

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
 - ☐ 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:

Certificate of Appropriateness for outdoor bar counter and retractable awnings

- 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 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.

Ricardo Tabet
PRINT NAME (and Title, if applicable)

[Signature]
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 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

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

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

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

NOTE: Notarized signature required on page 9

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION
DISCLOSURE OF INTEREST

2. TRUSTEE

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

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

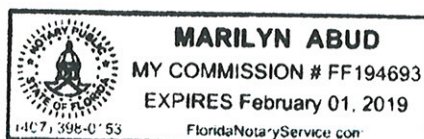
I, Ricardo Tabet, being first duly sworn, depose and certify as follows: (1) I am the applicant, or the representative of the applicant. (2) This application and all information submitted in support of this application, including disclosures, sketches, data, and other supplementary materials, are true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

[Signature]

SIGNATURE

Sworn to and subscribed before me this 27 day of FEBRUARY, 20 17. 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

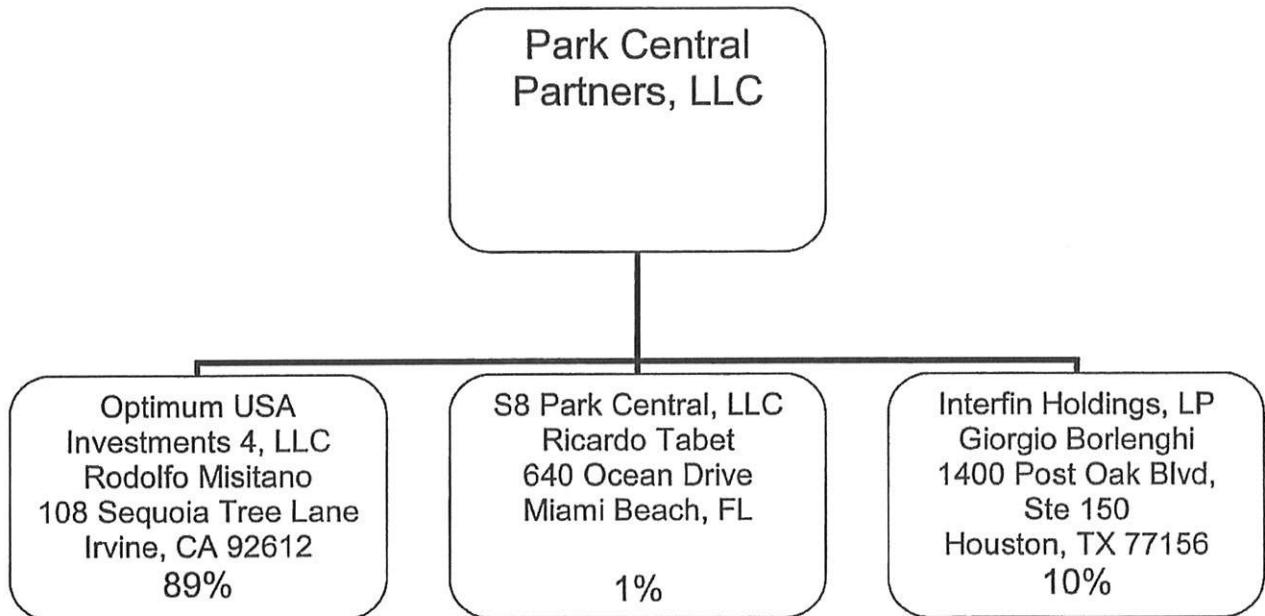
PRINT NAME

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





BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6223

E-Mail: CKoshal@BRZoningLaw.com

VIA HAND-DELIVERY

April 28, 2017

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

Re: Certificate of Appropriateness for 626-650 Ocean Drive, Miami Beach: the Heathcote Apartments, the Park Central Hotel, and the Imperial Hotel

Dear Tom:

This law firm represents Park Central Partners, LLC (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 Certificate of Appropriateness for the Property.

