCAYNE BLVD #1400	MIAMI	FL	33137	USA
JON G FREEMAN	510 OCEAN DR 400	MIAMI BEACH	FL	33139	USA
JOSE ANTONIO GARCIA MIRIAM R GARCIA	PO BOX 347196	CORAL GABLES	FL	33234	USA
JOSE M GONZALEZ MARIO HIDALGO	720 COLLINS AVE UNIT 408	MIAMI BEACH	FL	33139	USA
JOSEF BARNES	4230 POST AVE	MIAMI BEACH	FL	33140	USA
JOSEFA GUILLEN EST OF	720 COLLINS AVE UNIT 203	MIAMI BEACH	FL	33139-6201	USA

JOSEPH FERREIRA	530 OCEAN DR #206	MIAMI BEACH	FL	33139-6616	USA
JUAN CARLOS DEL SOL	720 COLLINS AVE 606	MIAMI BEACH	FL	33139-6229	USA
JUAN F DELVALLE &W ROSAURA	720 COLLINS AVE UNIT 504	MIAMI BEACH	FL	33139-6237	USA
KATRINA JACQUELINE DIAZ	701 COLLINS AVE #1A	MIAMI BEACH	FL	33139-6230	USA
KING OF HEARTS INC	530 OCEAN DR #203	MIAMI BEACH	FL	33139	USA
KING OF HEARTS INC % JMB ENTERPRISES	3035 SW 25 TER	MIAMI	FL	33133	USA
KINGS OF HEARTS RENTALS INC	3035 SW 25 TER	MIAMI	FL	33133	USA
KIRK A KALOGIANNIS	211 EILEEN DR	CEDAR GROVE	NJ	07009	USA
KRISTEN A SIUDZINSKI	851 N KENTUCKY ST	ARLINGTON	VA	22205	USA
KRISTINA T PANKUS	2863 BRIGHTON CT1	WESTCHESTER	IL	60154	USA
LEO-JAMES INC	1228 ALTON RD	MIAMI BEACH	FL	33139	USA
LISA ANN VOLPE	701 COLLINS AVE UNIT 3-C	MIAMI BEACH	FL	33139-6243	USA
LISANDRO EUGENIO ROLDAN TRS ROLDAN FAMILY REVOCABLE LIVING TR ELSA MIRIAM ROLDAN TRS	8555 NW 176 ST	MIAMI	FL	33015	USA
LOUIS A ALEXANDER	12100 SW 47 ST	MIAMI	FL	33175-4908	USA
LOUIS ALEXANDER &W MATILDE	713 COLLINS AVE #41	MIAMI BEACH	FL	33139-6287	USA
LOUISE & AIDA ALEXANDER	12100 SW 47 ST	MIAMI	FL	33175-4908	USA
MAJESTIC HOTEL SOUTH BCH LLC	1433 COLLINS AVE	MIAMI BEACH	FL	33139-4103	USA
MARIA DEL CARMEN PARDINAS	530 OCEAN DR UNIT 106	MIAMI BEACH	FL	33139-6616	USA
MARIA FESZ	720 COLLINS AVE #505	MIAMI BEACH	FL	33139-6237	USA
MARIA L GHINI	363 CENTER ISLAND DR	GOLDEN BEACH	FL	33160-2201	USA
MARIA V TAMERON	720 COLLINS AVE APT 506	MIAMI BEACH	FL	33139	USA
MARIA VICTORIA TAMERON	720 COLLINS AVE #506	MIAMI BEACH	FL	33139-6237	USA
MARIANA USA LLC C/O ELLIE ORTRE	250 NE 48 CT	FT LAUDERDALE	FL	33334	USA
MARK ANDREW SALINAS JENNIFER LYNN JOHNSON	1034 ROSEPOINT ST	HOUSTON	TX	77018	USA
MARK F KUFEL	701 COLLINS AVE #2E	MIAMI BEACH	FL	33139	USA
MARK SAMUELIAN	10 VENETIAN WAY #1502	MIAMI BEACH	FL	33139	USA
MARSHA J MCCARTHY TRS	33 LEICESTER RD	KENMORE	NY	14217	USA
MARY NGUYEN EMMANUEL FREMIN	312 11 AVE #23G	NEW YORK	NY	10001	USA
MATTHEW J SORENSEN	530 OCEAN DR #216	MIAMI BEACH	FL	33139-6616	USA
MELANIA TURKIEWICZ	720 COLLINS AVE UNIT 509	MIAMI BEACH	FL	33139-6237	USA
