

MIAMI BEACH

PLANNING DEPARTMENT

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

LAND USE BOARD HEARING APPLICATION

The following application is submitted for review and consideration of the project described herein by the land use board selected below. A separate application must be completed for each board reviewing the proposed project.

Application Information			
FILE NUMBER DRB 19-0392			
<input type="radio"/> Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision		<input checked="" type="radio"/> Design Review Board <input checked="" type="checkbox"/> Design review approval <input type="checkbox"/> Variance	
<input type="radio"/> Planning Board <input type="checkbox"/> Conditional use permit <input type="checkbox"/> Lot split approval <input type="checkbox"/> Amendment to the Land Development Regulations or zoning map <input type="checkbox"/> Amendment to the Comprehensive Plan or future land use map		<input type="radio"/> Historic Preservation Board <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic district/site designation <input type="checkbox"/> Variance	
<input type="checkbox"/> Other:			
Property Information - Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 1201 20 Street, PH 04			
FOLIO NUMBER(S) 02-3234-242-0390 (PH04); 02-3234-242-0001 (Condominium)			
Property Owner Information			
PROPERTY OWNER NAME Aaron J. Nahmad & Erica L. Nahmad (PH 04) and Palau Sunset Harbor Condominium Association, Inc. (Condominium)			
ADDRESS 1201 20 Street, PH 04		CITY Miami Beach	STATE FL
BUSINESS PHONE		CELL PHONE	ZIP CODE 33139
EMAIL ADDRESS ajnahmad@watsco.com (PH 04) lindatdiamond@gmail.com (Condominium)			
Applicant Information (if different than owner)			
APPLICANT NAME Aaron J. Nahmad & Erica L. Nahmad			
ADDRESS 1201 20th Street, PH 04		CITY Miami Beach	STATE FL
BUSINESS PHONE		CELL PHONE	ZIP CODE 33139
EMAIL ADDRESS ajnahmad@watsco.com			
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Roof top improvements to Unit PH 04, including new stair and bulkhead, pergolas, wood deck and planters and modify associated conditions of DRB Order 22889. See letter of intent for more details.			

Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project include interior or exterior demolition?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Provide the total floor area of the new construction.		102	SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).		102	SQ. FT.
Party responsible for project design			
NAME Timothy Dupont, Blue A Design Company, Inc.		<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS 2750 NW 3rd Avenue, Suite 23		CITY Miami	STATE FL ZIPCODE 33127
BUSINESS PHONE 305-531-8688	CELL PHONE	EMAIL ADDRESS tim@bluedesigncompany.com	
Authorized Representative(s) Information (if applicable)			
NAME Michael Larkin, Esq. Bercow Radell Fernandez & Larkin, PLLC		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd, Suite 850		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE 305-374-5300	CELL PHONE	EMAIL ADDRESS mlarkin@brzoninglaw.com	
NAME Matthew Amster, Esq. Bercow Radell Fernandez & Larkin, PLLC		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd, Suite 850		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE 305-374-5300	CELL PHONE	EMAIL ADDRESS mamster@brzoninglaw.com	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

Please note the following information:

- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the affidavit if they will not be present at the hearing, or if other persons are speaking on their behalf.
- To request this material in alternate format, sign language interpreter (five-day notice is required), information on access for persons with disabilities, and accommodation to review any document or participate in any City sponsored proceedings, call 305.604.2489 and select (1) for English or (2) for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).

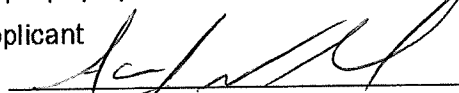
Please read the following and acknowledge below:

- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".
- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.
- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the foregoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.
- When the applicable board reaches a decision a final order will be issued stating the board's decision and any conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part of the plans submitted for a building permit.

The aforementioned is acknowledged by:

☒ Owner of the subject property ☐ Authorized representative

PH 04 & Applicant


SIGNATURE
 Aaron J. Nahmad


PRINT NAME

4/11/19
DATE SIGNED

- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".
- All disclosures must be submitted in CMB Application format and be consistent with CMB Code Sub-part A Section 2-482(c):
 - (c) If the lobbyist represents a corporation, partnership or trust, the chief officer, partner or beneficiary shall also be identified. Without limiting the foregoing, the lobbyist shall also identify all persons holding, directly or indirectly, a five percent or more ownership interest in such corporation, partnership, or trust.
- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.
- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.
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The aforementioned is acknowledged by:

☒ Owner of the subject property ☐ Authorized representative
PH 04 & Applicant


SIGNATURE

Erica L. Nahmad
PRINT NAME

4/11/19
DATE SIGNED

- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".
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The aforementioned is acknowledged by:

☒ Owner of the subject property

☐ Authorized representative

Bergin ZL, Director
SIGNATURE

Palau Sunset Harbor Condominium Association, Inc.

