

# MIAMI BEACH

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

## LAND USE BOARD HEARING APPLICATION

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

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

SUBJECT PROPERTY ADDRESS: 340 West 42 Street, 301 Arthur Godfrey Road, 4100/4120 Pine Tree Drive

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

FOLIO NUMBER (S) 02-3222-001-0420, 02-3222-001-0370, 02-3222-001-0400

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

NAME Caton Owner, LLC  
ADDRESS 3921 Alton Road, Suite 138, Miami Beach, FL 33140  
BUSINESS PHONE 786-802-7980 CELL PHONE \_\_\_\_\_  
E-MAIL ADDRESS mboymelgreen@gmail.com

OWNER IF DIFFERENT THAN APPLICANT:

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

2. AUTHORIZED REPRESENTATIVE(S):

ATTORNEY:

NAME Neisen Kasdin, Akerman LLP  
ADDRESS Three Brickell City Centre, 98 SE 7 Street, Suite 1100, Miami, FL 33131  
BUSINESS PHONE 305-374-5600 CELL PHONE \_\_\_\_\_  
E-MAIL ADDRESS neisen.kasdin@akerman.com

AGENT:

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

CONTACT:

NAME use attorney as contact  
ADDRESS \_\_\_\_\_  
BUSINESS PHONE \_\_\_\_\_ CELL PHONE \_\_\_\_\_  
E-MAIL ADDRESS \_\_\_\_\_

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

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

NAME Alfonso Jurado, Arquitectonica  
ADDRESS 2900 Oak Avenue, Miami, FL 33133  
BUSINESS PHONE 305-372-1812 CELL PHONE \_\_\_\_\_  
E-MAIL ADDRESS ajurado@arquitectonica.com

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

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

See letter of intent for full description. Construction of 7-story, 43-unit condominium building and bank teller for existing bank.

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

- 4A. IS THERE AN EXISTING BUILDING(S) ON THE SITE  YES  NO
- 4B. DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION  YES  NO
- 4C. PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICABLE) 88,116 SQ. FT.
- 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE). 150,780 SQ. FT.

5. APPLICATION FEE (TO BE COMPLETED BY PLANNING STAFF) \$ 3,330.80

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

PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

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

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

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

THE AFOREMENTIONED IS ACKNOWLEDGED BY:  OWNER OF THE SUBJECT PROPERTY  
 AUTHORIZED REPRESENTATIVE

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



PRINT NAME: Neisen Kasdin

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

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF  
COUNTY OF

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

\_\_\_\_\_  
SIGNATURE

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

NOTARY SEAL OR STAMP

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

\_\_\_\_\_  
PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

(Circle one)

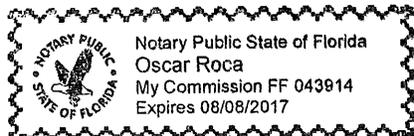
STATE OF  
COUNTY OF

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

*[Handwritten Signature]*  
\_\_\_\_\_  
SIGNATURE

Sworn to and subscribed before me this 15<sup>th</sup> day of March, 2016. The foregoing instrument was acknowledged before me by Menachem Boymelgreen of New York, on behalf of such entity, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP:



My Commission Expires:

*[Handwritten Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC  
Oscar Roca  
\_\_\_\_\_  
PRINT NAME

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

POWER OF ATTORNEY AFFIDAVIT

STATE OF  
COUNTY OF

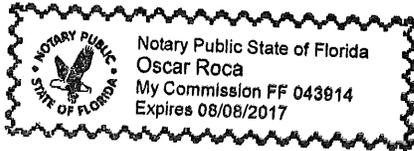
I, Menachem Boymelgreen, being duly sworn and deposed, certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Neisen Kasdin to be my representative before the Planning Board. (3) I also hereby authorize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

Menachem Boymelgreen, Manager of Caton Owner, LLC  
PRINT NAME (and Title, if applicable)

[Signature]  
SIGNATURE

Sworn to and subscribed before me this 15<sup>th</sup> day of March, 2016. The foregoing instrument was acknowledged before me by Menachem Boymelgreen of New York who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires

[Signature]  
NOTARY PUBLIC  
Oscar Roca  
PRINT NAME

CONTRACT FOR PURCHASE

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

NAME	DATE OF CONTRACT
NAME, ADDRESS, AND OFFICE	% OF STOCK
_____	_____
_____	_____
_____	_____

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

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

CITY OF MIAMI BEACH  
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

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

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

Caton Owner, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Caton Mezz, LLC

100%

Chen Lamdan 8 Hamelacha St. Ind.Zone Lod Israel, 71100

33.33%

Sarah Boymelgreen 1286 President Street, Brooklyn, NY 11213

33.33%

Shmuel Boymelgreen 535 Dean Street, Brooklyn, NY 11238

33.33%

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

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

*NOTE: Notarized signature required on page 9*

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

CITY OF MIAMI BEACH  
DEVELOPMENT REVIEW BOARD APPLICATION  
DISCLOSURE OF INTEREST

**2. TRUSTEE**

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

TRUST NAME

NAME AND ADDRESS

% INTEREST

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

*NOTE: Notarized signature required on page 9*

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

**Exhibit "A"**  
Legal Description

Lot 4, 5, 6, 7, 8 and 9, Block 3 of "Orchard Subdivision #4" according to the plat thereof as recorded in Plat Book 25 at Page 30 of the public records of Miami-Dade County, Florida.

Property contains 46,758 square feet, more or less, or 1.073 acres, more or less.

**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: HSBC BANK USA  
 IN CARE OF: HSBC BANK USA  
 ADDRESS: 301 W 41ST ST  
 MIAMI BEACH, FL 33140-3646

RECEIPT NUMBER: RL-97232028  
 Beginning: 10/01/2015  
 Expires: 09/30/2016  
 Parcel No: 0232220010370

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

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

This Receipt may be transferred:

- A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.
- B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information

**TRADE ADDRESS: 301 W 41ST ST**

Code	Certificate of Use/Occupation
003600	BUILDING & LOAN, FINANCIAL INSTITUTIONS

Storage Locations

CERTIFICATE OF USE	400
PREVIOUS BALANCE	\$ 0.00
C_U # OF UNITS	30000
Building_Loan_FF	Y

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

PRESORTED FIRST CLASS U.S. POSTAGE PAID MIAMI BEACH, FL PERMIT No 1525
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HSBC-N. America/State Regul Ad



**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: NATHANIEL AMSALLEM LLC  
 IN CARE OF:  
 ADDRESS:

RECEIPT NUMBER: RL-10005021  
 Beginning: 10/01/2012  
 Expires: 09/30/2013  
 Parcel No: 0232220010370

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

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

This Receipt may be transferred:

- A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.
- B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information

**TRADE ADDRESS: 301 W 41ST ST**

Code genfee	Certificate of Use/Occupation
	GENERAL BUSINESS OFFICE/HEAVY INDUSTRIAL

Storage Locations

CERTIFICATE OF USE	400
SQUARE FOOTAGE	674
C_U # OF UNITS	674
Office FF	Y

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

PRESORTED FIRST CLASS U.S. POSTAGE PAID MIAMI BEACH, FL PERMIT No 1525
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NATHANIEL AMSALLEM  
 301 W 41ST ST  
 MIAMI BEACH, FL 33140-3646



**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: MACNED, LLC  
IN CARE OF:  
ADDRESS:

RECEIPT NUMBER: RL-10005551  
Beginning: 10/01/2011  
Expires: 09/30/2012  
Parcel No: 0232220010370

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

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

This Receipt may be transferred:

- A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.
- B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information

**TRADE ADDRESS: 301 W 41ST ST**

Code	Certificate of Use/Occupation
013800 btrapp	OFFICE (ANY OTHER NOT LISTED) BUSINESS TAX RECEIPT APPLICATION FEE

Storage Locations

CERTIFICATE OF USE	400
SQUARE FOOTAGE	674
C_U # OF UNITS	674
Office FF	Y

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

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





Akerman LLP  
Three Brickell City Centre  
98 Southeast Seventh Street  
Suite 1100  
Miami, FL 33131  
Tel: 305.374.5600  
Fax: 305.374.5095

April 6, 2016

**VIA HAND DELIVERY**

Chair and Members of the Planning Board  
City of Miami Beach  
1700 Convention Center Drive  
Miami Beach, FL 33139

**RE: 340 West 42<sup>nd</sup> Street – Letter of Intent**

Our firm represents Caton Owner, LLC ("Owner") who is the owner of three parcels<sup>1</sup> of land located at 340 West 42<sup>nd</sup> Street, 301 Arthur Godfrey Road and 4100/4120 Pine Tree Drive (the "Property").

The Property is improved with a 6-story commercial office building (the "Existing Office Building"), a surface parking lot with 54 parking spaces and drive through bank teller lanes.

The Owner intends to develop the existing parking lot with a 49-unit residential condominium project (the "Project"). The Project will not alter the Existing Office Building. The required parking for the Existing Office Building, which is 25 parking spaces based on a review of the microfilm and permitting history of the Property and confirmed by the City Planning Director in writing,<sup>2</sup> will be provided in the parking garage for the Project. Also, the bank teller lanes will be provided on the Pine Tree Drive side of the Project.

The Project has been designed in a way to maximize the articulation in the facades and the setbacks from 42<sup>nd</sup> Street, which is a side yard facing a street. Although the minimum required setback along 42<sup>nd</sup> Street is 13'-1" and that is what is provided for the first three floors, the setbacks provided on floors four through seven exceed the minimum. The fourth and fifth floors are setback 24' and the sixth and seventh floors are setback 30'. The additional setbacks, combined with the varied articulation in the façade and the varied building materials provides for a north facing façade that diminishes in size at the upper floors and is respectful to the lower scale residential neighborhood to the north of the Property.

The parking spaces on the third floor of the parking garage will have mechanical parking systems. Each space with a mechanical parking system will be assigned to one

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<sup>1</sup> Folios 02-3222-001-0420, 02-3222-001-0370, 02-3222-001-0400.

<sup>2</sup> See Exhibit "A".

residential condominium unit, therefore valet parking is not required. The mechanical parking systems require a conditional use permit.

Also, the Project is greater than 50,000 square feet, which in the CD-3 zoning district requires a conditional use permit.

The entrance to the parking garage is located on Sheridan Avenue. The 25 required parking spaces for the Existing Office Building will be provided on the first floor of the parking garage. The garage is designed so that the bank teller functions for the Existing Office Building are completely separated from the rest of the parking garage.

The Property currently has zero (0) off-street loading spaces and according to microfilm records it was legally permitted with zero off-street loading spaces so it is legal nonconforming. The number of units in the Project requires one (1) off-street loading space to be provided and one loading spaces is proposed to be provided in the parking garage. Deliveries from the new loading space can be taken to the Existing Office building through the parking garage and out through a door on the south façade and then along the hardscape area that will be in-between the new building and the Existing Office Building. Deliveries from the loading space to the new building can be taken directly into the lobby.

In the space between the new building and the existing building on Sheridan Avenue that is not part of the Property there will be a space for a trash truck to pull in. There is access from the trash room directly to the trash pick-up area.