Description of Property. The Property is 26,000 square feet in size, located on the west side of Ocean Drive between 6th Street and 7th Street. To the west is Ocean Court, and to the east of the Property lie 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: the Heathcote, the Park Central, and the Imperial. Each of these hotels has been independently designated as contributing in the Historic Properties database. 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 creating a beautiful internal courtyard between the Heathcote and the Park Central. The Historic Preservation Board ("HPB") approved a Certificate of Appropriateness for these items in February 2014 through HPB Order No. 7408 ("2014 Approval"). The Applicant intends to proceed with the renovations as depicted in the 2014 Approval. At this time, the Applicant seeks to

supplement 2014 Approval with two additional items: new retractable awnings for the front façade of the Property and an outdoor bar counter to be located within the renovated courtyard. There are no modifications proposed for the interiors of the historic hotels as part of this application.

Retractable Awnings. The Applicant is seeking a Certificate of Appropriateness ("COA") for new awnings for the front façades of the Park Central and the Imperial. The proposed new design will be an upgrade to the existing awnings in terms of aesthetics and function, and will not require demolition for installation. The new awnings' modern design require no frontal support, and provide for uninterrupted panoramic views for both the public and patrons of the Property. The awnings will have a mechanically operated, retractable canopy that will be usable in all weather conditions. Most importantly, the proposed awnings are in line with the overall vision of the Ocean Drive Task Force, which was put together by the Mayor to rehabilitate the aesthetics of Ocean Drive.

Outdoor Bar Counter. The Applicant is also seeking a COA for the design of the outdoor bar counter. The MXE district permits accessory outdoor bar counters by right. However, since the outdoor bar counter will be in the interior courtyard adjacent to the historic Park Central Hotel, the design of the bar counter is subject to HPB approval. The courtyard design shown in the 2014 Approval contained seating and tables in the area where the outdoor bar counter is currently proposed. The proposed outdoor bar counter will better activate this space and is of a design that complements the Park Central and enhances the courtyard's aesthetic. The Applicant intends to create a classy and chic outdoor experience that will contribute positively to the Ocean Drive atmosphere.

Variance Request. Pursuant to Section 142-543(3) of the City Code, accessory outdoor bar counters may not be operated or utilized between 12:00 a.m. and 8:00 a.m. The Applicant seeks a variance of this section of the City Code to permit the operation of the outdoor bar counter in the interior courtyard until 2:00 a.m. The Property is located in the MXE, Mixed-Use Entertainment, zoning district which even by its name contemplates entertainment oriented establishments. Ocean Drive is the heart of this district, and world renowned for its entertainment establishments. As previously indicated, the Applicant seeks to create a classy outdoor experience that will contribute positively to the Ocean Drive atmosphere. The Applicant would face significant practical difficulty if not permitted to offer its patrons the same services that are offered at other establishments along Ocean Drive.

Additionally, due to the size of the Property and the combination of the three historic hotels, the Applicant has also requested a CUP from the City's Planning Board for a neighborhood impact establishment ("NIE") and outdoor entertainment establishment ("OEE") for the Property. The Planning Board will be reviewing the Property's operations and developing conditions related to same. It should be noted that residential uses are located a significant distance away from the Property, as identified in the Acoustical Impact Study prepared by Edward Dugger + Associates, which accompanies both this application and the Planning Board application.

Satisfaction of Hardship Criteria. The Applicant's request satisfies the hardship criteria as follows:

- (1) **Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;**

The outdoor courtyard area is peculiar to the Property and creates challenges for the proposed use as a hotel with restaurant components. The proposed uses are consistent with the uses contemplated within the MXE district. The Property is located on Ocean Drive which is characterized by uses more intense than what the Applicant is proposing.

- (2) **The special conditions and circumstances do not result from the action of the applicant;**

The Property's location and context do not result from the action of the Applicant. The Applicant simply seeks to provide service comparable to the service provided by other establishments within the immediate vicinity.

- (3) **Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district;**

Granting the requested variance will not confer any special privilege that is denied to other lands, buildings, or structures in the same zoning district. Other establishments along Ocean Drive have been granted this variance. However, the configuration of the Property is unique in that the outdoor bar counter will be located in an interior courtyard which will further buffer the use and any acoustical impact it may have.