PRINT NAME

4/22/19

DATE SIGNED

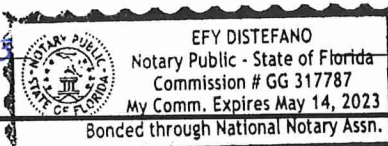
OWNER AFFIDAVIT FOR INDIVIDUAL OWNERSTATE OF FloridaCOUNTY OF Miami-Dade

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

SIGNATURE

Sworn to and subscribed before me this 11th day of April, 2019. The foregoing instrument was acknowledged before me by Aaron J. Nahmad, 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 PUBLICMy Commission Expires: May 14, 2023EFY DISTEFANO**PRINT NAME****ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**

STATE OF _____

COUNTY OF _____

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

SIGNATURE

Sworn to and subscribed before me this _____ 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

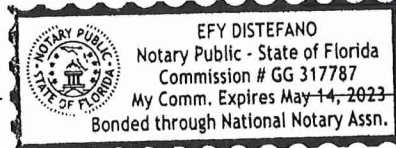
OWNER AFFIDAVIT FOR INDIVIDUAL OWNERSTATE OF FloridaCOUNTY OF Miami-Dade

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

[Signature]
SIGNATURE

Sworn to and subscribed before me this 11th day of April, 2019. The foregoing instrument was acknowledged before me by Erica L. Nahmad, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



EFY DISTEFANO
NOTARY PUBLIC
EFY DISTEFANO
PRINT NAME

My Commission Expires: May 14, 2023**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**

STATE OF _____

COUNTY OF _____

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

SIGNATURE

Sworn to and subscribed before me this _____ 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: _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

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

SIGNATURE

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NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FloridaCOUNTY OF Miami-Dade

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

SIGNATURE

Sworn to and subscribed before me this 22 day of April, 2019. 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



Veronica Pineda
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF943915

NOTARY PUBLICMy Commission Expires: 12/15/19 Expires 12/15/2019

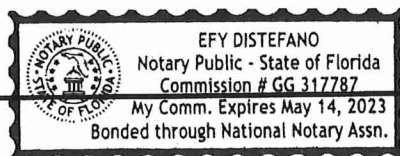
POWER OF ATTORNEY AFFIDAVITSTATE OF FloridaCOUNTY OF Miami-Dade

I, Aaron J. Nahmad, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Michael W. Larkin, Esq. & Matthew Amster, Esq. to be my representative before the Design Review Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

Aaron J. Nahmad**PRINT NAME (and Title, if applicable)**
SIGNATURE

Sworn to and subscribed before me this 11th day of April, 2019. The foregoing instrument was acknowledged before me by Aaron J. Nahmad, 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 PUBLICMy Commission Expires: May 14, 2023EFY DISTEFANO
PRINT NAME**CONTRACT FOR PURCHASE**

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

N/A**NAME****DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

% OF STOCK

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

We are committed to providing excellent public service and safety to all who live, work, and play in our vibrant, tropical, historic community.

PRINT NAME

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

I, Erica L. Nahmad, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Michael Larkin, Esq. & Matthew Amster, Esq. to be my representative before the Design Review Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

Erica L. Nahmad

[Signature]

PRINT NAME (and Title, if applicable)

SIGNATURE

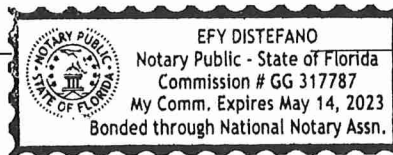
Sworn to and subscribed before me this 11th day of April, 2019. The foregoing instrument was acknowledged before me by Erica L. Nahmad, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

[Signature]

NOTARY PUBLIC

My Commission Expires: May 14, 2023



EFY DISTEFANO

PRINT NAME

CONTRACT FOR PURCHASE

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

NAME

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE

% OF STOCK

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application if

PRINT NAME

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

I, Benjamin London, Director of Palau Sunset Harbor Condominium Association, Inc., being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Michael Larkin, Esq. & Matthew Amster, Esq. to be my representative before the Design Review Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

Benjamin London, Director
PRINT NAME (and Title, if applicable)

Benjamin London
SIGNATURE

Sworn to and subscribed before me this 22 day of April, 2019. The foregoing instrument was acknowledged before me by Benjamin London, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



Veronica Pineda
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF943915
Expires 12/15/2019

Veronica Pineda
NOTARY PUBLIC

My Commission Expires: 12/15/19

PRINT NAME

CONTRACT FOR PURCHASE

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

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

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application if

DISCLOSURE OF INTEREST
CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

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

Palau Sunset Harbor Condominium Association, Inc.

