

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: 940 Ocean Drive #161a i Paparazzi

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

FOLIO NUMBER (S) 02-3234-008-0030

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

NAME Sobe Corsica LLC dba i Paparazzi
 ADDRESS 940 Ocean Drive, Miami Beach, Florida 33139
 BUSINESS PHONE _____ CELL PHONE _____
 E-MAIL ADDRESS anthony @ oceanstensorobe.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME 940 Ocean Drive LLC c/o Nakash Holdings LLC
 ADDRESS 1400 Broadway, 15th Floor, New York, NY 10018
 BUSINESS PHONE _____ CELL PHONE _____
 E-MAIL ADDRESS _____

2. AUTHORIZED REPRESENTATIVE(S):

☐ ATTORNEY:

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

☐ AGENT:

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

☒ CONTACT:

NAME Anthony Arrighi
 ADDRESS 960 Ocean Drive Miami Beach FL 33139
 BUSINESS PHONE _____ CELL PHONE 786-554-4865
 E-MAIL ADDRESS anthony @ oceanstensorobe.com

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

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

NAME Atlantic Awnings
 ADDRESS 3601 Nw 55th St Suite 106 Miami FL 33142
 BUSINESS PHONE 305 263 0555 CELL PHONE _____
 E-MAIL ADDRESS jsuarez @ atlanticawnings.com

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

The applicant is desirous of update the front of the building located along Ocean Drive. This proposal would entail the replacement of retractable awning along the front of the building. Refer to the attached letter of intent for further details.

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

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

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

PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

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


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

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

☐ AUTHORIZED REPRESENTATIVE

SIGNATURE: _____

PRINT NAME: _____

 Salem Mounayyer

FILE NO.

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF
COUNTY OF

I, _____, 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, Salem Monayyer, being duly sworn, depose and certify as follows: (1) I am the Manager (print title) of 940 Ocean Drive 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 1 day of March, 2017. The foregoing instrument was acknowledged before me by Salem Monayyer Manager of 940 Ocean Drive LLC, 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:

09/27/2020

NOTARY PUBLIC

Janina Julia Goode

PRINT NAME

03/01/2017

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

Anthony Aronighi, a member of Sobe Corsica LLC dba I Papapazzo SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 20____. The foregoing instrument was acknowledged before me by Anthony Aronighi, Member of Sobe Corsica LLC dba I Papapazzo, 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

JOANNA RODRIGUEZ
PRINT NAME

POWER OF ATTORNEY AFFIDAVITSTATE OF FloridaCOUNTY OF Dade

I, Salem Mounauyer as Manager of 940 Ocean Drive LLC, being duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Berrow Radell Fernandez & Larkin, PLLC to be my representative before the Historic Preservation Board. (3) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (4) I am responsible for removing this notice after the date of the hearing.

Salem Mounauyer
as Manager of 940 Ocean Drive LLC

Sworn to and subscribed before me this 9 day of May, 2017. The foregoing instrument was acknowledged before me by Salem Mounauyer as Manager, of 940 Ocean Drive LLC, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

05/09/2017

NOTARY SEAL OR STAMP

My Commission Expires



09/27/2020

NOTARY PUBLIC

PRINT NAME

Janina Julia Goode

CONTRACT FOR PURCHASE

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

N/A

NAME

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE

% OF STOCK

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

FILE NO. _____

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida
 COUNTY OF Dade

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

Anthony Arrighi as a member of
Sobe Corsica LLC dba i Paparazzi

Sworn to and subscribed before me this 9 day of May, 2017. The foregoing instrument was acknowledged before me by Anthony Arrighi as a member, of Sobe Corsica LLC dba i Paparazzi, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

05/09/2017 [Signature]

NOTARY SEAL OR STAMP



My Commission Expires

NOTARY PUBLIC

Janina Julia Goode

PRINT NAME

09/27/2020

CONTRACT FOR PURCHASE

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

N/A
 NAME

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE

% OF STOCK

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

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

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

Sobe Corsica LLC dba i Paparazzi, 940 Ocean Drive, Miami Beach FL 33139

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
<u>Anthony Arrighi, Managing Member</u> <u>940 Ocean Drive, Miami Beach FL 33139</u>	<u>40 %</u>
<u>Marc Stern, Managing Member</u> <u>940 Ocean Drive, Miami Beach FL 33139</u>	<u>40 %</u>
<u>Alejandra Schroeder</u> <u>940 Ocean Drive, Miami Beach, FL 33139</u>	<u>20 %</u>

