

# OPERATIONS PLAN

THE PARK CENTRAL HOTEL

626-650 OCEAN DRIVE

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MIAMI BEACH FLORIDA

Planning Board Submission  
First Submission - March 14, 2017

# **TABLE OF CONTENTS**

CONCEPT - 3

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HOURS OF OPERATION - 4

\*

STAFFING LEVELS - 5

\*

ACCESS & SECURITY - 6

\*

PARKING - 7

\*

DELIVERIES AND COLLECTIONS - 8

# Concept

The Property's operations will bridge the existing iconic Park Central, Imperial, and Heathcote buildings together with a remodeled courtyard area. Inspired by Miami's modern aesthetics with Floridian accents, Cuban color palette and an intimate interior that pays homage to Ocean Drive of the 1940s. The area will transport guests to a new take on a bygone era of glitz and glamour.

Guests will unwind by the pool in the courtyard, sip Daiquiris at the lobby bar and taste cultural flavors with several dining operations whose innovative approaches will bring a new fine dining establishment to Ocean Drive. Naturally, music, live and recorded, will help set the mood at this iconic location.

# Hours of Operation

## **Indoor Restaurant Operating Hours**

Sundays - Wednesdays | 7:00 AM – 1:00 AM

Thursdays – Saturdays | 7:00 AM – 4:30 AM

## **Outdoor Lounge Area Operating Hours**

Sundays - Wednesdays | 10:00 AM – 1:00 AM

Thursdays – Saturdays | 9:00 AM – 2:00 AM

## **Access**

The main guest entrances will be located along Ocean Drive.

# STAFFING LEVELS FOR FOOD & BEVERAGE USES

According to the hours of operation applied for under this Conditional Use Permit, the Applicant expects to have two restaurants as well as indoor and outdoor bar counters with the below staffing levels:

SHIFT	NO. OF STAFF
Breakfast	30
Lunch	50
Dinner	70

# ACCESS & SECURITY

The Property is located on the west side of Ocean Drive between 6<sup>th</sup> and 7th Streets, in Miami Beach. Patrons will gain access to the Property through the main hotel entrances at 640 and 650 Ocean Drive.

Once inside, patrons will be able to explore the space and enjoy the ambience. Food will be served on tableware with non-disposable cutlery.

The concept is to have the most refined experience on Ocean Drive from music, to the best dining experience.

Security cameras will overlook the lobby. Additionally, there will be security staff present during the hours of operation. Security staff will assist with the flow of guests into and out of the property.

The number of staff and security personnel will depend on the day-to-day operations and needs of the Property.

# PARKING

The property is located on Ocean Drive, which is the heart of Miami Beach.

There is ample off-street parking in the surrounding neighborhood, including several parking lots and garages, and metered on-street self-parking. In fact, there is a City parking garage just west of the Property on Collins Avenue. The Applicant further anticipates that many patrons will arrive by foot or taxi. Valet services will be provided along the Ocean Drive frontage, as they have been historically.

# DELIVERIES & COLLECTIONS

The following procedures will be implemented to ensure minimal impact on local residents:

All deliveries will occur during weekday hours between 7:00 AM and 5:00 PM through the designated loading area, which is located along the rear of the property (on the West side), totally within a private back alley area.

Refuse collection will take place between 7:00 AM and 5:00 PM from the same location as has been historically used by the hotel. All refuse will be walked from the back of house areas, out the rear door on the south side of the property, to the street via the back alley.





EDWARD DUGGER + ASSOCIATES, P.A.  
Consultants in Architectural Acoustics

9 March, 2017

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

Re: Sound Study  
The Park Central Hotel  
626-650 Ocean Drive  
Miami Beach, Florida, 33139

Dear Mr. Mooney,

Please find enclosed the sound study report for The Park Central Hotel prepared by Edward Dugger + Associates (ED+A). This report assesses the potential acoustical impact at 626-650 Ocean Drive in conjunction with the Applicant's request for a conditional use permit for a Neighborhood Impact Establishment and Outdoor Entertainment Establishment.

If you have any questions or comments regarding this report, please feel free to contact our office.

Regards,

A handwritten signature in black ink that reads "Edward Dugger". The signature is stylized with a large, flowing "E" and "D".

Edward Dugger, FAIA ASA NCAC INCE  
Principal

1239 SE Indian Street, Suite 103, Stuart, Florida 34997

Office: (772) 286-8351 Fax: (772) 600-3613

[www.edplusa.com](http://www.edplusa.com) AA 26000667



EDWARD DUGGER + ASSOCIATES, P.A.  
Consultants in Architectural Acoustics

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## ACOUSTICAL IMPACT STUDY

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Date: 9 March, 2017

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

From: Sam Shroyer, ASA  
Edward Dugger, FAIA ASA NCAC INCE

Re: **Sound Study**  
**The Park Central Hotel**  
**626-650 Ocean Drive**  
**Miami Beach, Florida, 33139**  
ED+A 17860

Number of pages included with this sheet: 6

### Summary of Findings

During a twenty-four-hour acoustical measurement period, the lowest one-minute A-weighted equivalent-continuous sound pressure level ( $L_{eq}$ ) measured by ED+A was 51.3 dBA at 5:24 AM. The distance between the pool deck and the closest residences would provide approximately 46 dBA between the two locations. To affect the sound pressure levels which would be measured at the residential properties, ignoring the presence of other buildings, pool deck activity would have to be measured at 87 dBA at the source. This is not accounting for the presence of buildings, a diminished line-of-sight between the two locations, and other more dominant sources in the immediate area.

In any case, comparable sound pressure levels would not be expected in the pool area as it is the applicant's goal to create an upscale environment. While the pool itself will close at sundown, the deck may remain open as late as 2:00 AM as a gathering area for guests. However, ED+A does not anticipate that this project would have any acoustical impact on the surrounding community, particularly in regard to residential properties.

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## Project Introduction

The Park Central Hotel is a group of existing buildings which are currently undergoing a renovation. The applicant is seeking a Conditional Use Permit as a hotel with associated bar, dining, and pool facilities. The project will also occasionally include DJs and live musicians for the pool deck and exterior bar area. ED+A has investigated the potential noise impact that the project could have on the surrounding neighborhood, as detailed in this report.

The property under evaluation, located at 626-650 Ocean Drive between 6<sup>th</sup> Street and 7<sup>th</sup> Street, is an existing seven-story building, of approximately 61,000 sq. ft. Zoned as Mixed Use Entertainment (MXE), it consists primarily of a hotel with associated pool, bar, and dining facilities. The main entrance to the property is via Ocean Drive.