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Florida Not For Profit Corporation

N/A

Marcela Sardi, VP Secretary

Linda Diamond, President

Ben London, Treasurer

1201 20 Street, Miami Beach, FL 33139

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

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

DISCLOSURE OF INTEREST
TRUSTEE

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

N/A

<div> <div>TRUST NAME</div> <div>NAME AND ADDRESS</div> </div>		% INTEREST

COMPENSATED LOBBYIST

Pursuant to Section 2-482 of the Miami Beach City Code, all lobbyists shall, before engaging in any lobbying activities, register with the City Clerk. Please list below any and all persons or entities retained by the applicant to lobby City staff or any of the City's land development boards in support of this application.

NAME	ADDRESS	PHONE
<u>Michael W. Larkin, Esq.</u>	<u>200 S. Biscayne Blvd, Suite 850</u>	<u>305-374-5300</u>
<u>Matthew Amster, Esq.</u>	<u>200 S. Biscayne Blvd, Suite 850</u>	<u>305-374-5300</u>
<u>Timothy Dupont</u>	<u>2750 NW 3rd Avenue, Suite 23</u>	<u>305-531-8688</u>

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

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

APPLICANT AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

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

[Signature]
SIGNATURE

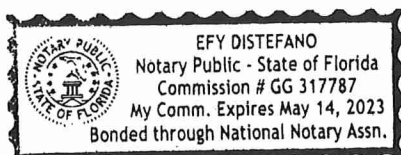
Sworn to and subscribed before me this 11th day of April, 2019. The foregoing instrument was acknowledged before me by Aaron J. Nahmad, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

Efy DiStefano
NOTARY PUBLIC

My Commission Expires: May 14, 2023

EFY DISTEFANO
PRINT NAME



COMPENSATED LOBBYIST

Pursuant to Section 2-482 of the Miami Beach City Code, all lobbyists shall, before engaging in any lobbying activities, register with the City Clerk. Please list below any and all persons or entities retained by the applicant to lobby City staff or any of the City's land development boards in support of this application.

NAME	ADDRESS	PHONE
Michael W. Larkin, Esq.	200 S. Biscayne Blvd, Suite 850	305-374-5300
Matthew Amster, Esq.	200 S. Biscayne Blvd, Suite 850	305-374-5300
Timothy Dupont	2750 NW 3rd Avenue, Suite 23	305-374-5300

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

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

APPLICANT AFFIDAVIT

STATE OF Florida

COUNTY OF Miami Dade

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



SIGNATURE

Sworn to and subscribed before me this 11th day of April, 2019. The foregoing instrument was acknowledged before me by Erica L. Nahmad, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

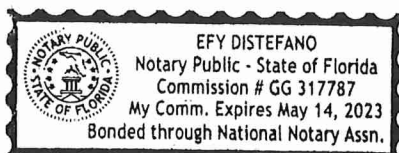


NOTARY PUBLIC

My Commission Expires: May 14, 2023

EFY DISTEFANO

PRINT NAME



We are committed to providing excellent public service and safety to all who live, work, and play in our vibrant, tropical, historic community.

Exhibit A - Legal Description

**1201 20th Street
Miami Beach, FL**

Condominium:

All of Lots 22, 23 and 24, and the North 70.00 feet of Lots 25 and 26 in Block 15A of "ISLAND VIEW ADDITION" according to the plat thereof recorded in Plat Book 9, Page 144, of the Public Records of Miami-Dade County, Florida.

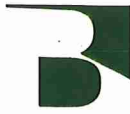
AND:

That portion of upland adjoining Lots 22 through 26, Block 15-A, of "ISLAND VIEW ADDITION" according to the plat thereof as recorded in Plat Book 9, Page 144, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Lot 22, Block 15-A; thence North 09°18'22" West along the East line of said Lot 22 for 228.50 feet to the Northeast corner of said Lot 22 and the Point of Beginning of the hereinafter described upland parcel of land, said point also being a point on a circular curve, concave to the Northwest and whose radius point bears North 16°48'30" West; thence Southwesterly along the Northerly line of said Lots 22 and 23 being a 675.00 foot radius curve, leading to the right, through a central angle of 11°05'59" for an arc distance of 130.77 feet to a point on a non-tangent line, said point being the Northwest corner of said Lot 23; thence West along said North lines of said Lots 24, 25 and 26, for 195 feet to the Northwest corner of said Lot 26; thence North along the Northerly extension of the West line of said Lot 26, for 3.00 feet to the Mean High Water Line, as located on October 18, 2011; the following 10 courses following said Mean High Water Line; (1) thence North 88°55'29" East for 28.76 feet; (2) thence North 85°49'32" East for 7.87 feet; (3) thence North 89°01'45" East for 75.86 feet; (4) thence North 89°07'14" East for 71.58 feet; (5) thence North 85°29'42" East for 68.93 feet; (6) thence North 86°27'11" East for 6.16 feet; (7) thence South 12°58'09" East for 0.50 feet; (8) thence North 79°20'39" East for 5.84 feet to a point of curvature; (9) thence Northeasterly along a 277.00 foot radius curve, leading to the left, through a central angle of 10°53'54" for an arc distance of 52.69 feet to a point of tangency; (10) thence North 68°26'45" East for 7.52 feet to a point on the Northerly extension of the East line of said Lot 22; thence South 09°18'22" East along said Northerly extension for 4.81 feet to said Northeast corner of Lot 22 and the Point of Beginning.