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
<u>See Exhibit 3</u>	

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

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION
DISCLOSURE OF INTEREST

2. TRUSTEE

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

<u>N/A</u>	
TRUST NAME	
NAME AND ADDRESS	% INTEREST
<hr/>	<hr/>
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NOTE: Notarized signature required on page 9

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.	_____	_____	_____
b.	_____	_____	_____
c.	_____	_____	_____

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

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

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

APPLICANT AFFIDAVIT

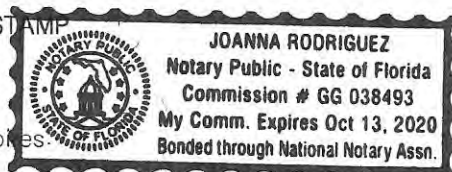
STATE OF _____
COUNTY OF _____

I, Anthony Arrighi, 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

Sworn to and subscribed before me this 28 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 _____

NOTARY PUBLIC

JOANNA RODRIGUEZ
PRINT NAME



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Exhibit A

Generated On : 2/28/2017

Property Information	
Folio:	02-3234-008-0030
Property Address:	940 OCEAN DR Miami Beach, FL 33139-5013
Owner	940 OCEAN DRIVE LLC
Mailing Address	1400 BROADWAY 15 FLOOR NEW YORK, NY 10018
Primary Zone	6501 COMMERCIAL - MIXED USE ENTERTAINMENT
Primary Land Use	3921 HOTEL OR MOTEL : HOTEL
Beds / Baths / Half	0 / 0 / 0
Floors	4
Living Units	62
Actual Area	37,754 Sq.Ft
Living Area	37,754 Sq.Ft
Adjusted Area	36,577 Sq.Ft
Lot Size	13,000 Sq.Ft
Year Built	1939



Assessment Information			
Year	2016	2015	2014
Land Value	\$7,800,000	\$7,800,000	\$7,800,000
Building Value	\$7,700,000	\$7,000,000	\$3,957,165
XF Value	\$0	\$0	\$0
Market Value	\$15,500,000	\$14,800,000	\$11,757,165
Assessed Value	\$14,226,169	\$12,932,881	\$11,757,165

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$1,273,831	\$1,867,119	
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$14,226,169	\$12,932,881	\$11,757,165
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$15,500,000	\$14,800,000	\$11,757,165
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$14,226,169	\$12,932,881	\$11,757,165
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$14,226,169	\$12,932,881	\$11,757,165

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

Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 2/28/2017

Property Information

Folio: 02-3234-008-0030

Property Address: 940 OCEAN DR

Roll Year 2016 Land, Building and Extra-Feature Details

Land Information					
The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	MXE	6501	Square Ft.	13,000.00	