#### **A. Conditional Use Review Criteria**

Section 188-192(a) of the City's Zoning Code establishes seven (7) criteria by which all conditional use applications must meet. These criteria are listed below in bold and underline text, with our response following each criteria in plain text.

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

The new use for the Project is multifamily residential and the existing use of commercial, office on the Property are both permitted in the CD-3 future land use category.

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

The traffic study indicates that the roadway levels of service will not be negatively affected.

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

Multifamily residential is a permitted use in the CD-3 zoning district and the existing commercial, office use is also permitted in the CD-3 zoning district. The proposed structure is consistent with the land development regulations and no variances are required.

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

Nothing in the Project will negatively affect the public health, safety, morals and general welfare of the City of Miami Beach.

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

The Project will provide adequate parking facilities for both the proposed residential use and for the Existing Office Building. 131 parking spaces are required for the Project and the Existing Office Building and 131 are provided.

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

The reason the Project is subject to a conditional use review is because it is greater than 50,000 square feet and because of the incorporation of mechanical parking devices. As detailed below, the Project meets all of the conditional use review criteria that are specific to mechanical parking. And although the Project is greater than 50,000 square feet, it has been designed so that the façade that faces the lower scale residential neighborhood to the north recesses as it rises in height.

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

The use of the Project as a multifamily residential building is a permitted use in the CD-3 zoning district – it is only the size of the Project that triggers the conditional use review. The Project would serve as an appropriate transition from the higher intensity commercial office and retail uses that face Arthur Godfrey Road to the low-scale residential neighborhood to the north.

**B. Conditional Use Review Criteria for Structures Greater than 50,000 square feet**

Section 188-192(b) of the City's Zoning Code establishes eleven (11) criteria by which structures that are greater than 50,000 square feet must meet. These criteria are listed below in bold and underline text, with our response following each criteria in plain text.

**(1) Whether the proposed business operations plan has been provided, including hours of operation, number of employees, goals of business, and other operational characteristics pertinent to the application, and that such plan is compatible with the neighborhood in which it is located.**

The Project does not include any non-residential uses other than replacing the existing bank teller drive through lanes. The existing drive through lanes are not currently operational. The new teller will maintain normal operating hours (e.g. 9:00 AM to 5:00 PM). The southernmost lane (as you look at the lanes as they exit onto Pine Tree Drive) will have access to both an ATM and bank teller and the northernmost lane will have access to a bank teller. The traffic study shows that there is sufficient driveway length to handle queuing. The trash pick-up location is on the south side of the building, shielded from the residential neighborhood.

**(2) Whether a plan for the mass delivery of merchandise has been provided, including the hours of operation for delivery trucks to come into and exit from the neighborhood and how such plan will mitigate any adverse impacts to adjoining and nearby properties, and neighborhood.**

The Existing Office Building has a low amount of deliveries because it is an office building, not a retail or restaurant use. And the Project only has multifamily residential uses so there will be no regular deliveries of merchandise. When there are deliveries there is an off-street loading space provided in the parking garage, with access through the parking garage and into the lobby. Currently there isn't a loading space on the Property. This location is internal to the building and shielded away from the residential neighborhood. Deliveries from the loading space can be taken to the Existing Office building through the hardscape area that will be in-between the new building and the Existing Office Building.

**(3) Whether the scale of the proposed use is compatible with the urban character of the surrounding area and create adverse impacts on the surrounding area, and how the adverse impacts are proposed to be addressed.**

The Project has been designed so that the bulk of the building at the upper floors is setback further from the residential neighborhood than what is required by the CD-3 regulations. The multifamily residential use is compatible with both the adjacent multifamily and single-family residential uses as well as the adjacent commercial uses. The Project is an appropriate transition from the commercial uses along Arthur Godfrey Road to the low-scale residential neighborhood.

**(4) Whether the proposed parking plan has been provided, including where and how the parking is located, utilized, and managed, that meets the required parking and operational needs of the structure and proposed uses.**

The Project plans detail the physical layout of the parking garage. The first floor of the parking garage is where the parking for the Existing Office Building is located. The second and third floors are where residential unit owners will parking, with the third floor having mechanical parking lifts in each space. Each space with a mechanical parking lift will be assigned to one residential unit so that the unit owner is responsible for the operation of the lift and therefore valet services are not necessary.

**(5) Whether an indoor and outdoor customer circulation plan has been provided that facilitates ingress and egress to the site and structure.**

Employees and visitors of the Existing Office Building will park on the first floor of the parking garage and walk out of the garage through the provided opening in the south facade and use the walkway in-between the Project and the Existing Office Building to access the Existing Office Building.

**(6) Whether a security plan for the establishment and supporting parking facility has been provided that addresses the safety of the business and its users and minimizes impacts on the neighborhood.**

There will be a doorman in the lobby of the Project on duty 24/7. The doorman will have access to a closed circuit TV monitoring system that will broadcast images from the parking garage. The security company for the Existing Office Building will have a CCTV system to monitor the drive through teller area of the Project.

**(7) Whether a traffic circulation analysis and plan has been provided that details means of ingress and egress into and out of the neighborhood, addresses the impact of projected traffic on the immediate neighborhood, traffic circulation pattern for the neighborhood, traffic flow through immediate intersections and arterials, and how these impacts are to be mitigated.**

A traffic study was prepared by David Plummer & Associates in accordance with the agreed upon traffic methodology. The level of service for all intersections analyzed will not be negatively impacted by the Project. The southbound movement at the Pine Tree Drive / 41st Street intersection is currently experiencing minor delays. In order to improve the operations of this intersection the traffic engineer is recommending that the signal timing of this intersection be adjusted to provide additional green time to the northbound/southbound movements.

**(8) Whether a noise attenuation plan has been provided that addresses how noise will be controlled in the loading zone, parking structures and delivery and sanitation areas, to minimize adverse impacts to adjoining and nearby properties.**

There are no openings from the parking garage to the north where the residential neighborhood is located, which will reduce the amount of noise that escapes the parking garage and travels northward into the neighborhood. Signs will be posted in the parking garage saying that the screeching of tires and the unnecessary sounding of horns is not permitted. The loading zone is internal to the parking garage and therefore any sounds from loading functions will be contained within the Project. The trash pick-up location is shielded from the residential neighborhood because it is located on the south side of the new building. Also, trash containers will utilize rubber wheels or the path for the trash containers will consist of a surface that reduces noise. The trash room is enclosed and air-conditioned and the only opening to the outside is to the south, away from the residential neighborhood. Trash pick-up times will be limited to between 8:00 AM and 7:00 PM.

**(9) Whether a sanitation plan has been provided that addresses on-site facilities as well as off-premises issues resulting from the operation of the structure.**

The trash pick-up location is shielded from the residential neighborhood because it is located on the south side of the new building. Also, trash containers will utilize rubber wheels or the path for the trash containers will consist of a surface that reduces noise. The trash room is enclosed and air-conditioned and the only opening to the outside is to the south, away from the residential neighborhood. Trash pick-up times will be limited to between 8:00 AM and 7:00 PM.

**(10) Whether the proximity of the proposed structure to similar size structures and to residential uses creates adverse impacts and how such impacts are mitigated.**

The Project, as a 7-story multifamily residential project, would serve as an appropriate transition from the higher intensity commercial office and retail uses that face Arthur Godfrey Road to the low-scale residential neighborhood to the north. The Project has been designed so that the façade that faces the lower scale residential neighborhood to the north recesses as it rises in height.

**(11) Whether a cumulative effect from the proposed structure with adjacent and nearby structures arises, and how such cumulative effect will be addressed.**

There will be no negative cumulative effect from the Project. The proposed structure is shorter than the existing office buildings along Arthur Godfrey Road and the Tower 41 residential building that is located immediately to the east of the Property.

**C. Conditional Use Review Criteria for Mechanical Parking Systems**

Section 130-38(4) of the City's Zoning Code establishes eleven (11) specific review criteria for the Planning Board to consider in its review of an application to use mechanical parking systems. These criteria are listed below in bold and underline text, with our response following each criteria in plain text.

**(a) Whether the scale of the proposed structure is compatible with the existing urban character of the surrounding neighborhood;**

The proposed structure is proposed to be built at a height of approximately 72', which is compliant and slightly less than the maximum height regulations of the CD-3 zoning district. The proposed structure scales back and steps back from the north property line as it rises in height. It is significantly shorter than the Tower 41 condominium.

**(b) Whether the proposed use of mechanical parking results in an improvement of design characteristics and compatibility with the surrounding neighborhood;**

The use of mechanical parking results in a "footprint" for the proposed parking garage that is much smaller than what would otherwise be required without the use of mechanical parking systems. This in turn allows the size of the upper floors of the building to be reduced so that additional setbacks above and beyond the minimum required setbacks can be provided. The alternate parking plans show the unfavorable building mass that would have to

be built without mechanical parking in order to build an equivalent amount of residential units and floor area.

**(c) Whether the proposed use of mechanical parking does not result in an increase in density or intensity over what could be constructed with conventional parking;**

As shown on the submitted schematic parking plans, the proposed development program could be achieved through the use of traditional, non-mechanical parking garages.

**(d) Whether parking lifts or mechanisms are located inside, within a fully enclosed building, and not visible from exterior view;**

The parking lifts and mechanisms for the parking garage are located on the third floor and are screened from view from the exterior by the liner residential units on the north and west façade of the building.

**(e) In cases where mechanical parking lifts are used for self-parking in multifamily residential buildings; whether approval is conditioned upon the proper restrictive covenant being provided limiting the use of each lift to the same unit owner;**

Using the City's standard form, restrictive covenants that limit the use of each lift to the same unit owner will be provided.

**(f) In cases where mechanical parking lifts are used for valet parking; whether approval is conditioned upon the proper restrictive covenant being provided stipulating that a valet service or operator must be provided for such parking for so long as the use continues;**

This is not applicable for the Project.

**(g) Whether a traffic study has been provided that details the ingress, egress and circulation within the mechanical parking facility, and the technical and staffing requirements necessary to ensure that the proposed mechanical parking system does not cause excessive stacking, waiting, or backups onto the public right-of-way;**

A traffic study that shows the required information has been provided by David Plummer and Associates.

**(h) Whether a proposed operations plan, including hours of operation, number of employees, maintenance requirements, noise specifications, and emergency procedures, has been provided;**

An operations plan has not been developed at this time because a specific type of mechanical lift has not been chosen, however the Owner is agreeable to a condition of approval for the Project that requires an operations plan to be submitted prior to the issuance of a building permit.

**(i) In cases where the proposed facility includes accessory uses in addition to the parking garage, whether the accessory uses are in proportion to the facility as a whole, and delivery of merchandise and removal of refuse, and any additional impacts upon the surrounding neighborhood created by the scale and intensity of the proposed accessory uses, are adequately addressed;**

There are no accessory uses in the Project.

**(j) Whether the proximity of the proposed facility to similar size structures and to residential uses creates adverse impacts and how such impacts are mitigated;**

The proposed mechanical parking facilities are not located in close proximity to other mechanical parking facilities. There will be no adverse impacts, e.g. noise externalities, from the proposed mechanical parking facilities because the Owner agrees (in the form of a condition of approval) to choose a manufacturer that is able to meet the specific performance criteria the City has for mechanical parking devices in Section 130-38(5) of the Zoning Code.