METROPOLE HOTEL APTS LLC	1680 MERIDIAN AVE SUITE#102	MIAMI BEACH	FL	33139-2704	USA
MIAMI DREAM PROJECT LLC	700 E DANIA BEACH BLVD #202	DANIA	FL	33004	USA
MIAMI-DADE COUNTY DOH COUNTY HEALTH DEPT-FL	8175 NW 12 ST	MIAMI	FL	33126	USA
MICHAEL J PARKER	720 COLLINS AVE #403	MIAMI BEACH	FL	33139	USA
MICHAEL SOLARI JOHN THOMPSON	PO BOX 4094	BOCA RATON	FL	33429	USA
MICHEL JULIEN PAUL ARNAUD	301 ARTHUR GODFREY RD STE 402	MIAMI BEACH	FL	33140	USA
MICHIKAPARLIC LLC	713 COLLINS AVE APT 38	MIAMI BEACH	FL	33139	USA
MIMI W THEIN	82 FOX RUN RD	BOLTON	MA	01740	USA
MIRIAM N ASSUERO LE REM OFELIA ASSUERO	720 COLLINS AVENUE #205	MIAMI BEACH	FL	33139	USA
MOSHE MARK TARICH & BENNY TARICH	16470 NE 30 AVE	NORTH MIAMI BEACH	FL	33160-4133	USA
MUSTAFA HAKIM	1750 NE 191 ST #629	MIAMI	FL	33179	USA
NATALIA VENTURES CORP	9155 S DADELAND BLVD #1014	MIAMI	FL	33156-2738	USA
NICHOLAS LOPICCOLO	530 OCEAN DR #107	MIAMI BEACH	FL	33139-6616	USA
NICOLAS MASSIMINI	720 COLLINS AVE #706	MIAMI BEACH	FL	33139-6239	USA
NOHELIA VERGARA	2920 POINT E DR APT N506	MIAMI	FL	33160	USA
NOREEN AXON	881 UNION ST	BROOKLYN	NY	11215	USA
OLGA AMAYA	720 COLLINS AVE #604	MIAMI BEACH	FL	33139-6238	USA
OLGA CABALLERO & RODOLFO ALVAREZ &W MARTA M	720 COLLINS AVE APT 207	MIAMI BEACH	FL	33139-6201	USA
OLIVA F FERREIRA	14432 ARDOCH PL	MIAMI LAKES	FL	33016-6401	USA
OSMANI GONZALEZ &W GLADYS U	720 COLLINS AVE #605	MIAMI BEACH	FL	33139-6238	USA
PABLO BAEZ CHAO &W NANCY ALICEA	VILLANOVA C # F1-25	SAN JUAN	PR	00926	USA
PACK INTERNATIONAL SYSTEM LLC	700 E DANIA BEACH BLVD # 202	DANIA	FL	33004	USA
PAMELA R SUTTON	6061 COLLINS AVE #22-F	MIAMI BEACH	FL	33140	USA

PAPERONE LLC	530 OCEAN DR 104A	MIAMI BEACH	FL	33139	USA
PARK CENTRAL PARTNERS LLC C/O SYNERGY 8 LLC	846 LINCOLN RD 5TH FLOOR	MIAMI BEACH	FL	33139	USA
PAULO FERREIRA	421 MERIDIAN AVE APT #5	MIAMI BEACH	FL	33139	USA
PETER GEORGE	3270 ISLAND COVE DR #300	WATERFORD	MI	48328	USA
RALPH SOTOLONGO &W ROSA A	720 COLLINS AVE APT 510	MIAMI BEACH	FL	33139-6238	USA
RAUL CHOQUE	1930 N HIBISCUS DR	NORTH MIAMI	FL	33181-2352	USA
RAYMOND CARPIO &W ROSEMARY	701 COLLINS AVE # 4C	MIAMI BEACH	FL	33139	USA
RAYMONDE WARING	775 - 6 AVE APT 2	NEW YORK	NY	10001	USA
RICK SHERMAN CELIA SHERMAN JOANNE S ROBERTS	903 SW 93 TER	PLANTATION	FL	33324	USA
ROBERTO CALVARESE	510 OCEAN DR #503	MIAMI BEACH	FL	33139-6616	USA
ROBERTO FERNANDEZ &W DIANA	10270 SW 60 ST	MIAMI	FL	33173	USA
RONALD RUTNIK	720 COLLINS AVE #304	MIAMI BEACH	FL	33139-6235	USA