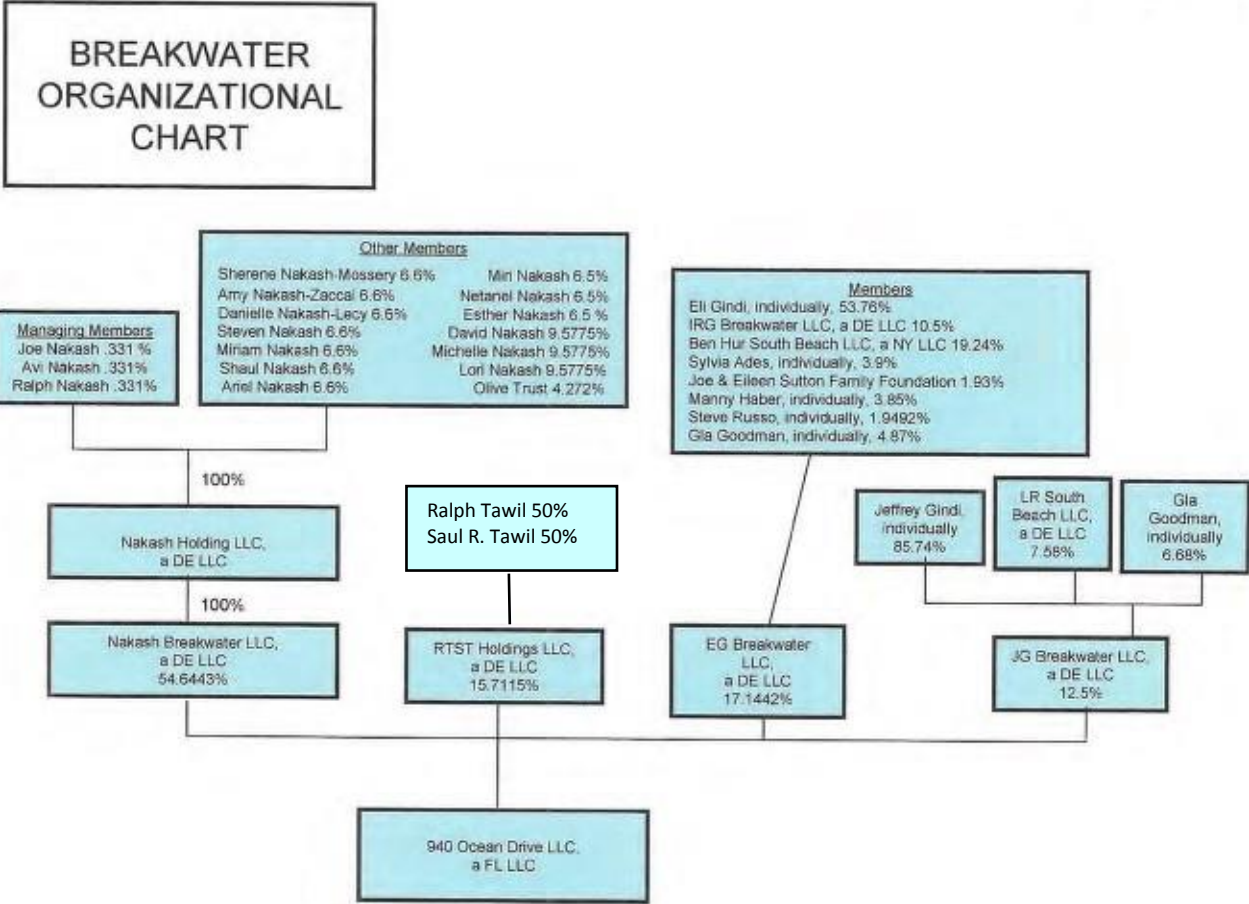
Building Information						
The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1939	1,440	1,440	1,380	
1	2	1939	30,833	30,833	29,870	
1	3	2012	5,481	5,481	5,327	

Extra Features			
The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.			
Description	Year Built	Units	Calc Value
Chill Water A/C (Aprox 300 sqft/Ton)	2012	88	
Sprinkler System/Auto - Wet	2012	36,577	
Elevator - Passenger	1939	4	
Patio - Brick, Tile, Flagstone	1939	415	

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Version:

EXHIBIT B



February 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 Design and Installation of Front Awning for
940 Ocean Drive Miami Beach, Florida

Dear Tom:

We represent ourselves (the "Applicant") with regard to the above-referenced property (the "Property"). Please let the following serve as the required letter of intent in connection with a request for a Certificate of Appropriateness for Design and Installation.

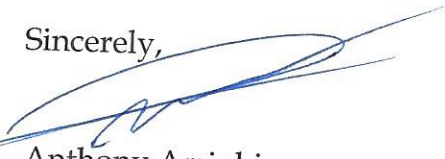
Description of Property. Originally designed and building 1939 by Yugoslavia-born architect Anton Skislewicz, the hotel has seen many different phases of South Beach. In the 80's, the hotel helped Miami Beach become fabulous again while being featured in a Calvin Klein underwear campaign which was shot on top of the famous roof top. After Decades of stagnation, it was purchased by the Hilton sisters and they sought to open what they wanted to call the Nicky O Hotel. The project was short lived and soon was back on the market. Through the purchases of the hotel Jordache brought back the hype and excitement of reopening what was once one of the most famous Art Deco Hotels. With millions of dollars in renovations, the hotel will once again rise to the status it once had before.

Development Program. The applicant is seeking a Certificate of Appropriateness (COA) for a proposed awning on the front façade. The proposed new design would be an upgrade to the existing awning in terms of aesthetics and function, and will no demolition for installation. The new awning's modern design requires no frontal support, and provides for uninterrupted panoramic views for both the public and patrons of the Property. The awning has a mechanically operated, retractable canopy that is usable in all weather conditions. Furthermore, the awning will remain within the property line and the proposed color for the canopy is white.