- (4) **Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant;**

A literal interpretation of the land development regulations would deprive the Applicant of the ability to have the operations of the hotel and restaurant on the Property be consistent with area restaurants and neighboring hotels. As a result, the strict enforcement of the land development regulations would produce an unnecessary and undue hardship on the Applicant.

- (5) **The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;**

In order to allow the Applicant to make reasonable use of the Property, the requested two (2) hour extension of closing time is the minimum variance necessary. Surrounding restaurants enjoy similar closing times. Accordingly, the requested closing time of 2:00 a.m. will allow the Applicant to make reasonable use of the Property.

- (6) **The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and**

The MXE district contemplates establishments which allow patrons to avail themselves of Miami Beach's matchless ambiance both indoors and outdoors. Ocean Drive, within a historic hotel is the ideal location to enjoy the City's cultural uniqueness. Further, the courtyard is "enclosed" within the Property, which reduces the impact of the outdoor uses of the Property on the surrounding area. Accordingly the requested variance is in harmony with the general intent and purpose of the land development regulations.

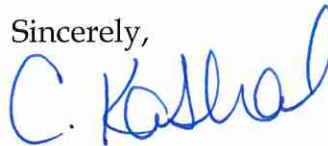
A sound study has been conducted and concluded that the proposed uses, including the outdoor bar counter, will not have an acoustical impact on the surrounding neighborhood. As such, this request will not negatively affect neighbors and, thus, meets the intent of the Code. Refer to the Sound Study prepared by Edward Duggar and Associates, PA, submitted under separate cover.

- (7) **The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.**

The requested variance is consistent with the City's comprehensive plan and does not reduce the levels of service as set forth in the plan.

Conclusion. The Applicant seeks approval of a Certificate of Appropriateness for design and installation of new front awnings and an outdoor bar counter. The proposed design of the awning will enhance the appearance of the Property and is consistent with the Task Force's objectives of having low profile canopies that provide a cleaner, more consistent, and brighter appearance while mitigating Ocean Drive sidewalk conditions. The outdoor bar counter will allow the Applicant to better serve patrons seeking an upscale experience along Ocean Drive. We respectfully request your recommendation of approval of the Applicant's requests. If you have any questions or comments with regard to the application, please give me a call at (305) 377-6223.

Sincerely,



Carli Koshal

cc: Michael Larkin, Esq.



CFN 2014R0235208
OR BK 29091 Pgs 4490 - 4497 (8pgs)
RECORDED 04/02/2014 09:45:43
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: February 11, 2014

FILE NO: 7408

PROPERTY: 626-650 Ocean Drive

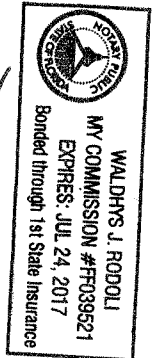
CERTIFICATION

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

(Signature of Planning Director or Designee) (Date)
Personally known to me or Produced ID:

Waldhys J. Rodoli 3-17-2014
Notary Public, State of Florida at Large
Printed Name: Waldhys J. Rodoli
My Commission Expires: (Seal)

This document contains 8 pages.



LEGAL: Parcel 1: South half of Lot 4 and all of Lot 5, block 11, of the Ocean Beach Addition no. 1, according to the plat thereof recorded in plat book 3, at page 11 of the public records of Dade County, Florida.

Parcel 2: Lot 3 and north half of Lot 4, block 11, of the Ocean Beach Addition no. 1, according to the plat thereof recorded in plat book 3, at page 11 of the public records of Dade County, Florida.

Parcel 3: Lot 2, block 11, of the Ocean Beach Addition no. 1, according to the plat thereof recorded in plat book 3, at page 11 of the public records of Dade County, Florida.

IN RE: The application for a Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 3-story Heathcote Apartments, the existing 7-story Park Central Hotel and the existing 3-story Imperial Hotel, including the reconfiguration of the site, as part of a new hotel development.

ORDER

The applicant, Park Central Partners, LLC, filed an application with the City of Miami Beach Planning Department for a Certificate of Appropriateness.