**(k) Whether a cumulative effect from the proposed facility with adjacent and nearby structures arises, and how such cumulative effect will be addressed;**

There are no adjacent and nearby mechanical parking facilities.

#### **D. Additional mechanical parking criteria**

Section 130-38(5) of the City's Zoning Code establishes seven (7) specific criteria for mechanical parking systems. These criteria are listed below in bold and underline text, with our response following each criteria in plain text.

**(a) The noise or vibration from the operation of mechanical parking lifts, car elevators, or robotic parking systems shall not be plainly audible to or felt by any individual standing outside an apartment or hotel unit at any adjacent or nearby property. In addition, noise and vibration barriers shall be utilized to ensure that surrounding walls decrease sound and vibration emissions outside of the parking garage;**

A specific manufacturer for the parking lifts has not been chosen. However, the Owner agrees and covenants (in the form of a condition of approval) to choose a manufacturer that is able to meet the specific performance criteria.

**(b) For mechanical lifts, the parking lift platform must be sealed and of a sufficient width and length (minimum of eight feet by 16 feet) to completely cover the bottom of the vehicle on the platform to prevent dripping liquids or debris onto the vehicle below;**

The Owner covenants to provide parking lift platforms that meet this standard.

**(c) All free-standing mechanical parking lifts must be designed so that power is required to lift the car, but that no power is required to lower the car, in order to ensure that the lift can be lowered and the top vehicle can be accessed in the event of a power outage; robotic garages and vehicle elevators must have backup generators sufficient to power the system;**

The Owner covenants to provide parking lifts that meet this standard and to have backup generators sufficient to power the systems.

**(d) All mechanical lifts must be designed to prevent lowering of the lift when a vehicle is parked below the lift;**

The Owner covenants to provide parking lifts that meet this standard.

**(e) The ceiling heights of any parking level with parking lifts within the parking garage shall be a minimum of 11 feet by six inches;**

The proposed plans meet this standard.

**(f) All mechanical parking systems, including lifts, elevators and robotic systems, must be inspected and certified as safe and in good working order by a licensed mechanical engineer at least once per year and the findings of the inspection shall be summarized in a report signed by the same licensed mechanical engineer or firm. Such report shall be furnished to the planning director and the building official;**

The Owner covenants to provide parking lifts that meet this standard.

**(g) All parking lifts shall be maintained and kept in good working order;**

The Owner agrees to maintain the parking lifts in good working order.

We submit to the Planning Board that the proposed Project has been carefully designed with respect to the low scale residential neighborhood to the north and provides an appropriate transition from the higher intensity commercial uses along Arthur Godfrey Road to the low scale residential neighborhood to the north. The Project meets all of the conditional use review criteria as detailed herein. We respectfully request the Planning Board's favorable review of the Project.

Sincerely,



Neisen O. Kasdin

Type of Payment

Cash: Credit Card: Cashiers' Check/Money Order: Check: 1014

Date: 3/21/16 Amount: \$ 3,330.80

Name: CATON REALTY HOLDINGS, LLC.

Address: 3921 ALTON RD SUITE 138 MB FL 33140

Account Number: 011.8000.369.985 Amount Allocated to Account: \$ 3,330.80

Account Number: N/A Amount Allocated to Account: \_\_\_\_\_

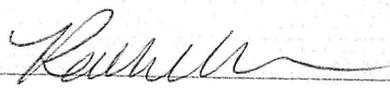
Property Address: 340 W. 42<sup>ND</sup> ST, 301 ARTHUR GODFREY RD, 4100/4120 PINETREE DRIVE

Payment For: PB FILE (OVER 50,000 S.F. FEE \$1,295.00 #2327)

Permit/Process Number: N/A Prepared By: ANTOINETTE

MECHANICAL PARKING CUP = \$1,295.00  
463 LABELS X \$1.60 EA = \$740.80

**NOTE: MISSING THE \$100.00 RECORDING FEE (WILL BE PAID AT FINAL SUBMITTAL)**

CATON REALTY HOLDINGS LLC		1014
		1-7308/0260
DATE <u>03/15/2016</u>		
PAY TO THE ORDER OF <u>CITY OF MIAMI BEACH</u>	\$ <u>3,330.80</u>	
<u>Three thousand three hundred thirty and 80/100</u>	DOLLARS	 Security Features Details on Back.
<b>doralbank</b>		MP
"001014" "026073082" 0210004545"		

86402 CANADA LTD  
2475 MAJOR ST  
MONTREAL QUEBEC H4M 1E5  
CANADA

DAVID ZIMMERMAN & MARK MANDELBAUM  
134 CLANTON PARK ROAD  
TORONTO ONTARIO M3H 2E7  
CANADA

L C STERN & R P ZIMMERMAN  
134 CLANTON PARK RD  
TORONTO ONT M3H 2E7  
CANADA

LEYSOR HOCHMAN & W SARA  
17 BRETT AVE  
DOWNSVIEW ONTARIO M3H2W5  
CANADA

ROSE WEISS JTRS WILLIAM N WEISS  
MELINDA R WEISS JTRS  
26 MORTIMER CT  
THORNHILL ONTARIO L4J 2P8  
CANADA

SHIMLEA LTD 6 ELDERBERRY CRT  
DOWNSVIEW ONTARIO  
CANADA M3H5XA  
CANADA

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LEIBOWITZ TRS  
846 DUNLOP AVE  
OUTREMONT QUEBEC H2V 2W7  
CANADA

S & J HOLDINGS INC  
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TAMAS JAKABOVITS GLADYS JAKABOVITS  
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MONTREAL QUEBEC H2V 1T1  
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VIVIAN KUHL  
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VIVIAN KUHL GEORGE KUHL  
175 BLOOR ST E #601 SOUTH TOWER  
TORONTO ON M4W 3R8  
CANADA

WOCO PROPERTIES INC  
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TORONTO ONTARIO M5N 2B1  
CANADA

WOLF STEIN HELENE STEIN  
6300 N CREST PL #6H  
MONTREAL QUEBEC H3S2W3  
CANADA

MARION LEMESH C/O MARIA  
VILLANGOMEZ  
6 APT 6D  
S AGUSTIN PALMA D MALLORCA 07015  
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ELIZABETH, NJ 07208

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HORN FAMILY PARTNERS LLC  
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ELIEZER SCHEINER HEATHER SCHEINER  
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JACK KLEIN &W SARAH  
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MARK NEUMAN TRS  
5 BLAIRWOOD LANE  
SUFFERN, NY 10901

MARK NEUMAN TRS GVN 2012 FAMILY  
TRUST  
5 BLAIRWOOD LANE  
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ABE HERBERT KONSTAM SARAH GOLDIE  
ELLMAN RIVKA HADASA GELBUTCH  
3 OLYMPIA LANE  
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CHANY NUSSBAUM & HARRY FREIFELD TR  
30 CONCORD DR  
MONSEY, NY 10952

DAVID FARBER &W DEBORAH  
18 VALENCIA DR  
MONSEY, NY 10952

ESTHER GRUENSTEIN & CHAN KAHN &  
ROSE GOLDING  
% GOLDING #8 MARINER WAY  
MONSEY, NY 10952

JOLI HOLLANDER (LE) REM MAX  
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9 UNDERWOOD ROAD  
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LEONARD ROSENKRANZ TRS  
ROSENKRANZ FAMILY TRUST NO 2 RITA  
MOSKOWITZ TRS  
11 MIRIAM LANE  
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SUZANNE FONFEDER  
40 ALBERT DR  
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GOLDENBERG  
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HAROLD & M GOLDENBERG  
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PINCUS REISZ  
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FELDBERGER (JTRS)  
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IRREV GRANTOR TR  
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EPHRAIM LANDAU TRS C/O LANDAU REAL  
ESTATE LEXINGTON TSG TRUST  
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BROOKLYN, NY 11229