Unit PH 04:

Condominium Unit No. PH04, of PALAU SUNSET HARBOR, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded July 27, 2016, in Official Records Book 30168, at Page 4010, of the Public Records of Miami-Dade County, Florida.



BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6236
E-Mail: MAmster@BRZoningLaw.com

VIA ELECTRONIC SUBMITTAL & HAND DELIVERY

May 6, 2019

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

Re: Modification of DRB Order No. 22889 and Design Review Board Approval for
Property Located at 1201 20 Street, Miami Beach, Florida

Dear Tom:

This firm represents Aaron and Erica Nahmad, ("Applicants"), the applicants and owners of the property located at 1201 20 Street, PH 4, which is a part of the Palau Sunset Harbor Condominium (collectively the "Property"). The Applicants propose to develop their rooftop area with a new stair from the interior of their unit, pergolas, a small outdoor cooking area, planters and associated elements. To accomplish this and allow other penthouse units and the Palau Sunset Harbor Condominium Association, Inc. ("Association"), which controls the rooftop pool deck, to make similar improvements, the Applicants with the assistance of the Association request to modify two conditions of DRB Order No. 22889 to allow the rooftop improvements and outdoor cooking. Please consider this the Applicants' letter of intent regarding these requests.

Description of the Property. The Property, identified by Miami-Dade County Folio No. 02-3234-242-001, is located in the CD-2 Zoning District on a 54,765 square feet lot at the northwest corner of the intersection of 20 Street and Sunset Drive/N. Bay Road. The building contains retail uses on the ground floor, 45 residential units and associated internal parking. It was built in 2016 pursuant to Planning Board Order No. 2043 and Design Review Board Order No. 22889 ("DRB Order"), both approved in 2012. See attached Orders. To the north of the Property, across a canal, is Sunset Island No. 4. The Property is surrounded on the west with a mix of residential and commercial uses. To the south are additional commercial uses. To the east, is the guard gate for Sunset Islands and across Sunset Drive, there are single family homes.

The Applicants' penthouse unit, identified as Miami-Dade County Folio No. 02-3234-242-0390, is located at the northeast corner of the building and contains 4,079 square feet with a barren rooftop terrace above. Access to the rooftop is not through the penthouse unit below, but rather through the building's common life-safety stair and common passage way located outside of the Applicants' unit on the east side of the building. The rooftop terrace remains untouched and unused due to restrictions in place as a result of the conditions of the DRB Order. The restrictions limit any rooftop elements to those explicitly shown in the plans at the time of approval back in 2012 before occupation by the Applicants, and prohibit any future introduction of elements. This restriction makes reasonable use of the rooftop area, as would otherwise be afforded to a rooftop terrace, nearly impossible.

Description of Requests. The Applicants seek design review approval for modifications to the existing rooftop terrace, including the addition of new stairs directly from the unit below and corresponding stair enclosure, pergolas, wood deck, and outdoor cooking area. Planters will line the perimeter of the terrace and contain a variety of landscaping, including shrubs and trees. The pergolas will also have vines growing on them. Appropriate, low-scale spot lights will be interspersed through the terrace area.

Additionally, the Applicants and Association respectfully request approval of the following modifications to conditions of the DRB Order to allow the Applicants, the Association and other penthouse unit owners to make similar rooftop improvements to be approved at staff level, as may be allowed by the Code of the City.

1. Deletion of Condition B.4.c.

FROM:

The roof top, including any canopies, and stairwell or elevator bulkheads, shall be further developed and detailed to include any and all such elements that may be proposed above the main roof level, and shall be lowered in height to the extent possible, not to exceed a clear height of 8'-6" between any finished floor and the underside of the roof slab structure above, subject to the review and approval of staff. No roof-top elements that are not explicitly shown on the roof plans and elevations presented to the Board shall be approved at a later date by staff.

