

**BOARD OF ADJUSTMENT AGENDA
1700 CONVENTION CENTER DRIVE 3RD FL.**

Friday, February 7, 2020, 9:00 AM | City Commission Chambers

- I. ATTENDANCE
- II. APPROVAL OF MINUTES
- III. CITY ATTORNEY UPDATES
- IV. SWEARING IN OF PUBLIC
- V. REQUESTS FOR CONTINUANCES/WITHDRAWALS
- VI. REQUESTS FOR EXTENSIONS OF TIME
- VII. DISCUSSION ITEMS
- VIII. PROGRESS REPORT
- IX. MODIFICATION OF PREVIOUSLY APPROVED BOARD ORDER
- X. CONTINUED ITEMS
- XI. OPEN AND CONTINUED ITEMS
- XII. NEW APPLICATIONS
- XIII. APPEALS (BOA ONLY)
- XIV. OTHER BUSINESS
- XV. ADJOURNMENT

AGENDA ITEMS

ATTENDANCE

REQUESTS FOR CONTINUANCES/WITHDRAWALS

MODIFICATION OF PREVIOUSLY APPROVED BOARD ORDER

- 1. ZBA19-0102: 2000 Collins Avenue

NEW APPLICATIONS

- 2. ZBA19-0098: 1676 James Avenue

ADJOURNMENT

Applications listed herein have been filed with the Planning Department for review by the Board of Adjustments, pursuant Section 118-136 of the City's Land Development Regulations. All persons are invited to attend this meeting or be represented by an agent, or to express their views in writing addressed to the Board of Adjustments c/o the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. Applications for items listed herein are available for public inspection at the following

link: or during normal business hours at the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. Inquiries may be directed to the Department at (305) 673-7550.

Any items listed in this agenda may be continued. Under such circumstances, additional legal notice would not be provided. Please contact the Planning Department at (305) 673-7550 for information on the status of continued items.

Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that: Appeals of any decision made by this Board with respect to any matter considered at its meeting or hearing, such person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

To request this material in alternate format, sign language interpreter (five-business 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).

MIAMI BEACH

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: www.miamibeachfl.gov/planning

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.

Application Information			
FILE NUMBER		Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input type="checkbox"/> No (if "Yes," provide office of the Property Appraiser Summary Report)	
Board of Adjustment <input checked="" type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision		Design Review Board <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance	
Planning Board <input type="checkbox"/> Conditional use permit <input type="checkbox"/> Lot split approval <input type="checkbox"/> Amendment to the Land Development Regulations or zoning map <input type="checkbox"/> Amendment to the Comprehensive Plan or future land use map		Historic Preservation Board <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic district/site designation <input type="checkbox"/> Variance	
<input type="checkbox"/> Other:			
Property Information - Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 2000 Collins Avenue			
FOLIO NUMBER(S) 02-3226-001-0060			
Property Owner Information			
PROPERTY OWNER NAME MC GA Collins Realty, LLC			
ADDRESS 7 Giralda Farms		CITY Madison	STATE NJ
ZIP CODE 07940			
BUSINESS PHONE 212.759.8746	CELL PHONE	EMAIL ADDRESS jclote@mcapny.com	
Applicant Information (if different than owner)			
APPLICANT NAME Same as owner			
ADDRESS		CITY	STATE
ZIP CODE			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Modification to BOA Order No. 3554 to change the name of the owner/operator from Ocean First Group, LLC to MC GA Collins Realty, LLC pursuant to Condition #4			

Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project include interior or exterior demolition?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Provide the total floor area of the new construction.		SQ. FT.	
Provide the gross floor area of the new construction (including required parking and all usable area).		SQ. FT.	
Party responsible for project design			
NAME N/A		<input type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Authorized Representative(s) Information (if applicable)			
NAME Michael Larkin, Esq.		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd., Suite 850		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE 305-374-5300	CELL PHONE	EMAIL ADDRESS MLarkin@brzoninglaw.com	
NAME Greg Fontela, Esq.		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd., Suite 850		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE 305-374-5300	CELL PHONE	EMAIL ADDRESS gfontela@brzoninglaw.com	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

Please note the following information:

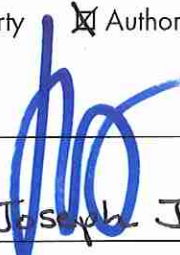
- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the 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 fees. All checks are to be made payable to the "City of Miami Beach".
- All disclosures must be submitted in CMB Application format and be consistent with CMB Code Sub-part A Section 2-482(c):
 - (c) If the lobbyist represents a corporation, partnership or trust, the chief officer, partner or beneficiary shall also be identified. Without limiting the foregoing, the lobbyist shall also identify all persons holding, directly or indirectly, a five percent or more ownership interest in such corporation, partnership, or trust.
- 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 an application 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, engineers, landscape architects, 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 Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, 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 service 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 form 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
 J. Joseph Jacobson

PRINT NAME
 11.13.19

DATE SIGNED

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 remove 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: _____

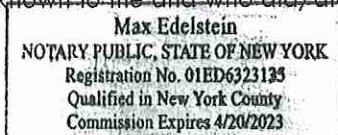
PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF New YorkCOUNTY OF New York

I, J. Joseph Jacobson, being first duly sworn, depose and certify as follows: (1) I am the Authorized Signatory (print title) of MC GA Collins Realty, 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 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 my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this 14th day of November, 2019. The foregoing instrument was acknowledged before me by J. Joseph Jacobson, 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: 4/20/23

PRINT NAME**POWER OF ATTORNEY AFFIDAVIT**

STATE OF _____

COUNTY OF _____

I, J. Joseph Jacobson, being first 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 to be my representative before the Board of Adjustment Board. (3) 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. (4) I am responsible for remove this notice after the date of the hearing.

PRINT NAME (and Title, if applicable)**SIGNATURE**

Sworn to and subscribed before me this 14th day of November, 2019. The foregoing instrument was acknowledged before me by J. Joseph Jacobson, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

Max Edelstein
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01ED6323135
Qualified in New York County
Commission Expires 4/20/2023

NOTARY PUBLICMy Commission Expires: 4/20/23**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 contact purchasers are corporations, partnerships, limited liability companies, trusts, or other corporate entities, the applicant shall further disclose the identity of the individuals(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 if

filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

DISCLOSURE OF INTEREST
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.

MC GA Collins Realty, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

See Exhibit B

% OF OWNERSHIP

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

If there are additional corporate owners, list such owners, including corporate name and the name, address and percentage of ownership of each additional owner, on a separate page.

DISCLOSURE OF INTEREST
TRUSTEE

If the property that is the subject of the 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

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
Michael Larkin, Esq.	200 S. Biscayne Blvd., Suite 850	305-374-5300
Greg Fontela, Esq.	200 S. Biscayne Blvd., Suite 850	305-374-5300

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

APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) AN 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 New York

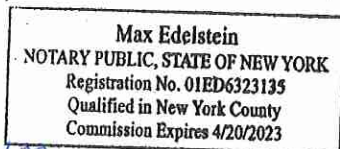
COUNTY OF New York

I, J. Joseph Jacobson, being first duly sworn, depose and certify as follows: (1) I am the applicant or representative of the applicant. (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.

SIGNATURE

Sworn to and subscribed before me this 14th day of November, 20 19. The foregoing instrument was acknowledged before me by J. Joseph Jacobson, 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: 4/20/23

NOTARY PUBLIC

Max Edelstein

PRINT NAME

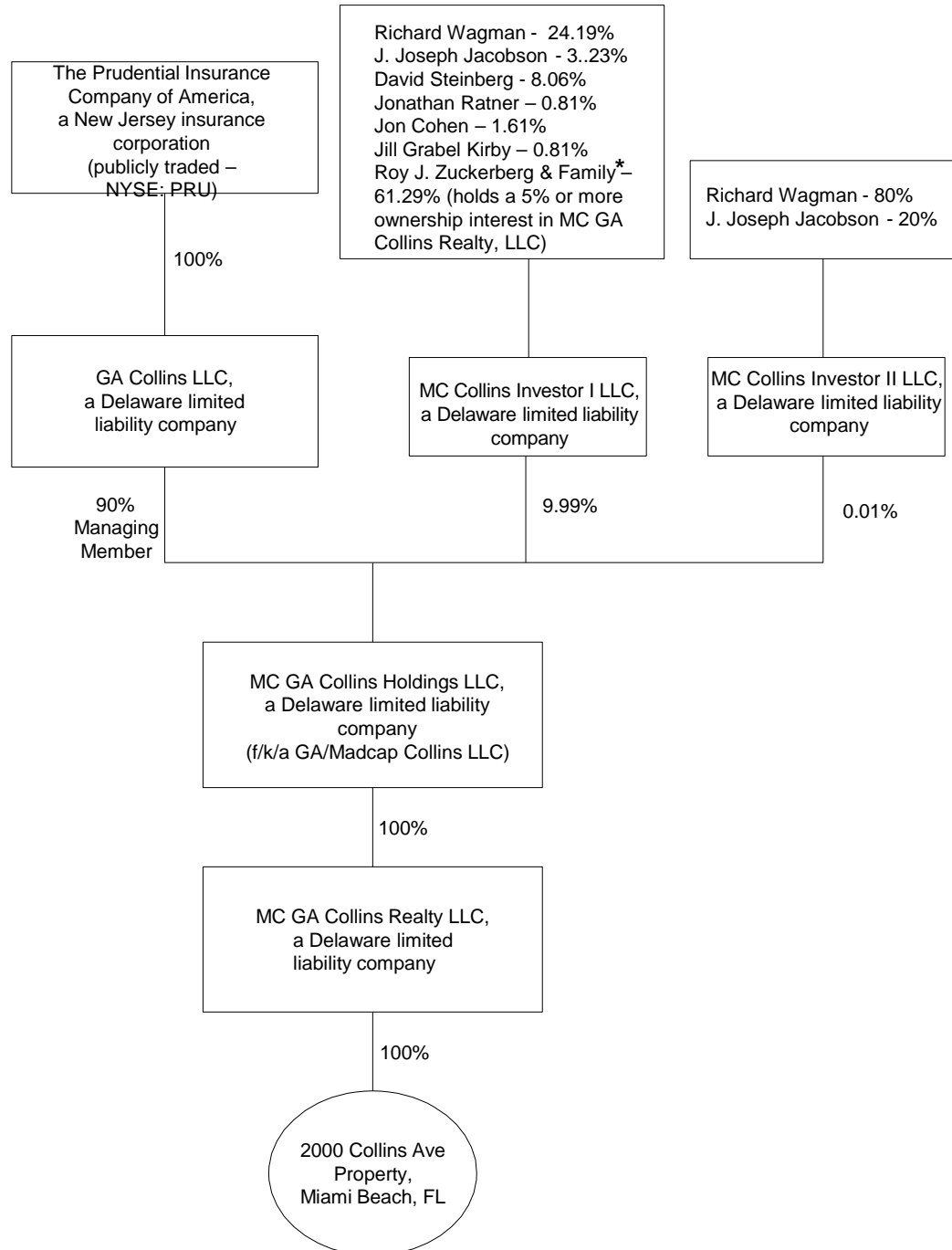
EXHIBIT A

EXHIBIT "A"
LEGAL DESCRIPTION

LOT 1,2,3,4 AND THE EAST 25.5 FEET OF LOT 6, BLOCK C OF AMENDED
MAP OF OCEAN FRONT PROPERTY OF MIAMI BEACH IMPROVEMENT
COMPANY SUBDIVISION AS RECORDERD IN PLAT BOOK 5, PAGE 7, OF
THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

EXHIBIT B

2000 Collins, Miami Beach Organizational Chart as of March 8, 2019



***Roy J. Zuckerberg & Family**
 - Roy J. Zuckerberg (99.2%)
 - Dina Zuckerberg (0.39%)
 - Lloyd Zuckerberg (0.39%)

Gregory Fontela

From: Paz, Rafael <RafaelPaz@miamibeachfl.gov>
Sent: Tuesday, May 21, 2019 2:07 PM
To: Gregory Fontela
Cc: Belush, Michael; Kallergis, Nick
Subject: RE: PB19-0271 - Disclosure Requires City Attorney Approval

Subject to any additional comments from Planning Department, I have nothing further.

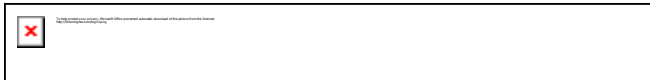
From: Gregory Fontela [mailto:gfontela@brzoninglaw.com]
Sent: Tuesday, May 21, 2019 1:55 PM
To: Paz, Rafael
Cc: Belush, Michael; Kallergis, Nick
Subject: RE: PB19-0271 - Disclosure Requires City Attorney Approval

Thanks for the quick reply, Rafael. Please find the revised disclosure attached. Please confirm that it is now sufficient.

Gregory L. Fontela

Bercow Radell Fernandez & Larkin
200 S. Biscayne Boulevard, Suite 850, Miami, FL 33131
gfontela@brzoninglaw.com | www.brzoninglaw.com
O: (305) 377 6233 | F: (305) 377 6222

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From: Paz, Rafael [<mailto:RafaelPaz@miamibeachfl.gov>]
Sent: Monday, May 20, 2019 4:26 PM
To: Gregory Fontela <gfontela@brzoninglaw.com>
Cc: Belush, Michael <MichaelBelush@miamibeachfl.gov>; Kallergis, Nick <NickKallergis@miamibeachfl.gov>
Subject: RE: PB19-0271 - Disclosure Requires City Attorney Approval

Greg-

I'm reviewing in Nick's absence. Org chart does not disclose that Prudential is publicly-traded. Also, you'll want to make sure application complies with Section 2-482(6)(c) of the City Code, and identifies any person/entity with a direct or indirect ownership interest of 5% or more. As listed in your org chart, in addition to Prudential, Roy J. Zuckerberg may meet that threshold, but it's not clearly stated.

Thanks,

MIAMIBEACH

Rafael Paz, *First Assistant City Attorney*

OFFICE OF THE CITY ATTORNEY

1700 Convention Center Drive, 4th Floor, Miami Beach, FL 33139

Tel: 305-673-7470 or 305-673-7000 ext. 6277

From: Gregory Fontela <gfontela@brzoninglaw.com>

Date: May 20, 2019 at 1:35:49 PM EDT

To: ""raulaguila@miamibeachfl.gov"" <raulaguila@miamibeachfl.gov>, ""Kallergis, Nick"" <NickKallergis@miamibeachfl.gov>

Cc: ""sandraperez@miamibeachfl.gov"" <sandraperez@miamibeachfl.gov>

Subject: PB19-0271 - Disclosure Requires City Attorney Approval

Good afternoon Raul,

I hope you had a great weekend. We are representing MC GA Collins Realty, LLC on the subject Planning Board application. We are preparing materials to complete final submittal this Friday. One of the pending items is a comment from staff indicating that "disclosure must be approved by the City Attorney's office." I believe the reason for this comment is that one of the disclosed owners of the entity is The Prudential Insurance Company of America, which is a public company.

Attached please find the ownership breakdown for the entity. Can you please review and provide confirmation that disclosure is sufficient so that we can finalize submittal on Friday?

Thanks and please feel free to reach out should you have any questions or wish to discuss.

Best,
Greg

Gregory L. Fontela

Bercow Radell Fernandez & Larkin

200 S. Biscayne Boulevard, Suite 850, Miami, FL 33131

gfontela@brzoninglaw.com | www.brzoninglaw.com

O: (305) 377 6233 | F: (305) 377 6222

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distribution or duplication of the communication is strictly prohibited. If you have received this communication in error, or if any problems occur with transmission, please immediately notify us by telephone (305) 374-5300.



BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6233
E-Mail: GFontela@BRZoningLaw.com

VIA ELECTRONIC & HAND-DELIVERY

November 18, 2019

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

Re: Letter of Intent for Modification to BOA File No.3554 for Property Located at
2000 Collins Avenue

Dear Tom:

This law firm represents MC GA Collins Realty, LLC (the "Applicant") with regard to the above-referenced property (the "Property") within the City of Miami Beach (the "City"). The Applicant is the owner of the Property. Please let the following serve as the required letter of intent for a request for a modification to a previously issued Board of Adjustment (BOA) order (BOA File No. 3554) to change the name of the owner/operator from Ocean First Group, LLC to MC GA Collins Realty, LLC, pursuant to Condition #4 of the BOA order for file no. 3554 (the "BOA Order"). See Exhibit A, BOA Order.

Background. The Property is improved with a large development consisting of multiple units and tenants including a hotel, restaurants, night clubs, and retail storefronts. The whole Property is subject to a master Conditional Use Permit (CUP) which regulates the operations for the entire Property. See Exhibit B, CUP PB File No. 1609. The Subject Space was approved for a Neighborhood Impact Establishment consisting of an alcoholic beverage establishment, entertainment establishment, and dance hall with an occupant content of more than 200 person by the Planning Board in 2012 pursuant to CUP PB File No. 2042. See Exhibit C, PB File No. 2042 2012. The BOA Order was approved in 2012 to allow a variance to waive the minimum distance separation of 300 feet required between dance hall/entertainment establishments licensed to sell alcoholic beverages.

Requests. The Applicant respectfully requests a modification to the BOA Order to change the name of the owner/operator for the Subject Space from Ocean First Group, LLC to MC GA Collins Realty, LLC, pursuant to Section 118, Article IV of the Code.

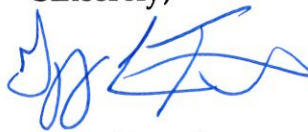
Operations. The Applicant is seeking the change to the name of the owner/operator to the owner of the Property in order to reflect the current ownership of the Property and maintain the same operational program for the Subject Space. On July 23, 2019, the Planning Board approved a modification of the CUP to reflect the current ownership of the Property. See Exhibit D, PB19-0271. The subject request reflects the same request to ensure the BOA record is consistent.

The Applicant is exploring options for modifications to the operations and layout of the entire Property which may result in a reduction of the amount of the Subject Space that operates under the approval of the Entertainment Establishment. Such a potential modification in the future would call for subsequent applications to the Planning Board for CUP approvals to modify CUP PB File No. 2042 as well as the master CUP for the Property—CUP File No. 1609. However, at this time, the Applicant's request is limited to a change of owner/operator to the Subject Space. As such, the Applicant will still be subject to the operational plan previously approved as part of PB File No. 2042. See Exhibit E, Approved Operational Plan.

The Approved Operational Plan which will remain in effect for the Subject Site, and will remain consistent with the operational conditions outlined in CUP PB File No. 2042 and PB19-0271. The hours of operation will be from 10:00 PM through 5:00 AM. Consistent with the floor plans approved as part of CUP PB File No. 2042 the total patron occupancy will be 690.

Conclusion. We respectfully request your recommendation of approval of the Applicant's request. If you have any questions or comments with regard to the application, please give me a call at (305) 377-6233.

Sincerely,



Greg Fontela

EXHIBIT A

**BEFORE THE
BOARD OF ADJUSTMENT
OF THE CITY OF MIAMI BEACH, FLORIDA**

CFN 2012R0229344
OR Bk 28055 Pgs 1862 - 1866; (5pgs)
RECORDED 04/02/2012 08:27:14
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

IN RE: The application of
OCEAN FIRST GROUP, LLC
2000 COLLINS AVENUE
LOTS 1, 2, 3, AND 4 AND THE E 25.5 FEET OF LOT 6
OF BLOCK C OF THE PLAT OF "MIAMI BEACH
IMPROVEMENT COMPANY", PLAT BOOK 5, PG 7;
MIAMI-DADE COUNTY, FLORIDA

MEETING DATE: FEBRUARY 3, 2012
FILE NO. 3554

ORDER

The applicant, Ocean First Group, LLC, filed an application with the Planning Department for a variance in order to dance hall / entertainment establishment not also operating as a restaurant at the subject location, as follows:

1. A variance to waive a range between 81 feet and 48 feet of the minimum distance separation of 300 feet required between dance hall/entertainment establishments licensed to sell alcoholic beverages, and not also operating as a restaurant with full kitchen and serving full meals in order to operate within 219 feet from Mynt Lounge and 252 feet from Rokbar Nightclub.

Notice of the request for variance was given as required by law and mailed to owners of property within a distance of 375 feet of the exterior limits of the property on which application was made.

THE BOARD FINDS that the property in question is located in the CD-3 Zoning District.

THE BOARD FURTHER FINDS, based upon evidence, testimony, information and documentation presented to the Board, and portions of the staff report and recommendations, as applicable, which are incorporated herein by this reference, that with regard to the requested variance when conditioned as provided for in this Order:

That 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;

That the special conditions and circumstances do not result from the action of the applicant;

Board of Adjustment Order: Meeting of February 3, 2012
File No. 3554: Ocean First Group, LLC
2000 Collins Avenue, Miami Beach
Page 2 of 5

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

That 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.

IT IS THEREFORE ORDERED, by the Board, that the variance be APPROVED as requested and set forth above; with the following conditions to which the applicant has agreed:

1. The applicant shall comply with all conditions of approval imposed by the Planning Board Conditional Use Permit. A violation of that Order shall be considered a violation of this Order, subjecting the Applicant to appear for a progress report, and possible revocation or modification of the variance pursuant to section 118-356.
2. All performances shall be limited to the interior of the premise; no speakers shall be permitted on any exterior wall of the building.
3. Business identification signs shall be limited to sign copy indicating the name of the establishment only subject to staff review and approval. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
4. Any change of operator or ownership shall require review and approval by the Board as a modification to this variance.
5. The hours of operation shall be as proposed by the applicant, Sunday through Saturday from 10:00 p.m. to 5:00 a.m. However, the establishment shall close at 5:00 a.m. and keep closed the place of business and not allow any patron or other persons, other than those employed by the establishment, to remain therein between the hours of 5:00 a.m. and 8:00 a.m.
6. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as may be amended from time to time, shall be deemed a violation of this Order and subject to the remedies as described in section 118-356, Code of the City of Miami Beach, Florida.

*Board of Adjustment Order: Meeting of February 3, 2012
File No. 3554: Ocean First Group, LLC
2000 Collins Avenue, Miami Beach
Page 3 of 5*

7. The applicant shall be responsible for maintaining the areas adjacent to the facility, such as the sidewalk and the areas of the street adjacent to the property. When sweeping the sidewalk in front of the establishment, the personnel doing the sweeping shall ensure that they do not merely push the refuse in front of another building, but pick up all trash and dispose of it appropriately. In addition, at the end of business each day sidewalks shall be swept and hosed down.
8. In the event that there is queuing of people on 20th Street restricting the free-flow of pedestrians, stanchions shall be placed to control crowds and allow for the free-flow of pedestrian on public sidewalks, and manned by the establishment's security personnel. The placement of the stanchions shall be shown on a site plan that shall be submitted to staff for review and approval.
9. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.
10. The applicant shall comply with all conditions imposed by the Public Works Department.
11. The applicant shall obtain a full building permit within eighteen months (18) months from the date of this hearing. If the full building permit is not obtained within the specified time limits, the applicant shall, prior to expiration of such period, apply to the Board for an extension of time. At the hearing on such application, the Board may deny or approve the request and modify the above conditions or impose additional conditions. Failure to comply with this order shall subject the variance to Section 118-356, City Code, for revocation or modification of the variance.
12. The conditions on this Order are binding on the applicant, the property's owners and all successors in interest and assigns.
13. This 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.
14. 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, except to the extent of the variance granted herein.
15. This Order shall be recorded, at the expense of the applicant, in the Public Records of Miami-Dade County; the original or a certified copy shall be provided to the Planning Department prior to the issuance of a Building Permit.

Board of Adjustment Order: Meeting of February 3, 2012
 File No. 3554: Ocean First Group, LLC
 2000 Collins Avenue, Miami Beach
 Page 4 of 5

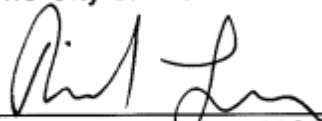
PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Board of Adjustment, as determined by staff, entitled "Ocean First Group Lounge", as prepared by M3 Design + Development, dated November 2, 2011, modified in accordance with the conditions set forth in this Order and staff review and approval.

The applicant shall have a full building permit for the work contemplated herein issued by the Building Department on or before August 3, 2013 (within eighteen months of the date of this hearing) as per the above conditions. If the full building permit is not obtained within the specified time limits, the applicant shall apply to the Board for an extension of time prior to expiration of such period; otherwise, this Order will expire, and become null and void, unless the issuance of such permit is stayed by an appeal of this Order to a court of competent jurisdiction.

This Order does not constitute a building permit, but upon presentation of a recorded copy of this Order to the Planning Department, a permit shall be processed and approved (subject to compliance with the conditions hereof) in accordance with and pursuant to the ordinances of the City of Miami Beach.

Board of Adjustment of
 The City of Miami Beach, Florida

By:

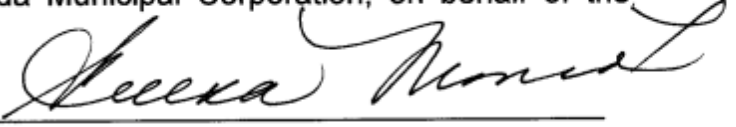

 Richard G. Lorber, AICP, LEED AP
 Acting Planning Director
 City of Miami Beach
 1700 Convention Center Drive
 Miami Beach, Florida 33139

STATE OF FLORIDA)
 COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 8th day of March, 2012, by Richard G. Lorber, Acting Planning Director of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



TERESA MARIA
 MY COMMISSION # DD 928148
 EXPIRES: December 2, 2013
 Bonded Thru Budget Notary Services


 Notary:

Print Name:

Notary Public, State of Florida

[NOTARIAL SEAL]

My Commission Expires:

OR BK 28055 PG 1866
LAST PAGE

Board of Adjustment Order: Meeting of February 3, 2012
File No. 3554: Ocean First Group, LLC
2000 Collins Avenue, Miami Beach
Page 5 of 5

Approved As To Form:
Legal Department (Held 2-10-12)

Filed with the Clerk of the Board of Adjustment on 3/8/12 

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EXHIBIT B

**PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA**

PROPERTY: 2000 Collins Avenue: including 205-237 20th Street; 221 20th Street; 220 21st Street; 2008-2038 Collins Avenue.

FILE NO. PB 17-0091 fka File No. 1609

IN RE: The applicant, MC GA Collins Realty, LLC, requested a modification to a previously modified conditional use permit. Specifically, the applicants requested change the name of the owner, pursuant to Section 118, Article IV of the City Code.

LEGAL

DESCRIPTION: Lots 1, 2, 3, 4, 6 and 8 of Block C of Amended map of Ocean Front property of Miami Beach Improvement Company Subdivision as recorded in Plat Book 5, Page 7, of the Public Records of Miami-Dade County, Florida.

MEETING DATE: April 25, 2017

MODIFIED CONDITIONAL USE PERMIT

The applicant, MC GA Collins Realty, LLC filed an application with the Planning Director pursuant to City Code for a Modification to an existing Conditional Use Permit. Notice of the request was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

The Planning Board of the City of Miami Beach 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 of the record for this matter:

That the property in question is located in the CD-3 - Commercial, High Intensity Zoning District;

That the use is consistent with the Comprehensive Plan for the area in which the property is located;

That the intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and uses associated with the request are consistent with the Land Development Regulations;

That the public health, safety, morals, and general welfare will not be adversely affected;

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

IT IS THEREFORE 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 is adopted herein, including staff recommendations, as modified by the Planning Board, that a Substantial Modification to a previously approved Conditional Use Permit as requested and set forth above, be GRANTED

MB

subject to the following conditions to which the applicant has agreed: (Strikethrough signifies deletions; Underlining signifies new language)

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. If deemed necessary, at the request of the Planning Director, the applicant shall appear before the Planning Board for a progress report within 90 days from the issuance of the Business Tax Receipts (BTR) for any new alcoholic beverage establishment. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
2. This Conditional Use Permit is issued to ~~Parc Place Development, LLC and Just Around the Corner, LLC~~ MC GA Collins Realty, LLC as owners of the property described herein. Any change of ownership, including 50% or greater for each entity, shall require review by the Planning Board as a modification to this Conditional Use Permit.
3. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.
4. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval.
5. The applicant, now and in the future, shall abide by all the documents and statements submitted with this application to modify the previously approved Conditional Use Permit which includes Neighborhood Impact Establishments.
6. An operation plan for each alcoholic beverage establishment shall be submitted to Planning Department staff for review and approval prior to the issuance of a Certificate of Occupancy, Certificate of Completion or Business Tax Receipt, whichever occurs first.
7. Security personnel and other restaurant staff shall take measures to enforce the Patron Age Restriction of the City Code during the hours of operation of all alcoholic beverage establishments.
8. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
9. Prior to the issuance of a building permit, the applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), if deemed necessary, by paying its fair share cost, as determined by the Transportation/Concurrency Management Division, prior to the applicant obtaining a building permit, and any other fair share cost before the Certificate of Occupancy for the proposed restaurants.
10. Any additional dance hall, stand-alone bar, or entertainment establishment that may be proposed for this property, regardless of occupant load shall be reviewed by the Planning Board for a separate conditional use approval as agreed by the applicant.

11. Notwithstanding condition No. 11 above, ~~Parc Place Development, LLC and Just Around the Corner, LLC~~ MC GA Collins Realty, LLC shall be enabled to allocate, divide or subdivide the commercial spaces within the property for different uses and re-allocate parking spaces according to need without having to amend the Permit every time one of these re-allocations, divisions or sub-divisions of spaces takes place, as long as it is not one of the uses specified in the Permit that require Planning Board approval. Any re-allocation, division or subdivision of the commercial spaces shall be limited to the number of parking spaces provided within the garage and shall be submitted to Planning Department staff for review and re-certification that enough parking spaces remain available for all uses within the building. The total number of restaurant seats for the entire property shall not exceed 592.
12. Live or recorded music, whether amplified or non-amplified, which is played at a volume that is defined as entertainment, i.e., louder than ambient background music (defined as a sound level that does not interfere with normal conversation) shall not be permitted in Area #5 (the open courtyard), and shall not be audible in the adjacent properties or in the residential units of the project, and in no instance shall the low-volume background music be permitted past midnight. Area #5 shall in no circumstance operate as a bar, nightclub, discotheque, or dance hall.
14. Sound shall be contained within the courtyard and shall not create a disturbance to the adjacent property.
15. Live or recorded music, whether amplified or non-amplified, which is played at a volume that is defined as entertainment, i.e., louder than ambient background music (defined as a sound level that does not interfere with normal conversation) shall not be permitted in any of Area #4, #5, or #6. The additional requirements in Condition No. 42 13 shall also apply to Area #5.
16. Should any of the remaining commercial/retail spaces be aggregated to create a larger alcoholic beverage establishment, such establishment shall be limited to the number of parking spaces provided within the garage. In this case, the applicant shall return to the Planning Board to evaluate impact of the larger venue and address issues such as, but not limited to the number of seats, the kind of operation, potential noise, etc. This review shall be a modification to the Conditional Use Permit and shall be properly advertised for a public hearing.
17. The applicant shall resolve outstanding violations and fines, if any, prior to the issuance of a building permit for the parking facility.
18. The applicant shall continue to offer a \$5.00 discounted rate for two hours, for parking tickets validated by any of the cultural venues in the immediate area (Bass Museum, Miami City Ballet, and Public Library) for as long as the existing surplus number of parking spaces do not become required parking for the accessory commercial uses within the building.
19. The required parking spaces for the residential and commercial uses on site shall be reserved in the garage to service such uses and shall not be used by valet operators to service off-site uses.

20. The parking garage approved included in this Conditional Use Permit shall be valet only; self-parking is prohibited. The excess parking spaces generated by this project shall remain available by valet service to the general public on a first-come, first-serve basis for as long as the existing surplus number of parking spaces do not become required parking for the accessory commercial uses within the building.
21. The operator of the parking garage shall be responsible for operating this facility in an orderly, clean and quiet manner so that neighboring residents are not disturbed. The sounding of car alarms, playing of radios or any kind of audio system (including by the valet attendants), automobile horns, and screeching of tires shall be prohibited. Two signs, one addressing City Code provisions regarding car alarms, and one prohibiting the screeching of tires and sounding of horns (see attached examples), shall be posted on the site so they are plainly visible by users of the facility.
22. Without in any manner limiting the general rights of the Planning Director or the Planning Board to recall the owner or operator or to modify this Conditional Use Permit, the Planning Board shall retain the right to call the owner or operator back before them and modify the hours of operation or the occupant load of the accessory uses proposed for the project should there be valid complaints (as determined by Code Compliance) about loud, excessive, unnecessary, or unusual noise.
23. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as may be amended from time to time, shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in section 118-194, Code of the City of Miami Beach, Florida.
24. This 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.
25. This modified Conditional Use Permit shall be recorded in the Public Records of Miami-Dade County within a reasonable time after receipt at the expense of the applicant. No building permit, certificate of use, certificate of occupancy, certificate of completion or business tax receipt shall be issued until this requirement has been satisfied.
26. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.
27. 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.

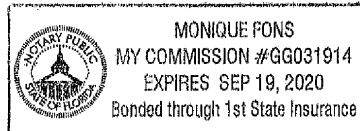
Dated this 3rd day of MAY, 2017.

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: Michael Belush
Michael Belush, AICP
Chief of Planning and Zoning
For the Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 3rd day of MAY, 2017, by Michael Belush, Chief of Planning and Zoning for the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



{NOTARIAL SEAL}

Monique Fows
Notary:
Print Name MONIQUE FOWS
Notary Public, State of Florida
My Commission Expires: 9/19/2020
Commission Number:

Approved As To Form:
Legal Department

(Michael Belush) 5/3/17

FILED WITH THE CLERK OF THE PLANNING BOARD ON 05/03/2017 (MB)

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EXHIBIT C

**PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA**

PROPERTY: 2000 Collins Avenue - (spaces 11 and 12 along 20th Street)

FILE NO. 2042

IN RE: The Request by Ocean First Group, LLC, requesting Conditional Use approval under City Code Chapter 142, Article V, Division 6, for a Neighborhood Impact Establishment consisting of an alcoholic beverage establishment, entertainment establishment, and dance hall with an occupant content of more than 200 persons.

LEGAL

DESCRIPTION: Lot 1, 2, 3, 4 and the east 25.5 feet of Lot 6, Block C of amended map of Ocean Front Property of Miami Beach Improvement Company Subdivision as recorded in Plat Book 5, Page 7 of the Public Records of Miami-Dade County, Florida.