Most importantly, the proposed awning is in line with the overall feel being sought by the Ocean Drive Task Force, which was put together by the Mayor to rehabilitate the aesthetics of the Ocean Drive neighborhood.

Conclusion. The Applicant seeks approval of a Certificate of Appropriateness for design and installation of new front awning. The proposed design will not only enhance the appearance of the Property and surrounding area, but it is also consistent with the Task Force's objective of having low profile canopies, that provide a cleaner, more consistent, and brighter appearance while mitigating the dark conditions on the sidewalks. The installation of the modern front awning will help the Property keep pace with the great evolution occurring in Miami Beach and encourage the rest of the Ocean Drive MXE district to do the same. We respectfully request your recommendation of approval of the Applicant's request. If you have any questions or comments with regard to the application, please give me a call at (786) 393-8101.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Anthony Arrighi', with a long horizontal flourish extending to the left.

Anthony Arrighi
Managing Partner

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

375' RADIUS MAP



SUBJECT: 940 Ocean Drive, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-008-0030

LEGAL DESCRIPTION: OCEAN BEACH ADDN NO 2 PB 2-56 LOTS 3 & 4 BLK 14

BABEL REAL ESTATE LLC
KELBERGEN 130 1104 LG
AMSTERDAM
NETHERLANDS

GIUSEPPE ZACCAGNINO
CORSO DANTE ALIGHIERI 116
ALASSIO SV 17021
ITALY

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

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

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

SARAH BELL
89 RIDGEHILL DR TORONTO ONTARIO
M6C 2J7
CANADA

1024 OCEAN DRIVE APT A507 LLC C/O
BUSINESS STRATEGY CONSULTANTS
2 RECTOR ST 1202
NEW YORK, NY 10006

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

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

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

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

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

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

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

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

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

990 INVESTMENT LLC
1111 KANE CONCOURSE 209
BAY HARBOR ISLANDS, FL 33154

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

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

ALE REAL ESTATE LLC
1024 OCEAN DR # A 505
MIAMI BEACH, FL 33139

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

ALFREDO RODRIGUEZ
6121 SHAWNEE RD
WESTMINSTER, CA 92683

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

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

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

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

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

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

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

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

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

BODINGER ENTERPRISES LLC
5253 ARLINGTON AVE
BRONX, NY 10471

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

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

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

C & D MIA REAL EST LLC
7915 EAST DR #1 OFFICE
NORTH BAY VILLAGE, FL 33141

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

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

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

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

CAVANAUGH CHARTERS INC
16885 NORTH DALLAS PARKWAY
ADDISON, TX 75001

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

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

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

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

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

CONGRESS 501 LLC C/O LEVINE AND
PARTNERS P A
3350 MARY ST
MIAMI, FL 33133

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

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

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

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

DANIEL CHACON
111 GLASSWYCKE DR
GLASSBORO, NJ 08028

DANNY DANIELS
6851 FEARN DR
MIAMI LAKES, FL 33014

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

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

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

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

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

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

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

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

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

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

EE CAFE LLC
580 OCEAN DRIVE STE 203
MIAMI BEACH, FL 33139

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

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

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

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

EMILIO LABRADA
20864 GRAET FALLS FOREST
STERLING, VA 46240

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

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

ERNEST BURLEY JR
2720 SUMMERS RIDGE DR
ODENTON, MD 21113

FARHANG ARYAN
1912 WOODFORD RD
VIENNA, VA 22182

FARID FORCE
PO BOX 407
HIGGANUM, CT 06441-0407

FAY P NAGER
2809 LYMAN LN
MADISON, WI 53711

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

FIRST POINT S A LLC
7915 EAST DR #1
NORTH BAY VILLAGE, FL 33141

FORZIERI INVEST I INC
3370 MARY STREET
MIAMI, FL 33133

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

FRED MCALPIN III
207 WOODLINE CT
MULLICA HILL, NJ 08062

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

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

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

GATOR EDWARDS PARTNERS LLLP
7850 NW 146 ST 4TH FLOOR
MIAMI LAKES, FL 33016

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

GEORGE STAVROS
6 FLINT CT
PINEHURST, NC 28374

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

GIOVANNI PORRETTO
61 23 BLEECKER ST
RIDGEWOOD, NY 11385

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

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

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

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

GUILLAUME BORIONE
19406 VAN AKEN BLVD 302
SHAKER HEIGHTS, OH 44122

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

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

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