The area surrounding the property consists mostly of other Mixed Use properties fronting Ocean Drive and Collins Avenue. The closest sound sensitive property is a residential building located at 701 Collins Avenue, approximately 100 ft. from the northern boundary of 650 Ocean Drive and 300 ft. from the southern edge of 626 Ocean Drive. Other sound-sensitive properties are located to the south along 5<sup>th</sup> Street at distances of at least 500 ft. from 626 Ocean Drive.

The applicant intends to operate their pool deck (located on the western portion of 626 Ocean Drive along Ocean Court) between sunrise and sunset. The pool deck will feature a speaker system which will be operated by a DJ and will occasionally feature live performances. As the property is being renovated into an upscale hotel with the aim of attracting “refined” clientele, the activity and music on the pool deck will operate in a manner which is respectful to the needs and comfort of their own guests in the surrounding hotel rooms, and by extension, the surrounding community. This is also applicable to live performances and performers on the pool deck, such as saxophonists, singers with acoustic guitars, or jazz trio’s, whom would be featured for atmospheric purposes.

The interior restaurant is to open at 7:00 AM with the bar remaining open until 2:00 AM the next morning. The restaurant may occasionally feature live performances, but restaurant speakers will mostly be used only to provide a relaxing dining atmosphere which is common in many restaurants.

Additionally, the applicant has expressed that solo performers or small groups may be present on a terrace along Ocean Drive during daytime hours from time to time. These musicians would require minimal amplification and their performances would consist of instruments such as acoustic guitars or saxophones, akin to street



performers which are a commonly observed on Ocean Drive. The terrace is located in front of the hotel entrance and faces away from the residences toward the already busy Ocean Drive and performances would be limited to the busier and more vibrant time periods of the day.

Stylistically, the applicant has stated that the music on the pool deck and background music in the dining areas will be utilized with the intention of creating a Latin and lounge ambient atmosphere.

### Site Visit and Property Analysis

On January 6 and January 7, 2017, ED+A conducted acoustical measurements to quantify the existing ambient sound conditions at the subject property and the surrounding neighborhood. Measurements were taken at 626 Ocean Drive and near 650 Ocean Drive for a twenty-four-hour period, beginning and ending around 6:00 PM. See Figure 1 for measurement locations. Figures 2-5 show the results of these measurements in graphical form. More specific data can be provided if requested.

Location 1 was on a second-story platform near the future location of the pool deck at 626 Ocean Drive while Location 2 was near the northern property boundary of 650 Ocean Drive, out of a fifth-floor window.

### Acoustical Analysis

Data obtained from Location 1 provide sound pressure levels demonstrative of ambient sound levels in areas with little traffic or entertainment activity, while most of Location 2's data were influenced by nearby rooftop HVAC equipment. Even without the presence of this equipment, the ambient sound pressure levels at the intersection of 7<sup>th</sup> Street and Collins Avenue and the condominiums at 701 Collins Avenue would be expected to exceed those measured at Location 1 due to a higher concentration of entertainment establishments and traffic. The lowest one-minute equivalent-continuous sound pressure level ( $L_{eq}$ ) measured at Location 1 was 51 dBA.

In any case, sound emanating from the pool deck would have to be within 10 dBA of the ambient sound pressure level when measured at 701 Collins Avenue to even have an insignificant impact. This is extremely unlikely due to the distance between the two locations, shielding provided by buildings, and the intended use of the pool deck as described by the applicant.

A distance of 260 ft. would result in divergent attenuation of approximately 46 dBA in a free-field with no acoustical barriers to provide shielding. Therefore, to achieve a sound pressure level of 41 dBA (10 dBA below the lowest ambient  $L_{eq}$  of 51 dBA) at



the noise-sensitive receiver, source sound pressure levels at the pool deck would have to exceed 87 dBA. Again, this does not take into consideration the lack of a direct line-of-sight between the two locations due to buildings, which would provide additional sound attenuation. Sound pressure levels of this type would not be expected on the pool deck, especially during nighttime hours when ambient sound pressure levels lowest.

Additionally, the DJ location illustrated in *Park Central First Floor Layout* indicates that speakers on the pool deck would be facing southward, so sound on the pool deck would in fact be directed away from the condominiums. Though the exact speaker locations have not yet been provided by the applicant, ED+A recommends that outdoor speakers are directed toward the pool deck and hotel only, and not toward the property boundaries.

As the project under discussion is a hotel, additional noise due to an increase in foot or vehicular traffic would not be expected during evening hours, particularly near the condominiums at 701 Collins Avenue.

### Conclusion

Based on the measurements taken on January 6 and 7, 2017 and ED+A's analysis of the resulting data and the improvements planned by the applicant, ED+A has determined that the Park Central Hotel will not have an acoustical impact on the surrounding neighborhood, particularly at existing residential properties.

Acoustical measurements, data analysis, review of relevant materials, and discussion of the project with the applicant has resulted in ED+A's determination that the Park Central Hotel will not have an acoustical impact on the surrounding neighborhood, particularly at existing residential properties.