ABRAHAM SULTANIK &W HINDA SULTANIK  
872 E 8 ST  
BROOKLYN, NY 11230

HEDY TESSLER TRS  
1170 OCEAN PARKWAY #5C  
BROOKLYN, NY 11230

IBY WEINSTOCK  
1243 E 19 ST  
BROOKLYN, NY 11230

MICHAEL GOLDMAN &W MARILYN  
1056 E 7 ST  
BROOKLYN, NY 11230

AARON GRUNBERGER  
1673 KIMBALL ST  
BROOKLYN, NY 11234

KALMAN SHILONI &W SHUL-AMITH  
1652 E 35 ST  
BROOKLYN, NY 11234

RONNIE BIRNBAUM  
207 WHITMAN DR  
BROOKLYN, NY 11234

SUNSHINE 41 LLC  
768 KENT AVE SUITE 1A  
BROOKLYN, NY 11249

HADASSAH SOHN  
PO BOX 1168  
FLUSHING, NY 11354

JUDITH SIMPSON  
PO BOX 1168  
FLUSHING, NY 11354

MIRIAM SCHREIER  
PO BOX 1168  
FLUSHING, NY 11354

SHERI HAGLER  
PO BOX 1168  
FLUSHING, NY 11354

BERNARD WEISS &W SHIRLEY  
67-29 - 179 ST  
FRESH MEADOW, NY 11365

SIMON SCHNALL &W MIRIAM  
65-14 170 ST  
FLUSHING NEW, NY 11365

ALLEN BENNETT JUDY BENNETT  
13834 78 RD  
FLUSHING, NY 11367

BETTY H MAKOVSKY & JACOB LISTHAUS  
&W MOLLY  
137-12 71 AVE  
FLUSHING, NY 11367

BRIAN HIRSHMAN NINA HIRSHMAN  
137 19 76 AVE  
FLUSHING, NY 11367

CLAIRE HERTZBERG 2004 TRS  
144-75 MELBOURNE AVE #5E  
FLUSHING, NY 11367

ELLIOT GLASER  
138-45 78 DR  
FLUSHING, NY 11367

ESTHER MOSKOWITZ & MAGDA MANELA  
144-15 70TH RD  
FLUSHING, NY 11367

ETHEL SOMERSTEIN & HERBERT  
SOMERSTEIN FAMILY LLC  
68-01 MAIN ST  
FLUSHING, NY 11367

GYLA SCHWARTZ  
73 06 137 ST  
FLUSHING, NY 11367

HORN FAMILY CO  
135-23 78 DR  
FLUSHING, NY 11367

HORN FAMILY COMPANY  
135-23 78 DR  
FLUSHING, NY 11367

JACOB ACKERMAN JUDITH ACKERMAN  
138 15 UNION TURNPIKE  
FLUSHING, NY 11367

LEA ROTH  
141-04 73 TERRACE  
FLUSHING, NY 11367

MARILYN ZIMMER & ESTHER HORN  
139-04 72 ST RD  
FLUSHING, NY 11367

NATHAN BLAU  
144 35 75 AVE  
FLUSHING, NY 11367

RACHEL PERRY TRS FANNY WEINTRAUB  
IRREVOCABLE TR  
144 60 GRAVETT RD 6F  
FLUSHING, NY 11367

SAMUEL GOLDBERGER &W BEVERLY  
135-19 78 RD  
FLUSHING, NY 11367

THE HORN FAMILY CO  
135-23 78 DR  
KEW GARDEN HILLS, NY 11367

THE HORN FAMILY CO  
135 - 23 78 DR  
FLUSHING, NY 11367

SOL KANAREK &W MIRIAM KANAREK  
170-07 JEWEL AVE  
FLUSHING, NY 11369

4101 HOLDINGS LLC  
PO BOX 751224  
FOREST HILLS, NY 11375

FRANKLYN SNITOW &W ROSALYN SNITOW  
110-55 70 RD  
FOREST HILLS, NY 11375

JOSEPH KOPTYEV  
10827 68 DRIVE  
FOREST HILLS, NY 11375

MOSHE PINKHASOV  
102 47 63 RD  
FOREST HILLS, NY 11375

SIMA YAKUTILOV  
11206 68 ROAD  
FOREST HILLS, NY 11375

TOBY LUELLA PLOTSKER STAMPFER TRS  
68-64 YELLOWSTONE BLVD #B-10  
FOREST HILLS, NY 11375

YURI ALISHAEV ELA ELISHAEV  
110-11 70 AVENUE  
FOREST HILLS, NY 11375

FAMEY ENTERPRISES LLC  
82-45 GRENFELL ST  
KEW GARDENS, NY 11415

DIANE GOLDSTEIN  
200-24 KENO AVE  
HOLLISWOOD, NY 11423

CROWN POLISHING EQUITIES LTD  
466 CENTRAL AVE 2ND FLOOR  
CEDARHURST, NY 11516

ARNOLD GERSON &W ESTHER GERSON  
346 MCKINLEY ST  
WEST HEMPSTEAD, NY 11552

MICHAEL SOJCHER EVA ROSNER  
592 WILDWOOD RD  
WEST HEMPSTEAD, NY 11552

P & R FAMILY LLC  
PO BOX 549  
WEST HEMPSTEAD, NY 11552

REGINA SAVITSKY TR  
423 DAUB AVE  
HEWLETT, NY 11557

DAVID ADEST BAILA ADEST  
201 WILDACRE AVE  
LAWRENCE, NY 11559

ESTHER BEN-DAVID  
2 MERRALL DR  
LAWRENCE, NY 11559

EVELYNE SINGER  
41 CAUSEWAY  
LAWRENCE, NY 11559

GAVRIEL BLAU LE REM NATHAN M BLAU  
1 ROSALIND PLACE APT 1H  
LAWRENCE, NY 11559

ISRAEL STEVEN BERKOWITZ RUTH  
BERKOWITZ  
2 REGENT DR  
LAWRENCE, NY 11559

JOSEPH GELIEBTER  
25 HERRICK DR  
LAWRENCE, NY 11559

LORRAINE L & HADASSAH SOHN  
169 WILDACRE AVE  
LAWRENCE, NY 11559

LORRAINE L SOHN  
169 WILDACRE AVE  
LAWRENCE, NY 11559

MARTIN & REVA & HARRIS OLINER &  
ALEXANDER & CHARLES OLINER  
195 CENTRAL AVE  
LAWRENCE, NY 11559

NACHMAN LICHT &W MYRA LE REM  
BARBARA HOLLANDER  
133 HARDE LANE  
LAWRENCE, NY 11559

STEVEN WEISZ  
39 ARROWHEAD LN  
LAWRENCE, NY 11559

SUNSET REALTY MIAMI LLC  
14 SUNSET RD  
LAWRENCE, NY 11559

ARMAND LASKY &W ESTHER  
357 BUNKER DR  
OCEAN SIDE, NY 11572

ALBERT GEORGE HEINO MIRIAM K HEINO  
699 ARBUCKLE AVE  
WOODMERE, NY 11598

GERALD POSNER &W FROMA  
29 WOODMERE BLVD #4A  
WOODMERE, NY 11598

NICOLE APPLEMAN  
129 WOODMERE BLVD  
SOUTH WOODMERE, NY 11598

NICOLE APPLEMAN  
129 WOODMERE BLVD SOUTH  
WOODSBURGH, NY 11598

PHYLLIS KOEGEL  
532 CHURCH AVE  
WOODMERE, NY 11598

MACY EMORS REALTY LLC  
148 BEACH 9 ST 2A  
FAR ROCKAWAY, NY 11691

ALLEN BERG &W BARBARA  
178 BEACH 134 ST  
BELLE HARBOUR, NY 11694

CATON OWNER LLC  
1286 PRESIDENT ST  
BROOKLYN, NY 12213

DAVID HERZOG TRS C/O COZEN O  
CONNOR MORDECHAI HERZOG TRS  
1900 MARKET STREET  
PHILADELPHIA, PA 19103

M G P INC C/O PATRICIA WOLLOWICK  
9050 PINES BLVD STE 386  
PEMBROKE PINES, FL 33024

SARET GOLD PROPERTIES LLC  
36 NE 1 ST #307  
MIAMI, FL 33132

EDUARDO DEL RIVERO JTRS JOSE E DEL  
RIVERO JTRS  
2811 EMATHLA ST  
COCONUT GROVE, FL 33133

TIXE DESIGNS INC  
714 NE 59 ST  
MIAMI, FL 33137

CHANA PERL  
501 COLLINS AVE  
MIAMI BEACH, FL 33139

CI 18 LLC  
110 WASHINGTON AVE UNIT 1514  
MIAMI BEACH, FL 33139

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

AG DESIGN AND CONSTRUCTION LLC  
4560 PRAIRIE AVE  
MIAMI BEACH, FL 33140

ALBERT BENALLOUN  
3748 PRAIRY AVE  
MIAMI, FL 33140

ALEC MILLER  
4101 PINETREE DR #829  
MIAMI BEACH, FL 33140

ALEXANDER ADLER BLANCHE ADLER  
4101 PINETREE DR UNIT 725  
MIAMI BCH, FL 33140

ALL SOULS EPISCOPAL CHURCH  
4025 PINE TREE DR  
MIAMI BEACH, FL 33140

ANDRES DUQUE DAVID DUQUE JR  
4101 PINETREE DR #1715  
MIAMI BEACH, FL 33140

ANDREW GORDON  
PO BOX 3047  
MIAMI BEACH, FL 33140

ANITA WALKER TRS ANITA WALKER  
4101 PINETREE DR #1403  
MIAMI BEACH, FL 33140

ARON LAMPERT LISA LAMPERT  
4525 PRAIRIE AVE  
MIAMI BEACH, FL 33140

BARRY APPEL ESTHER APPEL  
4101 PINE TREE DR # 1114  
MIAMI BEACH, FL 33140

BRENDA KLEIN  
4101 PINETREE DR #1223  
MIAMI BEACH, FL 33140

BRIAN GORDON  
PO BOX 3047  
MIAMI BEACH, FL 33140

CHARLES ABRAMCHIK TRS CHARLES  
ABRAMCHIK REVOCABLE TRUST  
4101 PINETREE DR # 710  
MIAMI BEACH, FL 33140

CHOF YAMIM INC  
4434 N BAY RD  
MIAMI BEACH, FL 33140

CVETKO JOVANOVIC LE REM DUSAN  
VUCICEVIC  
4101 PINE TREE DR 1810  
MIAMI BEACH, FL 33140

DANIELLA FOLK TRS DANIELLA FOLK  
LIVING TRUST DANIELLA FOLK  
4101 PINE TREE DR #1804  
MIAMI BEACH, FL 33140

DAVE KATZ &W ISLE  
4101 PINETREE DR 1803  
MIAMI, FL 33140

DAVID VINE  
400 ARTHUR GODFREY RD STE 403  
MIAMI BEACH, FL 33140

DEBBY LOEB  
4101 PINE TREE DR #609  
MIAMI BEACH, FL 33140

ELEANOR PAUL LE REM JACOB SAMUEL  
BOTACH REM CHAIM MOSHE BOTACH  
4443 PRAIRE AVE  
MIAMI BEACH, FL 33140

ELISSA SOFER  
4101 PINETREE DR #721  
MIAMI BEACH, FL 33140

ELIZABETH BLEIER  
4101 PINETREE DR #601  
MIAMI BEACH, FL 33140

EMILIO GOLDSTEIN BELA GOLDSTEIN  
4101 PINE TREE DR #604  
MIAMI BEACH, FL 33140

ESTHER APPEL BARRY APPEL  
4101 PINETREE DR #1101  
MIAMI BEACH, FL 33140

FELICIA WEISLIC LE REM ABRAHAM  
SCHON REM BELLA SCHON  
4101 PINE TREE DR APT 905  
MIAMI BEACH, FL 33140

FERN GREENBAUM SILVER  
4101 PINE TREE DR #1617  
MIAMI BEACH, FL 33140

GEORGE AMINOV  
4332 SHERIDIAN AVE  
MIAMI BEACH, FL 33140

GIG KNOWLE  
4220 PINETREE DR  
MIAMI BEACH, FL 33140

GITAL ATUN  
427 W 42 STREET  
MIAMI BEACH, FL 33140

GUSTAVO FURMAN DIANA B SELDES  
EDELMAN  
4101 PINETREE DR #1104  
MIAMI BEACH, FL 33140

HAROLD HOFFMAN  
4101 PINE TREE DE #906  
MIAMI BEACH, FL 33140

HELEN MEYER LE REM SANDRA SPOLTER  
REM JERRY MEYER  
4101 PINE TREE DR 1821  
MIAMI BEACH, FL 33140

HELEN SPIELMAN TRS HELEN SPIELMAN  
4101 PINETREE DR APT 408  
MIAMI BEACH, FL 33140

HENDLA GLATT MANUEL GLATT SIMON  