MEETING DATE: February 28, 2012

CONDITIONAL USE PERMIT

The applicant, Ocean First Group, LLC, filed an application with the Planning Director pursuant to City Code Chapter 142, Article V, Division 6," for approval of a Conditional Use Permit. Notice of the request was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

The Planning Board of the City of Miami Beach 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 of the record for this matter:

That the property in question is located in the CD-3 - Commercial, High Intensity Zoning District;

That the use is consistent with the Comprehensive Plan for the area in which the property is located;

That the intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and uses associated with the request are consistent with the Land Development Regulations;

That the public health, safety, morals, and general welfare will not be adversely affected;

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

IT IS THEREFORE 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 is adopted herein, including staff recommendations, as modified by the Planning Board, that a Conditional Use Permit as requested and set forth above, be GRANTED subject to the following conditions to which the applicant has agreed:

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. If deemed necessary, at the request of the Planning Director, the applicant shall appear before the Planning Board for a progress report within 90 days from the issuance of the BTR. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
2. This Conditional Use Permit is issued to Ocean First Group, LLC as operator of this Neighborhood Impact Establishment consisting of an alcoholic beverage establishment, entertainment establishment, and dance hall with an occupant content of more than 200 persons, and located, as set forth in the Application and the plans submitted with it, on the north side of 20th Street between Liberty Avenue and Collins Avenue in Spaces 11 and 12 of the building generally known and numbered as 2000 Collins Avenue. Subsequent owners and operators shall be required to appear before the Board to affirm their understanding of the conditions listed herein.
3. Any change of operator or ownership shall require review and approval by the Planning Board as a modification to this Conditional Use Permit.
4. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.
5. The hours of operation shall be as proposed by the applicant, Sunday through Saturday from 10:00 p.m. to 5:00 a.m. However, the establishment shall close at 5:00 a.m. and keep closed the place of business and not allow any patron or other persons, other than those employed by the establishment, to remain therein between the hours of 5:00 a.m. and 8:00 a.m.
6. As requested by the applicant, the patron occupant load shall be a maximum of 707 people, or any lesser number as may be determined by the Fire Marshall. The applicant shall obtain a final occupant load from the City before the issuance of a Business Tax Receipt.
7. As this venue is still in its early stages, a complete business plan is not fully developed. A business/operation plan that includes more details of the operation, as well as security and crowd control, shall be submitted to staff for review and approval prior to the CO or issuance of the BTR, whichever occurs first.
8. Security staff shall take measures to strictly enforce patron age restrictions in the City Code around the clock.
9. All "wet T-shirt," "thong" or "bikini" events shall be prohibited.
10. Sound transmission tests on the curtain wall facing 20th Street shall be conducted by The Audio Bug, Inc. or a similarly qualified sound consultant prior to the finalization of the sound attenuation design for the establishment. A final sound transmission report which includes the performance of sound systems, and sound attenuation devices, compliance with the specifications and requirements of the November 21, 2011 and the January 12, 2012 sound reports by The Audio Bug, Inc. or any amendments or supplements thereto, and compliance with the Noise Ordinance, shall be submitted to staff for review and approval prior to a Temporary Certificate of Occupancy or final Certificate of Occupancy, whichever occurs

first., and shall be submitted to the Planning Board prior to the Progress Report required under Condition No. 1. The sound system shall, in all respects, be installed, tested, and operated so that it complies with the requirements of this Condition. The establishment's two access doors, both located on 20th Street, shall each have a vestibule and a second set of doors, in order to prevent the escape of sound. The eastern-most door will be the main ingress/egress door and the western-most door will be principally for emergencies.

11. The applicant shall work with staff to design the establishment so that sound presented inside the lounge will not be audible outside of the establishment and that no sound/noise shall disturb the hotel guests in the South Beach Hotel located at 236 21st Street, Miami Beach, Florida 33139.
12. Business identification signs shall be limited to sign copy indicating the name of the establishment only, subject to historic preservation staff review and approval.
13. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
14. The City's concurrency requirements can be achieved and satisfied through payment of mitigation fees or by entering into an enforceable development agreement with the City. The Transportation and Concurrency Management Division shall make the determination of the project's fair-share mitigation cost. A final concurrency determination shall be conducted prior to the issuance of a Building Permit. Mitigation fees and concurrency administrative costs shall be paid prior to the project receiving any Building Permit. Without exception, all concurrency fees shall be paid prior to the issuance of a Temporary Certificate of Occupancy or Certificate of Occupancy.
15. The applicant shall obtain a Certificate of Occupancy prior to the issuance of a Business Tax Receipt.
16. The applicant shall be responsible for maintaining the areas adjacent to the facility, such as the sidewalk and the areas of the street adjacent to the property. When sweeping the sidewalk in front of the establishment, the personnel doing the sweeping shall ensure that they do not merely push the refuse in front of another building, but pick up all trash and dispose of it appropriately. In addition, at the end of business each day sidewalks shall be swept and hosed down.
17. In the event that there is queuing of people on the sidewalk, stanchions shall delineate the area to allow for the free-flow of pedestrians. Security staff shall monitor the crowds to ensure that they do not interfere with the free-flow of pedestrian on the public sidewalk.
18. Patrons wishing to park within the building in which the establishment is located shall deliver their vehicles to, and retrieve them from, the valets in the garage which is part of the building or the valet ramp along 20th Street. No self-parking in that garage is permitted.
19. Security staff shall monitor patron circulation and occupancy levels during the hours of operation.
20. The applicant shall satisfy outstanding liens and past due City bills, if any, to the satisfaction of the City prior to the issuance of an occupational license to operate this entertainment establishment.

21. Without in any manner limiting the general rights of the Planning Director or the Planning Board to recall the owner or operator or to modify this Conditional Use Permit, the Planning Board shall retain the right to call the owner or operator back before them and modify the hours of operation or the occupant load should there be valid complaints about loud, excessive, unnecessary, or unusual noise.
22. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as may be amended from time to time, shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in section 118-194, Code of the City of Miami Beach, Florida.
23. This 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.
24. Within a reasonable time after applicant's receipt of this Conditional Use Permit as signed and issued by the Planning Director, the applicant shall record it in the Public Records of Miami-Dade County at applicant's expense and then return the recorded instrument to the Planning Department. No building permit or certificate of use, certificate of occupancy, certificate of completion or Business Tax Receipt shall be issued until this requirement has been satisfied.
25. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.
26. 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.

Dated this 5th day of March, 2012

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: 

Richard G. Lorber, AICP, LEED AP
Acting Planning Director
For Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 5th day of MARCH,
2012 by Jorge G. Gomez, Planning Director of the City of Miami Beach, Florida, a Florida
Municipal Corporation, on behalf of the corporation. He is personally known to me.



TERESA MARIA
MY COMMISSION # DD 928148
EXP. 2-2-13: December 2, 2013
Bonded Thru Budget Notary Services

Teresa Maria
Notary:

Print Name: TERESA MARIA

Notary Public, State of Florida

My Commission Expires: 12-2-13

Commission Number: DD 978148

[NOTARIAL SEAL]

Approved As To Form:
Legal Department

(Signed 3-5-12)

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MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

PLANNING DEPARTMENT

Tel: 305-673-7550 Fax: 305-673-7559

March 5, 2012

James E. Rauh, Esq.
Terminello & Terminello
1111 Lincoln Road, Suite 400
Miami Beach, Florida 33139

Re: File No. 2042 – 2000 Collins Avenue – The Venue at Boulan

Dear Mr. Rauh:

Attached please find the Conditional Use Permit for Ocean First Group LLC, executed by Richard G. Lorber, Acting Planning Director, on behalf of the Chairperson of the Planning Board of the City of Miami Beach. The Conditional Use Permit must be recorded at your expense, at the earliest possible time, at the Office of Public Records of Miami-Dade County, which is located at 22 N.W. First Street, Miami, Florida. After recordation, please send the Original Recorded document to the Planning Department. Please be aware that building or any other permits may not be approved until the recorded order has been received by our office.

Should you have any questions, please do not hesitate to call me.

Sincerely,

Mercy Lamazares, AICP
Principal Planner

ML/

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EXHIBIT D

**PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA**

PROPERTY: 2000 Collins Avenue – (spaces 11 and 12 along 20th Street)

FILE NO: PB19-0271 Aka file No. 2042

IN RE: An application has been filed requesting a modification to a previously issued conditional use permit for a Neighborhood Impact Establishment consisting of an alcohol beverage establishment, entertainment establishment and dance hall with an occupant content exceeding 200 persons. Specifically, this application includes a change of ownership.

LEGAL

DESCRIPTION: Lot 1, 2, 3, 4 and the east 25.5 feet of Lot 6, Block C of amended map of Ocean Front Property of Miami Beach Improvement Company Subdivision as recorded in Plat Book 5, Page 7 of the Public Records of Miami-Dade County, Florida.

MEETING DATE: February 28, 2012; July 28, 2015; July 23, 2019

MODIFIED CONDITIONAL USE PERMIT

The applicant, MC GA Collins Realty, LLC, filed an application with the Planning Director to modify a previously approved Conditional Use Permit to change the name of the operator from Zilkatur, LLC, to MC GA Collins Realty, LLC pursuant to Section 118 Article IV. of the City Code. Notice of the request for Conditional Use was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property, upon which the application was made.

The Planning Board of the City of Miami Beach 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:

That the property in question is located in the CD-3, Commercial high intensity zoning district;

That the use is consistent with the Comprehensive Plan for the area in which the property is located;

That the intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and uses associated with the request are consistent with the Land Development Regulations;

That the public health, safety, morals, and general welfare will not be adversely affected;

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

mb

July 23, 2019

PB19-0271 aka File no. 2042 – 2000 Collins Avenue
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IT IS THEREFORE 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 is adopted herein, including the staff recommendations, and accepted by the applicant, that the Modification to the previously approved Conditional Use Permit as requested and set forth above be GRANTED, subject to the following conditions: Underlining denotes new language and ~~strikethrough~~ denotes stricken language from the previous Order.

1. The Planning Board shall maintain jurisdiction of this Modified Conditional Use Permit. The applicant shall provide a progress report to the Board in 90 days after the revised Business Tax Receipt has been issued. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
2. This Modified Conditional Use Permit is issued to ~~Zilkatur, LLC~~ MC GA Collins Realty, LLC as operator of this Neighborhood Impact Establishment consisting of an alcoholic beverage establishment, entertainment establishment, and dance hall with an occupant content of more than 200 persons. ~~Subsequent owners and operators shall be required to appear before the Board to affirm their understanding of the conditions listed herein~~ any changes in ownership of 50% (fifty percent) or more stock ownership, or the equivalent, shall require the new owner to submit an affidavit, approved by City, to the City of Miami Beach Planning Department transferring approval to the new owner and acknowledging acceptance of all conditions established herein prior to the issuance of a new Business Tax Receipt.
3. Any change of operator or ownership shall require review and approval by the Planning Board as a modification to this Conditional Use Permit.
4. The conditions of approval for this Modified Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.
5. The hours of operation shall be as proposed by the applicant, Sunday through Saturday from 10:00 p.m. to 5:00 a.m. However, the establishment shall close at 5:00 a.m. and keep closed the place of business and not allow any patron or other persons, other than those employed by the establishment, to remain therein between the hours of 5:00 am and 8:00 am.
6. As requested by the applicant, the patron occupant load shall be a maximum of 707 people, or any lesser number as may be determined by the Fire Marshall. The applicant shall obtain a final occupant load from the City before the issuance of a Business Tax Receipt
7. A full business/operation plan for any change of owner/operator that includes details of the operation, as well as security and crowd control, shall be submitted to staff for review and approval prior to the CO or issuance of a new BTR, whichever occurs first.
8. Security staff shall take measures to strictly enforce patron age restrictions in the City Code around the clock.
9. All "wet T-shirt," "thong" or "bikini" events shall be prohibited.

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July 23, 2019

PB19-0271 aka File no. 2042 – 2000 Collins Avenue
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10. Sound transmission tests on the curtain wall facing 20th Street shall be conducted prior to the finalization of the sound attenuation design for the establishment. A final sound transmission report which includes the performance of sound systems and sound attenuation devices shall be submitted to staff for review and approval prior to a Temporary Certificate of Occupancy, or final Certificate of Occupancy, whichever occurs first.
 11. Business identification signs shall be limited to sign copy indicating the name of the establishment only, subject to historic preservation staff review and approval.
 12. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
 13. The City's concurrency requirements can be achieved and satisfied through payment of mitigation fees or by entering into an enforceable development agreement with the City. The Transportation and Concurrency Management Division shall make the determination of the project's fair-share mitigation cost. A final concurrency determination shall be conducted prior to the issuance of a Building Permit. Mitigation fees and concurrency administrative costs shall be paid prior to the project receiving any Building Permit. Without exception, all concurrency fees shall be paid prior to the issuance of a Temporary Certificate of Occupancy or Certificate of Occupancy.
 14. The applicant shall obtain a Certificate of Occupancy prior to the issuance of a Business Tax Receipt.
 15. The applicant shall be responsible for maintaining the areas adjacent to the facility, such as the sidewalk and the areas of the street adjacent to the property. When sweeping the sidewalk in front of the establishment, the personnel doing the sweeping shall ensure that they do not merely push the refuse in front of another building, but pick up all trash and dispose of it appropriately. In addition, at the end of business each day sidewalks shall be swept and hosed down.
 16. In the event that there is queuing of people on the sidewalk, stanchions shall delineate the area to allow for the free-flow of pedestrians. Security staff shall monitor the crowds to ensure that they do not interfere with the free-flow of pedestrian on the public sidewalk.
 17. Security staff shall monitor patron circulation and occupancy levels during the hours of operation.
 18. The applicant shall satisfy outstanding liens and past due City bills, if any, to the satisfaction of the City prior to the issuance of an occupational license to operate this entertainment establishment.
 19. The Planning Board shall retain the right to call the owner or operator back before them and modify the hours of operation or the occupant load should there be valid complaints about loud, excessive, unnecessary, or unusual noise.
 20. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as may be amended from time to time, shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in section 118-194, Code of the City of Miami Beach, Florida.
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July 23, 2019

PB19-0271 aka File no. 2042 - 2000 Collins Avenue
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21. This 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.
22. ~~Within a reasonable time after applicant's receipt of this Conditional Use Permit as signed and issued by the Planning Director, the applicant shall record it in the Public Records of Miami-Dade County at applicant's expense and then return the recorded instrument to the Planning Department. No building permit or certificate of completion shall be issued until this requirement has been satisfied~~ The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
23. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.
24. The applicant agrees and shall be required to provide access to areas subject to this MCUP (not including private residences or hotel rooms) for inspection by the City (i.e.: Planning, Code Compliance, Building Department, Fire Safety), to ensure compliance with the terms and conditions of this MCUP.
25. 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.

Dated this 26th day of July, 2019

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: Michael Belush
Michael Belush, AICP
Chief of Planning and Zoning
For Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

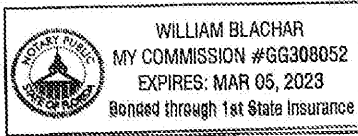
The foregoing instrument was acknowledged before me this 26th day of July, 2019, by Michael Belush, Planning and Zoning Manager of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

MB

July 23, 2019

PB19-0271 aka File no. 2042 -- 2000 Collins Avenue
5 of 5

{NOTARIAL SEAL}

William Blachar

Notary:

Print Name

Notary Public, State of Florida

My Commission Expires:

Commission Number:

Approved As To Form:

Legal Department on Dick Gallegos (7/25/2019)Filed with the Clerk of the Planning Board on Jesse Guly (7/26/19)Underlining denotes new language~~Strikethrough~~ denotes stricken language from the previous Order.

MB

EXHIBIT E

GreenspoonMarder LAW

888-491-1120
www.gmlaw.com

From the desk of:
James E. Rauh, Esq.
Senior Counsel, Alcohol Beverage Group
1601 Washington Avenue, Suite 300
Miami Beach, Florida 33139
Phone: 305.602.8245
Fax: 305.448.5566
Cell: 305.510.4077
Email: James.Rauh@gmlaw.com

PB # 2042

February 17, 2016

**OPERATIONAL
PLAN**

Via Hand Delivery

Michael Belush, Planning & Zoning Manager
Planning & Zoning Department
City of Miami Beach
1700 Convention Center Drive, Second Floor
Miami Beach, FL 33139

Re: Zilkatur, LLC Business/Operational Plan – 2000 Collins Avenue
Conditional Use Permit File No. 2042

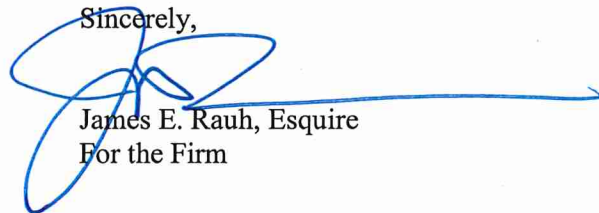
Dear Michael:

Enclosed please find a full business/operations plan for Zilkatur, LLC, which includes details of the operation, as well as security and crowd control, as required by Condition No. 7 of the Conditional Use Permit (“CUP”).

Please allow the signature block below to serve as the Staff review and approval of the business/operational plan for Zilkatur, LLC, which satisfies said condition.

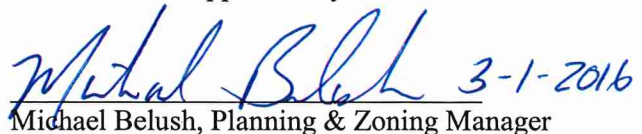
In the event you should require any additional information, please do not hesitate to contact me.

Sincerely,



James E. Rauh, Esquire
For the Firm

Reviewed and Approved By:

 3-1-2016
Michael Belush, Planning & Zoning Manager

Zilkatur, LLC Operations Plans

Conditional Use Permit File No.
2042

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I. Operational Business Plan

II. Parking Plan

III. Crowd Control Plan

IV. Security Plan

V. Traffic Circulation Plan

VI. Delivery and Sanitation Plan

VII. Noise Attenuation Plan

I. Operational Business Plan

Overview of Business

Zilkatur, LLC, which intends to operate under the fictitious name Ora (“Ora”), occupies two adjacent spaces within the 2000 Collins Avenue building along 20th Street to provide a luxury nightlife and entertainment venue for the City of Miami Beach. Ora will introduce guests to a superior nightlife experience that includes state of the art audio and visual systems and promotes a VIP service that raises the bar for customer service on Miami Beach. Ora’s operations will be run by an elite management team who have established and managed some of the most successful nightclubs in the United States.

This two level entertainment venue will service patrons 21 years of age and older. The venue consists of VIP tables, a dance floor, a stage for the DJ booth, and four full service bars. Hosting the world’s most renowned DJ’s, Ora’s musical direction is primarily focused on European Lounge Motifs. A strong emphasis on production, including both dancers and performers, makes for an enhanced nightlife experience or a private event unique to Ora.

Ora features an inviting open layout and a management team who is focused on creating a high end service experience. This experience begins at the front door, where guests are provided with a grand entrance directly into the heart of the nightclub and continues throughout the venue with facilities and service that demonstrate a high attention to detail.

Management Team

Beyond the physical attributes of the venue, Ora has an elite management team with industry veterans Greg See, Ryan Van Milligen, and Dana Dwyer, providing seasonal leadership.

Greg See moved to Miami in 2001 and opened Mynt Lounge. Mynt was the first boutique style nightclub on Miami Beach that catered to celebrities, models, and fashionistas and gained a reputation for the tightest door policy. In 2005, Greg became the General Manager with the Opium Group, managing both Opium Garden and Prive. He also helped to open and manage Set nightclub. By 2008, Greg was promoted to Opium Group’s Director of Operations overseeing all of the groups venues including, Mansion, Cameo, Mokai, Louis, and Set and supervising five general managers, nine assistant managers, and approximately four hundred

employees. Greg was asked by the Opium group to redesign Mansion's light system. After seeing the success this brought to Mansion, Greg was asked to assist Angel Management Group in Las Vegas with their project Hakkassan. In 2013, Greg joined SBE Entertainment Group to assist in developing nightlife brands in Miami for the group. These venues included SLS Hotel, Katsuya, Bazaar, Hyde, and Greystone Manor.

Ryan Van Milligen has over ten years experience in the nightlife industry. After graduating from college, Ryan opened the marketing and promotions company, Elite Entertainment. Elite oversaw and ran some of the most popular clubs on Miami Beach. During this time, Ryan helped to make Mynt Lounge and The Opium Group venues some of the most popular in the country. In 2008, Ryan accepted a consulting and management deal with Suite Lounge and Snatch Bar. During Ryan's time at Suite Lounge, he was able to triple the venue's weekly sales. By the end of 2008, Ryan was one of the four Directors within The Opium Group. As Director of Promotions of The Opium Group, Ryan has launched and operated venues such as Mansion, Set, Opium Garden, Prive, Cameo, Mokai, Wall, and Louis and oversaw close to 400 employees. Since 2008, Ryan has maintained The Opium Group as one of the top hospitality groups in the country and has been a key member to their long success.

Dana Dwyer began her career as a bartender in New York City. Motivated to climb the ladder in the industry, Dana moved to Miami in 2005 and took a job at the soon to be open nightclub Set. Dana was instantly recognized for her talents and was invited to open two upcoming venues on behalf of The Opium Group. Soon thereafter, Dana was offered a position with Haven Hospitality, where she learned the ins and outs of the business. Dana then found her way back to The Opium Group, where she became the General Manager of Louis. When Set was renovated in 2013, Dana ran the venue. In recent years, Dana has travelled the world drawing inspiration from exotic locations around the world to draw ideas of what the ideal world-class nightclub should bring to its guests.

Hours of Operation & Menu

Per Condition No. 5 of the Conditional Use Permit ("CUP"), Ora's hours of operation will be from 10:00 P.M. through 5:00 A.M. and will keep closed and not allow any patron or other persons, other than those employed by Ora to remain therein between the hours of 5:00 a.m. and 8:00 a.m.

Enclosed please find Ora's Specialty Drink Menu.

Contacting Ora

Management at Ora has set up a phone number, which will be provided to neighboring residents in order to address any concerns and/or complaints that they may have. If Management receives a call, an investigation will begin shortly thereafter in order to address the concern and/or complaint.

As a business that is committed to long-term success and strong community relationships, Ora will ensure that it follows the conditions contained within its Conditional Use Permit and all city ordinances.

Ora's Staff

Ora will employ approximately seventy-five (75) employees in the nightclub operation as indicated below:

Employee	Quantity
General and Operations Managers	3
Security and Door Staff	20
Cocktail/Bottle Servers	15
Bartenders	14
Server Assistants/Bussers	15
Bar Apprentices/Barbacks	3
Porters/Sweepers	3
Dishwasher	2
Total	75

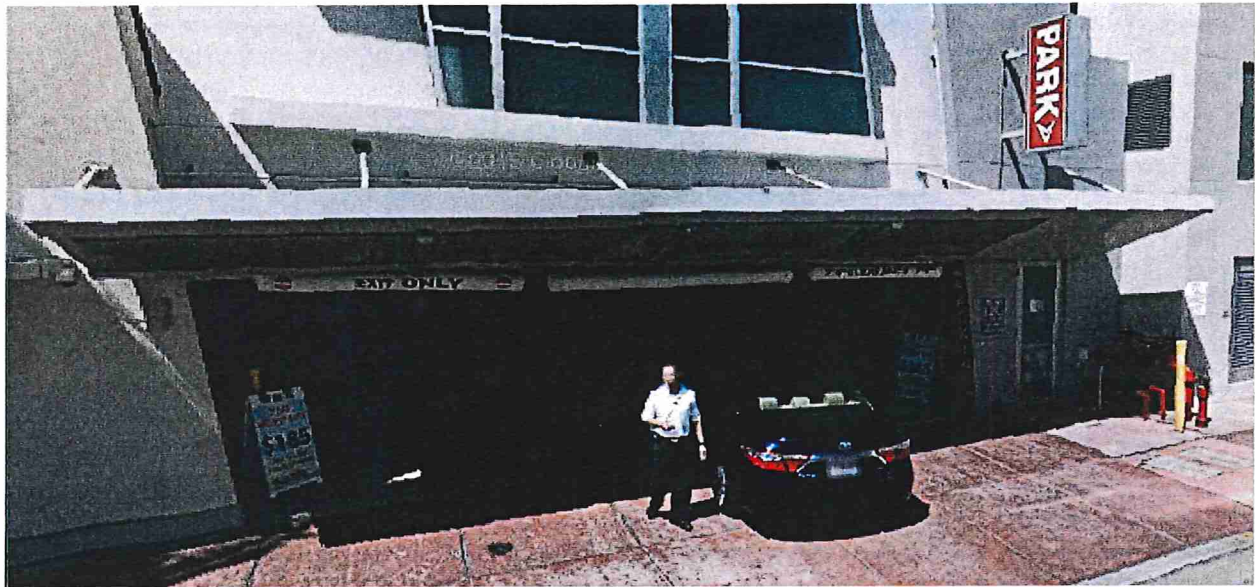
Operational Items

Pursuant to Condition No. 9 and 12 of the CUP, Ora will not conduct "wet t-shirt," "thong," or "bikini" events, nor will Ora distribute street flyers or handouts, including handbills from third-party promotions.

II. Parking Plan

Ora's patrons will be serviced by the building's existing valet parking operation, which is contained in the parking garage located on site. Self-parking is not allowed in the garage. The required parking of one hundred and fifteen (115) parking spaces for Ora's operations will be entirely contained within the garage.

The metered parking spaces which are located in front of the venue will not be utilized for valet pick up and/or drop off since the adjacent garage already provides a valet ramp.



There are several additional public parking facilities which can accommodate the patrons and employees of Ora as indicated below:

- (1) 23rd Street and Liberty (East)
- (2) 23rd Street and Liberty (West)
- (3) 21st Street and Collins Avenue
- (4) 18th Street and Meridian Avenue
- (5) 17th Street Garage
- (6) City Hall Parking Garage

Ora anticipates many patrons will either walk from nearby hotels, take public transportation, or arrive by taxi and/or a similar mode of transportation.

III. Crowd Control Plan

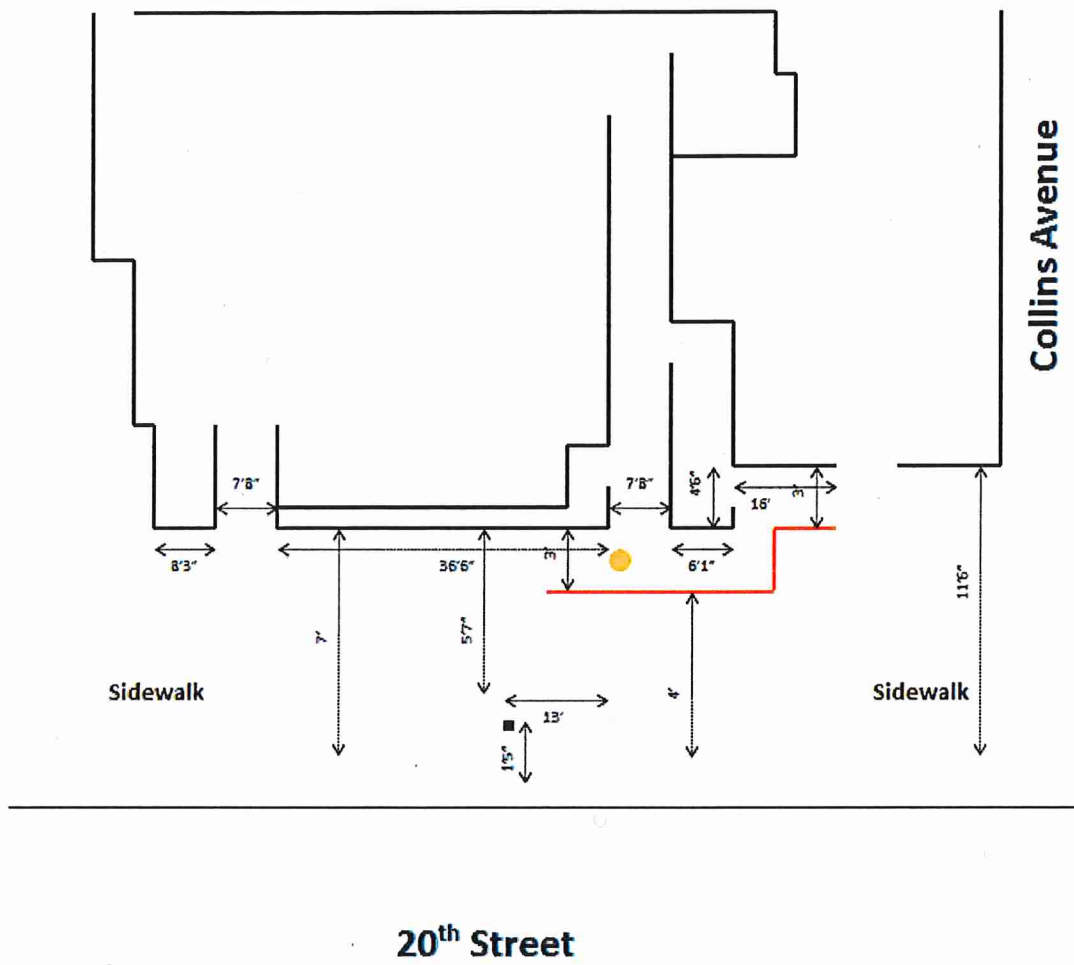
Pursuant to Condition No. 16 of the CUP, in the event there is queuing of patrons on the sidewalk, stanchions will delineate the area to allow for the free-slow pf traffic. Ora's security staff will monitor the crowds to ensure that they do not interfere with the free-flow of pedestrian traffic on the public sidewalk.

Ora will have several security stations located on the sidewalk along 20th Street. The officers located at each station (which is illustrated below on the Security Plan in red) will keep the sidewalk clear from crowds that would block and/or impede the pedestrian traffic. There will be officers located outside of the entrance/exit of the venue (as indicated below in blue on the Security Plan) who will be controlling patron traffic in and out of the venue.

In order to efficiently move patrons from outside of the venue to the inside, patron "processing", i.e. check in and confirmation of table reservations, confirming method of payment for table reservations and general admission, and an additional ID check will take place inside. Security officers will use stanchions at the entrance for an initial patron identification check by scanner (as indicated on the second plan, the red line representing the placement of stanchions and the orange representing where a Security Officer will check ID's). Ora's security staff will take measures to strictly enforce patron age restrictions during all hours of operations as required by Condition No. 8 of the CUP. Therefore, Ora's crowd control plan will rely on processing patrons inside of the venue.

All Security Officers employed by Ora will be required to be Crowd Control Certified.







Security officers located on the outside of the venue at all entrances and exits will have clickers and monitor patron circulation and occupancy levels during all hours of operation pursuant to Condition No. 17. These numbers are constantly monitored by the security management team.

IV. Security Plan

Ora will employ an in house security team that is comprised of the following organizational structure:

- One (1) Security Director
- Two (2) Security Supervisors
- Seventeen (17) Security Officers

Every security officer on duty will be will be strategically placed throughout the venue in order to ensure every area of the venue is fully monitored and controlled, including the

outside. Approximately six (6) to ten (10) security officers will be stationed near the front door and outside and approximately an additional eleven (11) to fifteen (15) officers inside the venue.

The Security Director will act as the liaison in communications with the City of Miami Beach, Code Enforcement, Detail Officers, Emergency Rescue, and adjacent businesses and local residents.

Ora's security staff will enforce patron age restrictions. All of Ora's staff, including Security Officers, Supervisors, and Director will be required to attend a Responsible Vendor course. The Responsible Vendor course addresses critical topics that are crucial for the safe operation of the nightclub, such as checking ID's and recognizing counterfeit ID's.

The security staff along with Ora's management will employ a radio communication system. Should any issues arise, Ora's security team and/or staff will notify the appropriate personnel to efficiently handle the situation.

Before being hired, Ora's management will conduct a background check on each security officer, as well as a drug test. A candidate will not be hired if these tests come back demonstrating a criminal record and/or drug usage. Ora has a "Zero Tolerance" policy.

Once hired, Ora's management will provide each security officer will multiple levels of training. The newly hired officer will only begin working once the Security Director believes that the officer has acquired an equal level of preparation and skills as required to efficiently perform his/her job.

Ora's security officers will also perform bag checks before entering the venue to ensure that patrons are not bringing illegal/dangerous items into the venue.

V. Traffic Circulation Plan

The valet operation which will be servicing Ora's patrons takes place entirely in the adjacent garage.

The metered parking spaces which are located in front of the venue will not be utilized for valet pick up and/or drop off since the adjacent garage already provides a valet ramp.

VI. Delivery and Sanitation Plan

Ora will use the air conditioned trash room located inside the Boulan Hotel, which is in the service corridor adjacent to the venue. Trash pickup occurs seven (7) days a week approximately around 10:00 a.m.

Pursuant to Condition No. 15 of the CUP, Ora will maintain the areas adjacent to the facility, i.e. the sidewalk and the areas of the street adjacent to the property. Ora's staff will ensure that when sweeping the sidewalk in front of the venue, the refuse is not merely pushed in front of another building. The trash will be picked up and disposed of appropriately. Ora's staff will sweep and hose down the sidewalks at the end of each business day.

Ora will utilize the City of Miami Beach designated commercial loading zones for all deliveries, which will typically occur between 10:00 a.m. and 3:00 p.m. The closest City of Miami Beach designated commercial loading zone is located at 1941 20th Street (at the corner between 20th Street and Liberty Street).



VII. Noise Attenuation Plan

Since the previously approved venue's sound system was installed, there have been no material changes to the sound system nor will there be. The sound system will be kept under lock and key and will only be accessible to the venue's management team.

The door located on the west side of the venue will be kept closed at all times and will only be used as an emergency exit. Sound will not be heard on the outside from the door located on the east side of the venue in the foyer due to the installed vestibule.

ORA SPECIALTY DRINK MENU

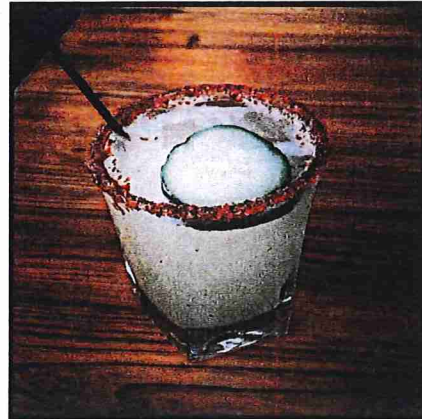
Cucumber Margarita

- 4 Cucumber Slices
- 1tsp Agave Nectar
- 1.5oz Silver Tequila
- 0.5oz Cointreau
- 0.5oz Simple Syrup
- 0.5oz Fresh Lime Juice

Garnish: 1 Cucumber slice & sal de gusano rim

Glassware: Rock glass

Preparation: In a mixing glass, combine 4 cucumber slices and the simple syrup and muddle the ingredients. Add the rest of the liquid ingredients and shake vigorously over ice for 5 seconds. Strain in a rock glass with fresh ice and sal de gusano rim. Garnish with 1 cucumber slice.



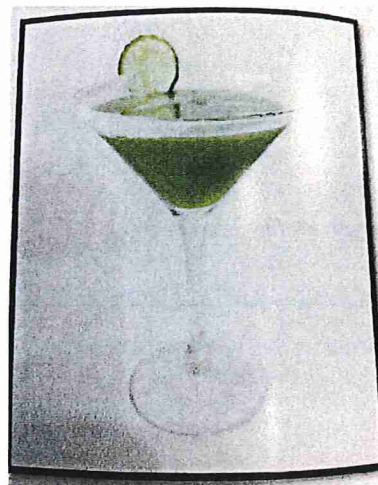
Spicy Freshtini

- 3 Cucumber Slices
- 5 Basil Leaves
- 1/16th of an inch of Serrano Pepper
- 1.5oz Vodka
- 0.75oz St. Germain
- 0.75oz Lemon Juice
- 0.5oz Simple Syrup

Garnish: Sugar rim and cucumber on the rim

Glassware: Martini

Preparation: Muddle cucumber, basil and serrano pepper together in a mixing glass, then combine all liquid ingredients. Shake vigorously for 5 seconds. Strain into a martini glass with sugar rim and garnish with a cucumber slice and a basil leaf.



ORA SPECIALTY DRINK MENU

Brazilian Affair

- 2oz Cachaça
- 1oz Passion Fruit Puree
- 4 Lime Wedges
- 1tbs Brown Sugar

Garnish: No garnish

Glassware: Rock glass

Preparation: In a mixing glass, combine the lime wedges and the brown sugar and muddle. Add crushed ice and the liquid ingredients and lightly shake for 2 seconds. Transfer the content entirely in a rock glass.



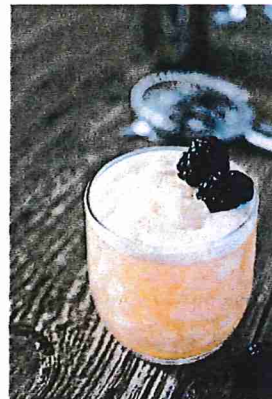
Blushing Whiskey Sour

- 3 Blackberries
- 1oz Lemon Juice
- 1oz Simple Syrup
- 1.5oz Irish Whiskey

Garnish: 2 Fresh blackberries

Glassware: Rock glass

Preparation: In a mixing glass, combine all the ingredients and shake vigorously for 5 seconds, until the blackberries start to break up and give that gorgeous blush color. Strain over a mesh strainer in a rock glass with fresh ice. Garnish with 2 blackberries.