Figures



Figure 1



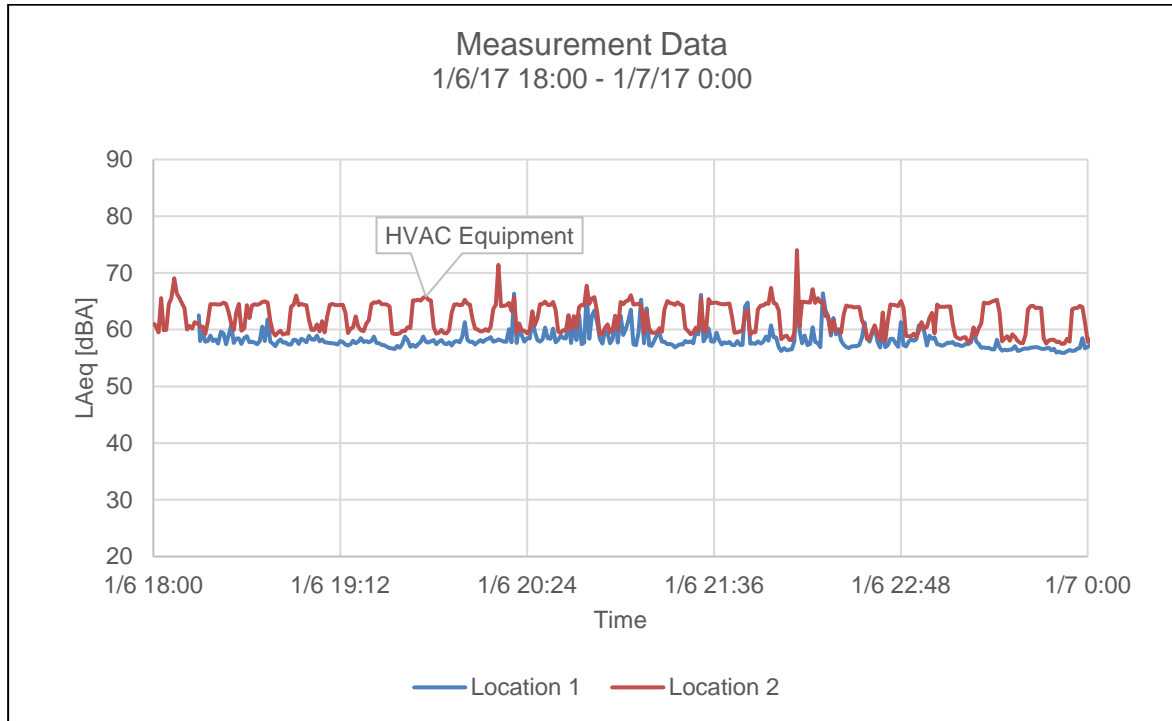


Figure 2

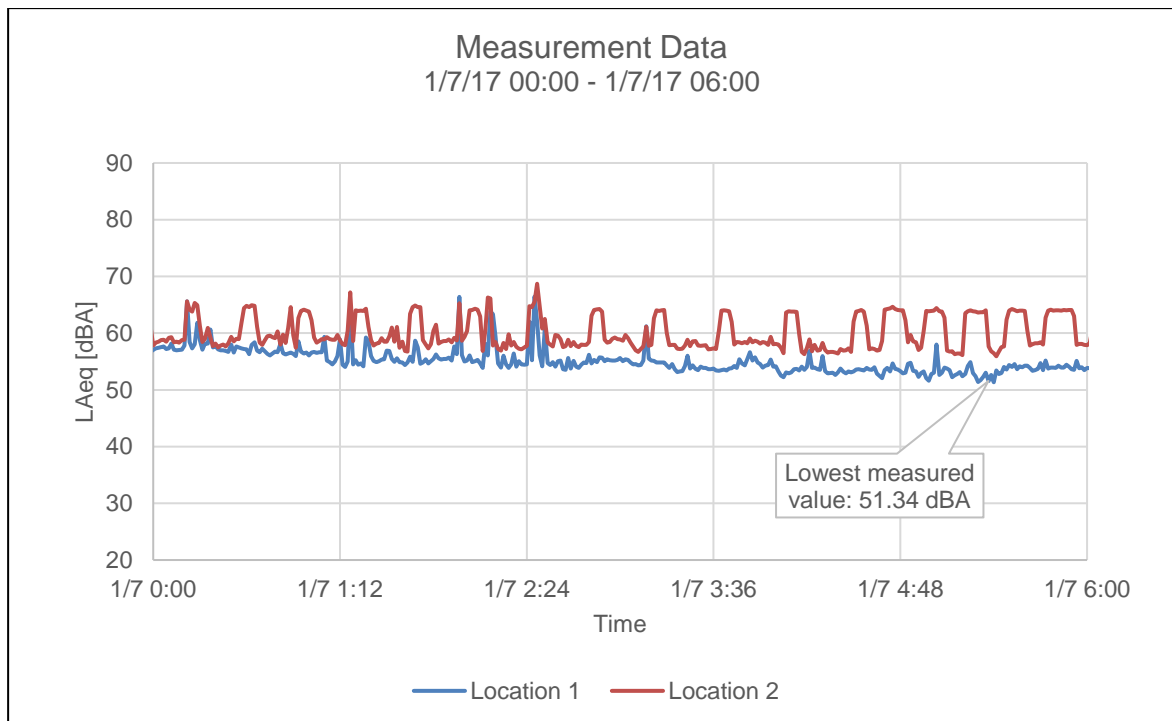


Figure 3

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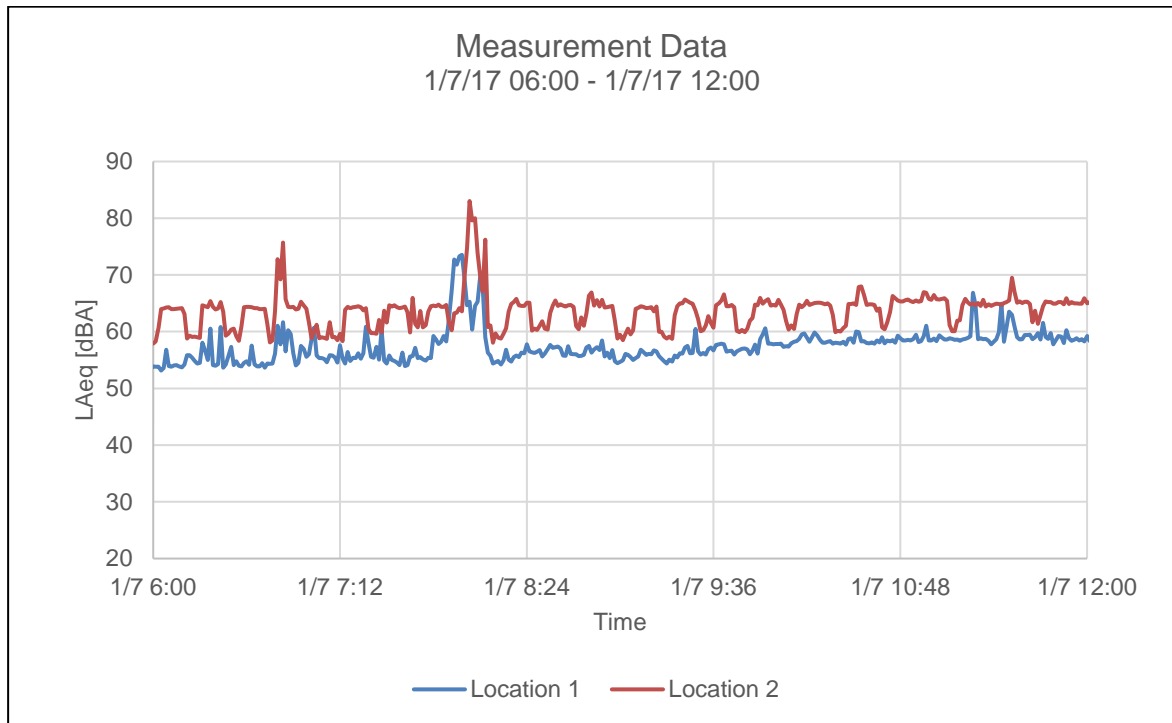