GLATT  
4101 PINETREE DR #1827  
MIAMI BEACH, FL 33140

HERBERT FRANK NOEMI FRANK  
4101 PINETREE DR UNIT #1707  
MIAMI BEACH, FL 33140

HERBERT SCHNECK BEVERELY SCHNECK  
4101 PINE TREE DR #1523  
MIAMI BEACH, FL 33140

HILDA EISENSTEIN TRS HILDA EISENSTEIN  
DECLAR OF TRUST  
4101 PINETREE DR #705  
MIAMI BEACH, FL 33140

ISRAEL ABRAMOV  
4101 PINE TREE DR UNIT 1501  
MIAMI BEACH, FL 33140

ITZHAK DANIAROV  
4101 PINE TREE DR #1627  
MIAMI BEACH, FL 33140

JACK WALKER TRS JACK WALKER  
INTERVIVOS TR  
4101 PINE TREE DR #1403  
MIAMI BEACH, FL 33140

JACQUELINE BEER  
4101 PINE TREE #1724  
MIAMI, FL 33140

JACQUELINE BERDUGO  
4101 PINE TREE DRIVE #1815  
MIAMI BEACH, FL 33140

JACQUELINE BERDUGO  
4101 PINE TREE DR #1622  
MIAMI BEACH, FL 33140

JACQUELINE FARKAS  
4601 ROYAL PALM AVE  
MIAMI BEACH, FL 33140

JAIME ODABACHIAN  
4215 SHERIDAN AVE 8  
MIAMI BEACH, FL 33140

JANET BERGER TRS GITTEL REISS TRS  
4101 PINETREE DR #402  
MIAMI BEACH, FL 33140

JEFFREY GALLER TRS FRED A GALLER  
TRS  
4101 PINE TREE DR #1727  
MIAMI BEACH, FL 33140

JEFFREY GORDON  
4535 N MICHIGAN AVE  
MIAMI BEACH, FL 33140

JEWISH LEARNING CENTER/OHR  
MENACHEM MENDEL INC  
465 41 ST  
MIAMI BCH, FL 33140

JOAN ERDHEIM TR & ROBT BALOGH TR  
777 - 41 ST  
MIAMI BEACH, FL 33140

JOAN LEFKOWITZ LE REM LORRAINE  
BRAUN REM MICHAEL LEFKOWITZ  
4101 PINE TREE DR #1631  
MIAMI BEACH, FL 33140

JOANN BENALLOUN SINDY BENALLOUN  
4101 PINETREE DR #326  
MIAMI BEACH, FL 33140

JOSEPH MARKOVICI  
4101 PINETREE DRIVE UNIT 1816  
MIAMI BEACH, FL 33140

JUDITH GORDON JTRS BRENDA ZANZIPER  
JTRS  
4104 PINE TREE DR # 728  
MIAMI BEACH, FL 33140

JUDY GORDON JTRS ROBERT  
GREENBERGER JTRS  
4101 PINE TREE DR #728  
MIAMI BEACH, FL 33140

JULIUS SAND ROSLYN SAND  
2979 FLAMINGO DR  
MIAMI BEACH, FL 33140

KADIMA LLC  
3010 ALTON RD  
MIAMI BEACH, FL 33140

KATINA MORENO  
445 WEST 42 ST  
MIAMI BEACH, FL 33140

LEON BENHAMU EVELYN BENHAMU  
4101 PINE TREE DR 901  
MIAMI BEACH, FL 33140

LEON BEYLUS &W RENA S & NAOMI  
MOSKOWITZ  
4471 ROYAL PALM AVE  
MIAMI BEACH, FL 33140

LUCKY KIDS INC  
4101 PINE TREE DR #1423  
MIAMI BEACH, FL 33140

MAGDA UNGER LE REM MICHAEL UNGER  
REM LESLIE UNGER  
5001 COLLINS AVE #11-B  
MIAMI BEACH, FL 33140

MARIA ALEXANDRA VAN DER BIEST  
MAYRA VAN DER BIEST  
4101 PINE TREE DR 1209  
MIAMI BEACH, FL 33140

MARTIN B ERDHEIM &W JOAN B & BALOGH  
FAMILY HOLDINGS LTD  
777 41 ST  
MIAMI BEACH, FL 33140

MEIRA MARCUS  
4101 PINETREE DRIVE #1712  
MIAMI BEACH, FL 33140

MENASHE TEITELBAUM  
4101 PINETREE DR #1018  
MIAMI BEACH, FL 33140

MICHAEL ZIMLICHMAN ROSE ZIMLICHMAN  
4101 PINETREE DR #922  
MIAMI BEACH, FL 33140

MIGUEL GREEN LE ROSA COHEN DE  
GREEN LE REM MARY GREEN COHEN  
4101 PINE TREE DR #1226  
MIAMI BEACH, FL 33140

MIRIAM LEVY  
4101 PINE TREE DR #1220  
MIAMI BEACH, FL 33140

NEELY BERNSTEIN LE REM ARI  
BERNSTEIN  
4101 PINE TREE DR APT 1514  
MIAMI BEACH, FL 33140

NOEMI FRANK  
4101 PINETREE DR #1515  
MIAMI, FL 33140

NORMAN REIZ &W RENEE EZRA  
4101 PINETREE DR 1120  
MIAMI BEACH, FL 33140

OSHER INVESTMENTS GROUP LLC  
4560 POST AVE  
MIAMI BEACH, FL 33140

PHILIP KLEIN &W SARA KLEIN  
4101 PINE TREE DR #1223  
MIAMI BEACH, FL 33140

RAHAMIM ABRAMOV  
4101 PINETREE DR #1401  
MIAMI, FL 33140

ROBERTA KAISER LE ROBERTA KAISER  
TRS ROBERTA KAISER REVOCABLE  
TRUST  
4101 PINE TREE DR 1006  
MIAMI BEACH, FL 33140

ROBERT HELLER MARLENE HELLER  
4101 PINETREE DR 1027  
MIAMI BEACH, FL 33140

ROBERT HELLER MARLENE HELLER  
PO BOX 403489  
MIAMI BEACH, FL 33140

ROBERT ROSENBERG JTRS SHELLEY  
ROSENBERG JTRS  
4101 PINE TREE DR #926  
MIAMI BEACH, FL 33140

SAMUEL EISENBERG SARAH EISENBERG  
3411 INDIAN CREEK DR #403  
MIAMI BEACH, FL 33140

SAMUEL KLECKY EVA M SESELOVSKY  
4101 PINE TREE DRIVE UNIT #407  
MIAMI BEACH, FL 33140

SAMUEL LAUFER  
4101 PINE TREE DR #828  
MIAMI BEACH, FL 33140

SARAH KESTENBAUM TRS SARAH  
KESTENBAUM  
4101 PINETREE DR 303  
MIAMI BEACH, FL 33140

SCHECHTER REAL ESTATE HOLDINGS LLC  
4466 SHERIDAN AVE  
MIAMI BEACH, FL 33140

SHERRY LEEB PHILLIP SAMSON JOSEPH  
SAMSON  
4101 PINE TREE DR UNIT 1610  
MIAMI BEACH, FL 33140

SIMON HERMAN LE HEDVIGA HERMAN LE  
REM EVA ROSENFELD  
4101 PINE TREE DR 1028  
MIAMI BEACH, FL 33140

SOLOMON KURZ PATTY KURZ  
4101 PINE TREE DR #929  
MIAMI BEACH, FL 33140

SOL STERN TRS SOL STERN  
4101 PINE TREE DR # 812  
MIAMI BEACH, FL 33140

SONYA GILDENBLAT  
4101 PINETREE DR APT #1807  
MIAMI BEACH, FL 33140

STEVEN MEINER &W SHANYN  
4101 PINETREE DR #1426  
MIAMI BEACH, FL 33140

SUSAN OTTENSOSER  
4101 PINETREE DR UNIT #509  
MIAMI BEACH, FL 33140

SUZANNE SMILES TRS SUZANNE SMILES  
4101 PINETREE DR # 1404  
MIAMI BEACH, FL 33140

TERESITA H PEREZ  
4101 PINETREE DR #1620  
MIAMI BEACH, FL 33140

TERRY M KELLER & MARTIN C MARTINEZ  
(JTRS)  
4101 PINETREE DR #1725  
MIAMI BEACH, FL 33140

TOVA SPRECHER  
4101 PINETREE DR APT 1607  
MIAMI BEACH, FL 33140

WALTER SILVER  
4101 PINE TREE DR UNIT 1826  
MIAMI BEACH, FL 33140

YAAKOV HAIMOV  
4104 PINE TREE DR #803  
MIAMI BEACH, FL 33140

YUDITH MERENSTEIN  
4101 PINETREE DR #1222  
MIAMI BEACH, FL 33140

IDA BILD ALFREDO & RAFAEL BILD  
RAQUEL BILD LIBBIN  
1125 N SHORE DR  
MIAMI, FL 33141

SHERWYN WEISS TRS SHERWYN WEISS  
FAMILY TRUST LILLIAN WEISS TRS  
6770 SW 122 DR  
MIAMI, FL 33156

LOTTE JACOB LE REM ALLAN I JACOB  
19559 NE 10 AVE  
NORTH MIAMI BEACH, FL 33179

QUARK PROPERTIES LTD C/O MARC  
BIRNBAUM  
1041 IVES DAIRY RD 238  
MIAMI, FL 33179

JUDY J SUGAR LISA RHEIN  
20808 NE 37 AVE  
AVENTURA, FL 33180

TOWER FORTY ONE 711 LLC  
2750 NE 185 ST STE 201  
AVENTURA, FL 33180

TOWER FORTY ONE 914 LLC  
2750 NE 185 ST 201  
AVENTURA, FL 33180

ZUCKERMAN VERNON CORP  
20191 E COUNTRY CLUB DR # 1207  
AVENTURA, FL 33180

PETER IZAAK  
12555 BISCAYNE BLVD #992  
MIAMI, FL 33181

2028079 ONTARIO INC  
4101 PINE TREE DR #916  
MIAMI BEACH, FL 33314

FLORIDA POWER & LIGHT CO ATTN  
PROPERTY TAX DEPT  
700 UNIVERSE BLVD, PSX/JB  
JUNO BEACH, FL 33408

432 W 41 ST LLC  
6301 N OCEAN BLVD  
OCEAN RIDGE, FL 33435

4101 AR INC  
1966 HILLVIEW ST  
SARASOTA, FL 34239

ELLIS OLKON NANCY OLKON  
2362 WILLOW DR  
MEDINA, MN 55340

MARK KUTOFF  
2724 LYNN AVE S  
MINNEAPOLIS, MN 55416

SILVER TREE INC % WALGREEN CO #3942  
PO BOX 1159  
DEERFIELD, IL 60015

MARSHALL A MAUER TRS MARSHALL A  
MAUER REVOC TRUST  
3359 WEST MAIN ST  
SKOKIE, IL 60076

GLEN HEALTH TOWER 41 LLC  
5454 W FARGO  
SKOKIE, IL 60077

SLG TOWER 41 LLC  
5454 W FARGO  
SKOKIE, IL 60077

SIDNEY BERGER SIDNEY BERGER  
DECLARATION OF TR ROBERTA BERGER  
9311 SPRINGFIELD AVE  
EVANSTON, IL 60203

AVRUM & PHYLLIS REIFER & JACK &  
ELAINE REIFER  
3016 WEST SHERWIN AVE  
CHICAGO, IL 60645

RACHEL SPINDEL TRS  
6721 N MOZART ST  
CHICAGO, IL 60645

DAVID & JONATHAN SCHNELL TRS  
6024 N MONTICELLO  
CHICAGO, IL 60659

KENNETH KLEIN PHYLLIS KLEIN  
6300 N LAWNSDALE  
CHICAGO, IL 60659

MALKA MERMELSTEIN TRS  
5908 NORTH SAINT LOUIS AVE  
CHICAGO, IL 60659

WILLIAM H SAWICKI  
3436 MAGAZINE ST #325  
NEW ORLEANS, LA 70115

JUDY NEUWIRTH LE C/O HARDING &  
CARBONE REM FRED A NEUWIRTH TRS  
3903 BELLAIRE BLVD  
HOUSTON, TX 77025

LEVINE INVESTMENTS LIMITED  
PARTNERSHIP  
2201 E CAMELBACK RD #650  
PHOENIX, AZ 85016

ROSEMARY GLUCK TRS OSCAR S GLUCK  
AND ROSEMARY GLUCK LIVING TRUST  
707 EAST KALER DR  
PHOENIX, AZ 85020

VIVIANE CUENCA AZCARATE  
4045 VINELAND AVE PH #539  
STUDIO CITY, CA 91604

APH CORPORATION  
1940 FILLMORE ST  
SAN FRANCISCO, CA 94115