ORA SPECIALTY DRINK MENU

Paloma Cooler

- 1oz Tequila Silver
- 1oz Tequila Reposado
- 1oz Fresh Lime Juice
- 1btl Mexican Grapefruit Soda

Garnish: Half lime, cored out; coarse salt (rim)

Glassware: Collins glass

Preparation: Rub rim a Collins glass with a lime and coat it with salt. Add ice (3/4 of glass), tequila silver, fresh lime juice and Mexican grapefruit soda. Stir. Place the cored out half lime on the top of the drink (like a floater) and add the reposado tequila in it.



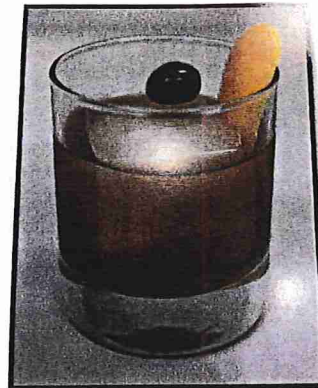
THE BIG DADDY

- 2oz Rye Whiskey (Bulleit preferably)
- 0.25oz Simple Syrup
- 2 Dashes Angostura Aromatic Bitters
- 1 Orange Peel
- 1 Lemon Peel

Garnish: Orange peel & maraschino black cherry

Glassware: Rock glass

Preparation: Combine Rye, simple syrup and bitters in a mixing glass. Add ice and stir for 20 seconds. Strain into a rock glass with fresh ice. Zest with lemon peel and discard. Zest with orange peel and insert into the glass as garnish, along with Maraschino black cherry.



**BEFORE THE
BOARD OF ADJUSTMENT
OF THE CITY OF MIAMI BEACH, FLORIDA**

CFN 2012R0229344
OR Bk 28055 Pgs 1862 - 1866; (5pgs)
RECORDED 04/02/2012 08:27:14
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

IN RE: The application of
OCEAN FIRST GROUP, LLC
2000 COLLINS AVENUE
LOTS 1, 2, 3, AND 4 AND THE E 25.5 FEET OF LOT 6
OF BLOCK C OF THE PLAT OF "MIAMI BEACH
IMPROVEMENT COMPANY", PLAT BOOK 5, PG 7;
MIAMI-DADE COUNTY, FLORIDA

MEETING DATE: FEBRUARY 3, 2012
FILE NO. 3554

ORDER

The applicant, Ocean First Group, LLC, filed an application with the Planning Department for a variance in order to dance hall / entertainment establishment not also operating as a restaurant at the subject location, as follows:

1. A variance to waive a range between 81 feet and 48 feet of the minimum distance separation of 300 feet required between dance hall/entertainment establishments licensed to sell alcoholic beverages, and not also operating as a restaurant with full kitchen and serving full meals in order to operate within 219 feet from Mynt Lounge and 252 feet from Rokbar Nightclub.

Notice of the request for variance was given as required by law and mailed to owners of property within a distance of 375 feet of the exterior limits of the property on which application was made.

THE BOARD FINDS that the property in question is located in the CD-3 Zoning District.

THE BOARD FURTHER FINDS, based upon evidence, testimony, information and documentation presented to the Board, and portions of the staff report and recommendations, as applicable, which are incorporated herein by this reference, that with regard to the requested variance when conditioned as provided for in this Order:

That 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;

That the special conditions and circumstances do not result from the action of the applicant;

Board of Adjustment Order: Meeting of February 3, 2012
File No. 3554: Ocean First Group, LLC
2000 Collins Avenue, Miami Beach
Page 2 of 5

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

That 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.

IT IS THEREFORE ORDERED, by the Board, that the variance be APPROVED as requested and set forth above; with the following conditions to which the applicant has agreed:

1. The applicant shall comply with all conditions of approval imposed by the Planning Board Conditional Use Permit. A violation of that Order shall be considered a violation of this Order, subjecting the Applicant to appear for a progress report, and possible revocation or modification of the variance pursuant to section 118-356.
2. All performances shall be limited to the interior of the premise; no speakers shall be permitted on any exterior wall of the building.
3. Business identification signs shall be limited to sign copy indicating the name of the establishment only subject to staff review and approval. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
4. Any change of operator or ownership shall require review and approval by the Board as a modification to this variance.
5. The hours of operation shall be as proposed by the applicant, Sunday through Saturday from 10:00 p.m. to 5:00 a.m. However, the establishment shall close at 5:00 a.m. and keep closed the place of business and not allow any patron or other persons, other than those employed by the establishment, to remain therein between the hours of 5:00 a.m. and 8:00 a.m.
6. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as may be amended from time to time, shall be deemed a violation of this Order and subject to the remedies as described in section 118-356, Code of the City of Miami Beach, Florida.

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7. The applicant shall be responsible for maintaining the areas adjacent to the facility, such as the sidewalk and the areas of the street adjacent to the property. When sweeping the sidewalk in front of the establishment, the personnel doing the sweeping shall ensure that they do not merely push the refuse in front of another building, but pick up all trash and dispose of it appropriately. In addition, at the end of business each day sidewalks shall be swept and hosed down.
8. In the event that there is queuing of people on 20th Street restricting the free-flow of pedestrians, stanchions shall be placed to control crowds and allow for the free-flow of pedestrian on public sidewalks, and manned by the establishment's security personnel. The placement of the stanchions shall be shown on a site plan that shall be submitted to staff for review and approval.
9. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.
10. The applicant shall comply with all conditions imposed by the Public Works Department.
11. The applicant shall obtain a full building permit within eighteen months (18) months from the date of this hearing. If the full building permit is not obtained within the specified time limits, the applicant shall, prior to expiration of such period, apply to the Board for an extension of time. At the hearing on such application, the Board may deny or approve the request and modify the above conditions or impose additional conditions. Failure to comply with this order shall subject the variance to Section 118-356, City Code, for revocation or modification of the variance.
12. The conditions on this Order are binding on the applicant, the property's owners and all successors in interest and assigns.
13. This 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.
14. 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, except to the extent of the variance granted herein.
15. This Order shall be recorded, at the expense of the applicant, in the Public Records of Miami-Dade County; the original or a certified copy shall be provided to the Planning Department prior to the issuance of a Building Permit.

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 2000 Collins Avenue, Miami Beach
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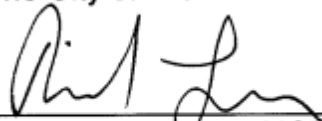
PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Board of Adjustment, as determined by staff, entitled "Ocean First Group Lounge", as prepared by M3 Design + Development, dated November 2, 2011, modified in accordance with the conditions set forth in this Order and staff review and approval.

The applicant shall have a full building permit for the work contemplated herein issued by the Building Department on or before August 3, 2013 (within eighteen months of the date of this hearing) as per the above conditions. If the full building permit is not obtained within the specified time limits, the applicant shall apply to the Board for an extension of time prior to expiration of such period; otherwise, this Order will expire, and become null and void, unless the issuance of such permit is stayed by an appeal of this Order to a court of competent jurisdiction.

This Order does not constitute a building permit, but upon presentation of a recorded copy of this Order to the Planning Department, a permit shall be processed and approved (subject to compliance with the conditions hereof) in accordance with and pursuant to the ordinances of the City of Miami Beach.

Board of Adjustment of
 The City of Miami Beach, Florida

By:


 Richard G. Lorber, AICP, LEED AP
 Acting Planning Director
 City of Miami Beach
 1700 Convention Center Drive
 Miami Beach, Florida 33139

STATE OF FLORIDA)
 COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 8th day of March, 2012, by Richard G. Lorber, Acting Planning Director of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



TERESA MARIA
 MY COMMISSION # DD 928148
 EXPIRES: December 2, 2013
 Bonded Thru Budget Notary Services

Notary:

Print Name:

Notary Public, State of Florida

[NOTARIAL SEAL]

My Commission Expires:

OR BK 28055 PG 1866
LAST PAGE

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Approved As To Form:
Legal Department (Held 2-10-12)

Filed with the Clerk of the Board of Adjustment on 3/8/12 

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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: DOA MIAMI BEACH LLC
DBA: DOA MIAMI BEACH
IN CARE OF:
ADDRESS: 2000 Collins Ave
MIAMI BEACH, FL 33139

LICENSE NUMBER: BTR001470-11-2016
Beginning: 03/14/2018
Expires: 09/30/2018
Parcel No: 0232260010060

TRADE ADDRESS: 2000 Collins Ave

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

A 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 Additional Information

Storage Locations

Code	Business Type
95016400	RESTAURANT / BARS
03005825	NIGHT CLUB LOAD FEE
95000701	ALCOHOL BEV. (NO LATER THAN 5AM)
95005805	DANCE HALL/ENTERT. W/ALCOHOL

Dance Hall: Alcohol Served	Yes
Dance Hall: #Occupants	220
Restaurants/Bars: #Chairs	220

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

DOA MIAMI BEACH LLC





rdr miami | public hearing notification services

certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

December 5, 2019

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

Re: Property owners within 375 feet of:

SUBJECT: 2000 Collins Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3226-001-0060

LEGAL DESCRIPTION: MIAMI BEACH IMP CO SUB PB 5-7 LOTS 1 THRU 4 & E25.5FT OF OT 6 BLK C LESS A PORT DESC IN CONDO DECL OR 27626-3375 NAU 02 3234 221 K/A BOULAN SOUTH BEACH CONDO & LESS A PORT OF LOTS 2 & 4 BLK C DESC AS COM AT NW COR OF LOT 4 S19 DEG W 10.19FT FOR POB S70 DEG E1.97FT S19 DEG W 3.51FT S70 DEG E 24.83FT N19 DEG E 3.49FT S70 DEG E 27.17FT S 19 DEG W 21.50FT N70 DEG W 14.86FT S19 DEG W 10FT N70 DEG W 38.32FT N19 DEG E 13.85 FT N70 DEG W 25.98FT N19 DEG E 17.67FT S70 DEG E 25.18FT TO POB AKA PARCEL K & LESS A PORT LOT 3 BLK C DESC AS COMM AT NW COR OF LOT 3 S70 DEG E 5.99FT FOR POB S70 DEG E 12.05FT S09 DEG E 8.79 FT S70 DEG E 1.58FT S19 DEG W 6.32FT N70 DEG E 11.26FT S19 DEG W 6.00FT S70 DEG E 1.67FT S19 DEG W 5.33FT N70 DEG W 1.67FT S19 DEG W 5.50FT N70 DEG W 8.32FT N19 DEG E 43.66FT TO POB AKA PARCEL L & LESS PARCEL BSBII AS DESC PER MASTER COVENANTS OR 29979-759

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 file in the Miami-Dade County Property Appraisers' Office.

Sincerely,

Diana B. Rio

Total number of property owners without repetition: **204, including 5 international**

Name	Address	City	State	Zip	Country
IKHTIYAR AKHUNDOV BALAJAKHANIM ISMAYILOVA	SALYAN HIGHWAY	BAKU AZ1083			AZERBAIJAN
INTER OIL MANAGEMENT LTD ATTN CLEA KATCHLES	232 ARCH MAKARIOS AVE APOLLO COURT OFFICE 31	LIMASSAOL 3030			CYPRUS
MICHAEL J CORMACK	1842 LAKE SHORE BLVD EAST	TORONTO ON M4L 6S8			CANADA
SETAI 2904 CORP	RUBEN DARIO 281-1402 COL. BOSQUE	DE CHAPULTEPEC 11580			MEXICO
VADE RETRO INC C/O FIDSERVE SA	RUE DU PURGATOIRE 3 PO BOX 3156	1211 GENEVA 3			SWITZERLAND
101 20TH ST MIAMI LLC	101 20TH ST	MIAMI BEACH	FL	33139	USA
101 PC HOLDINGS LLC C/O SUZANNE GARCIA FALCON	9549 BAY DR	SURFSIDE	FL	33154	USA
1918 APARTMENTS LTD	PO BOX 403303	MIAMI BEACH	FL	33140-1303	USA
1941 LIBERTY LLC	230 20 ST	MIAMI BEACH	FL	33139	USA
2308 6 LLC RN 2308 LLC	1400 BROADWAY 15 FLR	NEW YORK	NY	10018	USA
2608 SETAI LLC	1400 BROADWAY 15 FLR	NEW YORK	NY	10018	USA
2705 SETAI INVEST LLC	305 E 51 ST 4D	NEW YORK	NY	10022	USA
305BOULANSOUTH LLC	206 SPRING ST 5TH FLOOR	NEW YORK	NY	10012	USA
3208 WOLVERINE LLC	101 20 ST UNIT 3208	MIAMI BEACH	FL	33139	USA
3801 INVESTMENTS LLC C/O BILLIE J ELLIS JR	301 COMMERCE ST STE 3150	FORT WORTH	TX	76102	USA
3803 LLC	41 RIVER TERRACE PHB5	NEW YORK	NY	10282	USA
405 BOULAN LLC	201 E 36 ST #15E	NEW YORK	NY	10016	USA
473 NAKASH LLC C/O DITTO APPAREL	229 WEBB SMITH DRIVE	COLFAX	LA	71417	USA
ABBAY HOTEL ACQUISITION LLC	1400 BROADWAY 15FL	NEW YORK	NY	10018	USA
AGI PROPERTIES INC C/O ARGO GROUP US ATTN B LEFLORE	175 E HOUSTON ST STE 1300	SAN ANTONIO	TX	78205	USA
ALBERT N BRUNO &W DENISE BRUNO	101 20 ST #3002	MIAMI BEACH	FL	33139-1903	USA
ALEXANDER YAKUBOV	1521 ALTON RD #725	MIAMI BEACH	FL	33139	USA
ALEXANDRE DE MOURA JOSEPHINE DE MOURA	101 20 ST 2007	MIAMI BEACH	FL	33139	USA
ALEXANDRE VON FURSTENBERG TRS C/O ARROW INVESTMENTS ALEXANDRE VON FURSTENBERG LIV TR	555 W 18 ST	NEW YORK	NY	10011	USA
ALFONSO XIII LLC C/O DUVAL AND STACHENFELD LLP	555 MADISON AVE 6FL	NEW YORK	NY	10022	USA
ALI K FARD	101 20 ST #3105	MIAMI BEACH	FL	33139-1903	USA
AMERICAN LATIN ENTERTAINMENT CORP C/O MARCELL FELIPE	1001 BRICKELL BAY DR STE 1800	MIAMI	FL	33131	USA
ANDRE ALTHOLZ NAOMI ALTHOLZ	950 3 AVE	NEW YORK	NY	10022	USA
ARKADIY PERVYY BAKHTIN	100 S POINTE DR 2106	MIAMI BEACH	FL	33139	USA
ARTI MEDIA HOLDINGS LLC C/O JAY PHILLIP PARKER P A	1691 MICHIGAN AVE #320	MIAMI BEACH	FL	33139	USA
BK FAMILY ASSOCIATES LLC C/O BARRY KRINGSTEIN	463 7 AVE 12TH FLOOR	NEW YORK	NY	10018	USA
BLOFELD LLC	1390 BRICKELL AVE	MIAMI	FL	33131	USA
BLUM REALTY MANAGEMENT LLC	40 RECTOR ST STE 1502	NEW YORK	NY	10006	USA
BLUMARK US CORP	3370 MARY STREET	MIAMI	FL	33133	USA
BOULAN 306 LLC	7 TANGLEWOOD RD	PLEASANTVILLE	NY	10570	USA
BOULAN 309 LLC	9 TRAPPING WAY	PLEASANTVILLE	NY	10570	USA
BOULAN 312 LLC	36 PEBBLE LANE	ROSLYN HEIGHTS	NY	11577	USA
BOULAN HOLDINGS LLC	863 REMSENS LANE	OYSTER BAY	NY	11771	USA
BOULAN HOTEL LLC C/O SHEMEL ACQUISITIONS	38 W 32 ST 603	NEW YORK	NY	10001	USA
BOULAN HOTEL LLC	38 W 32 ST STE 603	NEW YORK	NY	10001	USA
CAMBRIA PROPERTIES LLC	8626 WESTPARK DR	HOUSTON	TX	77063	USA
CAPRI 101 PH LLC	101 20 ST PH B	MIAMI BEACH	FL	33139	USA
CARINE MICHELLE BROWN	66 E 79 ST	NEW YORK	NY	10075	USA
CARL S ROSENDORF TRS CARL S ROSENDORF REVOCABLE TRUST	101 20 ST 2603	MIAMI BEACH	FL	33139	USA
CATD HOLDING INC	2001 WILSHIRE BLVD 250	SANTA MONICA	CA	90403	USA
CHARLES T CLOSE	101 20 ST 1904	MIAMI BEACH	FL	33139	USA
CHARLES T CLOSE	20 BOND ST	NEW YORK	NY	10012	USA
CHARLES THOMAS CLOSE	101 20 ST UNIT 1904	MIAMI BEACH	FL	33139	USA
CHRONOS AND CHAIROS LLC	101 20 ST 2503	MIAMI BEACH	FL	33139	USA

CITY OF MIAMI BEACH	1700 CONVENTION CTR DR	MIAMI BEACH	FL	33139	USA
COLLINS PARK HOTEL LLC	236 21ST ST	MIAMI BEACH	FL	33139-1702	USA
DARBLAY INVESTMENTS LIMITED	1395 BRICKELL AVE 14 FL	MIAMI	FL	33131	USA
DAVID BLOOM DAVID C BLOOM REVOCABLE TRUST	101 20 ST #3307	MIAMI BEACH	FL	33139	USA
DAVID P MICHALSKI	8110 E BOULEVARD DR	ALEXANDRIA	VA	22308-1311	USA
DAVID W NIEMIEC &W MELANIE M	1 EAST END AVE	NEW YORK	NY	10075	USA
DCB SETAI INVESTMENTS LLC	101 20TH ST UNIT 3307	MIAMI BEACH	FL	33139	USA
DECEBAL LLC	101 20 ST 2807	MIAMI BEACH	FL	33139	USA
DECEBAL LLC	3750 LAS VEGAS BLVD 5 4706	LAS VEGAS	NV	89158	USA
DECO BEACH INNS LTD % MCM CORPORATION	1741 COLLINS AVE	MIAMI BEACH	FL	33139-2006	USA
DENNIS H LEEBOW	31099 CHAGRIN BLVD #150	CLEVELAND	OH	44124	USA
DESING ITALINO LLC	1643 BRICKELL AVE #2902	MIAMI	FL	33129	USA
DF INVESTMENTS OF ILLINOIS LLC	840 N LAKE SHORE DR 2402	CHICAGO	IL	60611	USA
DIANE CHANG TRS PATRICK WIESEL TRS CHANG FAMILY 2012 IRREVOCABLE TR	256 S COLUMBIA AVE	COLUMBUS	OH	43209	USA
DON GREGORY NEEB	101 20 ST 3102	MIAMI BEACH	FL	33139	USA
DOUGLAS CHARLES ROGERS TRS ROGERS FAMILY REVOCABLE TRUST MELISSA RUTH ROGERS TRS	8404 HOLLYWOOD BLVD	WEST HOLLYWOOD	CA	90069	USA
DOV GOLDSTEIN &W SUSANNA GOLDSTEIN	24 CENTRAL PARK SOUTH #18E	NEW YORK	NY	10019	USA
DURGA EDSON TRS	10 NORDEN LANE	HUNTINGTON STATION	NY	11746	USA
DURGA G EDSON TRS	10 NORDEN LANE	HUNTINGTON STATION	NY	11746	USA
ECEMIR INC	101 20 ST # 1903	MIAMI BEACH	FL	33139	USA
ERMINIA LLC	101 20 ST #1907	MIAMI BEACH	FL	33139	USA
EVAN SACKS	200 EAST END AVE APT 4J	NEW YORK	NY	10128	USA
FIRE FLY 310 INC	1395 BRICKELL AVE 14 FLOOR	MIAMI	FL	33131	USA
FLPH LLC C/O SUZANNA GARCIA-FALCON	101 20TH ST PH VILLA A	MIAMI BEACH	FL	33139	USA
G200 EXCHANGE LLC C/O LEFRAK ORGANIZATION	40 W 57 ST 23 FLR	NEW YORK	NY	10019	USA
GALATEA LLC	370 LEXINGTON AVE STE 202	NEW YORK	NY	10017	USA
GARDENIA 2 INC	590 MADISON AVE 8FLR	NEW YORK	NY	10022	USA
GARY M SAFADY	9663 SANTA MONICA BLVD # 406	BEVERLY HILLS	CA	90210	USA
GERSON GOMES TRS GERSON GOMES REVOCABLE TRUST	PO BOX 580007	FLUSHING	NY	11358	USA
GERTRAUD E KIRCHMAYER	101 20 ST UNIT 3204	MIAMI BEACH	FL	33139	USA
GLENN R HEAD	101 20 ST #3201	MIAMI BEACH	FL	33139-1903	USA
GRAUS INTERNATIONAL CORP	1395 BRICKELL AVE 14 FLOOR	MIAMI	FL	33131	USA
GREYSTONE TERRA FIRMA LLC C/O TRANS INNS MGMT INC	4111 ANDOVER RD STE 110-W	BLOOMFIELD HILLS	MI	48302	USA
GRUPO JESSY FLORIDA INC	1395 BRICKELL AVE 3406	MIAMI	FL	33131	USA
HANS BRULAND &W JOSIE	1429 H STREET NW	WASHINGTON	DC	20005	USA
HAPPY PLACE SOUTH BEACH LLC	136 LAUREL RD	CHESTNUT HILL	MA	02467	USA
HOLLYBROOK INVEST INC	5100 NW 33RD AVE	FT LAUDERDALE	FL	33309-6375	USA
HUNTER GELLIN	225 EAST 34 ST #15H	NEW YORK	NY	10016	USA
IKHTIYAR AKHUNDOV	101 20 ST UNIT 2802	MIAMI BEACH	FL	33139	USA
JAY BLOOM EILEEN BLOOM	9 COOPER RD	SCARSDALE	NY	10583	USA
JCS SOUTH BEACH LLC 1986 EINBINDER FAMILY LTD PART 1986 YOUNG FAMILY LTD PARTNERSHIP	4333 COLLINS AVE	MIAMI BEACH	FL	33140	USA
JEFFREY T APTER	256 BUNN DR STE 6	PRINCETON	NJ	08540	USA
JHC REAL ESTATE HOLDINGS I LLC C/O TANTON & COMPANY	1345 AVENUE OF THE AMERICAS 2 FL	NEW YORK	NY	10165	USA
JOBROTAM DEVELOPMENT CORP	1900 LIBERTY AVE	MIAMI BEACH	FL	33139-1939	USA
JOHN BARMAN	500 PARK AVE STE 21A	NEW YORK	NY	10022	USA
JOHN C ABBOTT TRS JOHN CLOUGH ABBOTT TRUST	800 S POINTE DR 1401	MIAMI BEACH	FL	33139	USA
JOLIA LLC C/O RICHARD P BREGER P A	20801 BISCAYNE BLVD #300	AVENTURA	FL	33180	USA
JOLIA LLC C/O RICHARD P BREGER	20801 BISCAYNE BLVD STE 308	AVENTURA	FL	33180	USA
JOLIA LLC	7700 BRUSH HILL RD 130	WILLOWBROOK	IL	60527	USA
JOSEPH ABOUD SOO ABOUD	66 W FLAGLER ST 1002	MIAMI	FL	33130	USA

JOSEPH NAKASH	1400 BROADWAY 15 FLR	NEW YORK	NY	10018	USA
JOSEPH TESEO TRS ENEA FILENO TESEO IRREVOCABLE TR PHILIP TESEO TRS	160 E 22 ST	NEW YORK	NY	10010	USA
JVN HOLDINGS INC	3556 FLAMINGO DR	MIAMI BEACH	FL	33140	USA
JYANINVEST USA INC C/O HOWARD L GOLDSTEIN CPA	1001 BRICKELL BAY DR STE 1400	MIAMI	FL	33131	USA
KOHHANN YEE	36 JANE DR	ENGLEWOOD CLIFFS	NJ	07632	USA
LAS CATONAS CORP	2875 NE 191 ST #801	AVENTURA	FL	33180	USA
LEN BOULAN 207 LLC	38 E 32 ST 603	NEW YORK	NY	10016	USA
LEN BOULAN 406 LLC	38 E 32 ST	NEW YORK	NY	10016	USA
LEN BOULAN 411 LLC	38 E 32 ST #603	NEW YORK	NY	10016	USA
LENNOX MIAMI CORP	1881 WASHINGTON AVE APT 8A	MIAMI BEACH	FL	33139-7412	USA
LUIS MANUEL CHIBRAS ROMERO MIGUEL ANGEL CHIBRAS ROMERO	325 S BISCAYNE BLVD UNIT 3823	MIAMI	FL	33131	USA
MADISON K KARLOCK KENDRA KARLOCK JTRS	995 N VENETIAN DR	MIAMI BEACH	FL	33139	USA
MARCUS R ROWAN	101 20 ST TH-E	MIAMI BEACH	FL	33139	USA
MARGARITA RUDYAK TRS	101 20 ST #3107	MIAMI BEACH	FL	33139-1903	USA
MARK MILITANA	101 20 ST #3706	MIAMI BEACH	FL	33139-1903	USA
MC GA COLLINS REALTY LLC C/O PGIM REAL ESTATE	7 GIRALDA FARMS	MADISON	NJ	07940	USA
MH HOLDINGS I LLC C/O SUZANNA GARCIA-FALCON	101 20 ST UNIT PH VILLA A	MIAMI BEACH	FL	33139	USA
MIAMI 505 LLC C/O RICHARD A WOOD ESQ	1395 BRICKELL AVE 14 FLOOR	MIAMI	FL	33131	USA
MIAMIBOU LLC	1675 BROADWAY 20 FL	NEW YORK	NY	10019	USA
MICHAEL STANTON SAREX ASSOCIATES LP	4 GONCZY RD	WESTPORT	CT	06880	USA
NAKASH 203 NEW BRUNSWICK LLC	1400 BROADWAY	NEW YORK	NY	10018	USA
NAKASH FLORIDA PROPERTIES LLC C/O JORDACHE	1400 BROADWAY	NEW YORK	NY	10018	USA
NAKASH HOLDING LLC C/O DITTO APPAREL	PO BOX 226 229 WEBB SMITH DR	COLFAX	LA	71417	USA
NAKASH MIAMI CONDO INVEST LLC C/O DITTO APPAREL	229 WEBB SMITH DRIVE	COLFAX	LA	71417	USA
NAKASH PROPERTIES LLC	1400 BROADWAY	NEW YORK	NY	10018	USA
NAKASH SETAI 1802 LLC	1400 BROADWAY 15TH FL	NEW YORK	NY	10018	USA
NEW LAND INVESTMENTS LLC	3411 SILVERSIDE RD BLDG 104	WILMINGTON	DE	19810	USA
NISSAN BOURY	180 EAST 79 ST APT # 8A	NEW YORK	NY	10021	USA
NIVA HOLDING LLC C/O MICHAEL A SILVA ESQ	355 ALHAMBRA CR 1550	MIAMI	FL	33134	USA
NYFLAPT LLC	38 E 32 ST #603	NEW YORK	NY	10016	USA
OCEAN FRONT LLC	101 20 ST #2508	MIAMI BEACH	FL	33139-1903	USA
ONE INVEST LLC	407 LINCOLN RD #12L	MIAMI BEACH	FL	33139	USA
PETER ROSTEN JOANNE ROSTEN	505 W 19TH ST APT 2A	NEW YORK	NY	10011-2885	USA
PHILLARD APARTMENT HOTEL LLC	1680 MERIDIAN AVE SUITE#102	MIAMI BEACH	FL	33139-2704	USA
PLEASANT PLACE SOUTH III LLC C/O ANGELO GORDON & CO	245 PARK AVE 27 FLOOR	NEW YORK	NY	10167	USA
PLEASANT PLACE SOUTH LLC C/O ANGELO GORDON & CO	245 PARK AVE 26 FLOOR	NEW YORK	NY	10167	USA
PLYMOUTH HOTEL LLC C/O THINK HOSPITALITY LLC FIRST AVE 945 REALTY LLC	32 EAST 32 STREET	NEW YORK	NY	10016	USA
PRINCESS SERENITY LLC	2666 TIGARTAIL AVE # 106	COCONUT GROVE	FL	33133	USA
RAM K SHRIVASTAVA &W SARASWATI P SHRIVASTAVA	101 20 ST #2006	MIAMI BEACH	FL	33139-1903	USA
RAN 3101 LLC	101 20 ST #3101	MIAMI BEACH	FL	33139	USA
RAYMOND ABOODY LINDA ABOODY	16 THE LOCH	ROSLYN ESTATES	NY	11576	USA
REDMARK US CORP	3370 MARY ST	MIAMI	FL	33133	USA
RICCARDO CAPUA C/O FOWLER WHITE BURNETT PA NATASHA VICTORIA ZAMBRANO GALARZA	1395 BRICKELL AVENUE #14 FL	MIAMI	FL	33131	USA
RICHARD BENNETT ANDREW C FRAKE JTRS	1000 POPLAR HILL RD	BALTIMORE	MD	21210	USA
RICHARD SEMENTILLI	175 GREEN POND RD	SHERMAN	CT	06784	USA
RIFFEL FLORIDA PROPERTIES LLC ATTN EDGARDO E DIAZ	101 20 ST #3206	MIAMI BEACH	FL	33139	USA
RIPA LLC	651 OKEECHOBEE BLV D# 1008	WEST PALM BEACH	FL	33401	USA
RIVIERA LOFTS HOTEL LLC	1680 MERIDIAN AVE STE 102	MIAMI BEACH	FL	33139	USA
RIVIERA PLAZA APARTMENTS LLC	1323 E 34 ST	TULSA	OK	74105	USA
RNT REAL ESTATE HOLDING LLC	7 TRAPPING WAY	PLEASANTVILLE	NY	10570	USA

ROBERT FETTY &W AMELIA TIERNEY C/O PERRY D REED	1223 JUDSON RD	LONGVIEW	TX	75606	USA
ROBERT K FUTTERMAN	521 5 AVE 7 FLR	NEW YORK	NY	10175	USA
ROD FELDMAN TRS	101 20 ST #3104	MIAMI BEACH	FL	33139-1903	USA
RONALD ABODY MARK SHEMEL	959 SCIOTO DR	FRANKLIN LAKES	NJ	07417	USA
RONALD M GOLDSTEIN &W DEP	PO BOX 50269	LIGHTHOUSE POINT	FL	33074	USA
RONNIE W SUDMAN	620 NEWPORT CENTER DR 11 FLOOR	NEWPORT BEACH	CA	92660	USA
SABINE LEONHARD GRIFFIN TRS RICHARD E GRIFFIN REVOCABLE TRUST RICHARD E GRIFFIN TRS	50 MEETINGHOUSE RD	BEDFORD	NH	03110	USA
SADIGO HOTEL LLC	1111 KANE CONCOURSE 217	BAY HARBOR ISLANDS	FL	33154	USA
SAMUEL E BEALL III SUZANNA MARION HILL	PO BOX 4249	MARYVILLE	TN	37802	USA
SANTA BARBARA 230 LLC	4111 ANDOVER RD SUITE 110W	BLOOMFIELD HILLS	MI	48302	USA
SAS FINANCIERE TSOULI	1100 WEST AVE APT 1026	MIAMI BEACH	FL	33139	USA
SCOTT D DRAGOO &W ROXANNE DRAGOO	101 20 ST #2005	MIAMI BEACH	FL	33139-1903	USA
SETAI 1415 LLC C/O DITTO APPAREL	229 WEBB SMITH DR	COLFAX	LA	71417	USA
SETAI 1415 LLC C/O DITTO APPAREL	PO BOX 226	COLFAX	LA	71417	USA
SETAI 2204 LLC C/O LEVINE AND PARTNERS ET AL	3350 MARY STREET	MIAMI	FL	33133	USA
SETAI 2302 LLC	101 20 ST # 2302	MIAMI BEACH	FL	33139	USA
SETAI 2408 LLC	450 PARK AVE STE 1403	NEW YORK	NY	10022	USA
SETAI 3503 LLC C/O MICHAEL A SILVA ESQ	355 ALHAMBRA CR 1550	MIAMI	FL	33134	USA
SETAI 3804 OWNERS LLC C/O JOHN TASHJIAN	605 PARK AVE #15D	NEW YORK	NY	10065	USA
SETAI 3903 PH LLC C/O MICHAEL SILVA	355 ALHAMBRA CR 1550	MIAMI	FL	33134	USA
SETAI HOTEL ACQUISITION LLC	1400 BROADWAY 15 FL	NEW YORK	NY	10018	USA
SETAI INVESTMENT HOLDINGS LLC	1395 BRICKELL AVE 14 FLR	MIAMI	FL	33131	USA
SETAI MIAMI 2801 LLC	1410 20 ST #214	MIAMI BEACH	FL	33139	USA
SETAI MIAMI 3304 LLC	87 FOREST AVE	WEST NEWTON	MA	02465	USA
SETAI MIAMI BEACH 2206 LLC	1395 BRICKELL AVE 14 FLOOR	MIAMI	FL	33131	USA
SETAI MIAMI BEACH 2907 LLC C/O WELLS AND WELLS P A	540 BILTMORE WAY	CORAL GABLES	FL	33134	USA
SETAI UNIT 1801 LLC	229 WEBB SMITH DR	COLFAX	CA	71417	USA
SETAI UNIT 2203 LLC	101 20 ST #2203	MIAMI BEACH	FL	33139-1903	USA
SETAI UNIT 2405 LLC	1400 BROADWAY 15 FLR	NEW YORK	NY	10018	USA
SETAI UNIT 2908 LLC	1400 BROADWAY 15 FLR	NEW YORK	NY	10018	USA
SETAI UNIT 3003 LLC	101 20 ST #3003	MIAMI BEACH	FL	33139-1903	USA
SHORE CLUB PROPERTY OWNER LLC	600 MADISON AVE 17 FLR	NEW YORK	NY	10022	USA
SKL HOUSING LLC	1863 BRIDGEWATER DR	LAKE MARY	FL	32746	USA
SKYEBLU PROPERTIES LLC	101 20 ST 3005	MIAMI BEACH	FL	33139	USA
SOFTVISION SRL INC	3750 LAS VEGAS BLVD S 4706	LAS VEGAS	NV	89158	USA
SOUTH BCH SETAI 3301 LLC	PO BOX 770531	NAPLES	FL	34107	USA
SOUTH BEACH BOULAN 404 LLC	2750 NE 185 ST 204	AVENTURA	FL	33180	USA
SOUTH BEACH BOULAN 507 LLC	2750 NE 185 ST 204	AVENTURA	FL	33180	USA
SREEDHAR CHINTAMANENI	212 WARREN ST APT 16 S	NEW YORK	NY	10282	USA
STANLEY JONAS TRS STANELY JONAS INTER VIVOS TR	1560 S TREASURE DR	NORTH BAY VILLAGE	FL	33141	USA
STEPHEN SOLOWAY	PO BOX 2697	VINELAND	NJ	08362-2697	USA
STEVEN C SIMON	101 20 ST UNIT 3401	MIAMI BEACH	FL	33139	USA
STP SETAI LLC	590 MADISON AVE 21ST FLR	NEW YORK	NY	10022	USA
SYNAMON REAL ESTATE LLC	106 GRAND AVE STE 420	ENGLEWOOD	NJ	07631	USA
SYNDECO INVEST CORP	2455 E SUNRISE BLVD #504	FORT LAUDERDALE	FL	33304	USA
THIRD CHARM LLC	5499 NW 42 AVE	BOCA RATON	FL	33496	USA
TYNESIDE PROPERTIES LTD	1395 BRICKELL AVE 14 FLOOR	MIAMI	FL	33131	USA
UNIVERSAL INVS UN LTD INC	17201 COLLINS AVE APT 3308	SUNNY ISLES BEACH	FL	33160-3488	USA
UP ALL NIGHT SOUTH BEACH LLC C/O MARC BELL	6800 BROKEN SOUND PKWY SUITE 200	BOCA RATON	FL	33487	USA
VICIT TRADING CORP	101 20 ST #2707	MIAMI BEACH	FL	33139-1903	USA