Figure 4

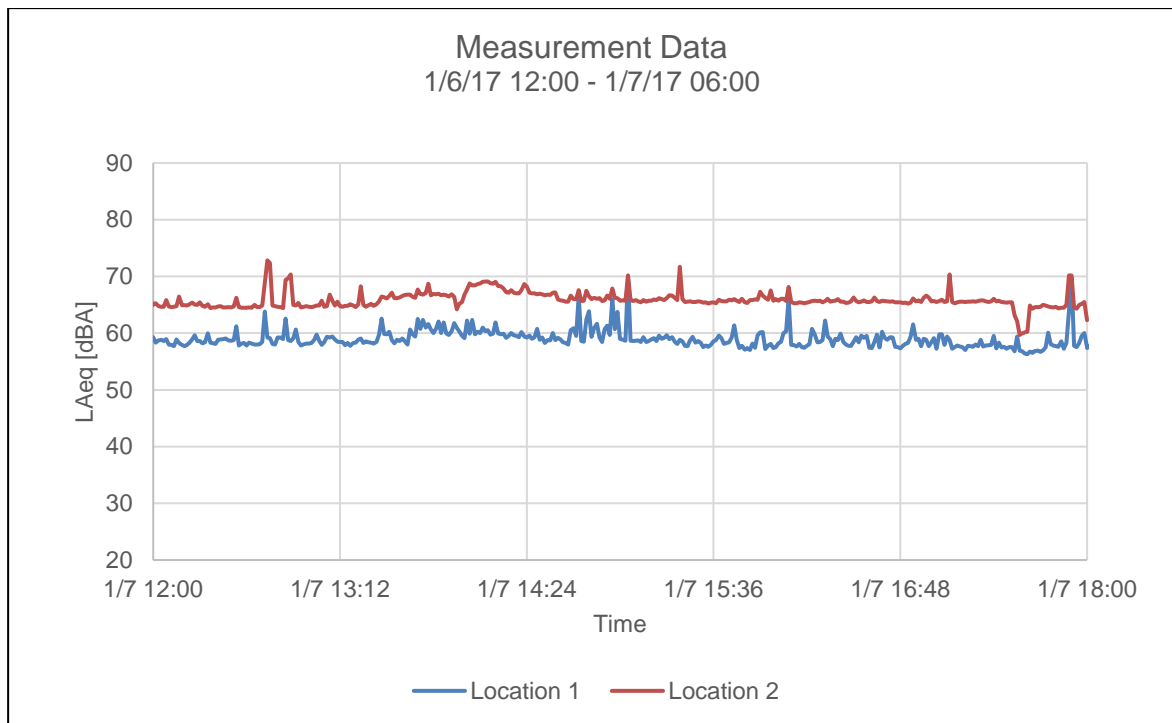


Figure 5

1239 SE Indian Street, Suite 103, Stuart, Florida 34997

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February 15, 2017

Park Central Hotel  
c/o Carli Koshal, Esq.  
Bercow Radell & Fernandez, P.A.  
200 S. Biscayne Boulevard, Suite 850  
Miami, Florida 33131

**Re: Park Central Hotel (626-650 Ocean Drive) – Traffic Statement**

Dear Carli:

Per your request, Traf Tech Engineering, Inc. conducted a traffic statement associated with the proposed improvements to the existing Park Central Hotel (626 – 650 Ocean Drive) located in the City of Miami Beach in Miami-Dade County, Florida. Figure 1 on the following Page shows the location of the project site. This report documents the projected trip generation and traffic impacts to the surrounding street system as a result of the proposed improvements. The following is a summary of our findings:

**Trip Generation**

A trip generation analysis was performed using the trip generation rates published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual* (9<sup>th</sup> Edition). The trip generation analysis was undertaken for daily, AM peak hour and PM peak hour conditions. The analysis was based on the following assumptions:

EXISTING LAND USE

- Hotel (127 rooms)

PROPOSED LAND USES

- Hotel (123 rooms)
- Terrace Improvements (98 new seats)

According to ITE's *Trip Generation Manual* (9<sup>th</sup> Edition), the trip generation rates used for the existing and proposed land uses are:

HOTEL (ITE Land Use 310)

*Daily Trip Generation*

T = 8.17 (X)

Where T = number of daily trips, X = number of hotel rooms

*PM Peak Hour of the Adjacent Street*

T = 0.60 (X) (51% inbound and 49% outbound)

Where T = number of peak hour trips, X = number of hotel rooms

8400 North University Drive, Suite 309, Tamarac, Florida 33321

Tel: (954) 582-0988 Fax: (954) 582-0989

RESTAURANT (ITE Land Use 931)

*Daily Trip Generation*

$$T = 2.86 (X)$$

Where T = number of daily trips, X = number of seats

*PM Peak Hour of the Adjacent Street*

$$T = 0.26 (X) \text{ (67\% inbound and 33\% outbound)}$$

Where T = number of peak hour trips, X = number of seats

Using the above-listed equations from the ITE document, a trip generation analysis was undertaken for the existing and proposed land uses. The results of this effort are documented in Tables 1 and 2.

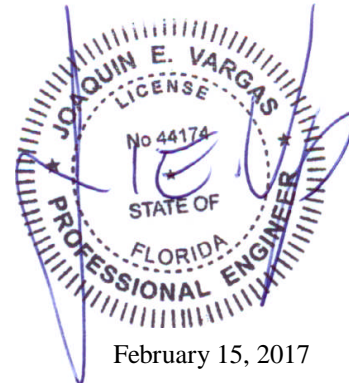
As indicated in the tables, the proposed hotel improvements are projected to generate approximately 79 new daily trips and approximately eight (8) new peak hour trips (four inbound and four outbound). Therefore, the proposed hotel improvements are anticipated to have a De-Minimus impact to the surrounding street system (one new peak hour trip every seven and one-half minutes).

Please give me a call if you have any questions.