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

J EDWIN MARTIN
3308 OAK GROVE AVE
DALLAS, TX 75204

JACK SILVERMAN
32933 CALLE DE LA BURRITA
MALIBU, CA 90265

JAD FARHAT IRREVOCABLE TRUST
3509 CAICOS CT
LEXINGTON, KY 40509

JAMES P RIDDLE JR
116 ASHFORD DR
CHADDSFORD, PA 19317

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

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

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

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

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

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

JOHN PATTERSON & BENJAMIN FELDMAN
1024 OCEAN DR A304
MIAMI BEACH, FL 33139

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

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

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

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

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

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

LAMARR LLC
6515 COLLINS AVE #1709
MIAMI BEACH, FL 33141

LAURIE PALLOT APPIGNANI
1643 BRICKELL AVE 3805
MIAMI, FL 33125

LAWRENCE CICCOTELLI
918 OCEAN DR 303
MIAMI BEACH, FL 33139

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

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

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

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

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

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

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

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

MEHRDAD GOLZAD
9131 QUEEENS BLVD # 601
ELMHURST, NY 11373

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

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

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

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

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

MICHAEL J DEPOLI TRS
3237 NEWBURY PLACE
TROY, MI 48084

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

MICHAEL TAIEB
343 LAYNE BLVD
HALLANDALE BEACH, FL 33309

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

MIRA ESTRELA USA LLC C/O VICTOR
PACHECO
1205 MARPOSA AVE 205
CORAL GABLES, FL 33146

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

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

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

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

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

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

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

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

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

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

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

MITCHELL SCOTT NOVICK
901 COLLINS AVE
MIAMI BEACH, FL 33139-5058

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

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

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

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

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

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

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

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

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

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

PLATINUM STRUCTURES LLC
100 COLLINS AVE
MIAMI BEACH, FL 33139-7207

PMJ HOLDINGS CO LLC
2025 TYLER ST
HOLLYWOOD, FL 33020

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

REWATTIE PERSAUD
2607 SEDGWICK AVE #1
BRONX, NY 10468

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

RJNN LLC
30 REMBRANDT WAY
EAST WINDSOR, NJ 08520

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

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

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

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

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

ROBERT SPIEGELMAN TRS C/O DANIEL
TAMIR JONATHAN NAKASH 2014 TRUST
1144 OCEAN DR
MIAMI BEACH, FL 33139

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

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

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

RONUVI INVESTMENT LLC
19531 S WHITEWATER AVE
WESTON, FL 33332

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

SAMUEL MOWERMAN
3801 COLLINS AVE TH3
MIAMI BEACH, FL 33140

SARTORI AND SONS CORPORATION
1000 5 ST STE 200 BOX A412
MIAMI BEACH, FL 33139

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

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

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

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

SHLOMO BLOCH RUTH BLOCH
865 COLLINS AVE 311
MIAMI BEACH, FL 33139

SILVER HILL ONE LLC
5 MOTLEY AVENUE
STATEN ISLAND, NY 10314

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

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

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

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

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

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

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

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

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

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

SUZAN BAKALOVA
315 SWALLOWTAIL CT
BRISBANE, CA 94005

SZD LLC
929 THOMPSON ST
GLASTONBURY, CT 06033

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

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

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

THOMAS GOLDEN
4000 WESTERLY PL
NEWPORT BEACH, CA 92660

TORDILLOS INVESTMENTS LLC
10881 SW 78 AVE
MIAMI, FL 33156

TREXAR INC
2504 SW 22 AVE
MIAMI, FL 33133

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

UNITED BOX INC
350 FIFTH AVE
NEW YORK, NY 10118

VALERIE BASTOU
12985 IMPALA CT
GARDEN GROVE, CA 92840

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

VICTORIA NEMCHINOVA
12555 BISCAYNE BLVD 936
MIAMI, FL 33181

VISCAY LLC
960 COLLINS AVE
MIAMI BEACH, FL 33139

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

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

ZINAIDA GENDEL TRS MIKHAIL GENDEL
REVOCABLE TR MILHAIL GENDEL TRS
1 YEARLING CT
ROCKVILLE, MD 20850

ZJZ LLC
137 14 ST 5
BROOKLYN, NY 11215

ZJZ LLC
37 14 ST APT 5
BROOKLYN, NY 11215

ZJZ LLC
5 N VILLAGE AVE
ROCKVILLE CENTRE, NY 11570

March 20, 2017

Response to 1st Submission Comments from HPB February 28, 2017

Paparazzi - 940 Ocean Drive

1. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

a. Provide additional photographs of existing conditions, including underside of awning and attachment details.