VIS REAL ESTATE LLC	1390 BRICKELL AVE STE 200	MIAMI	FL	33131	USA
VTHC SETAI LLC	1323 E 34 ST	TULSA	OK	74105	USA
WEST BENIDORM LLC	101 20 ST #2208	MIAMI BEACH	FL	33139	USA
WHAT A VIEW LLC C/O FABIENNE D STRUELL	9454 WILSHIRE BLVD PENTHOUSE	BEVERLY HILLS	CA	90212	USA
WILLIAM J TEUBER JR TRS SETAI 3302 LAND TRUST	87 FOREST AVE	WEST NEWTON	MA	02465	USA

IKHTIYAR AKHUNDOV
BALAJAKHANIM ISMAYILOVA
SALYAN HIGHWAY
BAKU AZ1083
AZERBAIJAN

INTER OIL MANAGEMENT LTD
ATTN CLEA KATCHLES
232 ARCH MAKARIOS AVE APOLLO COURT
OFFICE 31
LIMASSAOL 3030
CYPRUS

MICHAEL J CORMACK
1842 LAKE SHORE BLVD EAST
TORONTO ON M4L 6S8
CANADA

SETAI 2904 CORP
RUBEN DARIO 281-1402 COL. BOSQUE
DE CHAPULTEPEC 11580
MEXICO

VADE RETRO INC
C/O FIDSERVE SA
RUE DU PURGATOIRE 3 PO BOX 3156
1211 GENEVA 3
SWITZERLAND

101 20TH ST MIAMI LLC
101 20TH ST
MIAMI BEACH, FL 33139

101 PC HOLDINGS LLC
C/O SUZANNE GARCIA FALCON
9549 BAY DR
SURFSIDE, FL 33154

1918 APARTMENTS LTD
PO BOX 403303
MIAMI BEACH, FL 33140-1303

1941 LIBERTY LLC
230 20 ST
MIAMI BEACH, FL 33139

2308 6 LLC
RN 2308 LLC
1400 BROADWAY 15 FLR
NEW YORK, NY 10018

2608 SETAI LLC
1400 BROADWAY 15 FLR
NEW YORK, NY 10018

2705 SETAI INVEST LLC
305 E 51 ST 4D
NEW YORK, NY 10022

305BOULANSOUTH LLC
206 SPRING ST 5TH FLOOR
NEW YORK, NY 10012

3208 WOLVERINE LLC
101 20 ST UNIT 3208
MIAMI BEACH, FL 33139

3801 INVESTMENTS LLC
C/O BILLIE J ELLIS JR
301 COMMERCE ST STE 3150
FORT WORTH, TX 76102

3803 LLC
41 RIVER TERRACE PHB5
NEW YORK, NY 10282

405 BOULAN LLC
201 E 36 ST #15E
NEW YORK, NY 10016

473 NAKASH LLC
C/O DITTO APPAREL
229 WEBB SMITH DRIVE
COLFAX, LA 71417

ABBEY HOTEL ACQUISITION LLC
1400 BROADWAY 15FL
NEW YORK, NY 10018

AGI PROPERTIES INC
C/O ARGO GROUP US ATTN B LEFLORE
175 E HOUSTON ST STE 1300
SAN ANTONIO, TX 78205

ALBERT N BRUNO &W
DENISE BRUNO
101 20 ST #3002
MIAMI BEACH, FL 33139-1903

ALEXANDER YAKUBOV
1521 ALTON RD #725
MIAMI BEACH, FL 33139

ALEXANDRE DE MOURA
JOSEPHINE DE MOURA
101 20 ST 2007
MIAMI BEACH, FL 33139

ALEXANDRE VON FURSTENBERG TRS
C/O ARROW INVESTMENTS
ALEXANDRE VON FURSTENBERG LIV TR
555 W 18 ST
NEW YORK, NY 10011

ALFONSO XIII LLC
C/O DUVAL AND STACHENFELD LLP
555 MADISON AVE 6FL
NEW YORK, NY 10022

ALI K FARD
101 20 ST #3105
MIAMI BEACH, FL 33139-1903

AMERICAN LATIN ENTERTAINMENT CORP
C/O MARCELL FELIPE
1001 BRICKELL BAY DR STE 1800
MIAMI, FL 33131

ANDRE ALTHOLZ
NAOMI ALTHOLZ
950 3 AVE
NEW YORK, NY 10022

ARKADIY PERVYY BAKHTIN
100 S POINTE DR 2106
MIAMI BEACH, FL 33139

ARTI MEDIA HOLDINGS LLC
C/O JAY PHILLIP PARKER P A
1691 MICHIGAN AVE #320
MIAMI BEACH, FL 33139

BK FAMILY ASSOCIATES LLC
C/O BARRY KRINGSTEIN
463 7 AVE 12TH FLOOR
NEW YORK, NY 10018

BLOFELD LLC
1390 BRICKELL AVE
MIAMI, FL 33131

BLUM REALTY MANAGEMENT LLC
40 RECTOR ST STE 1502
NEW YORK, NY 10006

BLUMARK US CORP
3370 MARY STREET
MIAMI, FL 33133

BOULAN 306 LLC
7 TANGLEWOOD RD
PLEASANTVILLE, NY 10570

BOULAN 309 LLC
9 TRAPPING WAY
PLEASANTVILLE, NY 10570

BOULAN 312 LLC
36 PEBBLE LANE
ROSLYN HEIGHTS, NY 11577

BOULAN HOLDINGS LLC
863 REMSENS LANE
OYSTER BAY, NY 11771

BOULAN HOTEL LLC
C/O SHEMEL ACQUISITIONS
38 W 32 ST 603
NEW YORK, NY 10001

BOULAN HOTEL LLC
38 W 32 ST STE 603
NEW YORK, NY 10001

CAMBRIA PROPERTIES LLC
8626 WESTPARK DR
HOUSTON, TX 77063

CAPRI 101 PH LLC
101 20 ST PH B
MIAMI BEACH, FL 33139

CARINE MICHELLE BROWN
66 E 79 ST
NEW YORK, NY 10075

CARL S ROSENDORF TRS
CARL S ROSENDORF REVOCABLE TRUST
101 20 ST 2603
MIAMI BEACH, FL 33139

CATD HOLDING INC
2001 WILSHIRE BLVD 250
SANTA MONICA, CA 90403

CHARLES T CLOSE
101 20 ST 1904
MIAMI BEACH, FL 33139

CHARLES T CLOSE
20 BOND ST
NEW YORK, NY 10012

CHARLES THOMAS CLOSE
101 20 ST UNIT 1904
MIAMI BEACH, FL 33139

CHRONOS AND CHAIROS LLC
101 20 ST 2503
MIAMI BEACH, FL 33139

CITY OF MIAMI BEACH
1700 CONVENTION CTR DR
MIAMI BEACH, FL 33139

COLLINS PARK HOTEL LLC
236 21ST ST
MIAMI BEACH, FL 33139-1702

DARBLAY INVESTMENTS LIMITED
1395 BRICKELL AVE 14 FL
MIAMI, FL 33131

DAVID BLOOM
DAVID C BLOOM REVOCABLE TRUST
101 20 ST #3307
MIAMI BEACH, FL 33139

DAVID P MICHALSKI
8110 E BOULEVARD DR
ALEXANDRIA, VA 22308-1311

DAVID W NIEMIEC & W MELANIE M
1 EAST END AVE
NEW YORK, NY 10075

DCB SETAI INVESTMENTS LLC
101 20TH ST UNIT 3307
MIAMI BEACH, FL 33139

DECEBAL LLC
101 20 ST 2807
MIAMI BEACH, FL 33139

DECEBAL LLC
3750 LAS VEGAS BLVD 5 4706
LAS VEGAS, NV 89158

DECO BEACH INNS LTD
% MCM CORPORATION
1741 COLLINS AVE
MIAMI BEACH, FL 33139-2006

DENNIS H LEEBOW
31099 CHAGRIN BLVD #150
CLEVELAND, OH 44124

DESING ITALINO LLC
1643 BRICKELL AVE #2902
MIAMI, FL 33129

DF INVESTMENTS OF ILLINOIS LLC
840 N LAKE SHORE DR 2402
CHICAGO, IL 60611

DIANE CHANG TRS
PATRICK WIESEL TRS
CHANG FAMILY 2012 IRREVOCABLE TR
256 S COLUMBIA AVE
COLUMBUS, OH 43209

DON GREGORY NEEB
101 20 ST 3102
MIAMI BEACH, FL 33139

DOUGLAS CHARLES ROGERS TRS
ROGERS FAMILY REVOCABLE TRUST
MELISSA RUTH ROGERS TRS
8404 HOLLYWOOD BLVD
WEST HOLLYWOOD, CA 90069

DOV GOLDSTEIN &W
SUSANNA GOLDSTEIN
24 CENTRAL PARK SOUTH #18E
NEW YORK, NY 10019

DURGA EDSON TRS
10 NORDEN LANE
HUNTINGTON STATION, NY 11746

DURGA G EDSON TRS
10 NORDEN LANE
HUNTINGTON STATION, NY 11746

ECEMIR INC
101 20 ST # 1903
MIAMI BEACH, FL 33139

ERMINIA LLC
101 20 ST #1907
MIAMI BEACH, FL 33139

EVAN SACKS
200 EAST END AVE APT 4J
NEW YORK, NY 10128

FIRE FLY 310 INC
1395 BRICKELL AVE 14 FLOOR
MIAMI, FL 33131

FLPH LLC
C/O SUZANNA GARCIA-FALCON
101 20TH ST PH VILLA A
MIAMI BEACH, FL 33139

G200 EXCHANGE LLC
C/O LEFRAK ORGANIZATION
40 W 57 ST 23 FLR
NEW YORK, NY 10019

GALATEA LLC
370 LEXINGTON AVE STE 202
NEW YORK, NY 10017

GARDENIA 2 INC
590 MADISON AVE 8FLR
NEW YORK, NY 10022

GARY M SAFADY
9663 SANTA MONICA BLVD # 406
BEVERLY HILLS, CA 90210

GERSON GOMES TRS
GERSON GOMES REVOCABLE TRUST
PO BOX 580007
FLUSHING, NY 11358

GERTRAUD E KIRCHMAYER
101 20 ST UNIT 3204
MIAMI BEACH, FL 33139

GLENN R HEAD
101 20 ST #3201
MIAMI BEACH, FL 33139-1903

GRAUS INTERNATIONAL CORP
1395 BRICKELL AVE 14 FLOOR
MIAMI, FL 33131

GREYSTONE TERRA FIRMA LLC
C/O TRANS INNS MGMT INC
4111 ANDOVER RD STE 110-W
BLOOMFIELD HILLS, MI 48302

GRUPO JESSY FLORIDA INC
1395 BRICKELL AVE 3406
MIAMI, FL 33131

HANS BRULAND &W JOSIE
1429 H STREET NW
WASHINGTON, DC 20005

HAPPY PLACE SOUTH BEACH LLC
136 LAUREL RD
CHESTNUT HILL, MA 02467

HOLLYBROOK INVEST INC
5100 NW 33RD AVE
FT LAUDERDALE, FL 33309-6375

HUNTER GELLIN
225 EAST 34 ST #15H
NEW YORK, NY 10016

IKHTIYAR AKHUNDOV
101 20 ST UNIT 2802
MIAMI BEACH, FL 33139

JAY BLOOM
EILEEN BLOOM
9 COOPER RD
SCARSDALE, NY 10583

JCS SOUTH BEACH LLC
1986 EINBINDER FAMILY LTD PART
1986 YOUNG FAMILY LTD PARTNERSHIP
4333 COLLINS AVE
MIAMI BEACH, FL 33140

JEFFREY T APTER
256 BUNN DR STE 6
PRINCETON, NJ 08540

JHC REAL ESTATE HOLDINGS I LLC
C/O TANTON & COMPANY
1345 AVENUE OF THE AMERICAS 2 FL
NEW YORK, NY 10165

JOBROTAM DEVELOPMENT CORP
1900 LIBERTY AVE
MIAMI BEACH, FL 33139-1939

JOHN BARMAN
500 PARK AVE STE 21A
NEW YORK, NY 10022

JOHN C ABBOTT TRS
JOHN CLOUGH ABBOTT TRUST
800 S POINTE DR 1401
MIAMI BEACH, FL 33139

JOLIA LLC
C/O RICHARD P BREGER P A
20801 BISCAYNE BLVD #300
AVENTURA, FL 33180

JOLIA LLC
C/O RICHARD P BREGER
20801 BISCAYNE BLVD STE 308
AVENTURA, FL 33180

JOLIA LLC
7700 BRUSH HILL RD 130
WILLOWBROOK, IL 60527

JOSEPH ABBOUD
SOO ABBOUD
66 W FLAGLER ST 1002
MIAMI, FL 33130

JOSEPH NAKASH
1400 BROADWAY 15 FLR
NEW YORK, NY 10018

JOSEPH TESEO TRS
Enea FILENO TESEO IRREVOCABLE TR
PHILIP TESEO TRS
160 E 22 ST
NEW YORK, NY 10010

JVN HOLDINGS INC
3556 FLAMINGO DR
MIAMI BEACH, FL 33140

JYANINVEST USA INC
C/O HOWARD L GOLDSTEIN CPA
1001 BRICKELL BAY DR STE 1400
MIAMI, FL 33131

KOHHANN YEE
36 JANE DR
ENGLEWOOD CLIFFS, NJ 07632

LAS CATONAS CORP
2875 NE 191 ST #801
AVENTURA, FL 33180

LEN BOULAN 207 LLC
38 E 32 ST 603
NEW YORK, NY 10016

LEN BOULAN 406 LLC
38 E 32 ST
NEW YORK, NY 10016

LEN BOULAN 411 LLC
38 E 32 ST #603
NEW YORK, NY 10016

LENNOX MIAMI CORP
1881 WASHINGTON AVE APT 8A
MIAMI BEACH, FL 33139-7412

LUIS MANUEL CHIBRAS ROMERO
MIGUEL ANGEL CHIBRAS ROMERO
325 S BISCAYNE BLVD UNIT 3823
MIAMI, FL 33131

MADISON K KARLOCK
KENDRA KARLOCK JTRS
995 N VENETIAN DR
MIAMI BEACH, FL 33139

MARCUS R ROWAN
101 20 ST TH-E
MIAMI BEACH, FL 33139

MARGARITA RUDYAK TRS
101 20 ST #3107
MIAMI BEACH, FL 33139-1903

MARK MILITANA
101 20 ST #3706
MIAMI BEACH, FL 33139-1903

MC GA COLLINS REALTY LLC
C/O PGIM REAL ESTATE
7 GIRALDA FARMS
MADISON, NJ 07940

MH HOLDINGS I LLC
C/O SUZANNA GARCIA-FALCON
101 20 ST UNIT PH VILLA A
MIAMI BEACH, FL 33139

MIAMI 505 LLC
C/O RICHARD A WOOD ESQ
1395 BRICKELL AVE 14 FLOOR
MIAMI, FL 33131

MIAMIBOU LLC
1675 BROADWAY 20 FL
NEW YORK, NY 10019

MICHAEL STANTON
SAREX ASSOCIATES LP
4 GONCZY RD
WESTPORT, CT 06880

NAKASH 203 NEW BRUNSWICK LLC
1400 BROADWAY
NEW YORK, NY 10018

NAKASH FLORIDA PROPERTIES LLC
C/O JORDACHE
1400 BROADWAY
NEW YORK, NY 10018

NAKASH HOLDING LLC
C/O DITTO APPAREL
PO BOX 226 229 WEBB SMITH DR
COLFAX, LA 71417

NAKASH MIAMI CONDO INVEST LLC
C/O DITTO APPAREL
229 WEBB SMITH DRIVE
COLFAX, LA 71417

NAKASH PROPERTIES LLC
1400 BROADWAY
NEW YORK, NY 10018

NAKASH SETAI 1802 LLC
1400 BROADWAY 15TH FL
NEW YORK, NY 10018

NEW LAND INVESTMENTS LLC
3411 SILVERSIDE RD BLDG 104
WILMINGTON, DE 19810

NISSAN BOURY
180 EAST 79 ST APT # 8A
NEW YORK, NY 10021

NIVA HOLDING LLC
C/O MICHAEL A SILVA ESQ
355 ALHAMBRA CR 1550
MIAMI, FL 33134

NYFLAPT LLC
38 E 32 ST #603
NEW YORK, NY 10016

OCEAN FRONT LLC
101 20 ST #2508
MIAMI BEACH, FL 33139-1903

ONE INVEST LLC
407 LINCOLN RD #12L
MIAMI BEACH, FL 33139

PETER ROSTEN
JOANNE ROSTEN
505 W 19TH ST APT 2A
NEW YORK, NY 10011-2885

PHILLARD APARTMENT HOTEL LLC
1680 MERIDIAN AVE SUITE#102
MIAMI BEACH, FL 33139-2704

PLEASANT PLACE SOUTH III LLC
C/O ANGELO GORDON & CO
245 PARK AVE 27 FLOOR
NEW YORK, NY 10167

PLEASANT PLACE SOUTH LLC
C/O ANGELO GORDON & CO
245 PARK AVE 26 FLOOR
NEW YORK, NY 10167

PLYMOUTH HOTEL LLC
C/O THINK HOSPITALITY LLC
FIRST AVE 945 REALTY LLC
32 EAST 32 STREET
NEW YORK, NY 10016

PRINCESS SERENITY LLC
2666 TIGARTAIL AVE # 106
COCONUT GROVE, FL 33133

RAM K SHRIVASTAVA &W
SARASWATI P SHRIVASTAVA
101 20 ST #2006
MIAMI BEACH, FL 33139-1903

RAN 3101 LLC
101 20 ST #3101
MIAMI BEACH, FL 33139

RAYMOND ABOODY
LINDA ABOODY
16 THE LOCH
ROSLYN ESTATES, NY 11576

REDMARK US CORP
3370 MARY ST
MIAMI, FL 33133

RICCARDO CAPUA
C/O FOWLER WHITE BURNETT PA
NATASHA VICTORIA ZAMBRANO GALARZA
1395 BRICKELL AVENUE #14 FL
MIAMI, FL 33131

RICHARD BENNETT
ANDREW C FRAKE JTRS
1000 POPLAR HILL RD
BALTIMORE, MD 21210

RICHARD SEMENTILLI
175 GREEN POND RD
SHERMAN, CT 06784

RIFFEL FLORIDA PROPERTIES LLC
ATTN EDGARDO E DIAZ
101 20 ST #3206
MIAMI BEACH, FL 33139

RIPA LLC
651 OKEECHOBEE BLV D# 1008
WEST PALM BEACH, FL 33401

RIVIERA LOFTS HOTEL LLC
1680 MERIDIAN AVE STE 102
MIAMI BEACH, FL 33139

RIVIERA PLAZA APARTMENTS LLC
1323 E 34 ST
TULSA, OK 74105

RNT REAL ESTATE HOLDING LLC
7 TRAPPING WAY
PLEASANTVILLE, NY 10570

ROBERT FETTY &W AMELIA TIERNEY
C/O PERRY D REED
1223 JUDSON RD
LONGVIEW, TX 75606

ROBERT K FUTTERMAN
521 5 AVE 7 FLR
NEW YORK, NY 10175

ROD FELDMAN TRS
101 20 ST #3104
MIAMI BEACH, FL 33139-1903

RONALD ABODY
MARK SHEMEL
959 SCIOTO DR
FRANKLIN LAKES, NJ 07417

RONALD M GOLDSTEIN &W DEP
PO BOX 50269
LIGHTHOUSE POINT, FL 33074

RONNIE W SUDMAN
620 NEWPORT CENTER DR 11 FLOOR
NEWPORT BEACH, CA 92660

SABINE LEONHARD GRIFFIN TRS
RICHARD E GRIFFIN REVOCABLE TRUST
RICHARD E GRIFFIN TRS
50 MEETINGHOUSE RD
BEDFORD, NH 03110

SADIGO HOTEL LLC
1111 KANE CONCOURSE 217
BAY HARBOR ISLANDS, FL 33154

SAMUEL E BEALL III
SUZANNA MARION HILL
PO BOX 4249
MARYVILLE, TN 37802

SANTA BARBARA 230 LLC
4111 ANDOVER RD SUITE 110W
BLOOMFIELD HILLS, MI 48302

SAS FINANCIERE TSOULI
1100 WEST AVE APT 1026
MIAMI BEACH, FL 33139

SCOTT D DRAGOO &W
ROXANNE DRAGOO
101 20 ST #2005
MIAMI BEACH, FL 33139-1903

SETAI 1415 LLC
C/O DITTO APPAREL
229 WEBB SMITH DR
COLFAX, LA 71417

SETAI 1415 LLC
C/O DITTO APPAREL
PO BOX 226
COLFAX, LA 71417

SETAI 2204 LLC
C/O LEVINE AND PARTNERS ET AL
3350 MARY STREET
MIAMI, FL 33133

SETAI 2302 LLC
101 20 ST # 2302
MIAMI BEACH, FL 33139

SETAI 2408 LLC
450 PARK AVE STE 1403
NEW YORK, NY 10022

SETAI 3503 LLC
C/O MICHAEL A SILVA ESQ
355 ALHAMBRA CR 1550
MIAMI, FL 33134

SETAI 3804 OWNERS LLC
C/O JOHN TASHJIAN
605 PARK AVE #15D
NEW YORK, NY 10065

SETAI 3903 PH LLC
C/O MICHAEL SILVA
355 ALHAMBRA CR 1550
MIAMI, FL 33134

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY 15 FL
NEW YORK, NY 10018

SETAI INVESTMENT HOLDINGS LLC
1395 BRICKELL AVE 14 FLR
MIAMI, FL 33131

SETAI MIAMI 2801 LLC
1410 20 ST #214
MIAMI BEACH, FL 33139

SETAI MIAMI 3304 LLC
87 FOREST AVE
WEST NEWTON, MA 02465

SETAI MIAMI BEACH 2206 LLC
1395 BRICKELL AVE 14 FLOOR
MIAMI, FL 33131

SETAI MIAMI BEACH 2907 LLC
C/O WELLS AND WELLS P A
540 BILTMORE WAY
CORAL GABLES, FL 33134

SETAI UNIT 1801 LLC
229 WEBB SMITH DR
COLFAX, CA 71417

SETAI UNIT 2203 LLC
101 20 ST #2203
MIAMI BEACH, FL 33139-1903

SETAI UNIT 2405 LLC
1400 BROADWAY 15 FLR
NEW YORK, NY 10018

SETAI UNIT 2908 LLC
1400 BROADWAY 15 FLR
NEW YORK, NY 10018

SETAI UNIT 3003 LLC
101 20 ST #3003
MIAMI BEACH, FL 33139-1903

SHORE CLUB PROPERTY OWNER LLC
600 MADISON AVE 17 FLR
NEW YORK, NY 10022

SKL HOUSING LLC
1863 BRIDGEWATER DR
LAKE MARY, FL 32746

SKYEBLU PROPERTIES LLC
101 20 ST 3005
MIAMI BEACH, FL 33139

SOFTVISION SRL INC
3750 LAS VEGAS BLVD S 4706
LAS VEGAS, NV 89158

SOUTH BCH SETAI 3301 LLC
PO BOX 770531
NAPLES, FL 34107

SOUTH BEACH BOULAN 404 LLC
2750 NE 185 ST 204
AVENTURA, FL 33180

SOUTH BEACH BOULAN 507 LLC
2750 NE 185 ST 204
AVENTURA, FL 33180

SREEDHAR CHINTAMANENI
212 WARREN ST APT 16 S
NEW YORK, NY 10282

STANLEY JONAS TRS
STANLEY JONAS INTER VIVOS TR
1560 S TREASURE DR
NORTH BAY VILLAGE, FL 33141

STEPHEN SOLOWAY
PO BOX 2697
VINELAND, NJ 08362-2697

STEVEN C SIMON
101 20 ST UNIT 3401
MIAMI BEACH, FL 33139

STP SETAI LLC
590 MADISON AVE 21ST FLR
NEW YORK, NY 10022

SYNAMON REAL ESTATE LLC
106 GRAND AVE STE 420
ENGLEWOOD, NJ 07631

SYNDECO INVEST CORP
2455 E SUNRISE BLVD #504
FORT LAUDERDALE, FL 33304

THIRD CHARM LLC
5499 NW 42 AVE
BOCA RATON, FL 33496

TYNESIDE PROPERTIES LTD
1395 BRICKELL AVE 14 FLOOR
MIAMI, FL 33131

UNIVERSAL INVS UN LTD INC
17201 COLLINS AVE APT 3308
SUNNY ISLES BEACH, FL 33160-3488

UP ALL NIGHT SOUTH BEACH LLC
C/O MARC BELL
6800 BROKEN SOUND PKWY SUITE 200
BOCA RATON, FL 33487

VICIT TRADING CORP
101 20 ST #2707
MIAMI BEACH, FL 33139-1903

VIS REAL ESTATE LLC
1390 BRICKELL AVE STE 200
MIAMI, FL 33131

VTHC SETAI LLC
1323 E 34 ST
TULSA, OK 74105

WEST BENIDORM LLC
101 20 ST #2208
MIAMI BEACH, FL 33139

WHAT A VIEW LLC
C/O FABIENNE D STRUELL
9454 WILSHIRE BLVD PENTHOUSE
BEVERLY HILLS, CA 90212

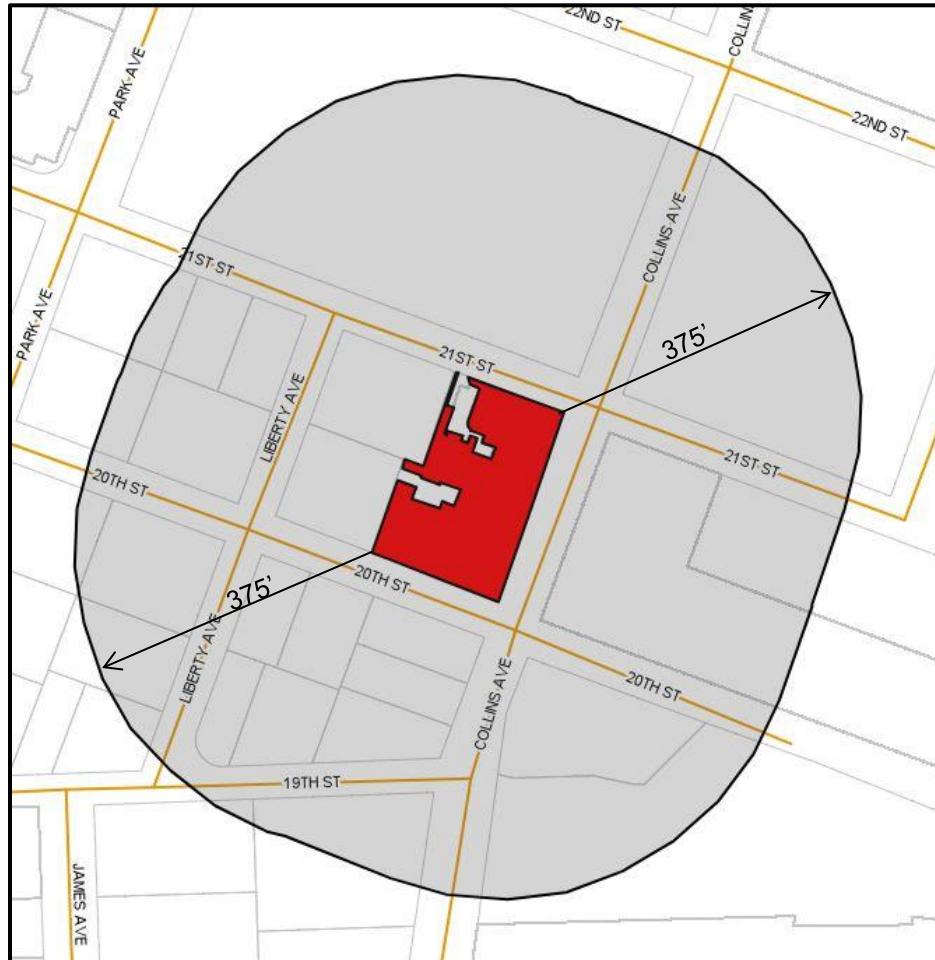
WILLIAM J TEUBER JR TRS
SETAI 3302 LAND TRUST
87 FOREST AVE
WEST NEWTON, MA 02465



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rdrmiami.com | diana@rdrmiami.com | 305.498.1614

375' RADIUS MAP

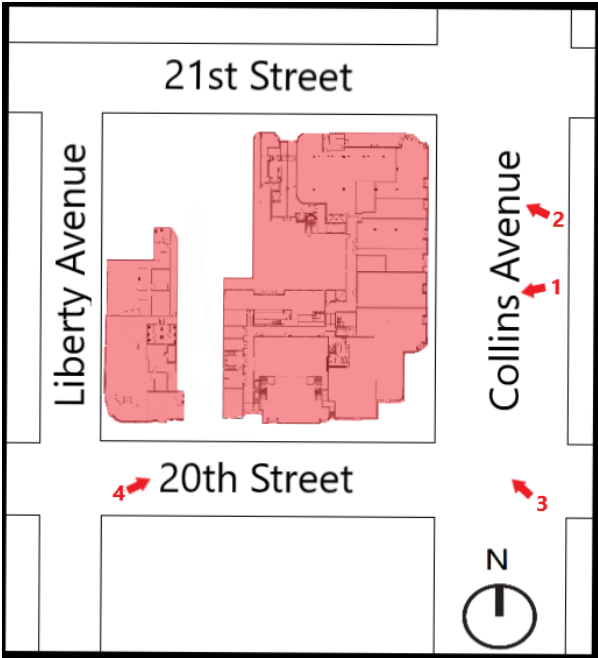


SUBJECT: 2000 Collins Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3226-001-0060

LEGAL DESCRIPTION: MIAMI BEACH IMP CO SUB PB 5-7 LOTS 1 THRU 4 & E25.5FT OF OT 6 BLK C LESS A PORT DESC IN CONDO DECL OR 27626-3375 NAU 02 3234 221 K/A BOULAN SOUTH BEACH CONDO & LESS A PORT OF LOTS 2 & 4 BLK C DESC AS COM AT NW COR OF LOT 4 S19 DEG W 10.19FT FOR POB S70 DEG E 1.97FT S19 DEG W 3.51FT S70 DEG E 24.83FT N19 DEG E 3.49FT S70 DEG E 27.17FT S 19 DEG W 21.50FT N70 DEG W 14.86FT S19 DEG W 10FT N70 DEG W 38.32FT N19 DEG E 13.85 FT N70 DEG W 25.98FT N19 DEG E 17.67FT S70 DEG E 25.18FT TO POB AKA PARCEL K & LESS A PORT LOT 3 BLK C DESC AS COMM AT NW COR OF LOT 3 S70 DEG E 5.99FT FOR POB S70 DEG E 12.05FT S09 DEG E 8.79 FT S70 DEG E 1.58FT S19 DEG W 6.32FT N70 DEG E 11.26FT S19 DEG W 6.00FT S70 DEG E 1.67FT S19 DEG W 5.33FT N70 DEG W 1.67FT S19 DEG W 5.50FT N70 DEG W 8.32FT N19 DEG E 43.66FT TO POB AKA PARCEL L & LESS PARCEL BSBII AS DESC PER MASTER COVENANTS OR 29979-759

2000 Collins Avenue - Existing Exterior Site Plan



1



2

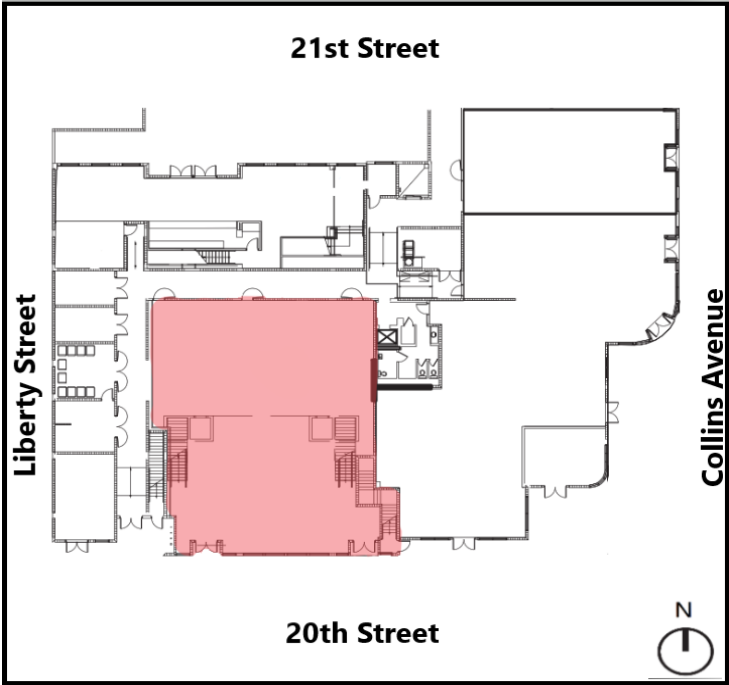


3



4

2000 Collins Avenue - Interior



1 - Ground Level (From Mezzanine Facing West)



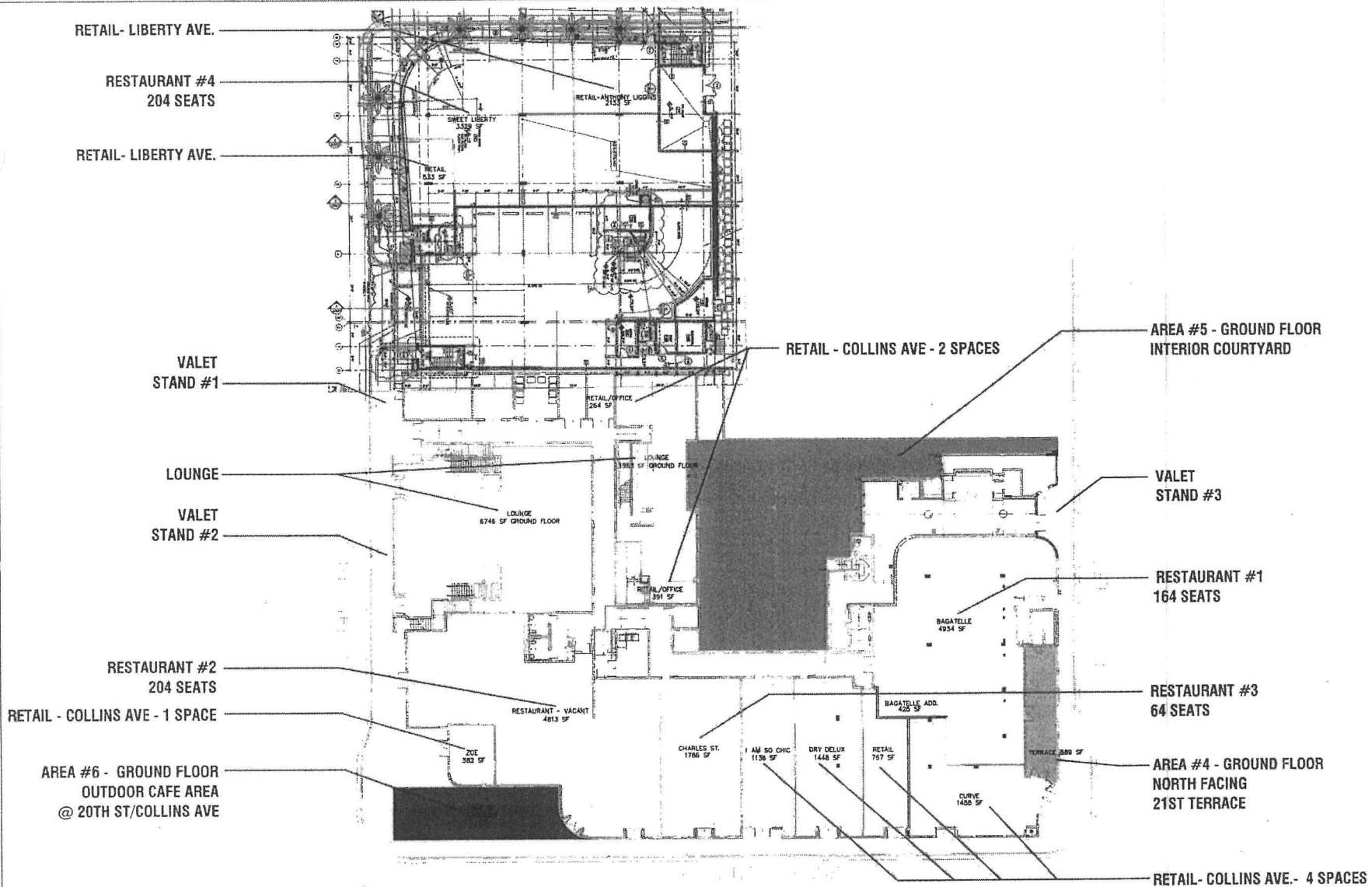
2 - Mezzanine Level (Facing NW)




3 - Ground Level (From Mezzanine Facing NW)



4 - Ground Level (From Mezzanine Facing SW)



1 PROPOSED USE PLAN - GROUND FLOOR
SCALE: NTS

<div>M3</div> <div>Design • Architecture</div> <div>8.6.15</div> <div>MICHEL C. HOLL, AIA</div> <div>4000 N. MIAMI BLVD., SUITE 150</div> <div>MIAMI, FLORIDA 33137</div> <div>TEL: 305.575.1111</div> <div>EMAIL: M3@M3ARCH.COM</div>							
REVISIONS							
REMARKS		DATE		NO			

LOUNGE
2ND FLOOR

LOUNGE
3077 SF SECOND FLOOR

LOUNGE
3410 SF SECOND FLOOR

LOUNGE
2ND FLOOR

1 PROPOSED USE PLAN -- SECOND FLOOR
SCALE: NTS

TITLE OF SHEET		M3 Design - Development	
CONDITIONAL USE PLAN		<div>  <div> <div>2.6.15</div> <div>2015</div> </div> </div>	
PROJECT NO.	ISSUE DATE	REVISIONS	NO.
	AUGUST 2015		
SHEET NUMBER			
A 2.1			

BOULAN CONDOMINIUMS
CONDITIONAL USE PLAN
2000 COLLINS AVE.
MIAMI BEACH, FLORIDA, 33139



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certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

December 5, 2019

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

Re: Property owners within 375 feet of:

SUBJECT: 2000 Collins Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3226-001-0060

LEGAL DESCRIPTION: MIAMI BEACH IMP CO SUB PB 5-7 LOTS 1 THRU 4 & E25.5FT OF OT 6 BLK C LESS A PORT DESC IN CONDO DECL OR 27626-3375 NAU 02 3234 221 K/A BOULAN SOUTH BEACH CONDO & LESS A PORT OF LOTS 2 & 4 BLK C DESC AS COM AT NW COR OF LOT 4 S19 DEG W 10.19FT FOR POB S70 DEG E1.97FT S19 DEG W 3.51FT S70 DEG E 24.83FT N19 DEG E 3.49FT S70 DEG E 27.17FT S 19 DEG W 21.50FT N70 DEG W 14.86FT S19 DEG W 10FT N70 DEG W 38.32FT N19 DEG E 13.85 FT N70 DEG W 25.98FT N19 DEG E 17.67FT S70 DEG E 25.18FT TO POB AKA PARCEL K & LESS A PORT LOT 3 BLK C DESC AS COMM AT NW COR OF LOT 3 S70 DEG E 5.99FT FOR POB S70 DEG E 12.05FT S09 DEG E 8.79 FT S70 DEG E 1.58FT S19 DEG W 6.32FT N70 DEG E 11.26FT S19 DEG W 6.00FT S70 DEG E 1.67FT S19 DEG W 5.33FT N70 DEG W 1.67FT S19 DEG W 5.50FT N70 DEG W 8.32FT N19 DEG E 43.66FT TO POB AKA PARCEL L & LESS PARCEL BSBII AS DESC PER MASTER COVENANTS OR 29979-759

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 file in the Miami-Dade County Property Appraisers' Office.