SOLOMON LEFKOWITZ & W ESTHER  
150 NEW EGYPT RD  
LAKEWOOD, NJ 08701-2930

ENRIQUE R DELFINO % CHASE  
MANHATTAN BANK  
PO BOX 5258  
NEW YORK, NY 10185-5258

FRANCES M HOROWITZ TR  
39-40 GREENPOINT AVE 6B  
LCI QUEENS, NY 11104-4021

ALEX SPITZ & W ROSE  
1459 56 ST  
BROOKLYN, NY 11219-0000

JOSHUA WEIS TR  
5508 12 AVE  
BROOKLYN, NY 11219-4103

CHANOCH GOELMAN  
1454 60th St  
Brooklyn, NY 11219-5064

AARON GRUSHKO &W HELENE  
2 TULIP STREET  
CEDARHURST, NY 11516-0000

BEATRICE SAUFER EST OF ISAAC A  
SAUFER  
228 W WAUKENA AVE  
OCEANSIDE, NY 11572-5060

MICHAEL MORGENSTERN JUDY  
MORGENSTERN  
356 GRANT AVE  
WOODMERE, NY 11598-2946

SYLVIA FOX  
500 SW 130 TERR APT102  
PEMBROKE PINES, FL 33027-1918

TRIPLE A MANAGEMENT LTD % STEVEN L  
CANTOR  
9 ISLAND AVE #1206  
MIAMI BEACH, FL 33139-1328

JEFFERSON PLAZA PTNRS LTD  
523 MICHIGAN AVE  
MIAMI BEACH, FL 33139-6317

HERMAN EISENBERGER &W EVA  
4101 PINE DR APT 412  
MIAMI BEACH, FL 33140-0000

PEDRO MUSA-RIS SR & PEDRO MUSA-RIS  
JR  
5309 ALTON RD  
MIAMI BEACH, FL 33140-2014

ADRIAN JUAN GARIBOTTI  
5959 COLLINS AVE APT#606  
MIAMI BEACH, FL 33140-2290

MICHAEL & RAY ROTTMAN TR  
1033 W 47 ST  
MIAMI BEACH, FL 33140-2802

920 TOWER L L C  
4550 N BAY RD  
MIAMI BCH, FL 33140-2859

DANIEL MARTIN &W BETH  
400 W 43 ST  
MIAMI BEACH, FL 33140-3110

JUAN C DAVID &W ANA M MELZER  
428 W 43 ST  
MIAMI BEACH, FL 33140-3110

WILLIAM THOMAS &W MARY  
434 W 43 ST  
MIAMI BEACH, FL 33140-3110

HOWARD ESTRIN &W LILIAN  
4200 PINETREE DR  
MIAMI BEACH, FL 33140-3112

SHAHZAD A PANJWANI  
4226 PINETREE DR  
MIAMI BEACH, FL 33140-3112

SHMUEL ZALMANOV CHAYA B ZALMANOV  
4236 PINE TREE DR  
MIAMI BEACH, FL 33140-3112

TERRY T BOGART &H ROMAN  
4250 PINE TREE DR  
MIAMI BEACH, FL 33140-3112

HOWARD ASH &W TOBI  
4233 SHERIDAN AVE  
MIAMI BEACH, FL 33140-3115

JORGE BOTTAIOLI &W MAGELA  
4225 SHERIDAN AVE  
MIAMI BEACH, FL 33140-3115

EXIQUIO HERNANDEZ &W DAISY  
4224 SHERIDAN AVE  
MIAMI BEACH, FL 33140-3116

NAHUM Y GROSS &W SARA H  
4230 SHERIDAN AVE  
MIAMI BEACH, FL 33140-3116

THOMAS WEISS &W RHONDA  
4525 PINETREE DR  
MIAMI BEACH, FL 33140-3133

ALISA BETH CEPEDA TRS  
4215 SHERIDAN AVE #4  
MIAMI BEACH, FL 33140-3162

GREGORY SGARRO &W CLAUDIA  
4215 SHERIDAN AVE #1  
MIAMI BEACH, FL 33140-3162

GREGORY T HOGAN  
4215 SHERIDAN AVE #6  
MIAMI BEACH, FL 33140-3184

MARK M HAIMOV &W ROZA  
3026 PRAIRIE AVE  
MIAMI BEACH, FL 33140-3425

BALOGH REAL ESTATE CO  
777 ARTHUR GODFREY RD  
MIAMI BEACH, FL 33140-3449

GIR INVESTMENTS INC  
419 W 41 ST  
MIAMI BEACH, FL 33140-3503

EDITH KOHN & SUSAN G FELBRAND  
4101 PINE TREE DR #330  
MIAMI BEACH, FL 33140-3600

JACK HALPERT (TR) & MOSHE & WILLIAM  
HALPERT (TRS)  
4101 PINE TREE DR UNIT 415  
MIAMI BEACH, FL 33140-3600

KALMAN KLEIN  
4101 PINE TREE DR #411  
MIAMI BEACH, FL 33140-3606

LABEL DULITZ & W REBECCA C DULITZ  
4101 PINE TREE DR #331  
MIAMI BEACH, FL 33140-3600

MARGARET FRENKEL (TR) EST OF MAX  
FRENKEL (TR) EST OF  
4101 PINE TREE DR APT 403  
MIAMI BEACH, FL 33140-3600

ALLYN LARSEN & GLENN THOR LARSEN  
4101 PINETREE DR #308  
MIAMI BEACH, FL 33140-3606

BELLA GOLDRING STERN TR  
4101 PINE TREE DR #320  
MIAMI BEACH, FL 33140-3606

LILLIAN S HOROWITZ (LE) REM RITA  
GALBUT  
4101 PINE TREE DR UNIT 322  
MIAMI BEACH, FL 33140-3606

PINCUS & DAVID REISZ & HINDY  
FRIEDMAN & IDY KAUFMAN  
4101 PINE TREE DR #317  
MIAMI BEACH, FL 33140-3606

WALTER SILVER  
4101 PINE TREE DR #306  
MIAMI BEACH, FL 33140-3606

Z JONATHAN DARZI & W CLAIRE & OVADIA  
& RAPHAEL DARZI JTRS  
4101 PINETREE DR #307  
MIAMI, FL 33140-3606

EDITH KOHN SUSAN G FELBRAND  
4101 PINE TREE DR #506  
MIAMI BEACH, FL 33140-3607

MARTIN VEGH & W SUSAN  
4101 PINE TREE DR #430  
MIAMI BEACH, FL 33140-3607

ELAINE POLLACK  
4101 PINE TREE DR #611  
MIAMI BEACH, FL 33140-3610

LEWIS & NELLY BERNATH  
4101 PINETREE DR #610  
MIAMI BEACH, FL 33140-3610

ROBERT & SHELLEY ROSENBERG  
4101 PINE TREE DR UNIT 926  
MIAMI BEACH, FL 33140-3610

HALINA HERSHKOWITZ  
4101 PINE TREE DR UNIT 810  
MIAMI BEACH, FL 33140-3611

LEONA KIRSHBLUM  
4101 PINETREE DR APT 729  
MIAMI BEACH, FL 33140-3611

MIRJANA MILOSEVIC-KVAJIC  
4101 PINE TREE DR UNIT 809  
MIAMI BEACH, FL 33140-3611

MIRJANA MILOSEVIC-KVAJIC  
4101 PINE TREE DR UNIT 808  
MIAMI BEACH, FL 33140-3611

GRIZELLA WEISSBARTH  
4101 PINE TREE DR #824  
MIAMI BEACH, FL 33140-3612

SURY TEITELBAUM  
4101 PINE TREE DR UNIT 1016  
MIAMI BEACH, FL 33140-3614

GRACE STERN  
4101 PINE TREE DR #1212  
MIAMI BEACH, FL 33140-3615

JUDITH PERL  
4101 PINETREE DR #1225  
MIAMI BEACH, FL 33140-3615

MAYER APFELBAUM & W MANYA  
4101 PINE TREE DR #1207  
MIAMI BEACH, FL 33140-3615

MICHAEL & RAY ROTTMAN TRS RAY &  
BURTON ROTTMAN (BEN)  
4101 PINETREE DR #1224  
MIAMI BEACH, FL 33140-3615

FLORENCE KAPLAN  
4101 PINE TREE DR UNIT 1108  
MIAMI BEACH, FL 33140-3616

MELIDA GOMEZ HECHT  
4101 PINE TREE DR APT 1109  
MIAMI BEACH, FL 33140-3616

PINCUS REISZ & W SUSAN  
4101 PINE TREE DR #1123  
MIAMI BCH, FL 33140-3616

DAVID S TEPPER &W JOAN TEPPER  
4101 PINETREE DR #1412  
MIAMI BEACH, FL 33140-3617

HELENA BLUMENFRUCHT  
4101 PINE TREE DR #1418  
MIAMI BEACH, FL 33140-3617

SHAUL RINGLER &W RACHEL S  
4101 PINE TREE DR #1409  
MIAMI BEACH, FL 33140-3617

STEVEN WEISZ  
4101 PINE TREE DR #1227  
MIAMI BEACH, FL 33140-3617

2028079 ONTARIO INC  
4101 PINE TREE DR #526  
MIAMI BEACH, FL 33140-3618

DAVID SCHWARTZ &W IRENE  
4101 PINE TREE DR APT 526  
MIAMI BEACH, FL 33140-3618

JOSEPH STEIN LE REM ROBERT &  
ALBERT ET ALS  
4101 PINE TREE DR #525  
MIAMI BEACH, FL 33140-3618

ROSALIE ENGEL (TRUST)  
4101 PINE TREE DR #528  
MIAMI BEACH, FL 33140-3618

SUSAN S GROSSMAN FELDBRAND &  
EDITH KOHN  
4101 PINETREE DR UNIT 524  
MIAMI BEACH, FL 33140-3618

DARIO BLAU  
4101 PINETREE DR #1531  
MIAMI BEACH, FL 33140-3619

HENRY GRANT  
4101 PINE TREE DR UNIT 1606  
MIAMI BEACH, FL 33140-3619

STEVE KARRO &W JANET  
4101 PINETREE DR #1524  
MIAMI BEACH, FL 33140-3619

CHAYIM WEINGARTEN &W ESTHER  
WEINGARTEN  
4101 PINETREE DR #1703  
MIAMI, FL 33140-3620

KAREN MONTEAGUDO  
4101 PINE TREE DR #1719  
MIAMI BEACH, FL 33140-3620

KUHL FLA TRUST  
4101 PINETREE DR #1710  
MIAMI BEACH, FL 33140-3620

RUTH KOPPE DE GRUNGLASSE & ROBERT  
& JOHNNY GRUNGLASSE  
4101 PINE TREE DR #1714  
MIAMI BEACH, FL 33140-3620

SCOTT SHANE  
4101 PINE TREE DR #1704  
MIAMI BEACH, FL 33140-3620

VIVIAN KUHL  
4101 PINE TREE DR UNIT 1717  
MIAMI BEACH, FL 33140-3620

ALEC I MILLER EVELINA MILLER  
4101 PINE TREE DR #702  
MIAMI BEACH, FL 33140-3621

JEHUDIT LEWY  
4101 PINETREE DR #714  
MIAMI BEACH, FL 33140-3621

JUDA BITTMAN &W JUDIT  
4101 PINE TREEE DR UNIT 723  
MIAMI BEACH, FL 33140-3621

JUDITH SCHWARTZ  
4101 PINE TREE DR #724  
MIAMI, FL 33140-3621

JUDY SUGAR ROCHELLE KEVELSON  
4101 PINE TREE DR #701  
MIAMI BEACH, FL 33140-3621

MENASHE HIRSCH &W FAY  
4101 PINE TREE DR #708  
MIAMI BEACH, FL 33140-3621

ANNE RUTH HIMELSTEIN  
4101 PINE TREE DR #1831  
MIAMI BEACH, FL 33140-3622

HENRY K ZALCMAN &W EVA  
4101 PINETREE DR #1820  
MIAMI BEACH, FL 33140-3622

HENRYK ZALCMAN &W EVA  
4101 PINE TREE DR 1824  
MIAMI BEACH, FL 33140-3622

IRVING SILBERBERG BARBARA  
SILBERBERG  
4101 PINE TREE DR #1825  
MIAMI BEACH, FL 33140-3622

ISRAEL SHAFRAN &W JULIA  
4101 PINE TREE DR UNIT 930  
MIAMI BEACH, FL 33140-3626

JULIAN GUIASOLA  
4101 PINE TREE DR #1007  
MIAMI BEACH, FL 33140-3626

LIVIA SKIAR & FELICIA GOLDRING TR  
SERENA GOLDRING (BEN)  
4101 PINE TREE DR #925  
MIAMI BEACH, FL 33140-3626