Sincerely,

**TRAF TECH ENGINEERING, INC.**

Joaquin E. Vargas, P.E.  
Senior Transportation Engineer



February 15, 2017

<b>TABLE 1</b> <b>Trip Generation Summary (Current Use)</b> <b>626 - 650 Ocean Drive</b>					
Land Use	Size	Daily Trips	PM Peak Hour		
			Total Trips	Inbound	Outbound
Hotel (LUC 310)	127	1,038	76	39	37
<b>External Trips</b>		<b>1,038</b>	<b>76</b>	<b>39</b>	<b>37</b>

Source: ITE Trip Generation Manual (9th Edition)

<b>TABLE 2</b> <b>Trip Generation Summary (Proposed Uses)</b> <b>626 - 650 Ocean Drive</b>					
Land Use	Size	Daily Trips	PM Peak Hour		
			Total Trips	Inbound	Outbound
Hotel (LUC 310)	123	1,005	74	38	36
Terrace Seats (LUC 931)	98	280	25	17	12
Internal Trips (30%)		-168	-15	-8	-7
<b>External Trips</b>		<b>1,117</b>	<b>84</b>	<b>42</b>	<b>42</b>

Source: ITE Trip Generation Manual (9th Edition)

<b>Difference in Trips</b>		<b>79</b>	<b>8</b>	<b>4</b>	<b>4</b>
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# **APPENDIX A**

## **Site Plan – Park Central Hotel**

# THE PARK CENTRAL HOTEL

626-650 OCEAN DRIVE

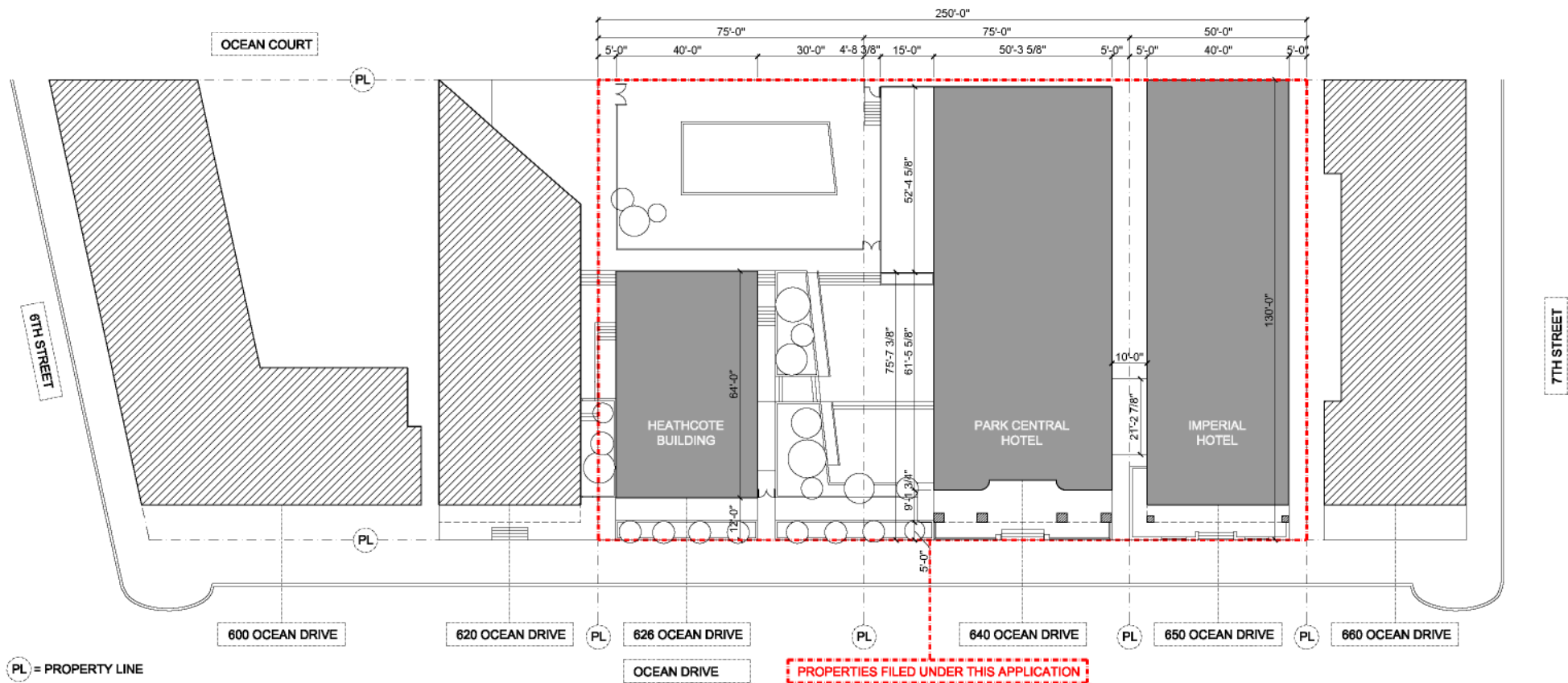
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MIAMI BEACH FLORIDA

space4architecture

HISTORIC PRESERVATION BOARD SUBMITTAL  
(JANUARY 21, 2014)





LOCATIONAL SITE PLAN

space4architecture

CLIENT  
THE PARK CENTRAL PARTNERS LLC  
620-650 Ocean Drive, Miami Beach, FL 33139

PROJECT NAME  
THE PARK CENTRAL HOTEL  
620/640/650 Ocean Drive, Miami Beach, FL 33139

LANDSCAPE ARCHITECT  
URBAN ROBOT ASSOCIATES  
420 Lincoln Road Ste. #406, Miami Beach, FL 33139  
T: 786-246-4857

EXECUTIVE ARCHITECT  
borges+associates  
1200 Brickell Avenue Suite 1525 Miami, FL 33131  
T: 305-374-9216