TO:

~~The roof top, including any canopies, and stairwell or elevator bulkheads, shall be further developed and detailed to include any and all such elements that may be proposed above the main roof level, and shall be lowered in height to the extent possible, not to exceed a clear height of 8'-6" between any finished floor and the underside of the roof slab structure above, subject to the review and approval of staff. No roof top elements that are not explicitly shown on the roof plans and elevations presented to the Board shall be approved at a later date by staff.~~

The requested deletion will generally allow for the reasonable use of the Applicants' and other penthouse unit owners' outdoor rooftop terraces, and the Association's rooftop pool deck. The specific proposed development requests shown in the plans submitted with this application for PH 4 include a new stair with stair enclosure and bulkhead to improve the accessibility to the terrace. In addition, the proposed development includes the introduction of rooftop elements such as, pergolas, a wood deck, outdoor cooking area, and planters with native landscaping and minimal lighting. All the elements are low-scale and below the height restriction. Further, the new stair bulkhead is significantly setback from the north edge of the terrace and partially concealed by a pergola that will have vines growing on it. Therefore, as designed the elements will not adversely affect any neighbors. With the deletion, the Applicants intend for other penthouse unit owners and the Association to be able to make similar rooftop improvements at staff level, as may be allowed by the Code of the City.

2. Modification of Condition B.13.b.vi.

FROM:

Outdoor cooking anywhere on the premises is prohibited. Kitchen and other cooking odors will be contained within the premises. All kitchen and other venting shall be chased to the roof and venting systems shall be employed as necessary to minimize or dissipate smoke, fumes and odors.

TO:

Outdoor cooking anywhere on the premises is prohibited, except rooftop terraces of the penthouse units and the Association's rooftop pool deck. Kitchen and other cooking odors from non-rooftop terraces and the Association's non-rooftop pool deck will be contained within the premises. All

kitchen and other venting shall be chased to the roof and venting systems shall be employed as necessary to minimize or dissipate smoke, fumes and odors.

The requested modification will allow for utilization of the existing spaces in a manner that is customary to a rooftop terrace without creating adverse impacts on the neighbors.

Sea Level Rise and Resiliency Criteria. The proposed project advances the sea level rise and resiliency criteria in Section 133-50(a) as follows:

- (1) A recycling or salvage plan for partial or total demolition shall be provided.**

The Applicants will provide a recycling or salvage plan during permitting.

- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.**

The structure has hurricane impact windows throughout the Property and any new windows for the stair enclosure will be hurricane impact.

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

Not applicable. The proposed development is almost entirely an outdoor area and the existing building contains operable windows.

- (4) Resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) shall be provided, in accordance with Chapter 126 of the City Code.**

The Applicants have worked with the Planning Department's landscape architect, along with its own landscape architect to provide a landscaping that is appropriate for the Property, with plant species that are native and Florida-friendly. The proposed plantings are appropriate for the area and are salt tolerant species.

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

Not applicable as the building was built in 2016 and the Applicants do not propose any new ground level construction.

- (6) **The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height up to three (3) additional feet in height.**

Not applicable as the building was built in 2016 and the Applicants do not propose any new ground level construction.

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

Mechanical and electrical systems are located above base flood elevation.

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

Not applicable as the building was built in 2016 and the Applicants do not propose any new ground level construction. The proposed development is on the rooftop terrace.

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

Not applicable as the building was built in 2016 and the Applicants do not propose any new ground level construction.

- (10) **As applicable to all new construction, stormwater retention systems shall be provided.**

The existing building, rooftop terrace and Property already contain stormwater retention systems and the Applicants will ensure that appropriate drainage is provided on the improved rooftop terrace.

(11) Cool pavement material or porous pavement materials shall be utilized.

The Applicants do not propose any pavement on the existing concrete roof slab of the rooftop terrace. The Applicants propose a porous wood deck and a porous artificial turf to cool the rooftop terrace floor.

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

The Applicant proposes a porous wood deck and a porous artificial turf to cool the rooftop terrace floor.

Conclusion. We believe that the approval of the application will permit the enhancement of the rooftop terraces and the building as a whole. The proposed modification will allow the Applicants customary enjoyment of the rooftop terrace without any adverse impact on the surrounding area. We respectfully request your recommendation of approval of the Applicant's request. If you have any questions or comments with regard to the application, please give me a call at (305) 377 - 6236.

Sincerely,



Matthew Amster

Attachments

cc: Aaron and Erica Nahmad
Michael W. Larkin, Esq.
Robert Behar, Esq.

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

PROPERTY: 1201, 1225 & 1237 20 Street - Palau Sunset Harbor

FILE NO. 2043

IN RE: The application by Palau Sunset Harbor, LLC., requesting Conditional Use approval under City Code Chapters 142, Article IV, Section 118-192, Conditional Use to construct new structures 50,000 square feet and over; and Chapter 130 Article II, Section 130-38, Mechanical and Robotic Parking Systems, for a 5-story mixed use structure consisting of up to 50 residential units, and approximately 13,056 square feet of commercial space, with mechanical parking lifts.