Sincerely,

Diana B. Rio

Total number of property owners without repetition: **204, including 5 international**

IKHTIYAR AKHUNDOV
BALAJAKHANIM ISMAYILOVA
SALYAN HIGHWAY
BAKU AZ1083
AZERBAIJAN

INTER OIL MANAGEMENT LTD
ATTN CLEA KATCHLES
232 ARCH MAKARIOS AVE APOLLO COURT
OFFICE 31
LIMASSAOL 3030
CYPRUS

MICHAEL J CORMACK
1842 LAKE SHORE BLVD EAST
TORONTO ON M4L 6S8
CANADA

SETAI 2904 CORP
RUBEN DARIO 281-1402 COL. BOSQUE
DE CHAPULTEPEC 11580
MEXICO

VADE RETRO INC
C/O FIDSERVE SA
RUE DU PURGATOIRE 3 PO BOX 3156
1211 GENEVA 3
SWITZERLAND

101 20TH ST MIAMI LLC
101 20TH ST
MIAMI BEACH, FL 33139

101 PC HOLDINGS LLC
C/O SUZANNE GARCIA FALCON
9549 BAY DR
SURFSIDE, FL 33154

1918 APARTMENTS LTD
PO BOX 403303
MIAMI BEACH, FL 33140-1303

1941 LIBERTY LLC
230 20 ST
MIAMI BEACH, FL 33139

2308 6 LLC
RN 2308 LLC
1400 BROADWAY 15 FLR
NEW YORK, NY 10018

2608 SETAI LLC
1400 BROADWAY 15 FLR
NEW YORK, NY 10018

2705 SETAI INVEST LLC
305 E 51 ST 4D
NEW YORK, NY 10022

305BOULANSOUTH LLC
206 SPRING ST 5TH FLOOR
NEW YORK, NY 10012

3208 WOLVERINE LLC
101 20 ST UNIT 3208
MIAMI BEACH, FL 33139

3801 INVESTMENTS LLC
C/O BILLIE J ELLIS JR
301 COMMERCE ST STE 3150
FORT WORTH, TX 76102

3803 LLC
41 RIVER TERRACE PHB5
NEW YORK, NY 10282

405 BOULAN LLC
201 E 36 ST #15E
NEW YORK, NY 10016

473 NAKASH LLC
C/O DITTO APPAREL
229 WEBB SMITH DRIVE
COLFAX, LA 71417

ABBEY HOTEL ACQUISITION LLC
1400 BROADWAY 15FL
NEW YORK, NY 10018

AGI PROPERTIES INC
C/O ARGO GROUP US ATTN B LEFLORE
175 E HOUSTON ST STE 1300
SAN ANTONIO, TX 78205

ALBERT N BRUNO &W
DENISE BRUNO
101 20 ST #3002
MIAMI BEACH, FL 33139-1903

ALEXANDER YAKUBOV
1521 ALTON RD #725
MIAMI BEACH, FL 33139

ALEXANDRE DE MOURA
JOSEPHINE DE MOURA
101 20 ST 2007
MIAMI BEACH, FL 33139

ALEXANDRE VON FURSTENBERG TRS
C/O ARROW INVESTMENTS
ALEXANDRE VON FURSTENBERG LIV TR
555 W 18 ST
NEW YORK, NY 10011

ALFONSO XIII LLC
C/O DUVAL AND STACHENFELD LLP
555 MADISON AVE 6FL
NEW YORK, NY 10022

ALI K FARD
101 20 ST #3105
MIAMI BEACH, FL 33139-1903

AMERICAN LATIN ENTERTAINMENT CORP
C/O MARCELL FELIPE
1001 BRICKELL BAY DR STE 1800
MIAMI, FL 33131

ANDRE ALTHOLZ
NAOMI ALTHOLZ
950 3 AVE
NEW YORK, NY 10022

ARKADIY PERVYY BAKHTIN
100 S POINTE DR 2106
MIAMI BEACH, FL 33139

ARTI MEDIA HOLDINGS LLC
C/O JAY PHILLIP PARKER P A
1691 MICHIGAN AVE #320
MIAMI BEACH, FL 33139

BK FAMILY ASSOCIATES LLC
C/O BARRY KRINGSTEIN
463 7 AVE 12TH FLOOR
NEW YORK, NY 10018

BLOFELD LLC
1390 BRICKELL AVE
MIAMI, FL 33131

BLUM REALTY MANAGEMENT LLC
40 RECTOR ST STE 1502
NEW YORK, NY 10006

BLUMARK US CORP
3370 MARY STREET
MIAMI, FL 33133

BOULAN 306 LLC
7 TANGLEWOOD RD
PLEASANTVILLE, NY 10570

BOULAN 309 LLC
9 TRAPPING WAY
PLEASANTVILLE, NY 10570

BOULAN 312 LLC
36 PEBBLE LANE
ROSLYN HEIGHTS, NY 11577

BOULAN HOLDINGS LLC
863 REMSENS LANE
OYSTER BAY, NY 11771

BOULAN HOTEL LLC
C/O SHEMEL ACQUISITIONS
38 W 32 ST 603
NEW YORK, NY 10001

BOULAN HOTEL LLC
38 W 32 ST STE 603
NEW YORK, NY 10001

CAMBRIA PROPERTIES LLC
8626 WESTPARK DR
HOUSTON, TX 77063

CAPRI 101 PH LLC
101 20 ST PH B
MIAMI BEACH, FL 33139

CARINE MICHELLE BROWN
66 E 79 ST
NEW YORK, NY 10075

CARL S ROSENDORF TRS
CARL S ROSENDORF REVOCABLE TRUST
101 20 ST 2603
MIAMI BEACH, FL 33139

CATD HOLDING INC
2001 WILSHIRE BLVD 250
SANTA MONICA, CA 90403

CHARLES T CLOSE
101 20 ST 1904
MIAMI BEACH, FL 33139

CHARLES T CLOSE
20 BOND ST
NEW YORK, NY 10012

CHARLES THOMAS CLOSE
101 20 ST UNIT 1904
MIAMI BEACH, FL 33139

CHRONOS AND CHAIROS LLC
101 20 ST 2503
MIAMI BEACH, FL 33139

CITY OF MIAMI BEACH
1700 CONVENTION CTR DR
MIAMI BEACH, FL 33139

COLLINS PARK HOTEL LLC
236 21ST ST
MIAMI BEACH, FL 33139-1702

DARBLAY INVESTMENTS LIMITED
1395 BRICKELL AVE 14 FL
MIAMI, FL 33131

DAVID BLOOM
DAVID C BLOOM REVOCABLE TRUST
101 20 ST #3307
MIAMI BEACH, FL 33139

DAVID P MICHALSKI
8110 E BOULEVARD DR
ALEXANDRIA, VA 22308-1311

DAVID W NIEMIEC & W MELANIE M
1 EAST END AVE
NEW YORK, NY 10075

DCB SETAI INVESTMENTS LLC
101 20TH ST UNIT 3307
MIAMI BEACH, FL 33139

DECEBAL LLC
101 20 ST 2807
MIAMI BEACH, FL 33139

DECEBAL LLC
3750 LAS VEGAS BLVD 5 4706
LAS VEGAS, NV 89158

DECO BEACH INNS LTD
% MCM CORPORATION
1741 COLLINS AVE
MIAMI BEACH, FL 33139-2006

DENNIS H LEEBOW
31099 CHAGRIN BLVD #150
CLEVELAND, OH 44124

DESING ITALINO LLC
1643 BRICKELL AVE #2902
MIAMI, FL 33129

DF INVESTMENTS OF ILLINOIS LLC
840 N LAKE SHORE DR 2402
CHICAGO, IL 60611

DIANE CHANG TRS
PATRICK WIESEL TRS
CHANG FAMILY 2012 IRREVOCABLE TR
256 S COLUMBIA AVE
COLUMBUS, OH 43209

DON GREGORY NEEB
101 20 ST 3102
MIAMI BEACH, FL 33139

DOUGLAS CHARLES ROGERS TRS
ROGERS FAMILY REVOCABLE TRUST
MELISSA RUTH ROGERS TRS
8404 HOLLYWOOD BLVD
WEST HOLLYWOOD, CA 90069

DOV GOLDSTEIN &W
SUSANNA GOLDSTEIN
24 CENTRAL PARK SOUTH #18E
NEW YORK, NY 10019

DURGA EDSON TRS
10 NORDEN LANE
HUNTINGTON STATION, NY 11746

DURGA G EDSON TRS
10 NORDEN LANE
HUNTINGTON STATION, NY 11746

ECEMIR INC
101 20 ST # 1903
MIAMI BEACH, FL 33139

ERMINIA LLC
101 20 ST #1907
MIAMI BEACH, FL 33139

EVAN SACKS
200 EAST END AVE APT 4J
NEW YORK, NY 10128

FIRE FLY 310 INC
1395 BRICKELL AVE 14 FLOOR
MIAMI, FL 33131

FLPH LLC
C/O SUZANNA GARCIA-FALCON
101 20TH ST PH VILLA A
MIAMI BEACH, FL 33139

G200 EXCHANGE LLC
C/O LEFRAK ORGANIZATION
40 W 57 ST 23 FLR
NEW YORK, NY 10019

GALATEA LLC
370 LEXINGTON AVE STE 202
NEW YORK, NY 10017

GARDENIA 2 INC
590 MADISON AVE 8FLR
NEW YORK, NY 10022

GARY M SAFADY
9663 SANTA MONICA BLVD # 406
BEVERLY HILLS, CA 90210

GERSON GOMES TRS
GERSON GOMES REVOCABLE TRUST
PO BOX 580007
FLUSHING, NY 11358

GERTRAUD E KIRCHMAYER
101 20 ST UNIT 3204
MIAMI BEACH, FL 33139

GLENN R HEAD
101 20 ST #3201
MIAMI BEACH, FL 33139-1903

GRAUS INTERNATIONAL CORP
1395 BRICKELL AVE 14 FLOOR
MIAMI, FL 33131

GREYSTONE TERRA FIRMA LLC
C/O TRANS INNS MGMT INC
4111 ANDOVER RD STE 110-W
BLOOMFIELD HILLS, MI 48302

GRUPO JESSY FLORIDA INC
1395 BRICKELL AVE 3406
MIAMI, FL 33131

HANS BRULAND &W JOSIE
1429 H STREET NW
WASHINGTON, DC 20005

HAPPY PLACE SOUTH BEACH LLC
136 LAUREL RD
CHESTNUT HILL, MA 02467

HOLLYBROOK INVEST INC
5100 NW 33RD AVE
FT LAUDERDALE, FL 33309-6375

HUNTER GELLIN
225 EAST 34 ST #15H
NEW YORK, NY 10016

IKHTIYAR AKHUNDOV
101 20 ST UNIT 2802
MIAMI BEACH, FL 33139

JAY BLOOM
EILEEN BLOOM
9 COOPER RD
SCARSDALE, NY 10583

JCS SOUTH BEACH LLC
1986 EINBINDER FAMILY LTD PART
1986 YOUNG FAMILY LTD PARTNERSHIP
4333 COLLINS AVE
MIAMI BEACH, FL 33140

JEFFREY T APTER
256 BUNN DR STE 6
PRINCETON, NJ 08540

JHC REAL ESTATE HOLDINGS I LLC
C/O TANTON & COMPANY
1345 AVENUE OF THE AMERICAS 2 FL
NEW YORK, NY 10165

JOBROTAM DEVELOPMENT CORP
1900 LIBERTY AVE
MIAMI BEACH, FL 33139-1939

JOHN BARMAN
500 PARK AVE STE 21A
NEW YORK, NY 10022

JOHN C ABBOTT TRS
JOHN CLOUGH ABBOTT TRUST
800 S POINTE DR 1401
MIAMI BEACH, FL 33139

JOLIA LLC
C/O RICHARD P BREGER P A
20801 BISCAYNE BLVD #300
AVENTURA, FL 33180

JOLIA LLC
C/O RICHARD P BREGER
20801 BISCAYNE BLVD STE 308
AVENTURA, FL 33180

JOLIA LLC
7700 BRUSH HILL RD 130
WILLOWBROOK, IL 60527

JOSEPH ABBOUD
SOO ABBOUD
66 W FLAGLER ST 1002
MIAMI, FL 33130

JOSEPH NAKASH
1400 BROADWAY 15 FLR
NEW YORK, NY 10018

JOSEPH TESEO TRS
Enea FILENO TESEO IRREVOCABLE TR
PHILIP TESEO TRS
160 E 22 ST
NEW YORK, NY 10010

JVN HOLDINGS INC
3556 FLAMINGO DR
MIAMI BEACH, FL 33140

JYANINVEST USA INC
C/O HOWARD L GOLDSTEIN CPA
1001 BRICKELL BAY DR STE 1400
MIAMI, FL 33131

KOHHANN YEE
36 JANE DR
ENGLEWOOD CLIFFS, NJ 07632

LAS CATONAS CORP
2875 NE 191 ST #801
AVENTURA, FL 33180

LEN BOULAN 207 LLC
38 E 32 ST 603
NEW YORK, NY 10016

LEN BOULAN 406 LLC
38 E 32 ST
NEW YORK, NY 10016

LEN BOULAN 411 LLC
38 E 32 ST #603
NEW YORK, NY 10016

LENNOX MIAMI CORP
1881 WASHINGTON AVE APT 8A
MIAMI BEACH, FL 33139-7412

LUIS MANUEL CHIBRAS ROMERO
MIGUEL ANGEL CHIBRAS ROMERO
325 S BISCAYNE BLVD UNIT 3823
MIAMI, FL 33131

MADISON K KARLOCK
KENDRA KARLOCK JTRS
995 N VENETIAN DR
MIAMI BEACH, FL 33139

MARCUS R ROWAN
101 20 ST TH-E
MIAMI BEACH, FL 33139

MARGARITA RUDYAK TRS
101 20 ST #3107
MIAMI BEACH, FL 33139-1903

MARK MILITANA
101 20 ST #3706
MIAMI BEACH, FL 33139-1903

MC GA COLLINS REALTY LLC
C/O PGIM REAL ESTATE
7 GIRALDA FARMS
MADISON, NJ 07940

MH HOLDINGS I LLC
C/O SUZANNA GARCIA-FALCON
101 20 ST UNIT PH VILLA A
MIAMI BEACH, FL 33139

MIAMI 505 LLC
C/O RICHARD A WOOD ESQ
1395 BRICKELL AVE 14 FLOOR
MIAMI, FL 33131

MIAMIBOU LLC
1675 BROADWAY 20 FL
NEW YORK, NY 10019

MICHAEL STANTON
SAREX ASSOCIATES LP
4 GONCZY RD
WESTPORT, CT 06880

NAKASH 203 NEW BRUNSWICK LLC
1400 BROADWAY
NEW YORK, NY 10018

NAKASH FLORIDA PROPERTIES LLC
C/O JORDACHE
1400 BROADWAY
NEW YORK, NY 10018

NAKASH HOLDING LLC
C/O DITTO APPAREL
PO BOX 226 229 WEBB SMITH DR
COLFAX, LA 71417

NAKASH MIAMI CONDO INVEST LLC
C/O DITTO APPAREL
229 WEBB SMITH DRIVE
COLFAX, LA 71417

NAKASH PROPERTIES LLC
1400 BROADWAY
NEW YORK, NY 10018

NAKASH SETAI 1802 LLC
1400 BROADWAY 15TH FL
NEW YORK, NY 10018

NEW LAND INVESTMENTS LLC
3411 SILVERSIDE RD BLDG 104
WILMINGTON, DE 19810

NISSAN BOURY
180 EAST 79 ST APT # 8A
NEW YORK, NY 10021

NIVA HOLDING LLC
C/O MICHAEL A SILVA ESQ
355 ALHAMBRA CR 1550
MIAMI, FL 33134

NYFLAPT LLC
38 E 32 ST #603
NEW YORK, NY 10016

OCEAN FRONT LLC
101 20 ST #2508
MIAMI BEACH, FL 33139-1903

ONE INVEST LLC
407 LINCOLN RD #12L
MIAMI BEACH, FL 33139

PETER ROSTEN
JOANNE ROSTEN
505 W 19TH ST APT 2A
NEW YORK, NY 10011-2885

PHILLARD APARTMENT HOTEL LLC
1680 MERIDIAN AVE SUITE#102
MIAMI BEACH, FL 33139-2704

PLEASANT PLACE SOUTH III LLC
C/O ANGELO GORDON & CO
245 PARK AVE 27 FLOOR
NEW YORK, NY 10167

PLEASANT PLACE SOUTH LLC
C/O ANGELO GORDON & CO
245 PARK AVE 26 FLOOR
NEW YORK, NY 10167

PLYMOUTH HOTEL LLC
C/O THINK HOSPITALITY LLC
FIRST AVE 945 REALTY LLC
32 EAST 32 STREET
NEW YORK, NY 10016

PRINCESS SERENITY LLC
2666 TIGARTAIL AVE # 106
COCONUT GROVE, FL 33133

RAM K SHRIVASTAVA &W
SARASWATI P SHRIVASTAVA
101 20 ST #2006
MIAMI BEACH, FL 33139-1903

RAN 3101 LLC
101 20 ST #3101
MIAMI BEACH, FL 33139

RAYMOND ABOODY
LINDA ABOODY
16 THE LOCH
ROSLYN ESTATES, NY 11576

REDMARK US CORP
3370 MARY ST
MIAMI, FL 33133

RICCARDO CAPUA
C/O FOWLER WHITE BURNETT PA
NATASHA VICTORIA ZAMBRANO GALARZA
1395 BRICKELL AVENUE #14 FL
MIAMI, FL 33131

RICHARD BENNETT
ANDREW C FRAKE JTRS
1000 POPLAR HILL RD
BALTIMORE, MD 21210

RICHARD SEMENTILLI
175 GREEN POND RD
SHERMAN, CT 06784

RIFFEL FLORIDA PROPERTIES LLC
ATTN EDGARDO E DIAZ
101 20 ST #3206
MIAMI BEACH, FL 33139

RIPA LLC
651 OKEECHOBEE BLV D# 1008
WEST PALM BEACH, FL 33401

RIVIERA LOFTS HOTEL LLC
1680 MERIDIAN AVE STE 102
MIAMI BEACH, FL 33139

RIVIERA PLAZA APARTMENTS LLC
1323 E 34 ST
TULSA, OK 74105

RNT REAL ESTATE HOLDING LLC
7 TRAPPING WAY
PLEASANTVILLE, NY 10570

ROBERT FETTY &W AMELIA TIERNEY
C/O PERRY D REED
1223 JUDSON RD
LONGVIEW, TX 75606

ROBERT K FUTTERMAN
521 5 AVE 7 FLR
NEW YORK, NY 10175

ROD FELDMAN TRS
101 20 ST #3104
MIAMI BEACH, FL 33139-1903

RONALD ABODY
MARK SHEMEL
959 SCIOTO DR
FRANKLIN LAKES, NJ 07417

RONALD M GOLDSTEIN &W DEP
PO BOX 50269
LIGHTHOUSE POINT, FL 33074

RONNIE W SUDMAN
620 NEWPORT CENTER DR 11 FLOOR
NEWPORT BEACH, CA 92660

SABINE LEONHARD GRIFFIN TRS
RICHARD E GRIFFIN REVOCABLE TRUST
RICHARD E GRIFFIN TRS
50 MEETINGHOUSE RD
BEDFORD, NH 03110

SADIGO HOTEL LLC
1111 KANE CONCOURSE 217
BAY HARBOR ISLANDS, FL 33154

SAMUEL E BEALL III
SUZANNA MARION HILL
PO BOX 4249
MARYVILLE, TN 37802

SANTA BARBARA 230 LLC
4111 ANDOVER RD SUITE 110W
BLOOMFIELD HILLS, MI 48302

SAS FINANCIERE TSOULI
1100 WEST AVE APT 1026
MIAMI BEACH, FL 33139

SCOTT D DRAGOO &W
ROXANNE DRAGOO
101 20 ST #2005
MIAMI BEACH, FL 33139-1903

SETAI 1415 LLC
C/O DITTO APPAREL
229 WEBB SMITH DR
COLFAX, LA 71417

SETAI 1415 LLC
C/O DITTO APPAREL
PO BOX 226
COLFAX, LA 71417

SETAI 2204 LLC
C/O LEVINE AND PARTNERS ET AL
3350 MARY STREET
MIAMI, FL 33133

SETAI 2302 LLC
101 20 ST # 2302
MIAMI BEACH, FL 33139

SETAI 2408 LLC
450 PARK AVE STE 1403
NEW YORK, NY 10022

SETAI 3503 LLC
C/O MICHAEL A SILVA ESQ
355 ALHAMBRA CR 1550
MIAMI, FL 33134

SETAI 3804 OWNERS LLC
C/O JOHN TASHJIAN
605 PARK AVE #15D
NEW YORK, NY 10065

SETAI 3903 PH LLC
C/O MICHAEL SILVA
355 ALHAMBRA CR 1550
MIAMI, FL 33134

SETAI HOTEL ACQUISITION LLC
1400 BROADWAY 15 FL
NEW YORK, NY 10018

SETAI INVESTMENT HOLDINGS LLC
1395 BRICKELL AVE 14 FLR
MIAMI, FL 33131

SETAI MIAMI 2801 LLC
1410 20 ST #214
MIAMI BEACH, FL 33139

SETAI MIAMI 3304 LLC
87 FOREST AVE
WEST NEWTON, MA 02465

SETAI MIAMI BEACH 2206 LLC
1395 BRICKELL AVE 14 FLOOR
MIAMI, FL 33131

SETAI MIAMI BEACH 2907 LLC
C/O WELLS AND WELLS P A
540 BILTMORE WAY
CORAL GABLES, FL 33134

SETAI UNIT 1801 LLC
229 WEBB SMITH DR
COLFAX, CA 71417

SETAI UNIT 2203 LLC
101 20 ST #2203
MIAMI BEACH, FL 33139-1903

SETAI UNIT 2405 LLC
1400 BROADWAY 15 FLR
NEW YORK, NY 10018

SETAI UNIT 2908 LLC
1400 BROADWAY 15 FLR
NEW YORK, NY 10018

SETAI UNIT 3003 LLC
101 20 ST #3003
MIAMI BEACH, FL 33139-1903

SHORE CLUB PROPERTY OWNER LLC
600 MADISON AVE 17 FLR
NEW YORK, NY 10022

SKL HOUSING LLC
1863 BRIDGEWATER DR
LAKE MARY, FL 32746

SKYEBLU PROPERTIES LLC
101 20 ST 3005
MIAMI BEACH, FL 33139

SOFTVISION SRL INC
3750 LAS VEGAS BLVD S 4706
LAS VEGAS, NV 89158

SOUTH BCH SETAI 3301 LLC
PO BOX 770531
NAPLES, FL 34107

SOUTH BEACH BOULAN 404 LLC
2750 NE 185 ST 204
AVENTURA, FL 33180

SOUTH BEACH BOULAN 507 LLC
2750 NE 185 ST 204
AVENTURA, FL 33180

SREEDHAR CHINTAMANENI
212 WARREN ST APT 16 S
NEW YORK, NY 10282

STANLEY JONAS TRS
STANLEY JONAS INTER VIVOS TR
1560 S TREASURE DR
NORTH BAY VILLAGE, FL 33141

STEPHEN SOLOWAY
PO BOX 2697
VINELAND, NJ 08362-2697

STEVEN C SIMON
101 20 ST UNIT 3401
MIAMI BEACH, FL 33139

STP SETAI LLC
590 MADISON AVE 21ST FLR
NEW YORK, NY 10022

SYNAMON REAL ESTATE LLC
106 GRAND AVE STE 420
ENGLEWOOD, NJ 07631

SYNDECO INVEST CORP
2455 E SUNRISE BLVD #504
FORT LAUDERDALE, FL 33304

THIRD CHARM LLC
5499 NW 42 AVE
BOCA RATON, FL 33496

TYNESIDE PROPERTIES LTD
1395 BRICKELL AVE 14 FLOOR
MIAMI, FL 33131

UNIVERSAL INVS UN LTD INC
17201 COLLINS AVE APT 3308
SUNNY ISLES BEACH, FL 33160-3488

UP ALL NIGHT SOUTH BEACH LLC
C/O MARC BELL
6800 BROKEN SOUND PKWY SUITE 200
BOCA RATON, FL 33487

VICIT TRADING CORP
101 20 ST #2707
MIAMI BEACH, FL 33139-1903

VIS REAL ESTATE LLC
1390 BRICKELL AVE STE 200
MIAMI, FL 33131

VTHC SETAI LLC
1323 E 34 ST
TULSA, OK 74105

WEST BENIDORM LLC
101 20 ST #2208
MIAMI BEACH, FL 33139

WHAT A VIEW LLC
C/O FABIENNE D STRUELL
9454 WILSHIRE BLVD PENTHOUSE
BEVERLY HILLS, CA 90212

WILLIAM J TEUBER JR TRS
SETAI 3302 LAND TRUST
87 FOREST AVE
WEST NEWTON, MA 02465

Name	Address	City	State	Zip	Country
IKHTIYAR AKHUNDOV BALAJAKHANIM ISMAYILOVA	SALYAN HIGHWAY	BAKU AZ1083			AZERBAIJAN
INTER OIL MANAGEMENT LTD ATTN CLEA KATCHLES	232 ARCH MAKARIOS AVE APOLLO COURT OFFICE 31	LIMASSAOL 3030			CYPRUS
MICHAEL J CORMACK	1842 LAKE SHORE BLVD EAST	TORONTO ON M4L 6S8			CANADA
SETAI 2904 CORP	RUBEN DARIO 281-1402 COL. BOSQUE	DE CHAPULTEPEC 11580			MEXICO
VADE RETRO INC C/O FIDSERVE SA	RUE DU PURGATOIRE 3 PO BOX 3156	1211 GENEVA 3			SWITZERLAND
101 20TH ST MIAMI LLC	101 20TH ST	MIAMI BEACH	FL	33139	USA
101 PC HOLDINGS LLC C/O SUZANNE GARCIA FALCON	9549 BAY DR	SURFSIDE	FL	33154	USA
1918 APARTMENTS LTD	PO BOX 403303	MIAMI BEACH	FL	33140-1303	USA
1941 LIBERTY LLC	230 20 ST	MIAMI BEACH	FL	33139	USA
2308 6 LLC RN 2308 LLC	1400 BROADWAY 15 FLR	NEW YORK	NY	10018	USA
2608 SETAI LLC	1400 BROADWAY 15 FLR	NEW YORK	NY	10018	USA
2705 SETAI INVEST LLC	305 E 51 ST 4D	NEW YORK	NY	10022	USA
305BOULANSOUTH LLC	206 SPRING ST 5TH FLOOR	NEW YORK	NY	10012	USA
3208 WOLVERINE LLC	101 20 ST UNIT 3208	MIAMI BEACH	FL	33139	USA
3801 INVESTMENTS LLC C/O BILLIE J ELLIS JR	301 COMMERCE ST STE 3150	FORT WORTH	TX	76102	USA
3803 LLC	41 RIVER TERRACE PHB5	NEW YORK	NY	10282	USA
405 BOULAN LLC	201 E 36 ST #15E	NEW YORK	NY	10016	USA
473 NAKASH LLC C/O DITTO APPAREL	229 WEBB SMITH DRIVE	COLFAX	LA	71417	USA
ABBAY HOTEL ACQUISITION LLC	1400 BROADWAY 15FL	NEW YORK	NY	10018	USA
AGI PROPERTIES INC C/O ARGO GROUP US ATTN B LEFLORE	175 E HOUSTON ST STE 1300	SAN ANTONIO	TX	78205	USA
ALBERT N BRUNO &W DENISE BRUNO	101 20 ST #3002	MIAMI BEACH	FL	33139-1903	USA
ALEXANDER YAKUBOV	1521 ALTON RD #725	MIAMI BEACH	FL	33139	USA
ALEXANDRE DE MOURA JOSEPHINE DE MOURA	101 20 ST 2007	MIAMI BEACH	FL	33139	USA
ALEXANDRE VON FURSTENBERG TRS C/O ARROW INVESTMENTS ALEXANDRE VON FURSTENBERG LIV TR	555 W 18 ST	NEW YORK	NY	10011	USA
ALFONSO XIII LLC C/O DUVAL AND STACHENFELD LLP	555 MADISON AVE 6FL	NEW YORK	NY	10022	USA
ALI K FARD	101 20 ST #3105	MIAMI BEACH	FL	33139-1903	USA
AMERICAN LATIN ENTERTAINMENT CORP C/O MARCELL FELIPE	1001 BRICKELL BAY DR STE 1800	MIAMI	FL	33131	USA
ANDRE ALTHOLZ NAOMI ALTHOLZ	950 3 AVE	NEW YORK	NY	10022	USA
ARKADIY PERVYY BAKHTIN	100 S POINTE DR 2106	MIAMI BEACH	FL	33139	USA
ARTI MEDIA HOLDINGS LLC C/O JAY PHILLIP PARKER P A	1691 MICHIGAN AVE #320	MIAMI BEACH	FL	33139	USA
BK FAMILY ASSOCIATES LLC C/O BARRY KRINGSTEIN	463 7 AVE 12TH FLOOR	NEW YORK	NY	10018	USA
BLOFELD LLC	1390 BRICKELL AVE	MIAMI	FL	33131	USA
BLUM REALTY MANAGEMENT LLC	40 RECTOR ST STE 1502	NEW YORK	NY	10006	USA
BLUMARK US CORP	3370 MARY STREET	MIAMI	FL	33133	USA
BOULAN 306 LLC	7 TANGLEWOOD RD	PLEASANTVILLE	NY	10570	USA
BOULAN 309 LLC	9 TRAPPING WAY	PLEASANTVILLE	NY	10570	USA
BOULAN 312 LLC	36 PEBBLE LANE	ROSLYN HEIGHTS	NY	11577	USA
BOULAN HOLDINGS LLC	863 REMSENS LANE	OYSTER BAY	NY	11771	USA
BOULAN HOTEL LLC C/O SHEMEL ACQUISITIONS	38 W 32 ST 603	NEW YORK	NY	10001	USA
BOULAN HOTEL LLC	38 W 32 ST STE 603	NEW YORK	NY	10001	USA
CAMBRIA PROPERTIES LLC	8626 WESTPARK DR	HOUSTON	TX	77063	USA
CAPRI 101 PH LLC	101 20 ST PH B	MIAMI BEACH	FL	33139	USA
CARINE MICHELLE BROWN	66 E 79 ST	NEW YORK	NY	10075	USA
CARL S ROSENDORF TRS CARL S ROSENDORF REVOCABLE TRUST	101 20 ST 2603	MIAMI BEACH	FL	33139	USA
CATD HOLDING INC	2001 WILSHIRE BLVD 250	SANTA MONICA	CA	90403	USA
CHARLES T CLOSE	101 20 ST 1904	MIAMI BEACH	FL	33139	USA
CHARLES T CLOSE	20 BOND ST	NEW YORK	NY	10012	USA
CHARLES THOMAS CLOSE	101 20 ST UNIT 1904	MIAMI BEACH	FL	33139	USA
CHRONOS AND CHAIROS LLC	101 20 ST 2503	MIAMI BEACH	FL	33139	USA