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

- A. The structures located on Parcels 1, 2 and 3 are classified as 'Contributing' in the Miami Beach Historic Properties Database and are located within the Ocean Drive/Collins Avenue Local Historic District.
- B. Based on the plans and documents submitted with the application, testimony and

the

information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is consistent with the Certificate of Appropriateness Criteria in Section 118-564(a)(1) of the Miami Beach Code, is consistent with Certificate of Appropriateness Criteria in Section 118-564(a)(2) of the Miami Beach Code, is not consistent with Certificate of Appropriateness Criteria 'b', 'c', 'g', 'h' & 'i' in Section 118-564(a)(3) of the Miami Beach Code, and is consistent with Certificate of Appropriateness Criteria for Demolition in Section 118-564(f)(4) of the Miami Beach Code.

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

1. Revised elevation, site plan and floor plan drawings shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:
 - a. The original Park Central Hotel flagpole located at the parapet of the east façade shall be recreated to the greatest extent possible, according to available historical documentation, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - b. The finished floor within the proposed Park Central Hotel lobby bar shall consist of a neutral colored terrazzo, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - c. Final details of all hardscape materials including material samples of the proposed terrazzo pavers and wood pool decking shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - d. The final location and details of all exterior ramp and railings systems, including materials, dimensions and finishes, shall be provided in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - e. The finish of the planter wall facing Ocean Drive shall consist of a high quality natural material, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - f. Final details of all exterior surface finishes and materials shall be required, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - g. Manufacturers drawings and Dade County product approval numbers for all new windows, doors and glass shall be required and all new proposed windows shall substantially match the original window configurations, in a manner to be reviewed and approved by staff, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

- h. The final design and details of all exterior lighting shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. Interior lighting shall be designed in a manner to not have an adverse overwhelming impact upon the historic hotel or the surrounding historic district.
 - i. All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and elevation drawings and shall be screened from view, and all kitchen exhaust ducting shall be contained within the building from the first floor through to the roof, in a manner to be reviewed and approved by staff, consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. Any rooftop mechanical equipment, structures or screening not shown on the plans approved by the Board may require later Board approval.
 - j. A museum quality historic analysis and display of the existing structures, inclusive of a photographic and written description of the history and evolution of the original building and its changes of use over time, shall be submitted to and approved by staff, prior to the issuance of a Certificate of Occupancy or a Temporary Certificate of Occupancy; such historic analysis shall be displayed prominently within the public area of the historic structure, in a location to be determined by staff.
 - k. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms; such transformers and vault rooms, and all other related devices and fixtures, shall not be permitted within any required yard or any area fronting a street or sidewalk. The location of any exterior transformers, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - l. Prior to the issuance of a Certificate of Occupancy, the Architect for the project architect shall verify, in writing, that the project is consistent with the elevations, floor plans, site plan and landscape plans approved by the Planning Department for Building Permit.
2. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
- a. Street trees shall be required along Ocean Drive, placed with a minimum 36" clear space between the tree trunk and the back of curb, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.



- b. Silva Cells in tree pits, with the City Standard black and white bound aggregate system and fertilization trench, irrigation, and two (2) up-lights per City standards, shall be required for all street and shade trees, in a manner to be reviewed and approved the Board.
 - c. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the final revised landscape plan.
 - d. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
 - e. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow prevention devices. Backflow prevention devices shall not be permitted within any required yard or any area fronting a street or sidewalk, unless otherwise permitted by the Land Development Regulations. The location of all backflow prevention devices, and how they are screened from the right-of-way, shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff. The fire department shall require a post-indicator valve (PIV) visible and accessible from the street.
 - f. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all post-indicator valves (PIV), fire department connections (FDC) and all other related devices and fixtures, which shall be clearly indicated on the site and landscape plans, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - g. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms; such transformers and vault rooms, and all other related devices and fixtures, shall not be permitted within any required yard or any area fronting a street or sidewalk. The location of any exterior transformers, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
 - h. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect for the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.
3. All building signage, with the exception of historic signage, shall be composed of flush mounted, non-plastic, individual letters and shall require a separate permit.
4. The final exterior surface color scheme, including color samples, shall be subject to the review and approval of staff and shall require a separate permit.