LEGAL DESCRIPTION: All of lots 22, 23, and 24, and the North 70.00 feet of lots 25, and 26, Block 15A, of Island View Addition of Miami Beach Bay Shore Company, according to the plat thereof in Plat Book 9, Page 144, of the public records of Miami-Dade County, Florida; and that portion of upland adjoining lots 22 through 26, Block 15A, of Island View Addition according to the plat thereof as recorded in Plat Book 9 Page 144, of the public records of Miami-Dade County, Florida.

MEETING DATE: May 22, 2012

CONDITIONAL USE PERMIT

The applicant, Palau Sunset Harbor, LLC., filed an application with the Planning Director requesting a Conditional Use Permit pursuant to Sections 118-192 and 130-38 of the Land Development Regulations of the City Code, for a Conditional Use Permit. Notice of the request was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

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

That the property in question is located in the CD-2 Commercial Medium 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 the intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

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

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

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

IT IS THEREFORE ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including staff recommendations, as modified by the Planning Board, that a Conditional Use Permit as requested and set forth above, be GRANTED subject to the following conditions to which the applicant has agreed:

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. If deemed necessary, at the request of the Planning Director, the applicant shall 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. This Conditional Use Permit is issued to Palau Sunset Harbor, LLC, as applicant and owner of the property. Subsequent owners and operators shall be required to appear before the Board to affirm their understanding of the conditions listed herein.
3. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.
4. The proposed project shall go before the Design Review Board for approval of the proposed project, and also for approval of the modification of the site plan associated with the restrictive covenant as required by that document.
5. The applicant shall work with Design Review staff to further modify the proposal to address the following, subject to review and approval by the Design Review Board:
 - a. Pulling back the massing, east of the World Savings Bank property, with emphasis on upper floor setback and the northeast corner of the building, and adding more green space.
 - b. Further modifying the ground floor area along the canal (terraces) to minimize the hardscape and increase the amount of open, landscaped area at grade level.
 - c. Adding more canopy trees for increased shade to the landscape plan, particularly along Sunset Drive. Also work with Sheryl Gold on this item.
 - d. Removing parking spaces on Sunset Drive.
 - e. Reducing encroachment on the line of sight from Sunset Island 4.
 - f. Working with Public Works staff to limit u-turns at the guardhouse.

6. Any substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans.
7. The total number of residential units shall be limited to a maximum of 50, as proffered by the applicant.
8. Valet storage of vehicles shall be exclusively for the use of Palau at Sunset Harbor, as proposed by the applicant.
9. Valet drop-off and pick-up for all uses, residential, commercial and visitor, shall take place inside the garage.
10. The applicant shall work with the City to designate the use of 2 parking spaces on 20th Street for delivery by larger vehicles, as proposed by the applicant.
11. The parking garage shall consist of approximately 153 spaces, as proposed. The garage operation shall be 24 hours per day, seven days a week. There shall be security personnel of at least one person on-site monitoring the garage operation 24 hours a day, seven days a week. The structure, operation, procedures, maintenance, service response procedures, remote technical service team, local, on-site service team, and spare parts inventory shall be in accordance with the manufacturer specifications, as proposed by the applicant.
12. 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.
13. 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.
14. 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.
15. All mechanical lifts must be designed to prevent lowering of the lift when a vehicle is parked below the lift.
16. The ceiling heights of any parking level with parking lifts within the parking garage shall be a minimum of 11 feet by six inches.
17. All parking lifts shall only be operated using a spring loaded underwriters laboratories (UL) approved key switch control. No push button is allowed.
18. All electrical components of the lifts shall be Underwriters Laboratories (UL) approved.
19. All mechanical parking systems, including lifts, elevators and robotic systems must be inspected and serviced at least once per year with an annual safety report signed by a licensed mechanical engineer.