Response: Existing photos have been added to this package in the 'Existing Conditions Photographs' section.

b. Section drawings is required to include private property line and right-of-way dimension and required 5'-0" pedestrian path; section drawing currently shows a 10'-0" projection from the edge of the eyebrow (it appears from the survey that the edge of the eyebrow is located at the property line, the maximum projection into the right-of-way is 9'-6" according to the adopted design guidelines. Height shown in section is approximate (+/-); approximate dimensions are not acceptable to revise to be exact height dimension.

Response: The section has been revised to show the awning modification to fully extend 9'-0" past the property line. This leaves 5'-6" over required 5'-0" pedestrian path. Accurate height dimensions have been added.

c. The proposed awning materials and colors must be specified on the plans. Provide a physical material sample at the hearing.

Response: The white Sunbrella fabric is now specified in the drawings. A physical sample will be brought to the hearing.

d. Provide drawings that show condition when awning is fully retracted (closed).

Response: Provided.

e. Provide additional information with regard to how the awning will be attached to the underside of the eyebrows.

Response: Provided; see awning details

f. Provide fabric swatches for awnings.

Response: A physical sample will be brought to the hearing.

g. Clarify if the awnings will have the ability to increase or decrease the angle/tilt.

Response: The angle of the awning's tilt will be a fixed angle once installed. That angle is now shown in the proposed drawings.

h. Rendering is not accurate, projection shown is less than what is proposed.

Response: The awning will look very similar to the existing photos except now the arms will be modified so the awnings can only extend 9'-0" past the property line. The renderings were not clear and have since been removed from this package.

i. Inspection of the property by Planning on March 3, 2017 revealed that existing awning currently has the ability to extend past the maximum allowed 9'-6". Awning will need to be modified (shortened) so that it is not capable to extending past what is allowed.

Response: The new Awning arms will be modified and not be capable of extending past the proposed 9'-0" extension past the property line.

j. Historic resources report has not been submitted. An historic resources report may be located within a previous HPB file (HPB File No. 7377). This report could be submitted and supplemented if any changes to the property have occurred since it was created.

Response: The Historic Resources Report has been attached to the end of this Package.

2. DESIGN/APPROPRIATENESS COMMENTS

a. Staff would recommend that the maximum projection of the awning not exceed 8'-6" into the right-of-way when fully extended.

Response: We are kindly requesting the extension to be 9'-0" so all the seated customers can get maximum sun protection during peak sun times. There will be no significant awning height difference for these requested 6".

b. Staff recommends that there be no attachments to the awnings including but not limited to fans, speakers, lights, roll-down weather protection panels.

Response: There will be no attachments to the awnings. This includes no fans, speakers, lights, panels, etc.

940 Ocean Drive LLC, a FL LLC (Landlord Disclosure Exhibit B) does not appear to be complete. It will need to be reviewed and approved by Chief Deputy City Attorney, Eve Boutsis. The following fees are outstanding and will be invoiced prior to the final paper submittal deadline: 1. Advertisement - \$1,500 2. Board Order Recording - \$100 3. Posting - \$100 4. Courier - \$70 5. Mail Label Fee (\$4 per mailing label) \$852 Total Outstanding Balance = \$ 2,622

Response: Invoices will be paid prior to the final paper submittal deadline.

3. GENERAL CORRECTION

In addition to the fees, the following shall be provided to the Department no later than the March 27th final paper submittal deadline:

- One (1) original application (Proper signed and notarized affidavits and Disclosures must be provided).
- One (1) original Letter of Intent.
- One (1) original set of architectural plans signed, sealed and dated.
- One (1) original signed, sealed and dated Survey.
- Any additional information/documents provided (i.e. traffic studies, concurrency, etc., etc.).
- 14 collated sets including copies of all the above: application form, letter of intent, plans, survey and any additional information/documents provided.
- A CD/DVD containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the Planning Department.

NOTE: Please make sure you identify the final submittal by the file number -when dropping it.

Response: We will be submitting within the April/May deadline due to time constraints. At this time, the application letter, letter of intent, architectural plans and a signed/sealed survey will be submitted with the final packages.