5. A traffic mitigation plan, which addresses all roadway Level of Service (LOS) deficiencies relative to the concurrency requirements of the City Code, if required, shall be submitted prior to the issuance of a Building Permit and the final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
6. All new and altered elements, spaces and areas shall meet the requirements of the Florida Accessibility Code (FAC).
7. The project shall comply with any landscaping or other sidewalk/street improvement standards as may be prescribed by a relevant Urban Design Master Plan approved prior to the completion of the project and the issuance of a Certificate of Occupancy.
8. The applicant may be required to submit a separate analysis for water and sewer requirements, at the discretion of the Public Works Director, or designee. Based on a preliminary review of the proposed project, the following may be required by the Public Works Department:
 - a. A traffic and neighborhood impact study shall be conducted as a means to measure a proposed development's impact on transportation and neighborhoods. The study shall address all roadway Level of Service (LOS) deficiencies relative to the concurrency requirements of the City Code, and if required, shall be submitted prior to the issuance of a Building Permit. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code. The developer shall refer to the most recent City of Miami Beach's Traffic and Neighborhood Impact Methodology as issued by the Public Works Department.
 - b. Remove/replace sidewalks, curbs and gutters on all street frontages, if applicable. Unless otherwise specified, the standard color for city sidewalks is red, and the standard curb and gutter color is gray.
 - c. Mill/resurface asphalt in rear alley along property, if applicable.
 - d. Provide underground utility service connections and on-site transformer location, if necessary.
 - e. Provide back-flow prevention devices on all water services.
 - f. Provide on-site, self-contained storm water drainage for the proposed development.
 - g. Meet water/sewer concurrency requirements including a hydraulic water model analysis and gravity sewer system capacity analysis as determined by the Department and the required upgrades to water and sewer mains servicing this project.
 - h. Payment of City utility impact fees for water meters/services.



- i. Provide flood barrier ramps to underground parking or minimum slab elevation to be at highest adjacent crown road elevation plus 8".
 - j. Right-of-way permit must be obtained from Public Works.
 - k. All right-of-way encroachments must be removed.
 - l. All planting/landscaping in the public right-of-way must be approved by the Public Works and Parks Departments.
9. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
10. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
11. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
12. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
13. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended by the Board, that the Certificate of Appropriateness is GRANTED for the above-referenced project subject to those certain conditions specified in paragraph C of the Findings of Fact (Condition Nos. 1-13 inclusive) hereof, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Historic Preservation Board, as determined by staff, "The Park Central Hotel", as prepared by Space4Architecture, dated January 21, 2014.

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



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

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original Certificate of Appropriateness was granted, this Certificate of Appropriateness will expire and become null and void. If the Full Building Permit for the project should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), this Certificate of Appropriateness will expire and become null and void.

In accordance with Section 118-561 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this **Order** shall subject this Certificate of Appropriateness to Section 118-564, City Code, for revocation or modification of the Certificate of Appropriateness.

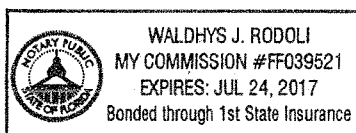
Dated this 24th day of February, 2014.

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]
THOMAS R. MOONEY, AICP
ACTING PLANNING DIRECTOR
FOR THE CHAIR

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

The foregoing instrument was acknowledged before me this 24th day of February, 2014 by Thomas R. Mooney, Acting Planning Director, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



Waldhys J. Rodoli
NOTARY PUBLIC

[Signature]

Page 8 of 8
HPB File No. 7408
Meeting Date: February 11, 2014

Miami-Dade County, Florida

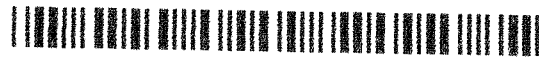
My commission expires: 7-24-17

Approved As To Form:

Legal Department:  (2-20-2014)

Filed with the Clerk of the Historic Preservation Board on 2-24-14 (WSK)
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CFN 2014R0529793
OR Bk 29247 Pgs 4235 - 4238; (4pgs)
RECORDED 07/29/2014 09:47:18
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: July 8, 2014

FILE NO: 7408

PROPERTY: 626-650 Ocean Drive

CERTIFICATION

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

(Signature of Planning Director or Designee) (Date)
Personally known to me or Produced ID:

Teresa Maria
Notary Public, State of Florida at Large
Printed Name: TERESA MARIA
My Commission Expires: (Seal)

This document contains 4 pages.