CITY OF MIAMI BEACH	1700 CONVENTION CTR DR	MIAMI BEACH	FL	33139	USA
COLLINS PARK HOTEL LLC	236 21ST ST	MIAMI BEACH	FL	33139-1702	USA
DARBLAY INVESTMENTS LIMITED	1395 BRICKELL AVE 14 FL	MIAMI	FL	33131	USA
DAVID BLOOM DAVID C BLOOM REVOCABLE TRUST	101 20 ST #3307	MIAMI BEACH	FL	33139	USA
DAVID P MICHALSKI	8110 E BOULEVARD DR	ALEXANDRIA	VA	22308-1311	USA
DAVID W NIEMIEC &W MELANIE M	1 EAST END AVE	NEW YORK	NY	10075	USA
DCB SETAI INVESTMENTS LLC	101 20TH ST UNIT 3307	MIAMI BEACH	FL	33139	USA
DECEBAL LLC	101 20 ST 2807	MIAMI BEACH	FL	33139	USA
DECEBAL LLC	3750 LAS VEGAS BLVD 5 4706	LAS VEGAS	NV	89158	USA
DECO BEACH INNS LTD % MCM CORPORATION	1741 COLLINS AVE	MIAMI BEACH	FL	33139-2006	USA
DENNIS H LEEBOW	31099 CHAGRIN BLVD #150	CLEVELAND	OH	44124	USA
DESING ITALINO LLC	1643 BRICKELL AVE #2902	MIAMI	FL	33129	USA
DF INVESTMENTS OF ILLINOIS LLC	840 N LAKE SHORE DR 2402	CHICAGO	IL	60611	USA
DIANE CHANG TRS PATRICK WIESEL TRS CHANG FAMILY 2012 IRREVOCABLE TR	256 S COLUMBIA AVE	COLUMBUS	OH	43209	USA
DON GREGORY NEEB	101 20 ST 3102	MIAMI BEACH	FL	33139	USA
DOUGLAS CHARLES ROGERS TRS ROGERS FAMILY REVOCABLE TRUST MELISSA RUTH ROGERS TRS	8404 HOLLYWOOD BLVD	WEST HOLLYWOOD	CA	90069	USA
DOV GOLDSTEIN &W SUSANNA GOLDSTEIN	24 CENTRAL PARK SOUTH #18E	NEW YORK	NY	10019	USA
DURGA EDSON TRS	10 NORDEN LANE	HUNTINGTON STATION	NY	11746	USA
DURGA G EDSON TRS	10 NORDEN LANE	HUNTINGTON STATION	NY	11746	USA
ECEMIR INC	101 20 ST # 1903	MIAMI BEACH	FL	33139	USA
ERMINIA LLC	101 20 ST #1907	MIAMI BEACH	FL	33139	USA
EVAN SACKS	200 EAST END AVE APT 4J	NEW YORK	NY	10128	USA
FIRE FLY 310 INC	1395 BRICKELL AVE 14 FLOOR	MIAMI	FL	33131	USA
FLPH LLC C/O SUZANNA GARCIA-FALCON	101 20TH ST PH VILLA A	MIAMI BEACH	FL	33139	USA
G200 EXCHANGE LLC C/O LEFRAK ORGANIZATION	40 W 57 ST 23 FLR	NEW YORK	NY	10019	USA
GALATEA LLC	370 LEXINGTON AVE STE 202	NEW YORK	NY	10017	USA
GARDENIA 2 INC	590 MADISON AVE 8FLR	NEW YORK	NY	10022	USA
GARY M SAFADY	9663 SANTA MONICA BLVD # 406	BEVERLY HILLS	CA	90210	USA
GERSON GOMES TRS GERSON GOMES REVOCABLE TRUST	PO BOX 580007	FLUSHING	NY	11358	USA
GERTRAUD E KIRCHMAYER	101 20 ST UNIT 3204	MIAMI BEACH	FL	33139	USA
GLENN R HEAD	101 20 ST #3201	MIAMI BEACH	FL	33139-1903	USA
GRAUS INTERNATIONAL CORP	1395 BRICKELL AVE 14 FLOOR	MIAMI	FL	33131	USA
GREYSTONE TERRA FIRMA LLC C/O TRANS INNS MGMT INC	4111 ANDOVER RD STE 110-W	BLOOMFIELD HILLS	MI	48302	USA
GRUPO JESSY FLORIDA INC	1395 BRICKELL AVE 3406	MIAMI	FL	33131	USA
HANS BRULAND &W JOSIE	1429 H STREET NW	WASHINGTON	DC	20005	USA
HAPPY PLACE SOUTH BEACH LLC	136 LAUREL RD	CHESTNUT HILL	MA	02467	USA
HOLLYBROOK INVEST INC	5100 NW 33RD AVE	FT LAUDERDALE	FL	33309-6375	USA
HUNTER GELLIN	225 EAST 34 ST #15H	NEW YORK	NY	10016	USA
IKHTIYAR AKHUNDOV	101 20 ST UNIT 2802	MIAMI BEACH	FL	33139	USA
JAY BLOOM EILEEN BLOOM	9 COOPER RD	SCARSDALE	NY	10583	USA
JCS SOUTH BEACH LLC 1986 EINBINDER FAMILY LTD PART 1986 YOUNG FAMILY LTD PARTNERSHIP	4333 COLLINS AVE	MIAMI BEACH	FL	33140	USA
JEFFREY T APTER	256 BUNN DR STE 6	PRINCETON	NJ	08540	USA
JHC REAL ESTATE HOLDINGS I LLC C/O TANTON & COMPANY	1345 AVENUE OF THE AMERICAS 2 FL	NEW YORK	NY	10165	USA
JOBROTAM DEVELOPMENT CORP	1900 LIBERTY AVE	MIAMI BEACH	FL	33139-1939	USA
JOHN BARMAN	500 PARK AVE STE 21A	NEW YORK	NY	10022	USA
JOHN C ABBOTT TRS JOHN CLOUGH ABBOTT TRUST	800 S POINTE DR 1401	MIAMI BEACH	FL	33139	USA
JOLIA LLC C/O RICHARD P BREGER P A	20801 BISCAYNE BLVD #300	AVENTURA	FL	33180	USA
JOLIA LLC C/O RICHARD P BREGER	20801 BISCAYNE BLVD STE 308	AVENTURA	FL	33180	USA
JOLIA LLC	7700 BRUSH HILL RD 130	WILLOWBROOK	IL	60527	USA
JOSEPH ABOUD SOO ABOUD	66 W FLAGLER ST 1002	MIAMI	FL	33130	USA

JOSEPH NAKASH	1400 BROADWAY 15 FLR	NEW YORK	NY	10018	USA
JOSEPH TESEO TRS ENEA FILENO TESEO IRREVOCABLE TR PHILIP TESEO TRS	160 E 22 ST	NEW YORK	NY	10010	USA
JVN HOLDINGS INC	3556 FLAMINGO DR	MIAMI BEACH	FL	33140	USA
JYANINVEST USA INC C/O HOWARD L GOLDSTEIN CPA	1001 BRICKELL BAY DR STE 1400	MIAMI	FL	33131	USA
KOHHANN YEE	36 JANE DR	ENGLEWOOD CLIFFS	NJ	07632	USA
LAS CATONAS CORP	2875 NE 191 ST #801	AVENTURA	FL	33180	USA
LEN BOULAN 207 LLC	38 E 32 ST 603	NEW YORK	NY	10016	USA
LEN BOULAN 406 LLC	38 E 32 ST	NEW YORK	NY	10016	USA
LEN BOULAN 411 LLC	38 E 32 ST #603	NEW YORK	NY	10016	USA
LENNOX MIAMI CORP	1881 WASHINGTON AVE APT 8A	MIAMI BEACH	FL	33139-7412	USA
LUIS MANUEL CHIBRAS ROMERO MIGUEL ANGEL CHIBRAS ROMERO	325 S BISCAYNE BLVD UNIT 3823	MIAMI	FL	33131	USA
MADISON K KARLOCK KENDRA KARLOCK JTRS	995 N VENETIAN DR	MIAMI BEACH	FL	33139	USA
MARCUS R ROWAN	101 20 ST TH-E	MIAMI BEACH	FL	33139	USA
MARGARITA RUDYAK TRS	101 20 ST #3107	MIAMI BEACH	FL	33139-1903	USA
MARK MILITANA	101 20 ST #3706	MIAMI BEACH	FL	33139-1903	USA
MC GA COLLINS REALTY LLC C/O PGIM REAL ESTATE	7 GIRALDA FARMS	MADISON	NJ	07940	USA
MH HOLDINGS I LLC C/O SUZANNA GARCIA-FALCON	101 20 ST UNIT PH VILLA A	MIAMI BEACH	FL	33139	USA
MIAMI 505 LLC C/O RICHARD A WOOD ESQ	1395 BRICKELL AVE 14 FLOOR	MIAMI	FL	33131	USA
MIAMIBOU LLC	1675 BROADWAY 20 FL	NEW YORK	NY	10019	USA
MICHAEL STANTON SAREX ASSOCIATES LP	4 GONCZY RD	WESTPORT	CT	06880	USA
NAKASH 203 NEW BRUNSWICK LLC	1400 BROADWAY	NEW YORK	NY	10018	USA
NAKASH FLORIDA PROPERTIES LLC C/O JORDACHE	1400 BROADWAY	NEW YORK	NY	10018	USA
NAKASH HOLDING LLC C/O DITTO APPAREL	PO BOX 226 229 WEBB SMITH DR	COLFAX	LA	71417	USA
NAKASH MIAMI CONDO INVEST LLC C/O DITTO APPAREL	229 WEBB SMITH DRIVE	COLFAX	LA	71417	USA
NAKASH PROPERTIES LLC	1400 BROADWAY	NEW YORK	NY	10018	USA
NAKASH SETAI 1802 LLC	1400 BROADWAY 15TH FL	NEW YORK	NY	10018	USA
NEW LAND INVESTMENTS LLC	3411 SILVERSIDE RD BLDG 104	WILMINGTON	DE	19810	USA
NISSAN BOURY	180 EAST 79 ST APT # 8A	NEW YORK	NY	10021	USA
NIVA HOLDING LLC C/O MICHAEL A SILVA ESQ	355 ALHAMBRA CR 1550	MIAMI	FL	33134	USA
NYFLAPT LLC	38 E 32 ST #603	NEW YORK	NY	10016	USA
OCEAN FRONT LLC	101 20 ST #2508	MIAMI BEACH	FL	33139-1903	USA
ONE INVEST LLC	407 LINCOLN RD #12L	MIAMI BEACH	FL	33139	USA
PETER ROSTEN JOANNE ROSTEN	505 W 19TH ST APT 2A	NEW YORK	NY	10011-2885	USA
PHILLARD APARTMENT HOTEL LLC	1680 MERIDIAN AVE SUITE#102	MIAMI BEACH	FL	33139-2704	USA
PLEASANT PLACE SOUTH III LLC C/O ANGELO GORDON & CO	245 PARK AVE 27 FLOOR	NEW YORK	NY	10167	USA
PLEASANT PLACE SOUTH LLC C/O ANGELO GORDON & CO	245 PARK AVE 26 FLOOR	NEW YORK	NY	10167	USA
PLYMOUTH HOTEL LLC C/O THINK HOSPITALITY LLC FIRST AVE 945 REALTY LLC	32 EAST 32 STREET	NEW YORK	NY	10016	USA
PRINCESS SERENITY LLC	2666 TIGARTAIL AVE # 106	COCONUT GROVE	FL	33133	USA
RAM K SHRIVASTAVA &W SARASWATI P SHRIVASTAVA	101 20 ST #2006	MIAMI BEACH	FL	33139-1903	USA
RAN 3101 LLC	101 20 ST #3101	MIAMI BEACH	FL	33139	USA
RAYMOND ABOODY LINDA ABOODY	16 THE LOCH	ROSLYN ESTATES	NY	11576	USA
REDMARK US CORP	3370 MARY ST	MIAMI	FL	33133	USA
RICCARDO CAPUA C/O FOWLER WHITE BURNETT PA NATASHA VICTORIA ZAMBRANO GALARZA	1395 BRICKELL AVENUE #14 FL	MIAMI	FL	33131	USA
RICHARD BENNETT ANDREW C FRAKE JTRS	1000 POPLAR HILL RD	BALTIMORE	MD	21210	USA
RICHARD SEMENTILLI	175 GREEN POND RD	SHERMAN	CT	06784	USA
RIFFEL FLORIDA PROPERTIES LLC ATTN EDGARDO E DIAZ	101 20 ST #3206	MIAMI BEACH	FL	33139	USA
RIPA LLC	651 OKEECHOBEE BLV D# 1008	WEST PALM BEACH	FL	33401	USA
RIVIERA LOFTS HOTEL LLC	1680 MERIDIAN AVE STE 102	MIAMI BEACH	FL	33139	USA
RIVIERA PLAZA APARTMENTS LLC	1323 E 34 ST	TULSA	OK	74105	USA
RNT REAL ESTATE HOLDING LLC	7 TRAPPING WAY	PLEASANTVILLE	NY	10570	USA

ROBERT FETTY &W AMELIA TIERNEY C/O PERRY D REED	1223 JUDSON RD	LONGVIEW	TX	75606	USA
ROBERT K FUTTERMAN	521 5 AVE 7 FLR	NEW YORK	NY	10175	USA
ROD FELDMAN TRS	101 20 ST #3104	MIAMI BEACH	FL	33139-1903	USA
RONALD ABODY MARK SHEMEL	959 SCIOTO DR	FRANKLIN LAKES	NJ	07417	USA
RONALD M GOLDSTEIN &W DEP	PO BOX 50269	LIGHTHOUSE POINT	FL	33074	USA
RONNIE W SUDMAN	620 NEWPORT CENTER DR 11 FLOOR	NEWPORT BEACH	CA	92660	USA
SABINE LEONHARD GRIFFIN TRS RICHARD E GRIFFIN REVOCABLE TRUST RICHARD E GRIFFIN TRS	50 MEETINGHOUSE RD	BEDFORD	NH	03110	USA
SADIGO HOTEL LLC	1111 KANE CONCOURSE 217	BAY HARBOR ISLANDS	FL	33154	USA
SAMUEL E BEALL III SUZANNA MARION HILL	PO BOX 4249	MARYVILLE	TN	37802	USA
SANTA BARBARA 230 LLC	4111 ANDOVER RD SUITE 110W	BLOOMFIELD HILLS	MI	48302	USA
SAS FINANCIERE TSOULI	1100 WEST AVE APT 1026	MIAMI BEACH	FL	33139	USA
SCOTT D DRAGOO &W ROXANNE DRAGOO	101 20 ST #2005	MIAMI BEACH	FL	33139-1903	USA
SETAI 1415 LLC C/O DITTO APPAREL	229 WEBB SMITH DR	COLFAX	LA	71417	USA
SETAI 1415 LLC C/O DITTO APPAREL	PO BOX 226	COLFAX	LA	71417	USA
SETAI 2204 LLC C/O LEVINE AND PARTNERS ET AL	3350 MARY STREET	MIAMI	FL	33133	USA
SETAI 2302 LLC	101 20 ST # 2302	MIAMI BEACH	FL	33139	USA
SETAI 2408 LLC	450 PARK AVE STE 1403	NEW YORK	NY	10022	USA
SETAI 3503 LLC C/O MICHAEL A SILVA ESQ	355 ALHAMBRA CR 1550	MIAMI	FL	33134	USA
SETAI 3804 OWNERS LLC C/O JOHN TASHJIAN	605 PARK AVE #15D	NEW YORK	NY	10065	USA
SETAI 3903 PH LLC C/O MICHAEL SILVA	355 ALHAMBRA CR 1550	MIAMI	FL	33134	USA
SETAI HOTEL ACQUISITION LLC	1400 BROADWAY 15 FL	NEW YORK	NY	10018	USA
SETAI INVESTMENT HOLDINGS LLC	1395 BRICKELL AVE 14 FLR	MIAMI	FL	33131	USA
SETAI MIAMI 2801 LLC	1410 20 ST #214	MIAMI BEACH	FL	33139	USA
SETAI MIAMI 3304 LLC	87 FOREST AVE	WEST NEWTON	MA	02465	USA
SETAI MIAMI BEACH 2206 LLC	1395 BRICKELL AVE 14 FLOOR	MIAMI	FL	33131	USA
SETAI MIAMI BEACH 2907 LLC C/O WELLS AND WELLS P A	540 BILTMORE WAY	CORAL GABLES	FL	33134	USA
SETAI UNIT 1801 LLC	229 WEBB SMITH DR	COLFAX	CA	71417	USA
SETAI UNIT 2203 LLC	101 20 ST #2203	MIAMI BEACH	FL	33139-1903	USA
SETAI UNIT 2405 LLC	1400 BROADWAY 15 FLR	NEW YORK	NY	10018	USA
SETAI UNIT 2908 LLC	1400 BROADWAY 15 FLR	NEW YORK	NY	10018	USA
SETAI UNIT 3003 LLC	101 20 ST #3003	MIAMI BEACH	FL	33139-1903	USA
SHORE CLUB PROPERTY OWNER LLC	600 MADISON AVE 17 FLR	NEW YORK	NY	10022	USA
SKL HOUSING LLC	1863 BRIDGEWATER DR	LAKE MARY	FL	32746	USA
SKYEBLU PROPERTIES LLC	101 20 ST 3005	MIAMI BEACH	FL	33139	USA
SOFTVISION SRL INC	3750 LAS VEGAS BLVD S 4706	LAS VEGAS	NV	89158	USA
SOUTH BCH SETAI 3301 LLC	PO BOX 770531	NAPLES	FL	34107	USA
SOUTH BEACH BOULAN 404 LLC	2750 NE 185 ST 204	AVENTURA	FL	33180	USA
SOUTH BEACH BOULAN 507 LLC	2750 NE 185 ST 204	AVENTURA	FL	33180	USA
SREEDHAR CHINTAMANENI	212 WARREN ST APT 16 S	NEW YORK	NY	10282	USA
STANLEY JONAS TRS STANELY JONAS INTER VIVOS TR	1560 S TREASURE DR	NORTH BAY VILLAGE	FL	33141	USA
STEPHEN SOLOWAY	PO BOX 2697	VINELAND	NJ	08362-2697	USA
STEVEN C SIMON	101 20 ST UNIT 3401	MIAMI BEACH	FL	33139	USA
STP SETAI LLC	590 MADISON AVE 21ST FLR	NEW YORK	NY	10022	USA
SYNAMON REAL ESTATE LLC	106 GRAND AVE STE 420	ENGLEWOOD	NJ	07631	USA
SYNDECO INVEST CORP	2455 E SUNRISE BLVD #504	FORT LAUDERDALE	FL	33304	USA
THIRD CHARM LLC	5499 NW 42 AVE	BOCA RATON	FL	33496	USA
TYNESIDE PROPERTIES LTD	1395 BRICKELL AVE 14 FLOOR	MIAMI	FL	33131	USA
UNIVERSAL INVS UN LTD INC	17201 COLLINS AVE APT 3308	SUNNY ISLES BEACH	FL	33160-3488	USA
UP ALL NIGHT SOUTH BEACH LLC C/O MARC BELL	6800 BROKEN SOUND PKWY SUITE 200	BOCA RATON	FL	33487	USA
VICIT TRADING CORP	101 20 ST #2707	MIAMI BEACH	FL	33139-1903	USA

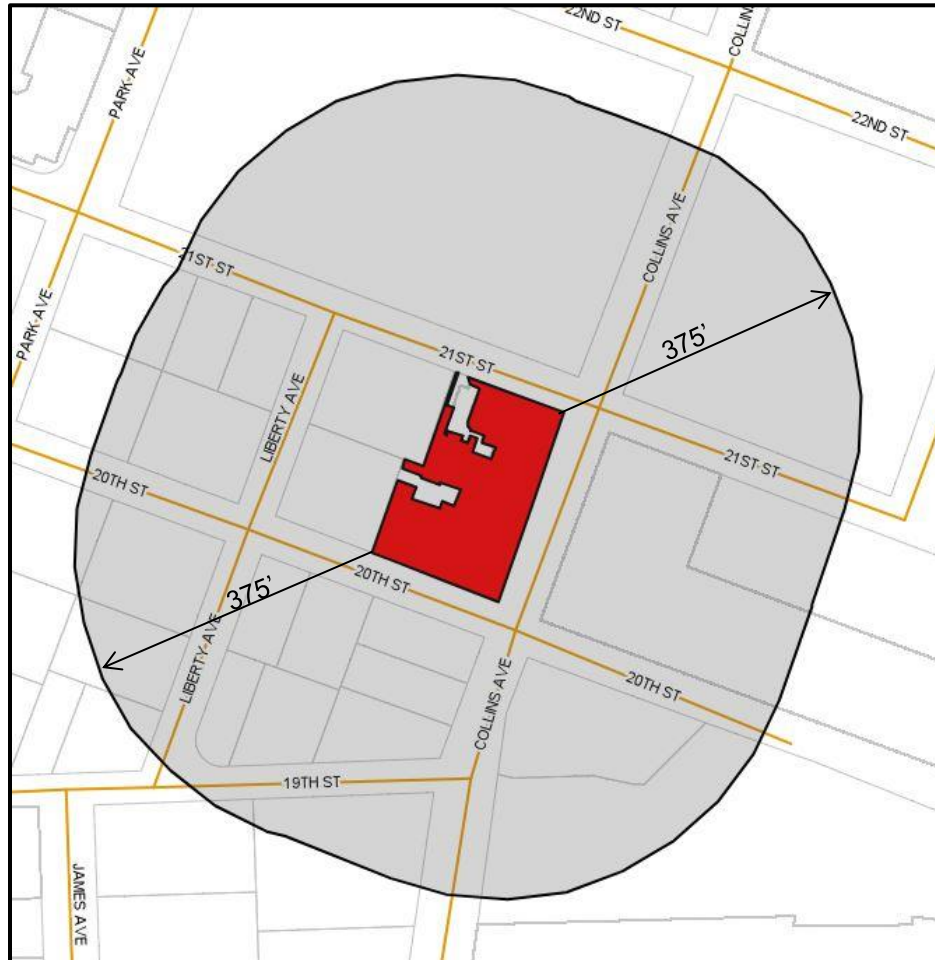
VIS REAL ESTATE LLC	1390 BRICKELL AVE STE 200	MIAMI	FL	33131	USA
VTHC SETAI LLC	1323 E 34 ST	TULSA	OK	74105	USA
WEST BENIDORM LLC	101 20 ST #2208	MIAMI BEACH	FL	33139	USA
WHAT A VIEW LLC C/O FABIENNE D STRUELL	9454 WILSHIRE BLVD PENTHOUSE	BEVERLY HILLS	CA	90212	USA
WILLIAM J TEUBER JR TRS SETAI 3302 LAND TRUST	87 FOREST AVE	WEST NEWTON	MA	02465	USA



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375' RADIUS MAP



SUBJECT: 2000 Collins Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3226-001-0060

LEGAL DESCRIPTION: MIAMI BEACH IMP CO SUB PB 5-7 LOTS 1 THRU 4 & E25.5FT OF OT 6 BLK C LESS A PORT DESC IN CONDO DECL OR 27626-3375 NAU 02 3234 221 K/A BOULAN SOUTH BEACH CONDO & LESS A PORT OF LOTS 2 & 4 BLK C DESC AS COM AT NW COR OF LOT 4 S19 DEG W 10.19FT FOR POB S70 DEG E 1.97FT S19 DEG W 3.51FT S70 DEG E 24.83FT N19 DEG E 3.49FT S70 DEG E 27.17FT S 19 DEG W 21.50FT N70 DEG W 14.86FT S19 DEG W 10FT N70 DEG W 38.32FT N19 DEG E 13.85 FT N70 DEG W 25.98FT N19 DEG E 17.67FT S70 DEG E 25.18FT TO POB AKA PARCEL K & LESS A PORT LOT 3 BLK C DESC AS COMM AT NW COR OF LOT 3 S70 DEG E 5.99FT FOR POB S70 DEG E 12.05FT S09 DEG E 8.79 FT S70 DEG E 1.58FT S19 DEG W 6.32FT N70 DEG E 11.26FT S19 DEG W 6.00FT S70 DEG E 1.67FT S19 DEG W 5.33FT N70 DEG W 1.67FT S19 DEG W 5.50FT N70 DEG W 8.32FT N19 DEG E 43.66FT TO POB AKA PARCEL L & LESS PARCEL BSBII AS DESC PER MASTER COVENANTS OR 29979-759



FINAL SUBMITTAL
1676 JAMES
BED N DRINKS HOSTEL LLC
FILE NUMBER ZBA19-0098

Distance Variance: Allow an alcoholic beverage establishment with a distance of 289' where 300' is required.



LEHTINEN
SCHULTZ
RIEDI
DE LA FUENTE

BOB DE LA FUENTE
305.760.8540
BDELAFUENTE@LEHTINEN-SCHULTZ.COM

December 6, 2019

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

Re: 1676 James Ave. (the "Property"): Variance Application

Dear Mr. Mooney:

This law firm represents the Beds N Drinks Hostel LLC ("Applicant" or "Bed N Drinks") regarding a variance request to allow the sale of alcoholic beverage in a commercial establishment within 289' of a school and a house of worship where 300' is required.

Prior Building Permit Numbers for Renovations of the Property

Prior Building Permit numbers for the Property:

1. BC1705387
2. RV1805088
3. BCO14202
4. BL132855
5. BCU1200120
6. BCU1400580

Background Information

The Property is a popular hostel with twenty-six rooms. It currently uses the lobby as a seating area and breakfast bar, where guests lounge and take their meals. Bed N Drinks serves limited food and non-alcoholic beverages in the public areas, and also features an outdoor courtyard on the south side of the building, which is surrounded by the Bed N Drinks building on the East, North and West sides. There is a hotel located to the south of the Property.

Bed N Drinks would like to enhance its guest experience by serving alcohol to its patrons. The current build-out will accommodate either an outdoor café or bar, with minimal revisions. The plans therefore show both options. Bed N Drinks requires a variance since it is located 289' from a house of worship, which also has a nursery school, where 300' is required. Locations in the immediate vicinity that serve alcohol include, but are not limited to:

Casa Tua, 1700 James Ave.
Cadet Hotel, 1701 James Ave.

The Gale South Beach, 1690 Collins Ave.
The Fillmore Miami Beach, 1700 Collins Ave.

Our request is therefore consistent with the area. We request the ability to serve alcoholic beverages at either an outdoor café or a bar, as shown in the two options contained in the plans.

Variance Criteria: 118-353(d), City Code

This application satisfies the variance criteria in the City Code 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 Property is zoned CD-3, Commercial, High Intensity District. Its intent is to accommodate a highly concentrated business core in which activities serving the entire city are located. Bars and outdoor cafes which serve alcoholic beverages are permitted accessory uses in CD-3 properties. There are numerous establishments in CD-3 zoned properties which serve alcoholic beverages. As outlined above, there are numerous existing establishments in the area serving alcohol. However, the Property faces special conditions and circumstances which may not be applicable to those other properties because of its proximity to a house of worship and a school.

2. The special conditions and circumstances do not result from the action of the applicant.

The applicant acquired the business in 2019. None of the existing conditions of the Property result from the applicant's actions.

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.

CD-3 zoned properties generally allow the serving of alcoholic beverages in commercial establishments. The ability for a bar or an outdoor café to serve alcohol would not be a special privilege for Bed N Drinks. Indeed, as listed above, numerous establishments in the immediate area serve alcoholic beverages.

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.

CD-3 zoned properties commonly allow outdoor cafes and/or bars to sell alcoholic beverages. Prohibiting the Applicant from doing so would be an unnecessary and undue hardship since there would be no detrimental impacts to the surrounding area or to the City, and the Applicant would be unable to realize the Property's full potential.

5. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

The variance request is truly minimal, as it is only an 11' request from what is required (289' where 300' is required). Granting this 11' variance request would allow Bed N Drinks to make reasonable use of the Property, since the use is permitted for CD-3 zoned properties.

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.

The land development regulations generally provide that CD-3 zoned properties allow outdoor cafes and/or bars to serve alcoholic beverages. The Property is not adjacent to any residential properties. Further, serving alcohol is consistent with the area, as demonstrated by the nearby numerous bars and restaurants.

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 planning and zoning director may require applicants to submit documentation to support this requirement prior to the scheduling of a public hearing or any time prior to the board voting on the applicant's request.

No levels of service will be reduced by this request.

Section 133-50, City Code

This application requests the ability to add a use to an already-functioning business, with minimal construction. Accordingly, the provisions of Section 113-50 are generally inapplicable, and this application complies with that criteria.

1. A recycling or salvage plan for partial or total demolition shall be provided.

Not applicable.

2. Windows that are proposed to be replaced shall be hurricane proof impact windows.

Not applicable.

3. Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.

Not applicable.

4. Resilient landscaping (salt tolerant, highly water-absorbent, native, or Florida-friendly plants) shall be provided, in accordance with [chapter 126](#) of the city Code.

Not applicable.

5. The project applicant shall consider the adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties.

Not applicable.

6. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-way and adjacent land, and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height of up to three additional feet in height.

Not applicable.

7. As applicable to all new construction, all critical mechanical and electrical systems shall be located above base flood elevation. All redevelopment projects shall, whenever practicable and economically reasonable, include the relocation of all critical mechanical and electrical systems to a location above base flood elevation.

Not applicable.

8. Existing buildings shall, wherever reasonably feasible and economically appropriate, be elevated up to base flood elevation, plus City of Miami Beach Freeboard.

Not applicable.

9. When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with chapter 54 of the city Code.

Not applicable.

10. As applicable to all new construction, stormwater retention systems shall be provided.

Not applicable.

11. Cool pavement materials or porous pavement materials shall be utilized.

Satisfied.

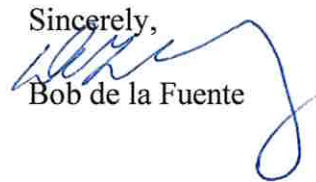
Thomas Mooney
Planning Director
December 6, 2019
Page 5

12. The design of each project shall minimize the potential for heat island effects on-site.

Satisfied.

We look forward to appearing before the Board of Adjustment. Please contact us with any questions or comments that you may have.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Bob de la Fuente', with a large, stylized loop at the end.

Bob de la Fuente

Encl.

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: Beds N Drinks Hostel llc
 DBA: Beds N Drinks Hostel
 IN CARE OF:
 ADDRESS: 1676 James Ave
 Miami Beach, FL 33139

LICENSE NUMBER: BTR006993-07-2019
 Beginning: 10/25/2019
 Expires: 09/30/2020
 Parcel No: 0232340190700

TRADE ADDRESS: 1676 James Ave

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

A 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 Additional Information

Storage Locations

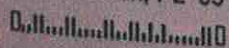
Code	Business Type
95016600	ROOMING HOUSE (SMOKE DETECTOR)

Rooming Houses/Lodging: #Rooms	26
--------------------------------	----

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

Beds N Drinks Hostel llc
 1676 James Ave
 Miami Beach, FL 33139



THE BACK OF THIS DOCUMENT CONTAINS A WATERMARK

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: BEDS & DRINKS HOLDINGS, LLC / DBA BEDS N' DRINKS HI LICENSE NUMBER: RL-10007139
DBA: BEDS & DRINKS HOLDINGS, LLC / DBA BEDS N' DRINKS HI Beginning: 10/12/2018
IN CARE OF: BEDS & DRINKS HOLDINGS, LLC (ADRIAN POVEDA) Expires: 09/30/2019
ADDRESS: 1676 James Ave Parcel No: 0332340190700
MIAMI BEACH, FL 33139-3115

TRADE ADDRESS: 1676 James Ave

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

Code	Business Type
95018800	ROOMING HOUSE (SMOKE DETECTOR)

A 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.

Rooming Houses/Lodging: #Rooms	29
--------------------------------	----

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 Additional Information

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

BEDS & DRINKS HOLDINGS, LLC / DBA BEDS N' DRINKS HOST
1676 James Ave
MIAMI BEACH, FL 33139-3115
0332340190700



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August 29, 2019

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

Re: Property owners within 375 feet of:

SUBJECT: 1676 James Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-019-0700

LEGAL DESCRIPTION: 3-34 53 42 ALTON BEACH 1ST SUB PB 2-77 LOT 10 & N30FT LOT 9 BLK 31

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 file in the Miami-Dade County Property Appraisers' Office.