20. All mechanical lifts shall be maintained and kept in good working order.
21. The mechanical lifts and vehicle elevators must be inspected and serviced at least once per year with an annual safety report signed by a Licensed Mechanical Engineer and submitted to the Planning Department.
22. The generators shall be maintained in proper operating condition. The location of the generators shall be submitted for the review and approval by staff to ensure that any negative impacts associated with the operation or testing of the equipment are minimized. The generators shall be installed in accordance with Code requirements regarding minimum flood plain criteria.
23. Deliveries and trash pick-up shall take place alongside the curb on 20th Street as depicted on the plans. The trash containers shall have rubber wheels. Delivery hours shall be limited to between 7:00 AM and 9:00 AM, as proposed. The applicant shall work with the City to designate that area a commercial loading zone with applicable signage.
24. No commercial marina or docks shall be permitted on or adjacent to the subject property.
25. No residential condominium unit shall be used for commercial purposes, except for home-based businesses, as permitted by Section 142-1411 of the City Code.
26. Except as may be required for Fire or Building Code/Life Safety Code purposes, no speakers shall be affixed to or otherwise located on the exterior of the subject property.
27. The applicant shall include bicycle parking for patrons of the retail businesses and visitors in the plaza at the southwest corner of the project on 20th Street, as well as at the corner of 20th Street and Sunset Drive subject to the review and approval of staff.
28. The applicant shall submit an MOT (Method of Transportation) to Public Works Department 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.
29. Prior to the issuance of a building permit, the applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), if deemed necessary, by paying its fair share cost, as determined by the Concurrency Management Division.
30. The applicant shall submit to staff a restrictive covenant stipulating that the commercial spaces shall be used exclusively for retail, or a small restaurant limited to a maximum of 30 seats in the southeast corner of the site, provided parking requirements are met. No nightclub or bar uses shall be permitted.
31. The applicant shall submit to staff a restrictive covenant stipulating that a valet service operator would be provided for the mechanical parking for as long as the use continues.
32. A final concurrency determination shall be conducted prior to the issuance of a Building Permit. Mitigation fees and concurrency administrative costs shall be paid prior to the project receiving any Building Permit.
33. The applicant shall obtain a full building permit within 18 months from the date of the meeting, and the work shall 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.

34. The applicant shall resolve outstanding violations and fines, if any, prior to the issuance of a building permit for the subject development project.
35. The Planning Board shall retain the right to call the owner or operator back before them and modify the hours of operation if there are valid complaints, as determined by Code Compliance, about loud, excessive, unnecessary, or unusual noise.
36. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as may be amended from time to time, shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in section 118-194, Code of the City of Miami Beach, Florida.
37. 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.
38. Within a reasonable time after applicant's receipt of this Conditional Use Permit as signed and issued by the Planning Director, the applicant shall record it in the Public Records of Miami-Dade County, at applicant's expense, and then return the recorded instrument to the Planning Department. No building permit or certificate of completion shall be issued until this requirement has been satisfied.
39. 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 modification or revocation of this Conditional Use.
40. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.
41. Pursuant to City Code section 118-137(2)(b), this final Order is stayed until the final resolution of all administrative and court proceedings arising from any appeal filed to the Board of Adjustment on this project. No building permit, or certificate of occupancy, or business tax receipt, dependent upon this hearing approval, shall be issued until the final resolution of all administrative and court proceedings as certified by the city attorney. The applicant shall hold the city harmless and agree to indemnify the city from any liability or loss resulting from such proceedings. Notice of the final resolution of administrative and court proceedings shall be provided as required for notice of hearings under these land development regulations.

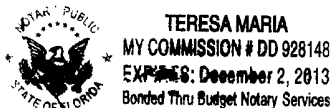
Dated this 13th day of June, 2012

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]
Richard G. Lorber, AICP, LEED AP
Acting Planning Director
For Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 13th day of June, 2012 by Richard G. Lorber, Acting Planning Director of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



[NOTARIAL SEAL]

[Signature]
Notary:
Print Name: TERESA MARIA
Notary Public, State of Florida
My Commission Expires: 12-2-2013
Commission Number:

Approved As To Form:
Legal Department (Helen 6-13-12)

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CFN 2014R0467290
DR Bk 29214 Pgs 0366 - 3687 (3pgs)
RECORDED 07/01/2014 15:34:47
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

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

PROPERTY: 1201, 1225 & 1237 20 Street - Palau Sunset Harbor

FILE NO. 2043

IN RE: The application by Palau Sunset Harbor, LLC, requesting a one (1) year Extension of Time to obtain a full building permit for a previously approved 5-story mixed use building, pursuant to Section 118, Article IV of the Miami Beach City Code, and Condition 33 of the Conditional Use Permit.

LEGAL DESCRIPTION: All of lots 22, 23, and 24, and the North 70.00 feet of lots 25, and 26, Block 15A, of Island View Addition of Miami Beach Bay Shore Company, according to the plat thereof in Plat Book 9, Page 144, of the public records of Miami-Dade County, Florida; and that portion of upland adjoining lots 22 through 26, Block 15A, of Island View Addition according to the plat thereof as recorded in Plat Book 9 Page 144, of the public records of Miami-Dade County, Florida.