SHELLEY ROSENBERG & ROBERT  
ROSENBERG  
4101 PINE TREE DR #926  
MIAMI BEACH, FL 33140-3626

SHULA BEN-DAVID  
4101 PINE TREE DR UNIT 919  
MIAMI BEACH, FL 33140-3626

VIVIAN KUHL  
4101 PINE TREE DR UNIT 917  
MIAMI BEACH, FL 33140-3626

Z JONATHAN DARZI & W CLAIRES  
4101 PINE TREE DR #918  
MIAMI BEACH, FL 33140-3626

2028079 ONTARIO INC  
4101 PINE TREE DR #C916  
MIAMI BEACH, FL 33140-3628

EDITH KOHN  
4101 PINE TREE DR # 1  
MIAMI BEACH, FL 33140-3628

GUTNICK TOWER 41 LLC  
4101 PINE TREE DR 920  
MIAMI BEACH, FL 33140-3628

JOYCE BENALLOUN ALBERT BENALLOUN  
4101 PINE TREE DR STE 304  
MIAMI BEACH, FL 33140-3628

LORRAINE SOHN  
4101 PINE TREE DR #C2  
MIAMI BEACH, FL 33140-3628

TOWER FORTY ONE ASSOC INC  
4101 PINE TREE DR  
MIAMI BEACH, FL 33140-3628

VIVIAN KUHL GEORGE KUHL  
4101 PINE TREE DR 1716  
MIAMI BEACH, FL 33140-3628

VIVIAN KUHL  
4101 PINE TREE DR CABANA 19  
MIAMI BEACH, FL 33140-3628

ABRAM AMINOV  
4101 PINE TREE DR #1429  
MIAMI BEACH, FL 33140-3631

ALIK HAIMOV  
4101 PINE TREE DR UNIT 1502  
MIAMI BEACH, FL 33140-3631

BELLA SHIFFMAN LE REM MICHAEL I  
SHIFFMAN & W JANIS L  
4101 PINETREE DR #1421  
MIAMI BEACH, FL 33140-3631

BERNICE SIR TR  
4101 PINE TREE DR #1512  
MIAMI BEACH, FL 33140-3631

ELIAS CIMBLER  
4101 PINETREE DR UNIT 1503  
MIAMI BEACH, FL 33140-3631

IRWIN GREENBAUM & W FERN  
4101 PINE TREE DR UNIT 1430  
MIAMI BEACH, FL 33140-3631

LETZ GROUP CO SA  
4101 PINE TREE DR #1510  
MIAMI BEACH, FL 33140-3631

MATOUKA & ELI & SALIM COHEN  
4101 PINE TREE DR #1431  
MIAMI BEACH, FL 33140-3631

MIRIAM RINGLER  
4101 PINETREE DR #1509  
MIAMI, FL 33140-3631

NORBERTO HERNANDEZ & SONS INC  
4101 PINE TREE DR #1507  
MIAMI BEACH, FL 33140-3631

OPHIRA GOTTLIEB  
4101 PINE TREE DR #1424  
MIAMI BEACH, FL 33140-3631

ROBBIE W BENSLEY & MARC WEICHER  
4101 PINETREE DR UNIT 1511  
MIAMI, FL 33140-3631

SHAUL & RACHEL RINGLER  
4101 PINE TREE DR #1508  
MIAMI BEACH, FL 33140-3631

ALLAN I JACOB & W SANDRA H  
4101 PINE TREE DR #1630  
MIAMI BEACH, FL 33140-3634

FERN GREENBAUM  
4101 PINETREE DR #1617  
MIAMI BEACH, FL 33140-3634

IRWIN FERN & ANDREW & NEIL  
GREENBAUM TRS  
4101 PINETREE DR #1619  
MIAMI BEACH, FL 33140-3634

SARALEE N GOLDSON  
4101 PINE TREE DR UNIT 1621  
MIAMI BEACH, FL 33140-3634

DANIEL ABRAMOFF & SHOSHANA  
ABRAMOFF JTRS  
4101 PINETREE DR #1726  
MIAMI BEACH, FL 33140-3635

GIGI LEVY STEIN ROBERT STEIN  
4101 PINE TREE DR #1806  
MIAMI BEACH, FL 33140-3635

MARIA E DEL CAMPO  
4101 PINE TREE DR #1819  
MIAMI BCH, FL 33140-3635

SABRINA CARTA  
4101 PINE TREE DR #1809  
MIAMI BEACH, FL 33140-3635

SARA KUPIEC DE ROBINS  
4101 PINE TREE DR UNIT 1729  
MIAMI BEACH, FL 33140-3635

JULUIS SAND & W ROSLYN  
4101 PINE TREE DR #1626  
MIAMI BEACH, FL 33140-3916

WHITE MARLIN GROUP LLC & SPINNINGS  
LC  
5864 SW 76 ST  
MIAMI, FL 33143-5402

CARLOS A ROSA & W GISELA  
9409 BYRON AVE  
SURFSIDE, FL 33154-2439

ASHILO INC  
9445 HARDING AVE  
SURFSIDE, FL 33154-2803

REIMS AGR I LLC  
PO BOX 6481  
SURFSIDE, FL 33154-6481

HYACINTH D WILLIAMS TRS  
PO BOX 680745  
MIAMI, FL 33168-0745

2002 EMB GENET FAMILY TRUST S.  
MICHAEL GENET SANDOR F. GENET  
19080 NE 29 AVE  
AVENTURA, FL 33180-2805

CARLOS TRUJILLO & W ALICIA  
10607 ROCK RIVER LN  
CYPRESS, TX 77433-1396

## 375' RADIUS MAP



**SUBJECT:** 4100 Pine Tree Drive, Miami Beach, FL 33140

**FOLIO NUMBER:** 02-3222-001-0370

**LEGAL DESCRIPTION:** ORCHARD SUB NO 4 PB 25-30 LOTS 4 & 5 & S19.71FT OF LOT 6 & ALL LOT 7 & E25FT OF LOT 8 BLK 3

**SUBJECT:** 4120 Pine Tree Drive, Miami Beach, FL 33140

**FOLIO NUMBER:** 02-3222-001-0400

**LEGAL DESCRIPTION:** ORCHARD SUB NO 4 PB 25-30 N60FT LOT 6 BLK 3

**SUBJECT:** 340 W 42 Street, Miami Beach, FL 33140

**FOLIO NUMBER:** 02-3222-001-0420

**LEGAL DESCRIPTION:** ORCHARD SUB NO 4 PB 25-30 LOT 8 LESS E25FT & ALL LOT 9 BLK 3



zoning public notification packages | ownership lists + mailing labels + radius maps  
diana@rdrmiami.com | 305.498.1614

March 12, 2016

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

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

**SUBJECT:** 4100 Pine Tree Drive, Miami Beach, FL 33140

**FOLIO NUMBER:** 02-3222-001-0370

**LEGAL DESCRIPTION:** ORCHARD SUB NO 4 PB 25-30 LOTS 4 & 5 & S19.71FT OF LOT 6 & ALL LOT 7 & E25FT OF LOT 8 BLK 3

**SUBJECT:** 4120 Pine Tree Drive, Miami Beach, FL 33140

**FOLIO NUMBER:** 02-3222-001-0400

**LEGAL DESCRIPTION:** ORCHARD SUB NO 4 PB 25-30 N60FT LOT 6 BLK 3

**SUBJECT:** 340 W 42 Street, Miami Beach, FL 33140

**FOLIO NUMBER:** 02-3222-001-0420

**LEGAL DESCRIPTION:** ORCHARD SUB NO 4 PB 25-30 LOT 8 LESS E25FT & ALL LOT 9 BLK 3

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 375 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on the file in Miami-Dade County Property Appraisers' Office.

Sincerely,

Rio Development Resources, LLC

---

Diana B. Rio

Total number of property owners without repetition: **463 total, including 14 international**

*Rio Development Resources, LLC ("RDR") has used its best efforts in collecting the information published in this report and the findings contained in the report are based solely and exclusively on information provided by you and information gathered from public records and that local government. By acceptance of this report, you agree to hold RDR harmless and indemnify RDR from any and all losses, damages, liabilities and expenses which can be claimed against RDR caused by or related to this report.*

**MIAMI DADE - SCHOOL CONCURRENCY LIST**

**Below is the established process for the Planning Department’s review of applications where new residential units are proposed.**

Whenever a building permit application or Land Use Board application is reviewed which involves new residential units (not individual single family homes), the below information is transmitted to Miami-Dade County Schools through their online portal system. (including building permits where a school concurrency evaluation was previously done as part of a land use board application).

**Please provide the following information:**

Applicant Name (owners):	<b>Caton Owner, LLC</b>
Applicant Phone (owners):	<b>786-802-7980</b>
Applicant Email(owners):	<a href="mailto:mboymelgreen@gmail.com">mboymelgreen@gmail.com</a>
Project Address :	<b>340 West 42 Street</b>
Contact Name:	<b>Matthew Barnes</b>
Contact Phone:	<b>305.755.5825</b>
Contact Email:	<a href="mailto:matthew.barnes@akerman.com">matthew.barnes@akerman.com</a>
Local Government Application Number (Board Number or Permit number):	<b>PB File No. 2327</b>
Master Folio Number:	<b>02-3222-001-0420</b>
Additional Folio Numbers:	<b>02-3222-001-0370</b>
	<b>02-3222-001-0400</b>
Total Acreage:	<b>1.073</b>
Proposed Use (number of units)*:	<b>49</b>
SFH (Existing/Proposed):	<b>0 / 0</b>
TH (Existing/Proposed):	<b>0 / 0</b>
Multyfamily (Existing/Proposed):	<b>0 / 49</b>

**The Planning Department will not approve building permits involving an increase in residential units unless the County School Board has issued a school concurrency determination and concludes that the development satisfies the school concurrency requirements. Without this, a building permit cannot be issued.**

\*The number of units is the ADDITIONAL number of residential units proposed vs. the number of current existing units on the site. For example, if an existing building contains 8 residential units, and is being replaced with a 20 unit project, the number of units would be 12.