Sincerely,

Diana B. Rio

Total number of property owners without repetition: **64, including 0 international**

Name	Address	City	State	Zip	Country
1665 WASHINGTON AVE LLC	1665 WASHINGTON AVE STE 400	MIAMI BEACH	FL	33139-3172	USA
1676 JAMES LLC	227 E RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
1725 JAMES AVE NO 26 LLC	1760 NE 144 ST	MIAMI	FL	33181	USA
300 17TH STREET INVESTMENT LLC	4770 BISCAYNE BLVD STE #640	MIAMI	FL	33137	USA
318 LINCOLN LLC	390 PARK AVE	NEW YORK	NY	10022	USA
337 LINCOLN ROAD HOLDINGS LLC	1407 BROADWAY 41 FL	NEW YORK	NY	10018	USA
ADHY ADVISORS LLC LESSEE: NEW REX CORP	515 E LAS OLAS BLVD #400	FT LAUDERDALE	FL	33301	USA
ADHY INVEST PROP LLC LESSEE: NEW REX CORP	500 W CYPRESS CREEK RD STE 350	FT LAUDERDALE	FL	33309-6155	USA
ALBERTO RIVERO MIRIAM SUAREZ	1725 JAMES AVE #12A	MIAMI BEACH	FL	33139-7511	USA
ALBERTO RIVERO & JUAN B SUAREZ & W MIRIAM	1725 JAMES AVE UNIT 4	MIAMI BEACH	FL	33139-7510	USA
ALBION ASSOCIATES LTD	311 LINCOLN ROAD SUITE 200	MIAMI BEACH	FL	33139-3150	USA
ALCIDES GONZALEZ CHRISTINA GONZALEZ	39-19 220 ST	BAYSIDE	NY	11361	USA
ALFREDO A ACUNA & W ESTELA & MARGARITA SALABERRY EST OF	13311 SW 99 ST	MIAMI	FL	33186	USA
ALVARO MORENO & W CARMELITA & CHARITO J DAVIS	312 LAMELLA LN	PEACHTREE CITY	GA	30269	USA
ANO LLC	844 ALTON RD # 3	MIAMI BEACH	FL	33139	USA
BSD RALEIGH PROPCO LLC	745 5 AVE	NEW YORK	NY	10151	USA
CAMFORD CORP C/O S KARAM CARIB MALL ASSOCIATES LLC	4955 SW 83 ST	MIAMI	FL	33143	USA
CARLOS HERNANDEZ ORLANDO HERNANDEZ	12231 NW 12 ST	PLANTATION	FL	33323	USA
CARMEN CASTELLANOS	152 FERNWOOD DR	OLD TAPPAN	NJ	07675	USA
CITY OF MIAMI BEACH	FLA BAY SHORE CLUB COURSE	MIAMI	FL	33125	USA
COLLINS HOTEL ASSN LLC C/O MORGANS HOTEL GROUP LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
CREST HOTEL GROUP LLC	1111 KANE CONCOURSE 217	BAY HARBOR ISLANDS	FL	33154	USA
DI LIDO BEACH HOTEL CORP	605 LINCOLN RD FIFTH FLOOR	MIAMI BEACH	FL	33139	USA
EBJ INSITE SAGAMORE LLC	910 SE 17 ST 400	FT LAUDERDALE	FL	33316	USA
ENRIQUE J GOMEZ	1725 JAMES AVE #14	MIAMI BEACH	FL	33139	USA
EUROAMERICAN GROUP INC	407 LINCOLN RD PH-N	MIAMI BEACH	FL	33139	USA
EUROAMERICAN GRP INC	401 LINCOLN RD PH-N	MIAMI BEACH	FL	33139	USA
GREENVIEW HOTEL LLC	1671 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
HERBERT Z BOOKSTEIN FH	17834 DEAUVILLE LANE	BOCA RATON	FL	33496	USA
HILDA GOITIA (EST OF) % IVETTE VELAZQUEZ	6239 BROADWAY APT A19	BRONX	NY	10471	USA
INRES CORPORATION	210 71 STREET #309	MIAMI BEACH	FL	33141	USA
JANET L EYMAN	1725 JAMES AVE UNIT 12	MIAMI BEACH	FL	33139-7511	USA
JOAQUIN TOYOS LAMADRID TRS JOAQUIN TOYOS LAMADRID TRUST JOAQUIN TOYOS LAMADRID	1725 JAMES AVE #29	MIAMI BEACH	FL	33139	USA
JOSEPH R D'ACOSTA JR	1725 JAMES AVE UNIT 20	MIAMI BEACH	FL	33139-7565	USA
JULIA DAVILA JTRS MAYRA A MIRABENT JTRS	1725 JAMES AVE APT 2	MIAMI BEACH	FL	33139-7510	USA
KATERINE B DOYLE	12014 SW 116 TER	MIAMI	FL	33186	USA
LILIANA MILLAN	1725 JAMES AVE 28	MIAMI BEACH	FL	33139	USA
LINCOLN ROAD OWNER LLC	500 BOYLSTON ST 1880	BOSTON	MA	02116	USA
LIONSTONE DI LIDO RETAIL LESSOR % BRUCE E LAZAR	605 LINCOLN RD 5TH FLOOR	MIAMI BEACH	FL	33139	USA
M B JEWISH COMM CTR & L ROMANOFF % PERLIMUTTER	1701 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
MANHATTAN HOUSE INC	1655 WASHINGTON AVE	MIAMI BEACH	FL	33139-3106	USA

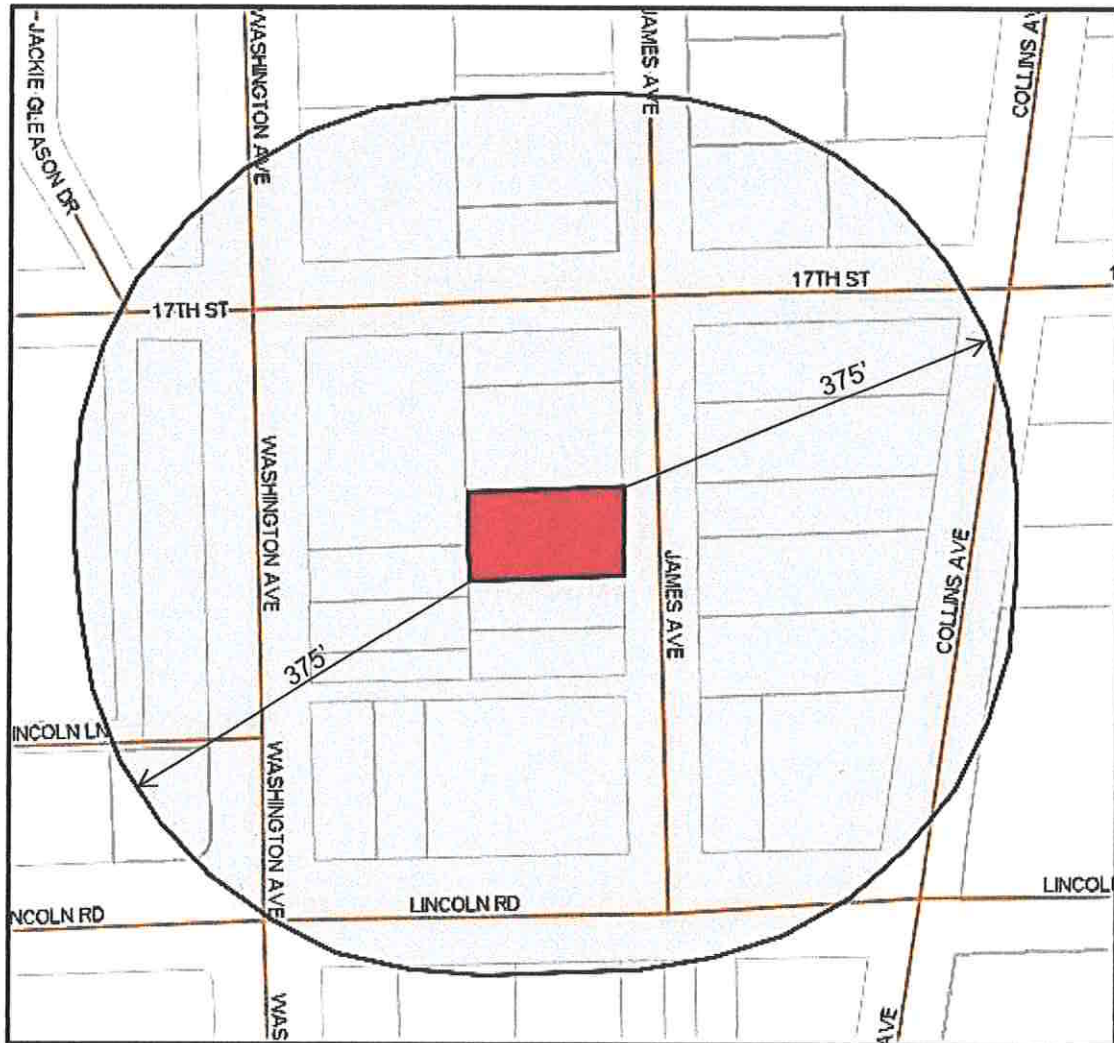
MARILYN UDELL (LESSOR) BELLA FISHMAN (LESSOR) PRIME HOTELS USA LLC (LEASEE)	1238 COLLINS AVE	MIAMI BEACH	FL	33139	USA
MARIO W VASQUEZ & W CISSIE J LE REM RICHARD E VASQUEZ	9701 SW 105 AVE	MIAMI	FL	33176-2745	USA
MIAMI BCH JEWISH COMM CENTER % PERLMUTTER	1701 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
MIAMI BEACH FED SAV & LOAN ASSOC % NC1-001-03-81	101 N TRYON ST	CHARLOTTE	NC	28255	USA
NEW NATIONAL LLC	1677 COLLINS AVE	MIAMI BEACH	FL	33139-3136	USA
NEW REX CORP	500 W CYPRESS CREEK ROAD STE 350	FT LAUDERDALE	FL	33309	USA
PHILIPPE MULLER & W ANNE MULLER	1725 JAMES AVENUE #18	MIAMI BEACH	FL	33139	USA
RANDOLPH A MIMS	1725 JAMES AVE #24	MIAMI BEACH	FL	33139	USA
ROBERT MATTHEWS RITA MATTHEWS	18 E 94 ST	NEW YORK	NY	10128	USA
SAN JUAN HOTEL LLC	1680 COLLINS AVE	MIAMI BEACH	FL	33139	USA
SARA G LIMA	1725 JAMES #7	MIAMI BEACH	FL	33139	USA
SIOCAM USA LLC	1000 5 STREET # 206	MIAMI BEACH	FL	33139	USA
SOBE CENTER LLC	9425 HARDING AVE	SURFSIDE	FL	33154	USA
SONIA KINBLAD	1725 JAMES AVE UNIT 15	MIAMI BEACH	FL	33139-7511	USA
SOUTHERN PROPERTY INVT GROUP INC	1701 JAMES AVE	MIAMI BEACH	FL	33139-7508	USA
SUNNY WUYE INVESTMENT LLC	2634 TYRON PLACE	WINDERMERE	FL	34786	USA
TEMPLE EMANUE-EL	1701 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
TERRUNIO 21 LLC	1701 JAMES AVE	MIAMI BEACH	FL	33139	USA
TERRUNIO 30 LLC	1701 JAMES AVE	MIAMI BEACH	FL	33139	USA
TERRUNIO 6 LLC	1701 JAMES AVE	MIAMI BEACH	FL	33139	USA
TERRUNIO 8 LLC	1701 JAMES AVE	MIAMI BEACH	FL	33139	USA
TIFFANY MADERA	1725 JAMES AVE #19	MIAMI BEACH	FL	33139-7565	USA
TORR INC	1680 JAMES AVE	MIAMI BEACH	FL	33139-3115	USA



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375' RADIUS MAP



SUBJECT: 1676 James Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-019-0700

LEGAL DESCRIPTION: 3-34 53 42 ALTON BEACH 1ST SUB PB 2-77 LOT 10 & N30FT LOT 9 BLK 31

1665 WASHINGTON AVE LLC
1665 WASHINGTON AVE STE 400
MIAMI BEACH, FL 33139-3172

1676 JAMES LLC
227 E RIVO ALTO DR
MIAMI BEACH, FL 33139

1725 JAMES AVE NO 26 LLC
1760 NE 144 ST
MIAMI, FL 33181

300 17TH STREET INVESTMENT LLC
4770 BISCAYNE BLVD STE #640
MIAMI, FL 33137

318 LINCOLN LLC
390 PARK AVE
NEW YORK, NY 10022

337 LINCOLN ROAD HOLDINGS LLC
1407 BROADWAY 41 FL
NEW YORK, NY 10018

ADHY ADVISORS LLC
LESSEE: NEW REX CORP
515 E LAS OLAS BLVD #400
FT LAUDERDALE, FL 33301

ADHY INVEST PROP LLC
LESSEE: NEW REX CORP
500 W CYPRESS CREEK RD STE 350
FT LAUDERDALE, FL 33309-6155

ALBERTO RIVERO
MIRIAM SUAREZ
1725 JAMES AVE #12A
MIAMI BEACH, FL 33139-7511

ALBERTO RIVERO &
JUAN B SUAREZ &W MIRIAM
1725 JAMES AVE UNIT 4
MIAMI BEACH, FL 33139-7510

ALBION ASSOCIATES LTD
311 LINCOLN ROAD SUITE 200
MIAMI BEACH, FL 33139-3150

ALCIDES GONZALEZ
CHRISTINA GONZALEZ
39-19 220 ST
BAYSIDE, NY 11361

ALFREDO A ACUNA &W ESTELA &
MARGARITA SALABERRY EST OF
13311 SW 99 ST
MIAMI, FL 33186

ALVARO MORENO &W CARMELITA &
CHARITO J DAVIS
312 LAMELLA LN
PEACHTREE CITY, GA 30269

ANO LLC
844 ALTON RD # 3
MIAMI BEACH, FL 33139

BSD RALEIGH PROPCO LLC
745 5 AVE
NEW YORK, NY 10151

CAMFORD CORP
C/O S KARAM
CARIB MALL ASSOCIATES LLC
4955 SW 83 ST
MIAMI, FL 33143

CARLOS HERNANDEZ
ORLANDO HERNANDEZ
12231 NW 12 ST
PLANTATION, FL 33323

CARMEN CASTELLANOS
152 FERNWOOD DR
OLD TAPPAN, NJ 07675

CITY OF MIAMI BEACH
FLA BAY SHORE CLUB COURSE
MIAMI, FL 33125

COLLINS HOTEL ASSN LLC
C/O MORGANS HOTEL GROUP LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

CREST HOTEL GROUP LLC
1111 KANE CONCOURSE 217
BAY HARBOR ISLANDS, FL 33154

DI LIDO BEACH HOTEL CORP
605 LINCOLN RD FIFTH FLOOR
MIAMI BEACH, FL 33139

EBJ INSITE SAGAMORE LLC
910 SE 17 ST 400
FT LAUDERDALE, FL 33316

ENRIQUE J GOMEZ
1725 JAMES AVE #14
MIAMI BEACH, FL 33139

EUROAMERICAN GROUP INC
407 LINCOLN RD PH-N
MIAMI BEACH, FL 33139

EUROAMERICAN GRP INC
401 LINCOLN RD PH-N
MIAMI BEACH, FL 33139

GREENVIEW HOTEL LLC
1671 WASHINGTON AVE
MIAMI BEACH, FL 33139

HERBERT Z BOOKSTEIN FH
17834 DEAUVILLE LANE
BOCA RATON, FL 33496

HILDA GOITIA (EST OF)
% IVETTE VELAZQUEZ
6239 BROADWAY APT A19
BRONX, NY 10471

INRES CORPORATION
210 71 STREET #309
MIAMI BEACH, FL 33141

JANET L EYMAN
1725 JAMES AVE UNIT 12
MIAMI BEACH, FL 33139-7511

JOAQUIN TOYOS LAMADRID TRS
JOAQUIN TOYOS LAMADRID TRUST
JOAQUIN TOYOS LAMADRID
1725 JAMES AVE #29
MIAMI BEACH, FL 33139

JOSEPH R D'ACOSTA JR
1725 JAMES AVE UNIT 20
MIAMI BEACH, FL 33139-7565

JULIA DAVILA JTRS
MAYRA A MIRABENT JTRS
1725 JAMES AVE APT 2
MIAMI BEACH, FL 33139-7510

KATERINE B DOYLE
12014 SW 116 TER
MIAMI, FL 33186

LILIANA MILLAN
1725 JAMES AVE 28
MIAMI BEACH, FL 33139

LINCOLN ROAD OWNER LLC
500 BOYLSTON ST 1880
BOSTON, MA 02116

LIONSTONE DI LIDO RETAIL LESSOR
% BRUCE E LAZAR
605 LINCOLN RD 5TH FLOOR
MIAMI BEACH, FL 33139

M B JEWISH COMM CTR & L ROMANOFF
% PERLMUTTER
1701 WASHINGTON AVE
MIAMI BEACH, FL 33139

MANHATTAN HOUSE INC
1655 WASHINGTON AVE
MIAMI BEACH, FL 33139-3106

MARILYN UDELL (LESSOR)
BELLA FISHMAN (LESSOR)
PRIME HOTELS USA LLC (LEASEE)
1238 COLLINS AVE
MIAMI BEACH, FL 33139

MARIO W VASQUEZ &W CISSIE J LE
REM RICHARD E VASQUEZ
9701 SW 105 AVE
MIAMI, FL 33176-2745

MIAMI BCH JEWISH COMM CENTER
% PERLMUTTER
1701 WASHINGTON AVE
MIAMI BEACH, FL 33139

MIAMI BEACH FED SAV & LOAN ASSOC
% NC1-001-03-81
101 N TRYON ST
CHARLOTTE, NC 28255

NEW NATIONAL LLC
1677 COLLINS AVE
MIAMI BEACH, FL 33139-3136

NEW REX CORP
500 W CYPRESS CREEK ROAD STE 350
FT LAUDERDALE, FL 33309

PHILIPPE MULLER &W
ANNE MULLER
1725 JAMES AVENUE #18
MIAMI BEACH, FL 33139

RANDOLPH A MIMS
1725 JAMES AVE #24
MIAMI BEACH, FL 33139

ROBERT MATTHEWS
RITA MATTHEWS
18 E 94 ST
NEW YORK, NY 10128

SAN JUAN HOTEL LLC
1680 COLLINS AVE
MIAMI BEACH, FL 33139

SARA G LIMA
1725 JAMES #7
MIAMI BEACH, FL 33139

SIOCAM USA LLC
1000 5 STREET # 206
MIAMI BEACH, FL 33139

SOBE CENTER LLC
9425 HARDING AVE
SURFSIDE, FL 33154

SONIA KINBLAD
1725 JAMES AVE UNIT 15
MIAMI BEACH, FL 33139-7511

SOUTHERN PROPERTY INVT GROUP INC
1701 JAMES AVE
MIAMI BEACH, FL 33139-7508

SUNNY WUYE INVESTMENT LLC
2634 TYRON PLACE
WINDERMERE, FL 34786

TEMPLE EMANUE-EL
1701 WASHINGTON AVE
MIAMI BEACH, FL 33139

TERRUNIO 21 LLC
1701 JAMES AVE
MIAMI BEACH, FL 33139

TERRUNIO 30 LLC
1701 JAMES AVE
MIAMI BEACH, FL 33139

TERRUNIO 6 LLC
1701 JAMES AVE
MIAMI BEACH, FL 33139

TERRUNIO 8 LLC
1701 JAMES AVE
MIAMI BEACH, FL 33139

TIFFANY MADERA
1725 JAMES AVE #19
MIAMI BEACH, FL 33139-7565

TORR INC
1680 JAMES AVE
MIAMI BEACH, FL 33139-3115

BED N' DRINKS HOSTEL

Miami Beach, Florida

DISTANCE VARIANCE

Board of Adjustment

Final Submission

December 9, 2019



MIAMI BEACH

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



7500 NE 4th Court
Studio 103
Miami, FL 33138

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	1676 James Avenue, Miami Beach FL 33139		
2	Board and File numbers:	RV1805088_BC1705387		
3	Folio number(s):	02-3234-019-0700		
4	Year constructed:	1941	Zoning District:	CD-3, Museum Historic District
5	Base Flood Elevation:	8'-0" NGVD	Grade Value in NGVD:	4.89'
6	Adjusted grade (Flood+Grade/2)	N/A	Lot Area:	12,000 SF
7	Lot Width	80'-0"	Lot Depth:	150'-0"
8	Minimum Unit Size	301 SF	N/A	
9	Existing User	HOTEL	Proposed Use:	HOTEL

		Maximum	Existing	Proposed	Deficiencies
10	Height	75'-0"	21'-6"	21'-6"	
11	Number of Stories	7 STORIES	2 STORIES	2 STORIES	-
12	FAR	2.75	1.24	1.24	-
13	FLOOR AREA Square Footage	33,000 SF	14,908 SF	14,908 SF	-
14	Square Footage by use				-
15	Number of Units Residential	N/A	N/A	N/A	-
16	Number of Units Hotel	40 UNITS	26 UNITS	26 UNITS	-
17	Number of Seats				-
18	Occupancy Load	R-1 Hotel (accessory uses: Business & Mercantile	R-1 Hotel (accessory uses: Business & Mercantile	R-1 Hotel (accessory uses: Business & Mercantile	-

	Setbacks	Required	Existing	Proposed	Deficiencies
	Pedestal (CD-3)				
19	Front Setback (EAST):	0'-0"	20'-3"	20'-3"	-
20	Rear Setback (WEST):	5'-0"	4'-4"	4'-4"	-
21	Side Setback facing Street (NORTH):	0'-0"	5'-6"	5'-6"	-
22	Side Setback (SOUTH):	0'-0"	4'-0"	4'-0"	-

	Parking	Required	Existing	Proposed	Deficiencies
23	Parking District	1	1	1	-
24	Total # of parking spaces	0	0	0	-
25	# of parking spaces required	N/A	N/A	N/A	
26	Parking Space Dimensions	8.5' X 18'	8.5' X 18'	8.5' X 18'	-
27	Parking Space Configurations (45°,60°,90°,Parallel)	90 DEGREE	90 DEGREE	90 DEGREE	-
28	ADA Spaces	1	1	1	-
29	Tandem Spaces	N/A	N/A	N/A	-
30	Drive Aisle Width	22'	22'	22'	-
31	Valet Drop off and pick up	11'	11'	11'	-
32	Loading zones and Trash collection areas	0	0	0	-
33	Bike Racks (15% of required parking)	1	1	1	-

GUEST ROOM SIZES			
Level	300-335 SF	336+ SF	Area
Level 1			
101		1	337 SF
102		1	350 SF
103		1	357 SF
104		1	420 SF
105		1	454 SF
106		1	453 SF
107		1	437 SF
108		1	435 SF
109		1	442 SF
110		1	428 SF
Level 2			
201		1	337 SF
202		1	350 SF
203		1	357 SF
204		1	420 SF
205		1	454 SF
206		1	453 SF
207		1	437 SF
208		1	435 SF
209		1	442 SF
210		1	428 SF
211		1	375 SF
212		1	337 SF
213	1		302 SF
214	1		300 SF
215	1		332 SF
216		1	342 SF
Total:	3	23	
26	11.54%	88.46%	10,214 SF

INDEX

NUMBER	SHEET
A0.00	COVER
A0.01	INDEX AND DATA
2	SURVEY
A0.02	CONTEXT PLAN
A0.03	EXISTING PHOTOGRAPHY
A0.04	EXISTING PHOTOGRAPHY
A0.05	EXISTING PHOTOGRAPHY
A0.06	EXISTING STREET ELEVATIONS
A1.00	SITE PLAN
A1.01	PLAN LEVEL 1
A1.02	PLAN LEVEL 2
A1.03	PLAN LEVEL 3 ROOF
A2.00	NORTH AND SOUTH ELEVATIONS
A2.01	EAST AND WEST ELEVATIONS

1930

PROJECT NUMBER

PROJECT:
BED N' DRINKS

1676 James Avenue
Miami Beach, FL 33139

DRAWING:

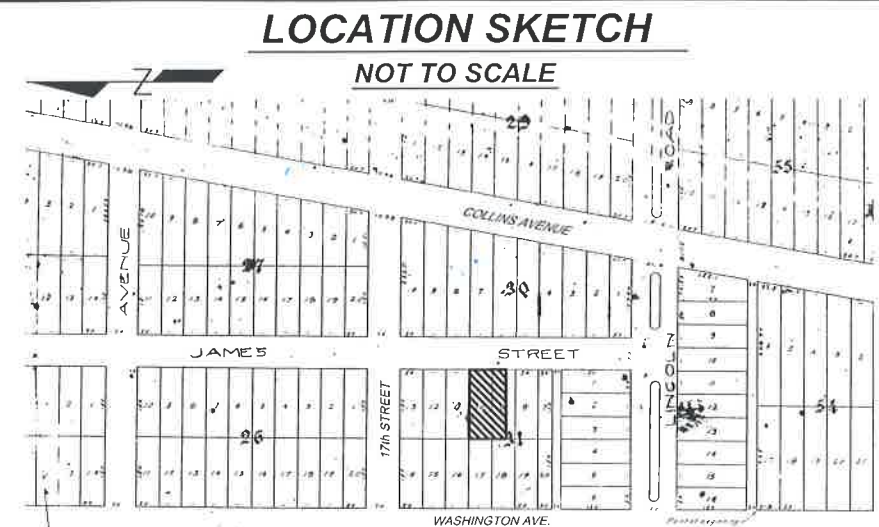
INDEX
AND DATA

	Restaurants, Cafes, Bars, Lounges,	Required	Existing	Proposed	Deficiencies
34	Type of use	N/A	26 hotel units	26 hotel units	-
35	Total # of Seats	N/A	0	TBD	-
36	Total # of Seats per venue	N/A	0	TBD	-
37	Total Occupant Content	N/A			-
38	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	-
39	Is this a contributing building?	YES			
40	Located within a Local Historic District?	YES			

Notes: If not applicable write N/A
All other data information may be required and presented like the above format.
* SEE PARKING REQUIREMENTS (A)

JENNIFER McCONNERY FLORIDA LIC# AR93044
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SCALE:
CHECK: JMcG
DATE: 11/07/2019
SHEET NUMBER

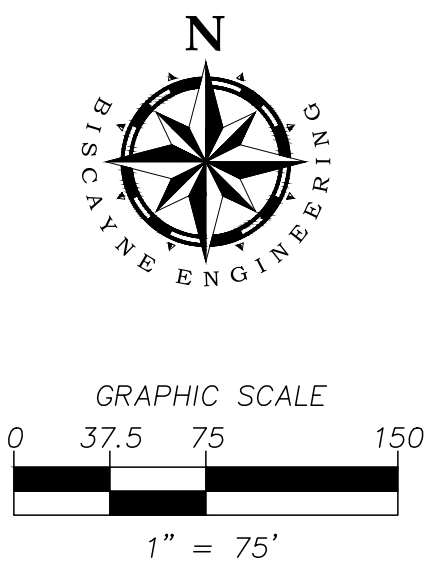
A0.01



*FIELD-DATE: 09-10-2019	SCALE: 1" = 20'	DRAWN BY: E.O. / PB.	DWG. No.: 222971
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RECORD SURVEY

(LIQUOR RADIUS SURVEY)
MIAMI BEACH, FLORIDA

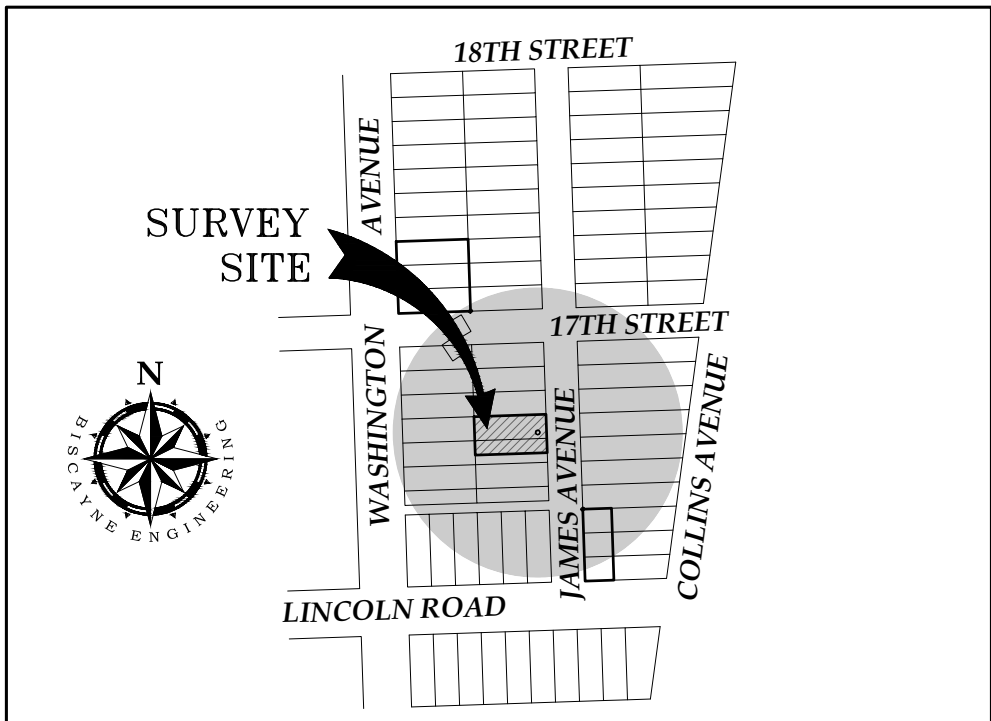
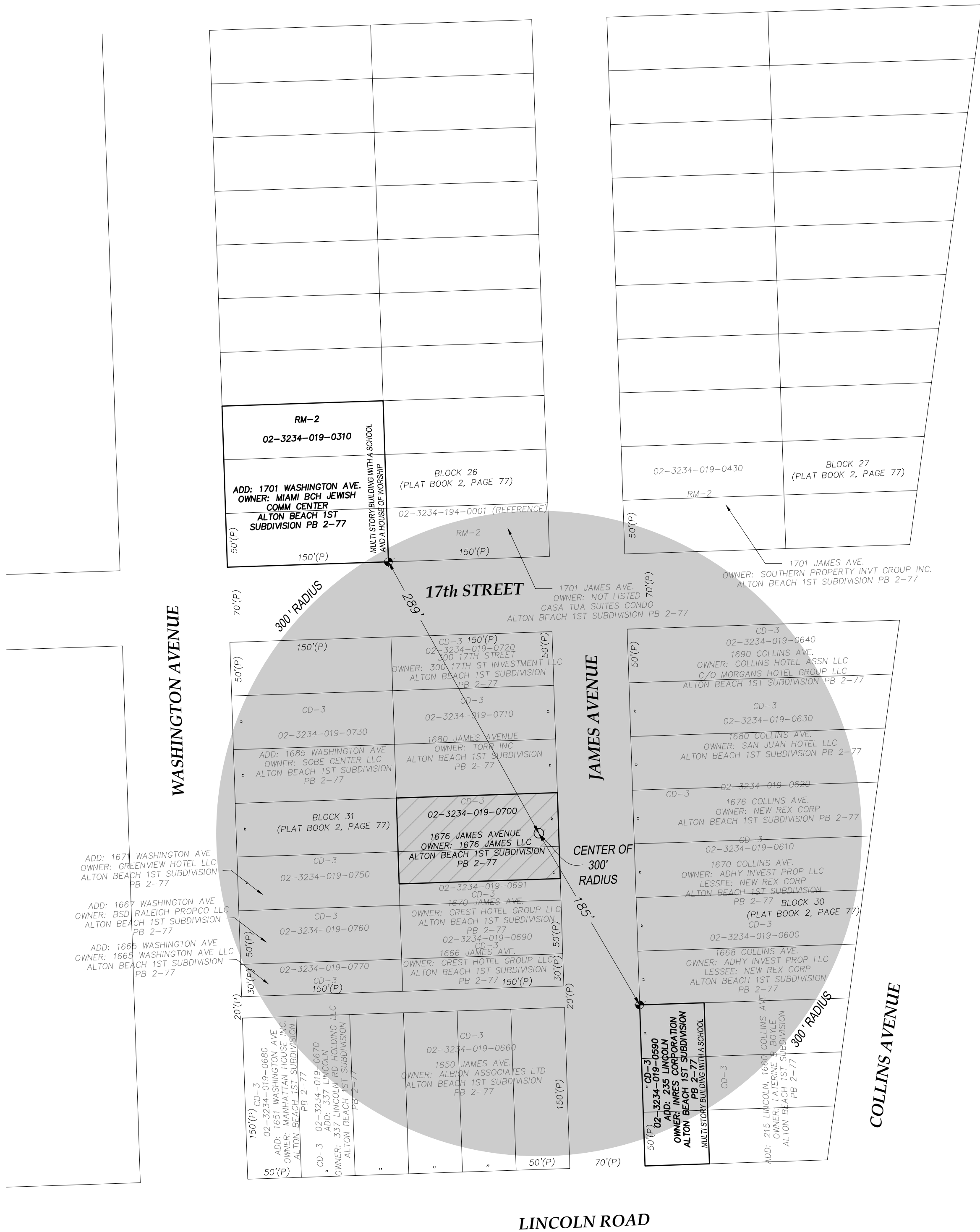


SUBJECT PROPERTY:
FOLIO NUMBERS:
02-3234-019-0700
ALTON BEACH 1ST SUBDIVISION PLAT BOO 2-77
PRIMARY LAND USE: HOTEL OR MOTEL: HOTEL

THIS IS NOT A BOUNDARY SURVEY

LEGEND:

- INDICATED LIMITS OF 300' RADIUS
- INDICATES THE SUBJECT PROPERTY
- INDICATES LOCATED DOOR WAY
- INDICATES REFERENCE POINT FOR MEASUREMENTS



LOCATION MAP
IN SECTION 34, TOWNSHIP 53S, RANGE 42E,
MIAMI-DADE, COUNTY, FL.
(NOT TO SCALE)

SURVEYOR'S NOTES:

- THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE DISTANCES BETWEEN THE ENTRANCE OF THE SUBJECT PROPERTY, AS SHOWN HEREON, AND HOUSES OF WORSHIP AND PUBLIC/PRIVATE SCHOOLS OPERATING FOR THE INSTRUCTION OF MINORS IN THE COMMON BRANCHES OF LEARNING; SAID DISTANCES WERE MEASURED PER THE LAWS OF THE CITY OF MIAMI BEACH PERTAINING TO PERMITTING FOR THE SALE OF ALCOHOL, AS DESCRIBED IN ITEM 5 BELOW.
- THE SUBJECT PROPERTY LIES IN SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST.
- THIS RADIUS MAP WAS PREPARED BY A LICENSED SURVEYOR AND MAPPER.
- THIS SURVEY MUST BE APPROVED BY THE JURISDICTIONAL AGENCIES, TO SEE THAT IT MEETS ALL OF THE REQUIREMENTS AND IS NOT TO BE USED FOR ANY PERMIT UNTIL APPROVALS ARE RECEIVED.
- PER THE LAWS OF THE CITY OF MIAMI BEACH, FLORIDA:
FOR THE PURPOSE OF DETERMINING MINIMUM DISTANCE SEPARATION, DISTANCES WERE MEASURED IN A STRAIGHT LINE FROM THE MAIN ENTRANCE OR EXIT IN WHICH THE USE ASSOCIATED WITH ALCOHOLIC BEVERAGES OCCURS TO THE NEAREST POINT OF THE PROPERTY USED FOR PUBLIC OR PRIVATE SCHOOL.
(A) GENERALLY, THE FOLLOWING LOCATION AND USE RESTRICTIONS ARE APPLICABLE FOR FACILITIES SELLING OR OFFERING ALCOHOL BEVERAGES FOR CONSUMPTION:
(i) EDUCATIONAL FACILITIES. NO ALCOHOL BEVERAGE SHALL BE SOLD OR OFFERED FOR CONSUMPTION IN A COMMERCIAL USE WITHIN 300 FEET OF ANY PROPERTY USED AS A PUBLIC OR PRIVATE SCHOOL OPERATED FOR THE INSTRUCTION OF MINORS IN THE COMMON BRANCHES OF LEARNING. EXCEPT FOR USES IN THE CIVIC AND CONVENTION CENTER (CCC) DISTRICT, HOSPITAL (HD) DISTRICT OR WITHIN 300 FEET OF A MARINA.
(ii) PLACES OF WORSHIP. NO ALCOHOL BEVERAGE SHALL BE SOLD OR OFFERED FOR CONSUMPTION IN AN ALCOHOLIC BEVERAGE ESTABLISHMENT, INCLUDING BOTTLE CLUBS, WITHIN 300 FEET OF ANY PROPERTY USED AS A PLACE OF WORSHIP, EXCEPT IN RESTAURANTS OPERATING WITH FULL KITCHENS AND SERVING FULL MEALS FOR CONSUMPTION ON THE PREMISES.
- THE FINAL RESPONSIBILITY FOR THE EXISTENCE OF ANY LICENSE PERMIT TO THIS SURVEY ARE THE SOLE RESPONSIBILITY OF THE GOVERNING AUTHORITIES.
- LOT, BLOCK, AND RIGHT OF WAY LINES SHOWN HEREON WERE PLOTTED PER THE PLATTED DIMENSIONS, AS SHOWN IN PLAT BOOK 2, PAGE 77 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THE LOCATION OF RIGHT OF WAY LINES WERE DETERMINED BASED ON ON MONUMENTS AND EVIDENCE FOUND IN THE FIELD ON 6-18-2019; HOWEVER, THIS IS NOT A BOUNDARY SURVEY.
- SUBJECT SITE: 1676 JAMES AVENUE
- ZONING, FOLIO, OWNER, ADDRESS INFORMATION: AS PER MIAMI-DADE COUNTY e-Maps WEBSITE: <http://gisweb.miamidade.gov/emaps/>
- PURSUANT TO ITEM 5 SUBHEADING (A) (i) OF THE SURVEYOR'S NOTES AS LISTED ABOVE:
i) AS A RESULT OF A FIELD INSPECTION OF THE SITE BEING SURVEYED, IT APPEARS THAT THE SOUTHEAST CORNER OF THE PROPERTY LOCATED AT 1701 WASHINGTON AVENUE LIES 289 FEET IN A STRAIGHT LINE NORTHWESTERLY FROM THE MAIN ENTRANCE OF 1676 JAMES AVENUE AND THEREFORE FALLS WITHIN THE 300 FEET RADIUS LIMITS. SAID PROPERTY IS OPERATED BY TEMPLE EMANUEL-EL SYNAGOGUE. THIS IS A TRADITIONAL EGALITARIAN CONGREGATION AND THIS PROPERTY ALSO HOUSES A MONTESSORI SCHOOL (THE MUSS FAMILY MONTESSORI SCHOOL AT TEMPLE EMANUEL-EL; WWW.MUSSMONTESSORI.COM)
- AS A RESULT OF A FIELD INSPECTION OF THE SITE BEING SURVEYED, IT APPEARS THAT THE NORTHWEST CORNER OF THE PROPERTY LOCATED AT 235 LINCOLN ROAD LIES 185 FEET IN A STRAIGHT LINE SOUTHEASTERLY FROM THE MAIN ENTRANCE OF 1676 JAMES AVENUE AND THEREFORE FALLS WITHIN THE 300 FEET RADIUS LIMITS. SAID PROPERTY HOUSES THE FLORIDA ENGLISH CENTER (ENGLISH.UFL.EDU) AND THE MIND FUEL SCHOOL (MINDFUELSCHOOL.EDU).
- PER THE CLIENT'S ATTORNEY, MR. BOB DE LA FUENTE, P.A., OF THE FIRM LEHTINEN SCHULTZ, PLLC, HIS FIRM HAS DETERMINED THAT THE AFOREMENTIONED PROPERTY DESCRIBED IN COMMENT 10(ii), WHICH HOUSES THE FLORIDA ENGLISH CENTER AND MIND FUEL SCHOOL, IS NOT AFFECTED BY THE CITY OF MIAMI BEACH LAWS DESCRIBED IN COMMENT 5.