TERESA MARIA
MY COMMISSION # FF 042188
EXPIRES: December 2, 2017
Blindfold Time Budget Notary Services



LEGAL: Parcel 1, Heathcote Apartments: South half of Lot 4 and all of Lot 5, block 11, of the Ocean Beach Addition no. 1, according to the plat thereof recorded in plat book 3, at page 11 of the public records of Dade County, Florida.
Parcel 2, Park Central Hotel: Lot 3 and north half of Lot 4, block 11, of the Ocean Beach Addition no. 1, according to the plat thereof recorded in plat book 3, at page 11 of the public records of Dade County, Florida.
Parcel 3, Imperial Hotel: Lot 2, block 11, of the Ocean Beach Addition no. 1, according to the plat thereof recorded in plat book 3, at page 11 of the public records of Dade County, Florida.

IN RE: The Application for modifications to a previously issued Certificate of Appropriateness for the partial demolition, renovation and restoration of the existing 3-story Heathcote Apartments, the existing 7-story Park Central Hotel and the existing 3-story Imperial Hotel, including the reconfiguration of the site, as part of a new hotel development. Specifically, the applicant is requesting a waiver in accordance with Section 118-564(f)(6) of the City Code, the requirement that a full building permit for the new construction be issued prior to the issuance of a demolition permit for a non-contributing structure on the site.

SUPPLEMENTAL ORDER

The applicant, Park Central Partners, LLC, filed an application with the City of Miami Beach Planning Department for a Certificate of Appropriateness.

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

gm

- A. The subject structures are classified as 'Contributing' in the Miami Beach Historic Properties Database and are located within the Ocean Drive/Collins Avenue Local Historic District.
- B. The subject Certificate of Appropriateness was originally approved by the Historic Preservation Board on February 11, 2007.
- C. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is consistent with the Certificate of Appropriateness Criteria in Section 118-564(a)(1) of the Miami Beach Code, is consistent with Certificate of Appropriateness Criteria in Section 118-564(a)(2) of the Miami Beach Code, is consistent with Certificate of Appropriateness Criteria in Section 118-564(a)(3) of the Miami Beach Code, and is consistent with Certificate of Appropriateness Criteria for Demolition in Section 118-564(f)(4) of the Miami Beach Code.
- D. The project would remain consistent with the criteria and requirements of section 118-564 if the following conditions are met:
 - 1. In accordance with Section 118-564(f)(6) of the City Code, the requirement that a full building permit for the new construction be issued prior to the issuance of a demolition permit for the existing noncontributing structures, is hereby waived.
 - 2. The Supplemental Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
 - 3. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
 - 4. The Supplemental Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
 - 5. The Supplemental Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
 - 6. The previous Final Order dated February 11, 2014 shall remain in full force and effect, except to the extent modified herein.
 - 7. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.

8. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended by the Board, that the Certificate of Appropriateness is GRANTED for the above-referenced project subject to those certain conditions specified in paragraph D of the Findings of Fact (Condition Nos. 1-8 inclusive) hereof, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Historic Preservation Board, as determined by staff, entitled "The Park Central Hotel", as prepared by Space 4 Architecture, dated July 8, 2014.

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

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

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original Certificate of Appropriateness was granted, this Certificate of Appropriateness will expire and become null and void. If the Full Building Permit for the project should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), this Certificate of Appropriateness will expire and become null and void.