Record Return - Carter McDowell, Esq.



BILZIN SUMBERG BAENA  
PRICE & AXELROD LLP  
200 S. BISCAYNE BOULEVARD  
SUITE 2500  
**PLANNING BOARD**  
**CITY OF MIAMI BEACH, FLORIDA**

CFN 2007R0596989  
DR Bk 25701 Pgs 3177 - 3180 (4pgs)  
RECORDED 06/14/2007 10:14:56  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

**PROPERTY:** 4120 & 4120 Pine tree Drive and 340 W. 42<sup>nd</sup> Street  
(collectively referred to as 301 41<sup>st</sup> Street).

**FILE NO.** 1796

**IN RE:** The Application by City National Bank of Florida, as Trustee, CABI 301 Commercial LLLP and CABI 301 Residential LLLP, requesting Conditional Use approval to construct a structure larger than 50,000 square feet consisting of 35 condominium dwelling units situated above a three-story garage with 138 parking spaces concealed at ground level by 7 townhouse units for a total of 42 residential units

**LEGAL DESCRIPTION:** Lots 4, 5, 6, 7, 8 and 9, Block 3, Orchard Subdivision No. 4, according to the Plat thereof, as recorded in Plat Book 25, at Page 30 of the Public Records of Miami-Dade County, Florida.

**MEETING DATE:** February 27, 2007

### CONDITIONAL USE PERMIT

The applicant, City National Bank of Florida, as Trustee, CABI 301 Commercial LLLP and CABI 301 Residential LLLP, are requesting Conditional Use approval pursuant 118-193 of the Land Development Regulations of the Code of the City of Miami Beach, Florida. Notice of the request for a Conditional Use Permit 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 the staff recommendation, that a Conditional Use Permit as requested and set forth above be GRANTED, subject to the conditions below, which have been accepted by the applicants:

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 provide a progress report to the Board. 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. Prior to the issuance of a building permit, the applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), as deemed necessary, by paying its fair share cost, as determined by the Transportation/Concurrency Management Division.
3. The proposed tandem spaces shall be assigned to those units that may require more than one space and shall comply with City Code Section 130-251(c) of the City Code. This section of the Code requires that those tandem parking spaces utilized for self-parking in multi-family residential buildings shall have a restrictive covenant, approved as to form by the City Attorney's office and recorded in the public records of Miami-Dade County, Florida, as a covenant running with the land, limiting the use of each pair of tandem parking spaces to the same unit owner.
4. The designated guest parking spaces shall be clearly marked to be easily identified.
5. As proposed by the applicants, the design of the Sheridan Avenue entrance to the parking garage shall incorporate security gates, speed bumps and a triangle of visibility, which will help safeguard the general security, health and welfare of pedestrians on the sidewalk. The design and location of these security measures shall be submitted to staff for review and approval.
6. The sidewalk along Pine Tree Drive shall be extended into the landscape island between the two driveways in order to create a transition between the two garage entrances.
7. The developer, designee, future homeowners association, or contract operator shall be responsible for operating parking garage in an orderly, clean and quiet manner so that neighboring residents are not disturbed. The sounding of car alarms, 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.
8. The leasing of parking spaces that may be deemed underutilized shall be strictly prohibited.

9. The depth of the eyebrows along all the facades of the structure shall be reduced in a manner to be approved by staff, in order to minimize the perception of structural massing.
10. The applicant shall coordinate with the Public Works, Parking and Parks directors the proposed street improvements, including but not limited to the rearranging of the on-street parking spaces, bike lanes, landscaping and any other City right-of-way work proffered at the public hearing where this Conditional Use Permit is approved. The plan shall be finalized and approved prior to the issuance of a building permit.
11. The landscape buffer shall be expanded and increased, with a special emphasis on the north side of 42<sup>nd</sup> Street.
12. Should the current bank operator change, the applicant shall come back to the Planning Board for evaluation of the nature of the new operation and determine if any new conditions shall be considered because of such new impacts.
13. All stacking of vehicles destined for the bank's drive-through windows shall be internal to the garage. No stacking of vehicles shall be permitted on public rights-of-way.
14. The applicant shall continue to address the concerns of the City's Transportation Division and Consultants relative to the traffic analysis, especially a revised traffic study that indicates the impact of traffic after the 63<sup>rd</sup> Street Bridge construction is finalized, and the u-turn movement to access the bank's drive-through tellers.
15. The applicant shall submit an MOT (Method of Transportation) to staff for review and approval prior to the issuance of a building permit. The MOT shall address any traffic flow disruption due to construction activity on the site.
16. As recommended in the traffic impact study, the following measures, which would improve traffic conditions within the study area shall be followed, subject to the review and approval of the City's Public Works Department and any other county or state agency that may have jurisdiction:
  - Re-stripe the northbound left-turn lane at the Pine Tree Drive/42<sup>nd</sup> Street intersection in order to increase the capacity from about 25 feet to 50 feet.
  - Install a "DO NOT BLOCK INTERSECTION" sign on the eastbound approach of the 41<sup>st</sup> Street/ Sheridan Avenue. This regulatory sign should ensure that this intersection remains clear of stopped vehicles and allow easier flow of traffic on Sheridan Avenue.
17. The applicant shall obtain a full building permit within 18 months from the date of the meeting, and work proceed in accordance with the Florida Building Code. Extensions of time for good cause, not to exceed a total of one year for all extensions, may be granted by the Planning Board, provided a request in writing is submitted to the Planning and Zoning director in advance of the expiration of the original approval. In the event a proposed Code amendment renders a project with a Conditional Use approval non-conforming, as more specifically set forth in sections 118-168 and 118-169 of the City Code, then such a project shall not be eligible to receive an extension of time for any reason.

- 18. 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.
- 19. This Conditional Use Permit shall be recorded in the Public Records of Miami-Dade County at the expense of the applicant, prior to the issuance of a Building Permit.
- 20. 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.

Dated this 19th day of MARCH, 2007.

PLANNING BOARD OF THE  
CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]  
Jorge G. Gomez, Planning Director  
For Chairman

STATE OF FLORIDA       )  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 19th day of MARCH, 2007, 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.

 Charles A Taft  
My Commission DD233174  
Expires July 17, 2007

[NOTARIAL SEAL]

Notary: [Signature]  
Print Name: CHARLES A. TAFT  
Notary Public, State of Florida  
My Commission Expires:  
Commission Number:

Approved As To Form:  
Legal Department ( Specd 3-9-07 )

# MIAMI BEACH

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

Address: **340 W 42<sup>nd</sup> St**  
File Number:

Date: **3/11/16**

## BOARD APPLICATION CHECK LIST

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

ITEM #	FIRST SUBMITTAL CHECK LIST	Required	Provided
	<b>ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE</b>		
1	Make an appointment with Board Liaison at least 2 days in advance of the submittal deadline	X	
2	Completed Board Application, Affidavits & Disclosures of Interest (original signatures)	X	
3	Copies of all current or previously active Business Tax Receipts	X	
4	Letter of Intent with details of application request, hardship, etc.	X	
5	Application Fee	X	
6	Mailing Labels - 2 sets and a CD including: Property owner's list and Original certified letter from provider.	X	
7	School Concurrency Application, for projects with a net increase in residential units (no SFH)	X	
8	<b>Provide four (4), 11"X17" collated sets, two (2) of which are signed &amp; sealed, to include the following:</b>	X	
9	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date	X	
10	All Applicable Zoning Information (see Zoning Data requirements)	X	
11	Location Plan, Min 4"x 6" Aerial 1/2 mile radius, colored with streets and project site identified	X	
12	Survey (original signed & sealed) dated less than 6 months old at the time of application ( lot area shall be provided by surveyor), identifying grade (If no sidewalk, provide a letter from Public Works, establishing grade) , spot elevations and Elevation Certificate	X	
13	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X	
14	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X	
15	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths)	X	
15a	Indicate any backflow preventer and FPL vault if applicable	X	
16	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X	
17	Current, dated color photographs, min 4"X6" of interior space (no Google images)		
18	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	X	
19	Existing Conditions Drawings (Floor Plans & Elevations with dimensions)	X	
20	Demolition Plans (Floor Plans & Elevations with dimensions)	X	
21	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks	X	
22	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	X	
23	Proposed Section Drawings	X	
24	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan, as well as underground and overhead utilities when street trees are required.	X	
25	Hardscape Plan, i.e. paving materials, pattern, etc.	X	
26	Color Renderings (elevations and three dimensional perspective drawings)	X	

Indicate N/A if Not Applicable

Initials: \_\_\_\_\_

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305.673.7550

<p style="font-size: 1.2em; margin: 0;">Planning Board Approval prior to DRB.</p>		
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**Address:**

**File Number:**

ITEM #	FIRST SUBMITTAL ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE APPLICATION MEETING	Required	Provided
27	Vacant or Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Department		
28	Copy of original Building Permit Card, & Microfilm, if available		
29	Historic Resources Report (This report shall include, but shall not be limited to, copy of the original Building Permit Card and any subsequent evolution, Microfilm, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure)		
30	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated)	X	
31	Line of Sight studies		
32	Structural Analysis of existing building including methodology for shoring and bracing		
33	Proposed exterior and interior lighting plan, including photometric calculations		
34	Exploded Axonometric Diagram (showing second floor in relationship to first floor)		
35	Neighborhood Context Study	X	
36	Open Space calculations and shaded diagrams		
37	Proposed Operational Plan <span style="float: right; margin-right: 50px;">PB</span>	X	
38	Traffic Study (Hard copy), Site plan(s) and AutoCAD in 3 CDs, including calculations for peer review. Send digital version as an attachment via e mail to: Xfalconi@miamibeachfl.gov <span style="float: right; margin-right: 50px;">Planning Board</span>	X	
39	Sound Study report (Hard copy) with 1 CD		
40	Set of plans 24"x 36" (when requested by staff)		
41	Copies of previous Recorded Final Orders		
42	Location Plan, Aerial or survey indicating width of canals (Dimension shall be certified by a surveyor)		
43	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation)		
44	<b>Site Plan (Identify streets and alleys)</b> <span style="float: right; margin-right: 50px;">PB</span>	X	
a	Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____	X	
b	# parking spaces & dimensions _____ Loading spaces locations & dimensions _____	X	
c	# of bicycle parking spaces _____	X	
d	Interior and loading area location & dimensions _____	X	
e	Street level trash room location and dimensions _____	X	
f	Delivery route _____ Sanitation operation _____ Valet drop-off & pick-up _____ Valet route in and out _____	X	
g	Valet route to and from _____ auto-turn analysis for delivery and sanitation vehicles _____	X	
45	<b>Floor Plan (dimensioned)</b>		
a	Total floor area		
a	Identify # seats indoors _____ outdoors _____ seating in public right of way _____ Total _____		
b	Occupancy load indoors and outdoors per venue _____ Total when applicable _____		

Indicate N/A If Not Applicable

Initials: \_\_\_\_\_

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

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

**NOTES:**

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

  
APPLICANT'S OR DESIGNEE'S SIGNATURE

3/11/16  
Date