ABBREVIATIONS:

CD-3 COMMERCIAL, HIGH INTENSITY
RM-2 RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY
(P) PER PLAT

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED "RECORD SURVEY" WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

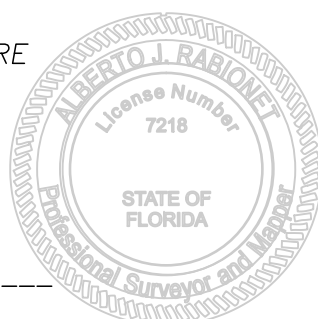
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BISCAYNE ENGINEERING COMPANY, INC.
529 WEST FLAGLER STREET, MIAMI, FL. 33130
(305) 324-7671
STATE OF FLORIDA DEPARTMENT OF AGRICULTURE
LB-0000129

SURVEY DATE: 06-18-2019

Alberto J. Rabionet

ALBERTO J. RABIONET, PSM, FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER NO. 7218
STATE OF FLORIDA



1676 JAMES AVENUE, MIAMI BEACH, FL
FOR: CONVEXITY PROPERTIES LLC

SCALE: 1"=75'
DRAWN BY: W.J.R.
DESIGNED BY: N/A

ORDER No.
03-86560

SHEET No.
1 of 1

COMMENTS

DATE

ORDER #

MIAMI-DADE

529 W. FLAGLER ST. MIAMI, FL 33130

TEL (305) 324-7671 FAX (305) 324-0809

449 NW 35TH ST. BOCA RATON, FL 33431

TEL (561) 609-2329

E-MAIL: INFO@BISCAYNEENGINEERING.COM

WEB: WWW.BISCAYNEENGINEERING.COM

SINCE 1898

BISCAYNE
ENGINEERS

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PLANNERS

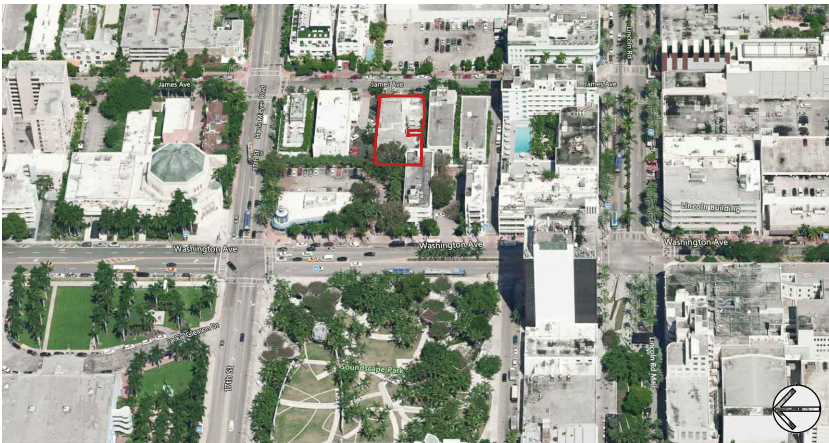
CHECKED BY: S.P.B./A.J.R.

APPROVED BY: S.P.B./A.J.R.

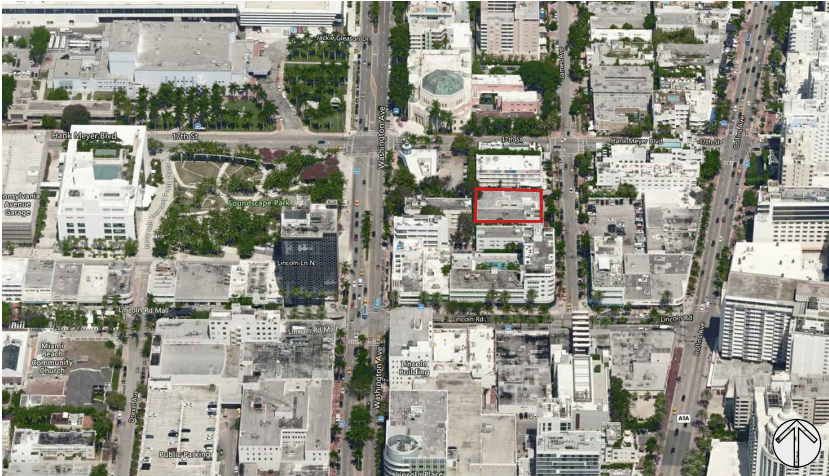
DATE: 06-18-19

2997/56-58

DC-6029



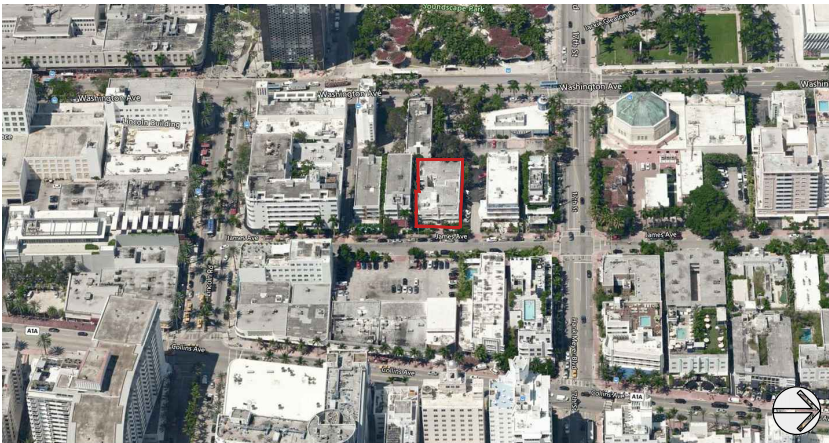
AXONOMETRIC VIEW - WEST



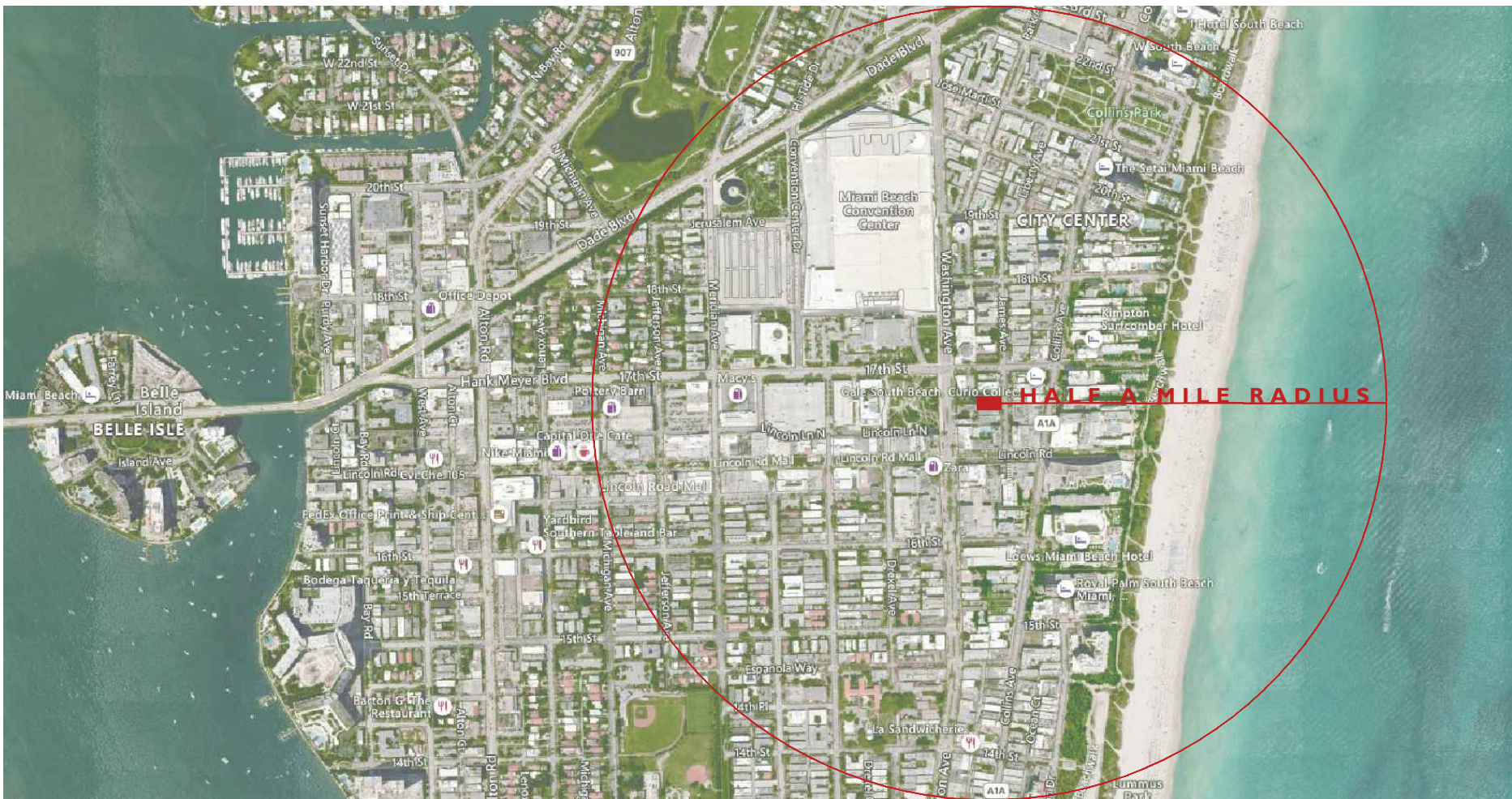
AXONOMETRIC VIEW - SOUTH



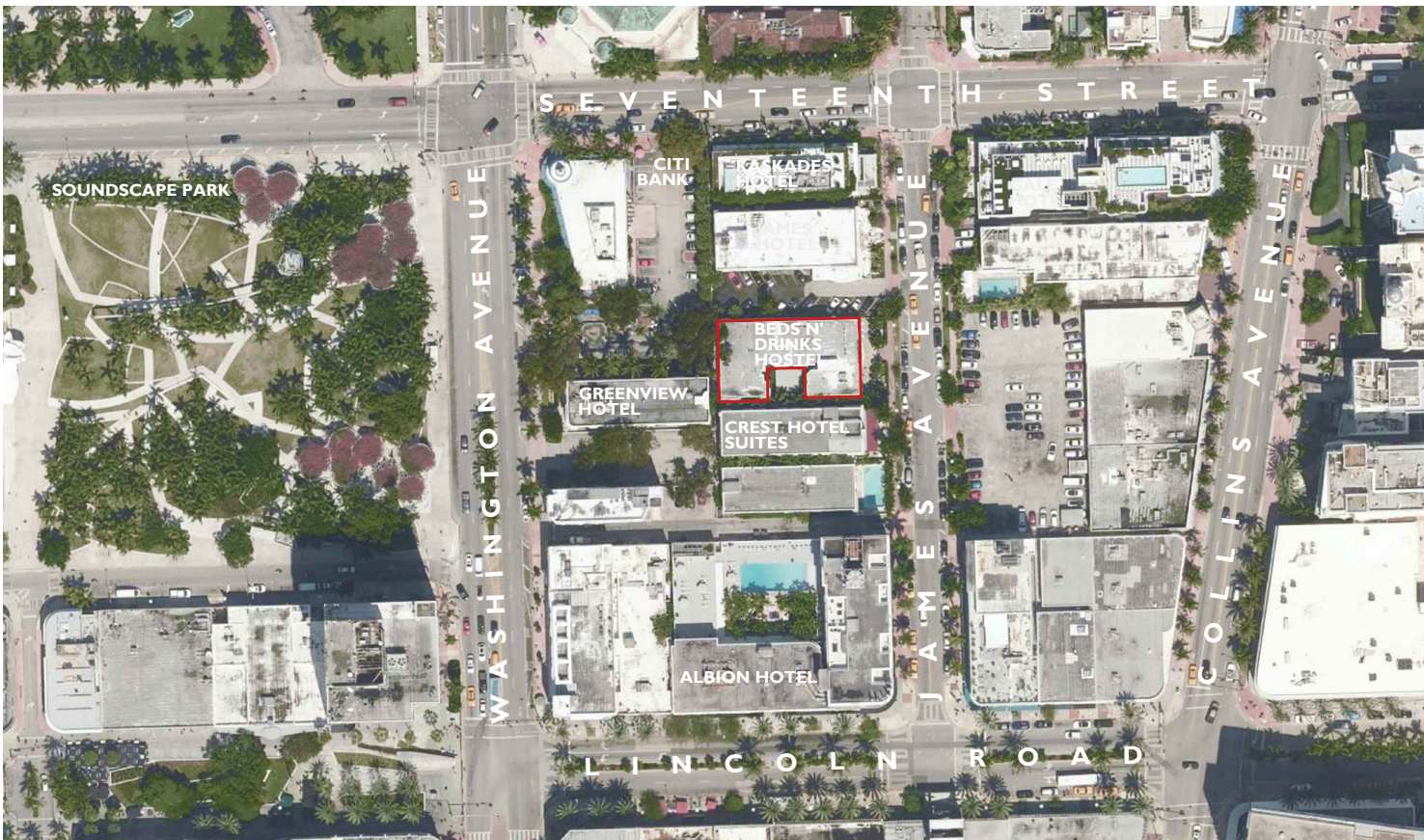
AXONOMETRIC VIEW - NORTH



AXONOMETRIC VIEW - EAST

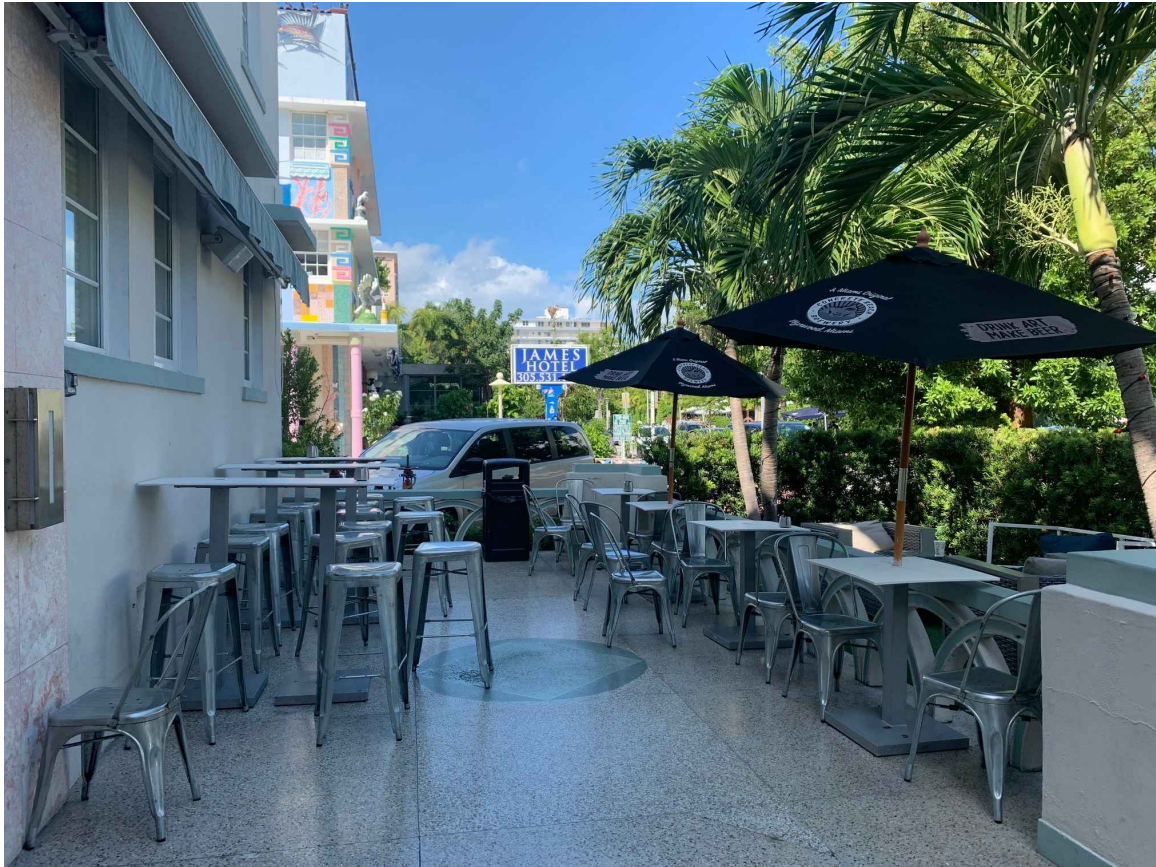


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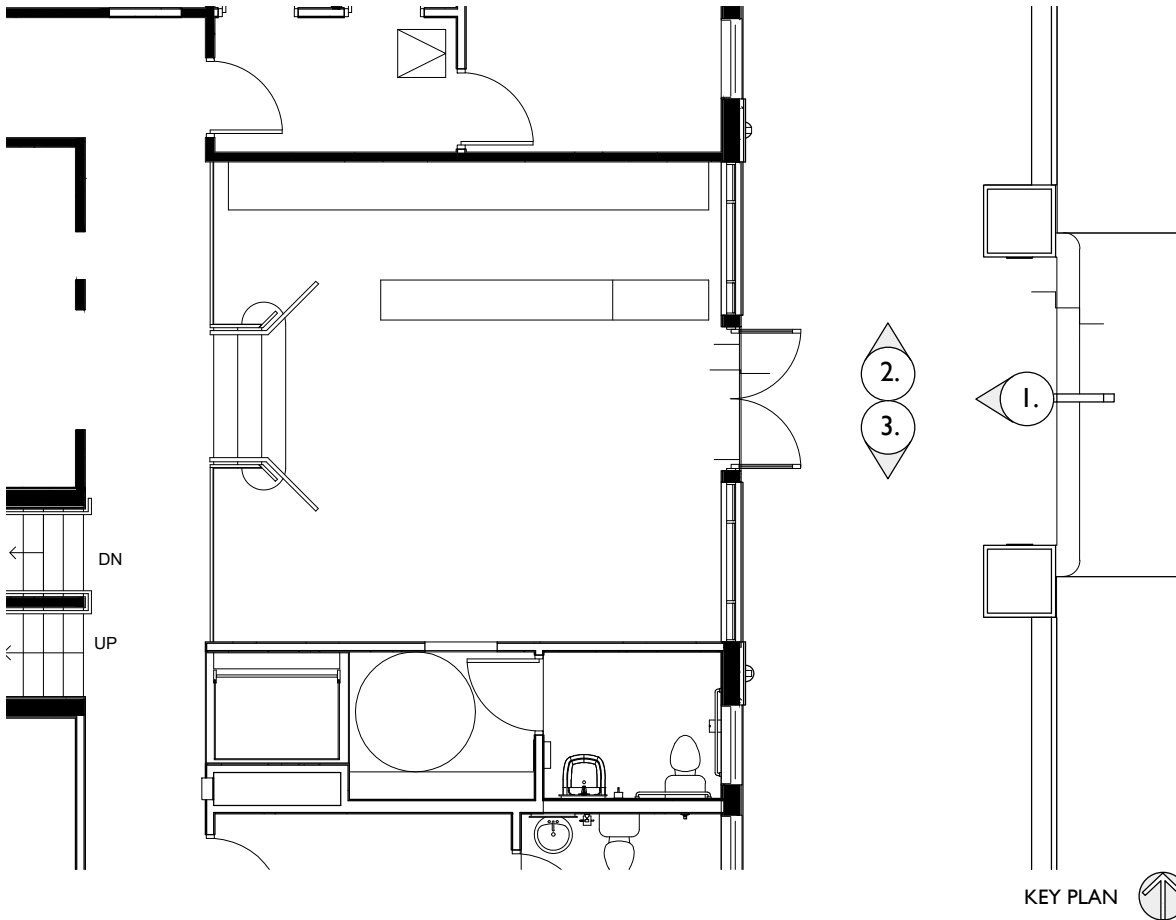




1. HOTEL ENTRANCE



2. HOTEL TERRACE

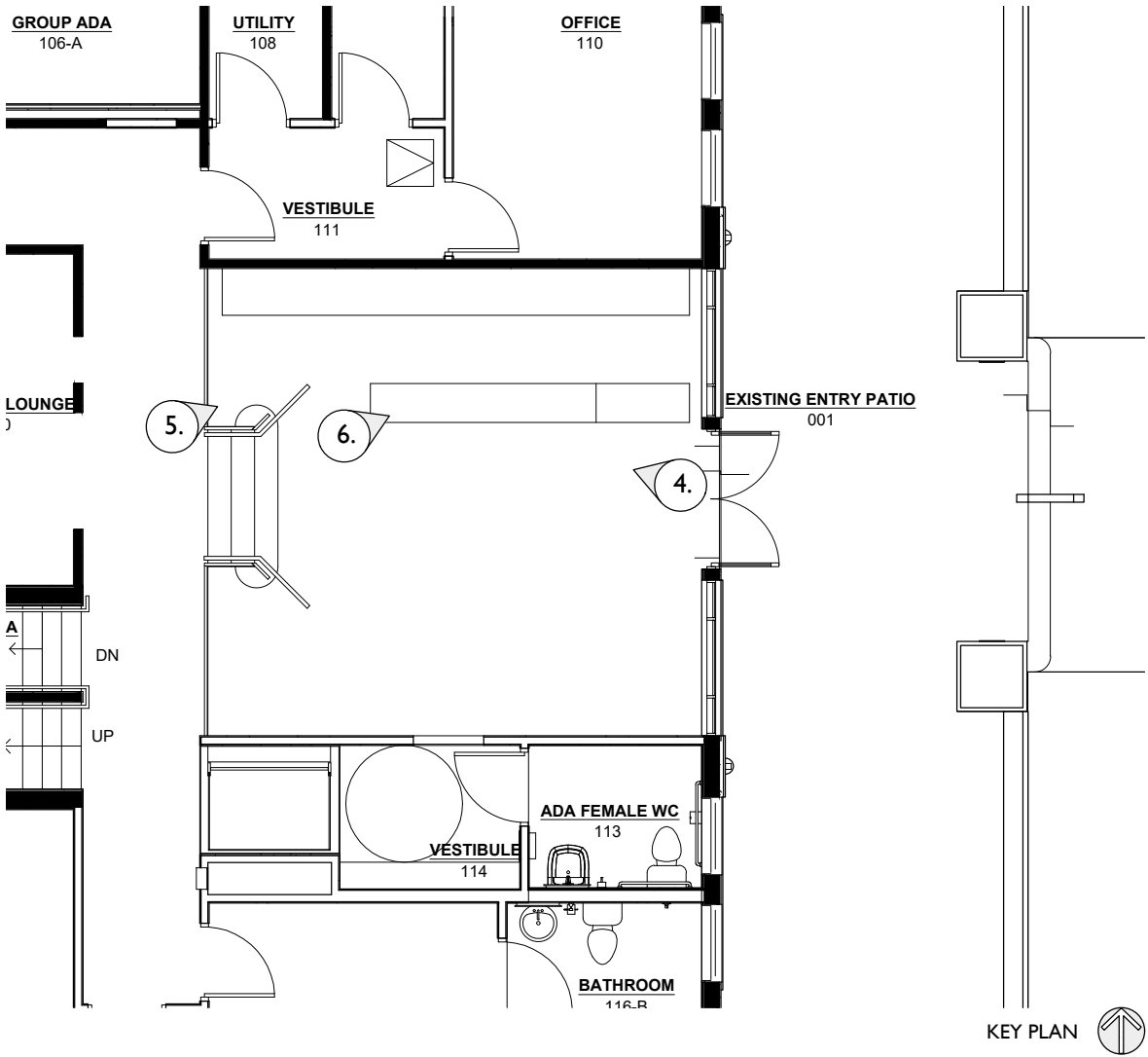


KEY PLAN



3. HOTEL TERRACE

4. BREAKFAST STATION



5. BREAKFAST STATION COUNTER



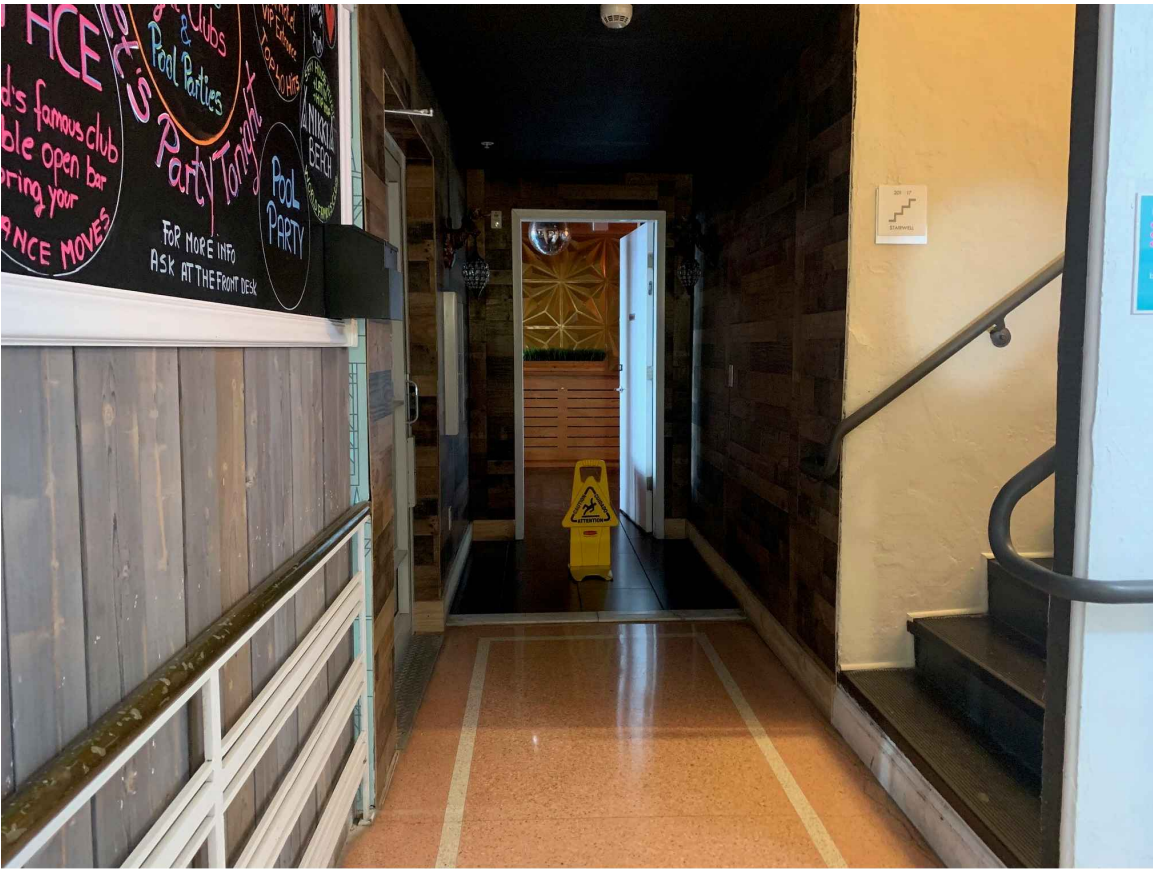
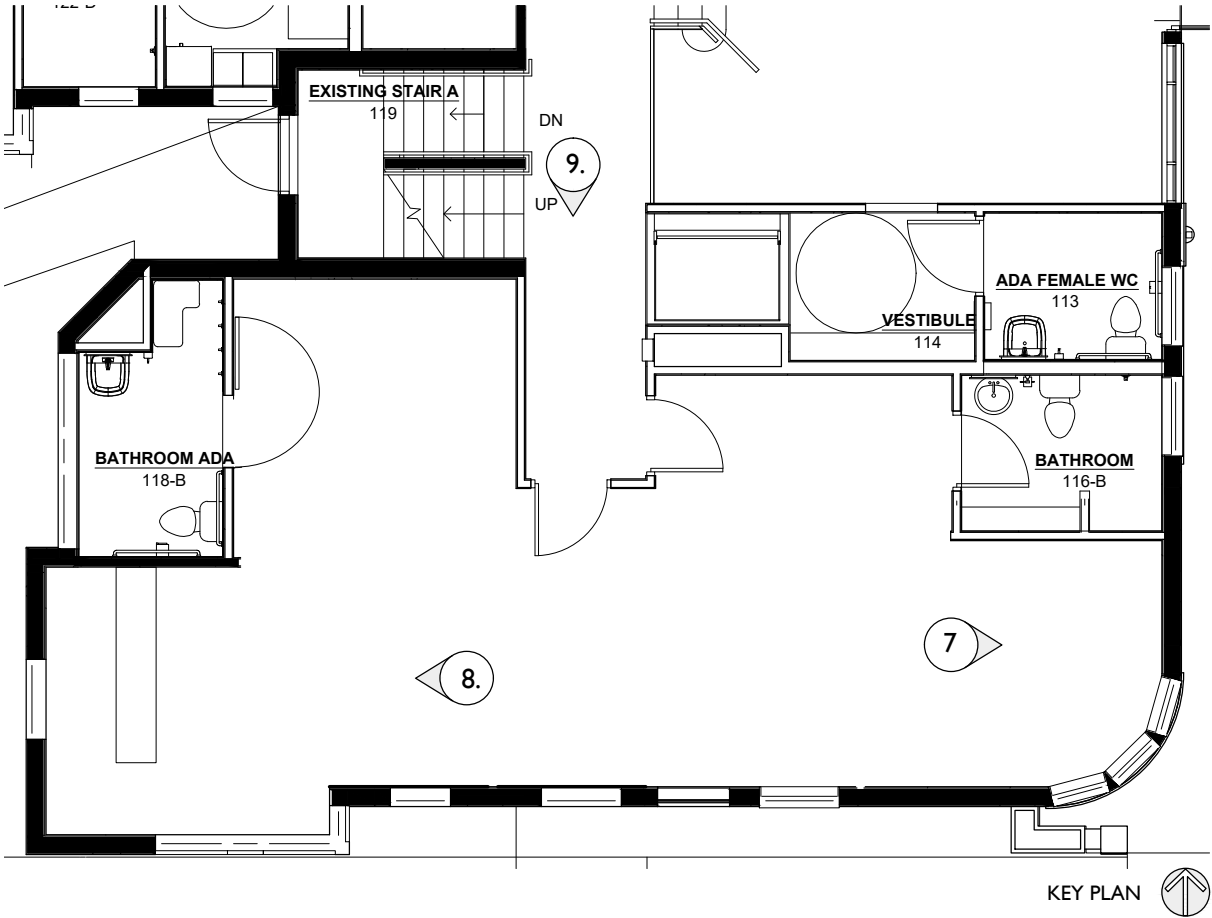
6. BREAKFAST STATION COUNTER DETAIL



7. LOUNGE



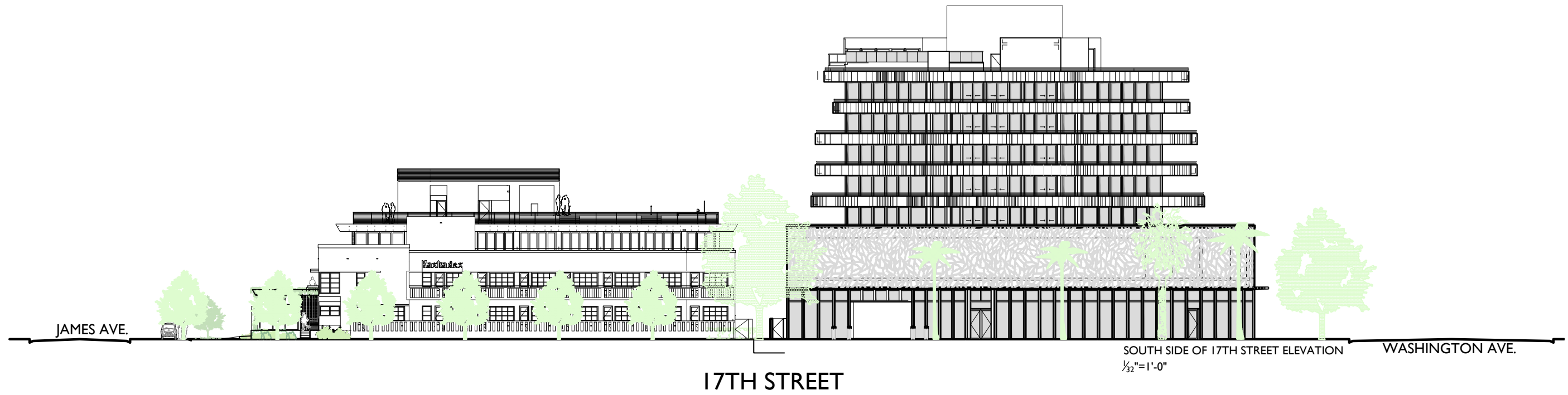
8. LOUNGE



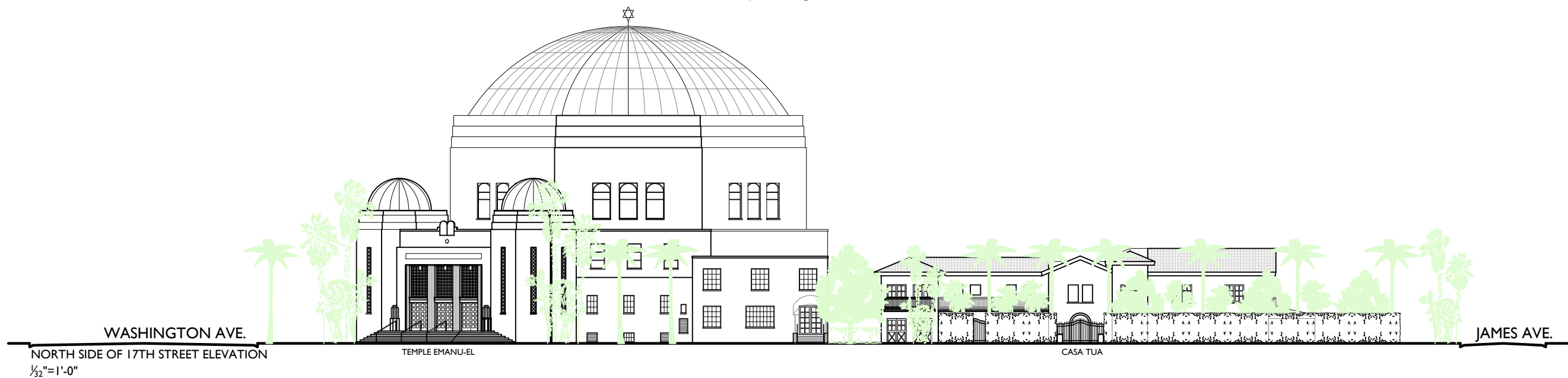
9. CORRIDOR LEADING TO THE LOUNGE



JAMES AVENUE



17TH STREET



17TH STREET

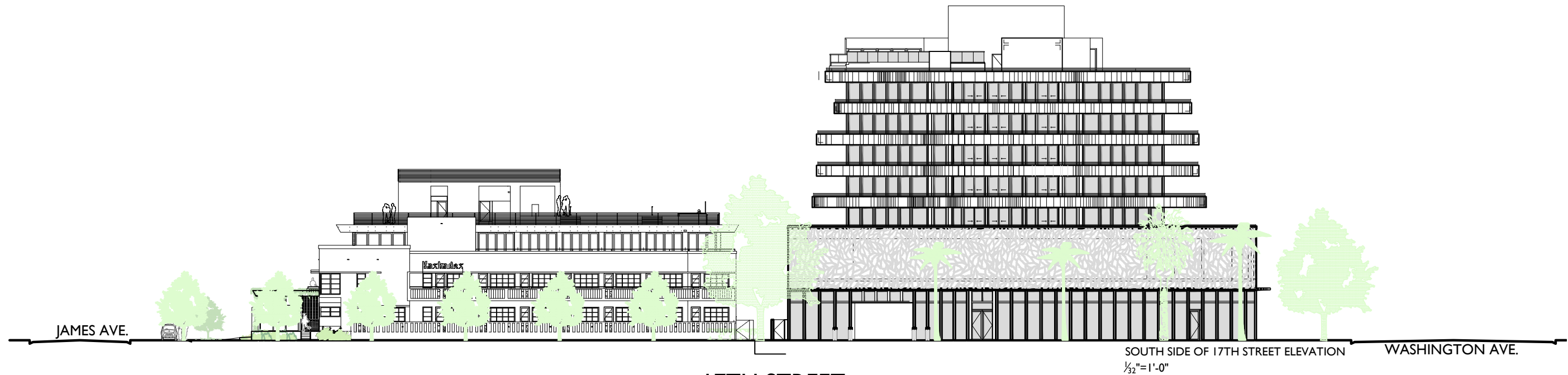
EXISTING CONTEXT STREET ELEVATIONS 1/32"=1'-0"



A0.06



JAMES AVENUE



17TH STREET



17TH STREET

EXISTING CONTEXT STREET ELEVATIONS $\frac{1}{32}''=1'-0''$



A0.07