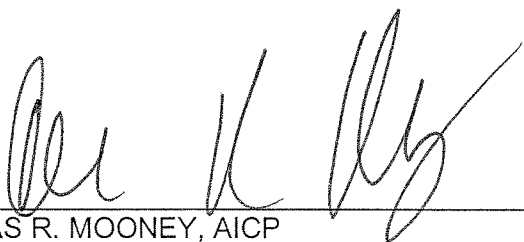
In accordance with Section 118-561 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this **Order** shall subject this Certificate of Appropriateness to Section 118-564, City Code, for revocation or modification of the Certificate of Appropriateness.

Dated this 14th day of JULY, 2014.

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA



Page 4 of 4
HPB File No. 7408
Meeting Date: July 8, 2014

BY: 
THOMAS R. MOONEY, AICP
PLANNING DIRECTOR
FOR THE CHAIR

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

The foregoing instrument was acknowledged before me this 14th day of July 2014 by Thomas R. Mooney, Planning Director, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



TERESA MARIA
MY COMMISSION # FF 042188
EXPIRES: December 2, 2017
Bonded Thru Budget Notary Services


NOTARY PUBLIC FF 042188
Miami-Dade County, Florida
My commission expires: 12-2-17

Approved As To Form:
City Attorney's Office:  (7-11-14)

Filed with the Clerk of the Historic Preservation Board on 7-14-14 (WJR)



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

Address: **626-650 Ocean Dr**

Date: **2/28**

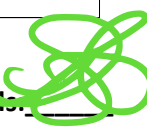
File Number:

BOARD APPLICATION CHECK LIST

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

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

Indicate N/A If Not Applicable

Initials: 

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

Address:

File Number:

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

Indicate N/A If Not Applicable

Initials. 

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

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Address:

File Number:

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

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

NOTES:

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



APPLICANT'S OR DESIGNEE'S SIGNATURE



Date



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

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.

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

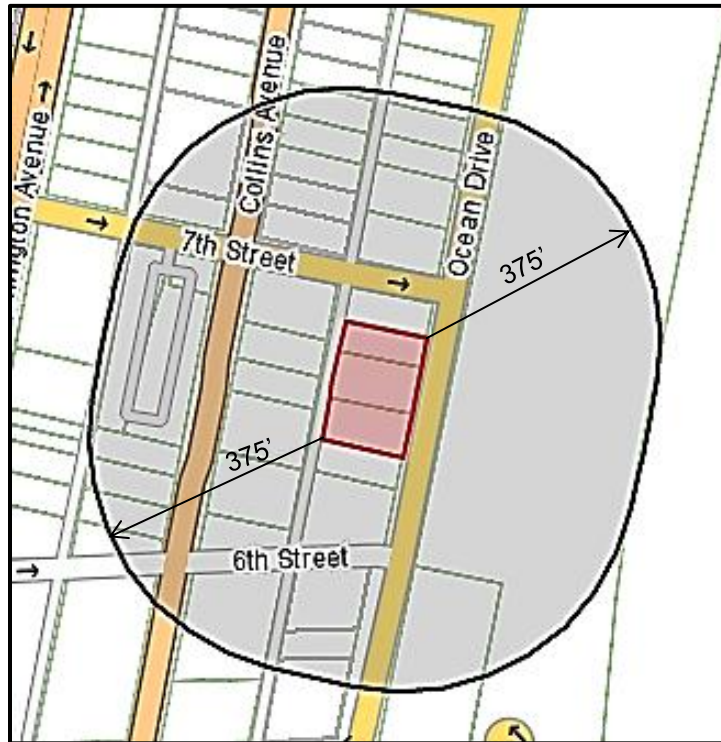
Name	Address	City	State	Zip	Country
1290182 ONTARIO LTD	101 JEVLAN DR	WOODRIDGE ONTARIO L4L 8C2			CANADA
JUAN BORIS JULIO SUMAR PUPPO	JORGE CHAVEZ 599 DPTO. 603 MIRAFLORES	LIMA L18			PERU
MARIA EUGENIA BOTTI	VIA FUORI PONTE 2	REGGIO EMILIA			ITALY
600 COLLINS LLC C/O FUNARO AND CO	846 LINCOLN RD 5TH 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
GUIA 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

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