DESIGN ARCHITECT  
SPACE 4 ARCHITECTURE  
22 E 21st St # 8F New York, NY 10010  
T: 212-253-7099

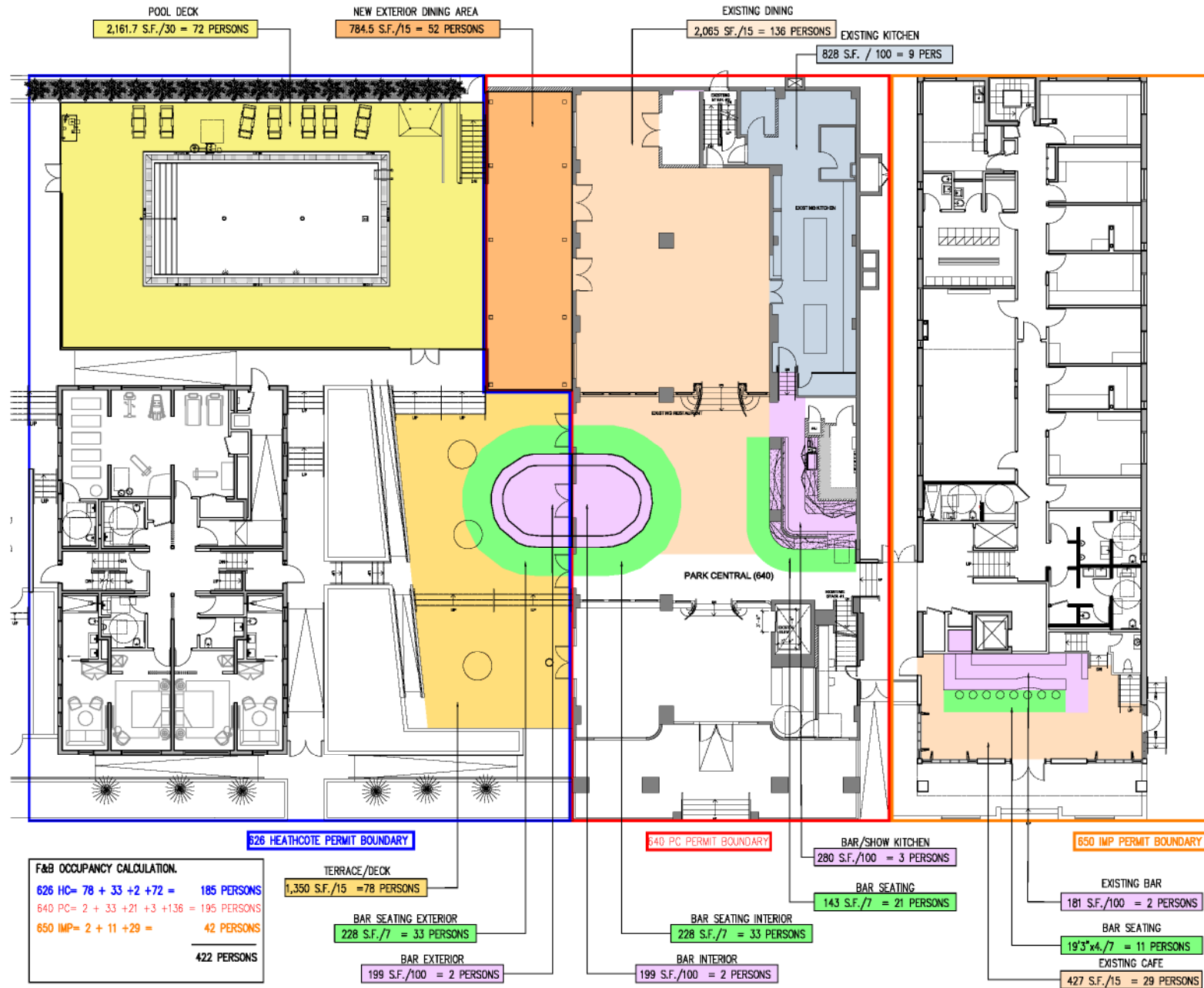
THE PARK CENTRAL HOTEL / MIAMI FLORIDA  
LOCATIONAL SITE PLAN  
NOT TO SCALE / DATE: 12.16.13  
Z-100

# 626/640/650 Ocean Drive, Miami Beach, FL 33139

## ZONING TABULATION

SITE DATA				
ZONING DISTRICT	MXE (mixed use entertainment) / Ocean Drive/Collins Avenue Historic District /Architectural District			
NET LOT AREA (NLA)	130'-0" X 200'-0"		26,000 S.F.	0.597 ACRE
	REQUIRED / ALLOWED	REQUIRED	PROVIDED	
LOT COVERAGE	NA	NA	13,984.9	54%
BUILDING DATA	REQUIRED / ALLOWED	ALLOWED	EXISTING	
FAR 626 OCEAN DRIVE -HEATHCOTE		NA	7,679.9 SF	
FAR 640 OCEAN DRIVE -PARK PLACE			37,118 SF	
FAR 650 OCEAN DRIVE -IMPERIAL			16,043.85 SF	
TOTAL FAR	2.0 Maximum Floor Area Ratio= 26,000 sf x 2= 52,000 sf		52,000 sf	60,841.82 SF
BUILDING HEIGHT	REQUIRED / ALLOWED	ALLOWED	EXISTING	
FAR 626 OCEAN DRIVE -HEATHCOTE	5 STORIES- 50'-0" FEET	5 STORIES	3 STORIES	
FAR 640 OCEAN DRIVE -PARK PLACE	5 STORIES- 50'-0" FEET	5 STORIES	7 STORIES	
FAR 650 OCEAN DRIVE -IMPERIAL	5 STORIES- 50'-0" FEET	5 STORIES	3 STORIES	
EXISTING BUILDING SET BACKS (SEC. 142-547)	FRONT	SIDE NORTH	SIDE SOUTH	REAR
FAR 626 OCEAN DRIVE -HEATHCOTE	12'-0"	NA	5'-0"	54'-0"
FAR 640 OCEAN DRIVE -PARK PLACE	14.15'	NA	NA	1.95'
FAR 650 OCEAN DRIVE -IMPERIAL	10'-0"	5.05'	NA	0'-0"
ROOF DECK AREA	NOTES			EXISTING
ROOF DECK AREA - PARK CENTRAL	Floor immediately below: 6,180.5 sf			2884.20 47%
HOTEL UNITS	MINIMUM HOTEL UNIT SIZE	AVERAGE UNIT SIZE	UNITS (EXIST. / PROPOSED)	NOTE:
FAR 626 OCEAN DRIVE -HEATHCOTE	100% >200 SF	545 SF	12 / 8	EXISTING HISTORIC DISTRICT HOTEL MIN UNIT SIZE= 200 SF
FAR 640 OCEAN DRIVE -PARK PLACE	100% >200 SF	290 SF	80 / 80	
FAR 650 OCEAN DRIVE -IMPERIAL	100% >200 SF	215 SF	35 / 35	
TOTAL			127 / 123	





# 626-650 Ocean Drive

## TRANSPORTATION DEMAND MANAGEMENT STRATEGIES

Transportation Demand Management (TDM) strategies are proposed to reduce the impacts of the project traffic on the surrounding roadway network. Typical measures promote bicycling and walking, encourage car/vanpooling and offer alternatives to the typical workday hours.

### Transportation Demand Plan

In order to reduce the impact of employee parking on surrounding neighborhoods we will use some methods to promote alternative modes of transportation or provide off-street parking.

Many possible incentives can be offered in a TDM plan. Some would be most effective for our staff. Below is how we plan to implement incentives:

**Bicycling** – riding a bike to work will be encouraged. There are two CitiBike stations within Lummus Park, across the street from the Property. Employees will be encouraged to use CitiBikes and will be provided incentives related to same.

**Carpooling Incentives** - If employees insist on private automobiles, the operator will create a carpooling incentive. For those employees serving as a carpool vehicle, the operator will provide an allowance for each person the driver takes to the work.

**Mass Transit Information** – Transit information will be included in the employee breakroom including route schedules and maps. This information will be updated regularly.

At regular staff meetings that review operational issues generally, the operator will update staff on the progress of the TDM Plan and remind and encourage them to take advantage of its incentives.