ROSA M FERNANDEZ	10321 SW 50 TERR	MIAMI	FL	33165-6251	USA
SALVADOR CARALTO & DORIS CARALTO TRS	2712 N ASHWOOD ST	ORANGE	CA	92865	USA
SCHEHEREZADE LANDAETA	530 OCEAN DR #214	MIAMI BEACH	FL	33139-6616	USA
SCOTT HYNDMAN MARLA HYNDMAN	2770 LINCOLN BLVD	MERRICK	NY	11566	USA
SCOTT SEAMANDS ELIZABETH SANDOVAL SEAMANDS	510 OCEAN DR #212	MIAMI BEACH	FL	33139	USA
SHAM KAMLANI TRS SHAM KAMLANI REVOCABLE TRUST	100 S POINTE DR #1705	MIAMI BEACH	FL	33139	USA
SHEROB 15 LLC	903 SW 93 TER	PLANTATION	FL	33324	USA
SOLE BELLO REAL ESTATE CORP C/O RGPA	3370 MARY STREET	MIAMI	FL	33133	USA
SOUTH AMERICAN OCEAN TEAM INC % ROTH & ROUSSO	2875 NE 191 ST PH#3A	AVENTURA	FL	33180-2841	USA
SOUTH BEACH INVESTMENT ONE LLC	1329 ALTON RD	MIAMI BEACH	FL	33139	USA
SOUTH BEACH MANOR LC	701 COLLINS AVE #4F	MIAMI BEACH	FL	33139-6203	USA
SOUTH BEACH PROPERTIES LTD BEACON HOTEL S BEACH PROPERTIES	720 OCEAN DR	MIAMI BEACH	FL	33139-6220	USA
SOUTH BEACH VILLAS LC % IRVING SHIMOFF	100 SE 2 ST STE 3920	MIAMI	FL	33131-2148	USA
STEINMAUER FUND XIV	1108 KANE CONCOURSE STE 309	BAY HARBOR ISLAND	FL	33154	USA
STEPHEN LAIR	PO BOX 1697	HARRISON	AR	72601	USA
TERESA CALHOON & JENNIFER BASS	1372 APSLEY RD	SANTA ANA	CA	92705	USA
THE BALLET VALET PARKING CO LTD	804 OCEAN DRIVE	MIAMI BEACH	FL	33139	USA
THE BENTLEY CONDO ASSN INC C/O PAUL A MCKENNA & ASSOCIATES	703 NW 62ND AVE STE 220	MIAMI	FL	33126-4686	USA
THE BENTLEY CONDOMINIUM ASSN INC C/O FIRST RESIDENTIAL	5805 BLUE LAGOON DR 310	MIAMI	FL	33126	USA
THOMAS L ROMKEY	510 OCEAN DR #504	MIAMI BEACH	FL	33139-6616	USA
TITO SANCHEZ &W ELDA SANCHEZ	720 COLLINS AVE #209	MIAMI BEACH	FL	33139-6235	USA
TRUST MORTGAGE LLC C/O MATTHEW ESTEVEZ ESQ	8603 S DIXIE HWY 218	MIAMI	FL	33143	USA
VALIER REALTY LLC	3370 MARY STREET	MIAMI	FL	33133	USA
VERA DAVIES SUSAN C BARROW	701 COLLINS AVE #2F	MIAMI BEACH	FL	33139-6200	USA
VICTOR F FERNANDEZ	720 COLLINS AVE #602	MIAMI BEACH	FL	33139-6238	USA
VINCENT VALENTIN	720 COLLINS AVE #307	MIAMI BEACH	FL	33139-6202	USA
WILLIAM BORELLY	713 COLLINS AVE #32	MIAMI BEACH	FL	33139-6242	USA
WILLIAM D CALHOON TRUST	1372 APSLEY RD	SANTA ANA	CA	92705	USA
XED CORPORATION	3370 MARY ST	MIAMI	FL	33133	USA
XED CORPORATION	1549 NE 123 ST	N MIAMI	FL	33161	USA
YANKEE DEVELOPMENT CORP	CHRISTIES LANDING	NEWPORT	RI	02840	USA
YOLANDA E PRADES & MANUEL J PRADES JTRS	701 COLLINS AVE #2D	MIAMI BEACH	FL	33139	USA
YOSLAXIS TOLEDO & ELIO TOLEDO	7820 WEST 5 LANE	HIALEAH	FL	33014	USA