OFF. 1308632363

UNITY OF TITLE AGREEMENT

WHEREAS, the undersigned is the owner of a leasehold interest with respect to that certain property more particularly described in Exhibit "A" annexed hereto and made a part hereof (which property is also known as Imperial Hotel, 650 Ocean Drive, Miami Beach, Dade County, Florida); and

WHEREAS, the undersigned is the owner in fee of that property more particularly described in Exhibit "B" annexed hereto and made a part hereof (also known as Park Central Hotel, 640 Ocean Drive, Miami Beach, Dade County, Florida); and

WHEREAS, the undersigned is also the fee owner of that property more particularly described in Exhibit "C" annexed hereto and made a part hereof (also known as Heathcote Apartments, 626 Ocean Drive, Miami Beach, Dade County, Florida); and

WHEREAS, the undersigned has agreed with the City of Miami Beach that, in consideration of the issuance of a permit for a bar and restaurant, and other good and valuable consideration, the above described property should not be divided into separate parcels owned by several owners so long as the aforesaid permit is in existence,

NOW, THEREFORE, the undersigned hereby agrees to restrict the use of the property more particularly described in Exhibits "A", "B", and "C" in the following manner:

1. That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one plot or parcel of land.

2. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land and shall remain in full force and effect and be binding upon the undersigned, its successors and assigns, until such time as the same may be released in writing by the Director of the Development Services Division of the Fire Department of the City of Miami Beach or the executive officer of the successor of such Department, or, in the absence of such director or executive officer, by his assistant in charge of the office in his absence.

PROVIDED, HOWEVER, that a release will be executed when the premises are made to conform with applicable zoning regulations or the use or structure is removed from the premises and there is no further reason to maintain this Unity of Title on the public records.

INS0898

RECEIVED  
NOV 18 1963  
CITY OF MIAMI BEACH  
DEVELOPMENT SERVICES DIVISION  
FIRE DEPARTMENT  
3000 Biscayne Blvd.  
MIAMI BEACH, FLA. 33131

21

IN WITNESS WHEREOF, the undersigned has duly executed this  
Unity of Title Agreement this 14<sup>th</sup> day of November, 1986 at Miami  
Beach, Florida.

OCEAN DRIVE ASSOCIATES, LTD.,  
a Florida limited partnership

Witnesses:

Walter Rosen  
Henry E. Newton

By: Park Heathcote, Inc.,  
a Florida corporation,  
its sole General Partner

By: R. Anthony Goldman,  
President

STATE OF FLORIDA     )  
                              )  
COUNTY OF DADE     )

I hereby certify that on this 14<sup>th</sup> day of November, 1986  
before me personally appeared R. Anthony Goldman, President of  
Park Heathcote, Inc., a Florida corporation, which Florida corpo-  
ration is the sole General Partner of Ocean Drive Associates,  
Ltd., a Florida limited partnership, and he acknowledged execut-  
ing the foregoing instrument as the free act and deed of Park  
Heathcote, Inc., a Florida corporation, as the sole General  
Partner of Ocean Drive Associates, Ltd., a Florida limited part-  
nership.

[Signature]  
NOTARY PUBLIC  
State of Florida at Large

My commission expires:

at the State of Florida at Large.  
My Commission Expires March 20, 1987

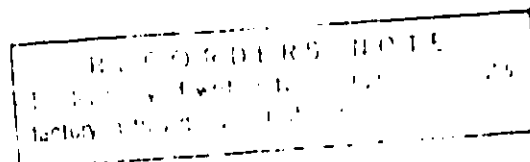
REF: 13086N2365

The Lessee's interest in and to that certain Lease Agreement, dated September 27, 1950, by and between HARRY BROWARNIK and FAY BROWARNIK, husband and wife; ISIDOR ELLMAN and SADIE ELLMAN, husband and wife; ABRAHAM STEINGOLD and ANNA STEINGOLD, husband and wife; and ROSE COHEN, a widow, as Lessors, and WILLIAM M. LEVINE and LILLIAN LEVINE, his wife, as Lessee and recorded in Deed Book 3342 at Page 362 of the Public Records of Dade County, Florida, as modified by a certain Modification of Ninety-Nine Year Lease, dated November 19, 1957 by and between HERMAN MANKES, joined by his wife, BESSIE MANKES, and ALEXANDER FELDMAN, joined by his wife, JEAN FELDMAN, and DAVID GREEN, joined by his wife SHIRLEY GREEN, as Lessors, and EDNA MORRIS and SHIRLEY GREEN, as Lessees, and recorded in Official Records Book 616 at Page 647 of the Public records of Dade County, Florida (the "Lease"), which Lease grants unto the Lessee herein a ninety-nine year leasehold interest in and to the premises located in Dade County, Florida, described as follows, to wit: etc.

Lot 2, Block 11 of 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, also known as The Imperial Hotel, located at 650 Ocean Drive, Miami Beach, Florida;

TOGETHER with the building and improvements located on said premises.

EXHIBIT "A"



OFF. REC. 13086PG2366

EXHIBIT "B"

Lot 3 and the North Half of Lot 4, all in Block 11,  
of OCEAN BEACH ADDITION NO. 1, a subdivision according  
to the Plat thereof, recorded in Plat Book 3, at Page 11,  
of the Public Records of Dade County, Florida, together  
with all additions, improvements and appurtenances  
thereon.

**CITY OF MIAMI BEACH**  
**CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT**

---

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

TRADE NAME: HEATHCOTE APARTMENTS  
IN CARE OF: RES R ANTHONY GOLDMAN  
ADDRESS: 640 OCEAN DR  
MIAMI BEACH, FL 33139-6219

RECEIPT NUMBER: RL-87102711  
Beginning: 10/01/2012  
Expires: 09/30/2013  
Parcel No: 0242030040040

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

A certificate of Use / Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

This Receipt may be transferred:

A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information

**TRADE ADDRESS: 626 OCEAN DR**

<b>Code</b> 009500	<b>Certificate of Use/Occupation</b> HOTELS (SMOKE DETECTOR)
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<b>CERTIFICATE OF USE</b>	200
<b>PREVIOUS BALANCE</b>	\$ 0.00
<b>C_U # OF UNITS</b>	10
<b># OF HOTEL ROOMS</b>	10

Storage Locations

FROM: CITY OF MIAMI BEACH  
1700 CONVENTION CENTER DRIVE  
MIAMI BEACH, FL 33139-1819

PRESORTED  
FIRST CLASS  
U.S. POSTAGE  
PAID  
MIAMI BEACH, FL  
PERMIT No 1525

MARLO COURTNEY  
804 OCEAN DR  
MIAMI BEACH, FL 33139-5809



**CITY OF MIAMI BEACH**  
**CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT**

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1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

TRADE NAME: PARK CENTRAL HOTEL (HTL & MERCHANT SALES)  
IN CARE OF: R ANTHONY GOLDMAN  
ADDRESS: 640 OCEAN DR  
MIAMI BEACH, FL 33139-6219

RECEIPT NUMBER: RL-87102695  
Beginning: 10/01/2012  
Expires: 09/30/2013  
Parcel No: 0242030040030

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

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Additional Information

**TRADE ADDRESS: 640 OCEAN DR**

Code	Certificate of Use/Occupation
009500	HOTELS (SMOKE DETECTOR)
012065	MERCHANTS SALES

CERTIFICATE OF USE	200
RETAIL INVENTORY	\$ 1000
PREVIOUS BALANCE	\$ 0.00
C_U # OF UNITS	80
# OF HOTEL ROOMS	80

Storage Locations

FROM: CITY OF MIAMI BEACH  
1700 CONVENTION CENTER DRIVE  
MIAMI BEACH, FL 33139-1819

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804 OCEAN DR  
MIAMI BEACH, FL 33139-5809





**CITY OF MIAMI BEACH**  
**CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT**

---

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

TRADE NAME: PARK CENTRAL PARTNERS, LLC  
IN CARE OF: RICARDO TABET  
ADDRESS: 3830 CAROLE CT  
MIAMI, FL 33133-6506

RECEIPT NUMBER: RL-10006816  
Beginning: 10/01/2014  
Expires: 09/30/2015  
Parcel No: 0242030040030

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Additional Information

**TRADE ADDRESS: 640 OCEAN DR**

Code	Certificate of Use/Occupation
009500	HOTELS (SMOKE DETECTOR)
012065	MERCHANTS SALES

CERTIFICATE OF USE	200
RETAIL INVENTORY	\$ 1000
C_U # OF UNITS	80
# OF HOTEL ROOMS	80

Storage Locations

FROM: CITY OF MIAMI BEACH  
1700 CONVENTION CENTER DRIVE  
MIAMI BEACH, FL 33139-1819

PRESORTED  
FIRST CLASS  
U.S. POSTAGE  
PAID  
MIAMI BEACH, FL  
PERMIT No 1525

PARK CENTRAL PARTNERS, LLC  
640 OCEAN DR  
MIAMI BEACH, FL 33139-6219



**CITY OF MIAMI BEACH**  
**CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT**

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1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

TRADE NAME: SOBE AMERICA LLC D/B/A QUINN'S AT THE PARK  
IN CARE OF: GERRY QUINN  
ADDRESS: 545 NE 50TH TER  
MIAMI, FL 33137

RECEIPT NUMBER: RL-03001245  
Beginning: 10/01/2013  
Expires: 09/30/2014  
Parcel No: 0242030040030

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Additional Information

**TRADE ADDRESS: 640 OCEAN DR**

Code	Certificate of Use/Occupation
000700	ALCOHOL BEV. (NO LATER THAN 2AM)
016400	RESTAURANT / BARS

CERTIFICATE OF USE	900
# OF SEATS	70
PREVIOUS BALANCE	\$ 0.00
C_U # OF UNITS	70
ALC BEV, THROUGH 2AM	Y

Storage Locations

FROM: CITY OF MIAMI BEACH  
1700 CONVENTION CENTER DRIVE  
MIAMI BEACH, FL 33139-1819

PRESORTED  
FIRST CLASS  
U.S. POSTAGE  
PAID  
MIAMI BEACH, FL  
PERMIT No 1525

SOBE AMERICA LLC  
640 OCEAN DR  
MIAMI BEACH, FL 33139-6219



**CITY OF MIAMI BEACH**  
**CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT**

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1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

TRADE NAME: 650 OCEAN DRIVE, LLC D/B/A PARK CENTRAL  
IN CARE OF: STEFANO FRITTELLA  
ADDRESS: 5959 COLLINS AVE  
MIAMI BEACH, FL 33140-2259

RECEIPT NUMBER: RL-10003445  
Beginning: 10/01/2015  
Expires: 09/30/2016  
Parcel No: 0242030040020

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**Additional Information**

Occupant Content//Park Central//Restaurant  
INDOOR DINING = 38  
OUTDOOR DINING = 20  
TOTAL OCCUPANT CONTENT = 58  
TOTAL EXITS = 1

Storage Locations

**TRADE ADDRESS: 650 OCEAN DR**

Code	Certificate of Use/Occupation
000701	ALCOHOL BEV. (NO LATER THAN 5AM)
005805	DANCE HALL/ENTERT. W/ALCOHOL
016400	RESTAURANT / BARS

CERTIFICATE OF USE	900
SQUARE FOOTAGE	60
# OF SEATS	60
NIGHTCLUB LOAD FEE	58
OCCUPANCY LOAD	58
C_U # OF UNITS	60
ALC BEV, THROUGH 5AM	Y
DANCE_ENT W_ ALCOHOL	Y

FROM: CITY OF MIAMI BEACH  
1700 CONVENTION CENTER DRIVE  
MIAMI BEACH, FL 33139-1819

PRESORTED  
FIRST CLASS  
U.S. POSTAGE  
PAID  
MIAMI BEACH, FL  
PERMIT No 1525

ELIZABETH CRUZ/RESTAURANT  
850 OCEAN DR, STE 203  
MIAMI BEACH, FL 33139-5826



**CITY OF MIAMI BEACH**  
**CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT**

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1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

TRADE NAME: PARK CENTRAL PARTNERS, LLC  
IN CARE OF: RICHARDO TABET  
ADDRESS: 3830 CAROLE CT  
MIAMI, FL 33133-6506

RECEIPT NUMBER: RL-10006815  
Beginning: 10/01/2014  
Expires: 09/30/2015  
Parcel No: 0242030040020

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Additional Information

Storage Locations

**TRADE ADDRESS: 650 OCEAN DR**

Code	Certificate of Use/Occupation
009500	HOTELS (SMOKE DETECTOR)
012065	MERCHANTS SALES

CERTIFICATE OF USE	200
RETAIL INVENTORY	\$ 1000
C_U # OF UNITS	48
# OF HOTEL ROOMS	48

FROM: CITY OF MIAMI BEACH  
1700 CONVENTION CENTER DRIVE  
MIAMI BEACH, FL 33139-1819

PRESORTED  
FIRST CLASS  
U.S. POSTAGE  
PAID  
MIAMI BEACH, FL  
PERMIT No 1525

PARK CENTRAL PARTNERS, LLC  
650 OCEAN DR  
MIAMI BEACH, FL 33139-6219