MEETING DATE: June 24, 2014

EXTENSION OF TIME FOR CONDITIONAL USE PERMIT

The applicant, Palau Sunset Harbor, LLC., filed an application with the Planning Director requesting an extension of a previously issued Conditional Use Permit pursuant to Section 118-193 of the Land Development Regulations of the City Code. Notice of the request was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

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

That the property in question is located in the CD-2 Commercial Medium Intensity zoning district;

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

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

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

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

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

IT IS THEREFORE ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including staff recommendations, as modified by the Planning Board, that the extension of the Conditional Use Permit as requested and set forth above, be GRANTED subject to the following conditions to which the applicant has agreed:

1. A full building permit, not a foundation or shell permit, for the project shall be obtained by November 22, 2014.
2. Construction shall commence and continue in accordance with the applicable Building Code.
3. This extension of time shall run concurrent with any other extensions of time that may be provided to the property owner as a result of actions of non-City authorities with jurisdiction over such matters.
4. The applicant has voluntarily proffered to contribute up to \$125,000.00 to the undergrounding of two FP&L poles located between the subject property and the bridge to the Sunset Islands, pursuant to a private agreement with the Sunset Islands 3 & 4 Homeowners Association. Proof of such contribution shall be submitted to Planning Staff prior to the issuance of a TCO or CO.
5. The original Conditional Use Permit shall remain in full force and effect, except as modified by the conditions herein.

Dated this 27th day of June, 2014

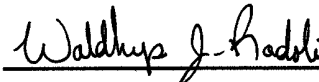
PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

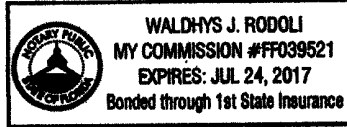
BY: 

Thomas R. Mooney, AICP,
Planning Director
For Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 27th day of June, 2014, by Thomas R. Mooney, AICP, Planning Director of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.





[NOTARIAL SEAL]

Notary:

Print Name: *Waldhys J. Rodoli*

Notary Public, State of Florida

My Commission Expires: *7-24-17*

Commission Number: FF039521

Approved As To Form:
Legal Department

Weld 6-27-14

Filed with the Clerk of the Planning Board on (*6/30/14*)

[Signature]

F:\PLAN\PLB\2014\06-24-14\2043 - PALAU - Ext Time\2043 MCUP.docx

[Signature]



CFN 2012R0741153
OR Bk 28317 Pgs 2684 - 2691; (8pgs)
RECORDED 10/17/2012 16:05:33
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: October 2, 2012

FILE NO: 22889

PROPERTY: 1201-1237 20th Street –
Palau at Sunset Harbor

LEGAL: All of Lots 22, 23, and 24, and the north 70 feet of Lots 25 and 26 in Block 15A of "Island View Addition" According to the Plat Thereof, as Recorded in Plat Book 9, Page 144, of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for Design Review Approval for the construction of a new 5-story mixed-use building, which will replace all existing structures on the subject site, to be demolished. The applicant is also requesting Design Review Board approval for modifications to a previously approved site plan, which is the subject of a Declaration of Restrictive Covenants in Lieu of Unity of Title.

ORDER

The applicant, Palau Sunset Harbor, LLC., filed an application with the City of Miami Beach Planning Department for Design Review Approval.

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

- A. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is consistent with the Design Review Criteria in Section 118-251 of the Miami Beach Code.
- B. The project would remain consistent with the criteria and requirements of section 118-251 if the following conditions are met:
 1. The applicant shall comply with City Code section 118-5 by executing and recording in the public records a unity of title or covenant in lieu, subject to the

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

CITY OF MIAMI BEACH
[Signature] 10-8-2012
(Signature of Planning Director or Designee) (Date)

Personally known to me or Produced ID:

[Signature]
Notary Public, State of Florida at Large

Printed Name: TERESA MARIA

My Commission Expires: (Seal) 12-2-13

This document contains 8 pages.

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



approval of the City Attorney, combining the lots comprising the subject property, before submitting its application for a building permit.

2. The applicant shall execute and record in the public records of Miami-Dade County an easement providing for public access between the hours of sunrise and sunset, over its waterfront walkway, subject to the approval of the City Attorney, prior to the issuance of a Building Permit for the proposed project.
3. Site plan approval is contingent upon meeting Public School Concurrency requirements. Applicant shall obtain a valid School Concurrency Determination Certificate (Certificate) issued by the Miami-Dade County Public Schools. The Certificate shall state the number of seats reserved at each school level. In the event sufficient seats are not available, a proportionate share mitigation plan shall be incorporated into a tri-party development agreement and duly executed prior to the issuance of a Building Permit.
4. Revised elevation, site plan and floor plan drawings shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:
 - a. The drive aisle on the north side of the site shall be reduced from 23'-10" to 22'-0" in width, and the entire garage structure, along with adjoining steps to the residential terraces above shall be setback an additional 1'-10" from the north property line, and the additional area landscaped in a manner to be reviewed and approved by staff.
 - b. The final design and details, including materials, finishes, glazing, railings, and any architectural projections and features, shall be provided in a manner to be reviewed and approved by staff.
 - c. The roof top, including any canopies, and stairwell or elevator bulkheads, shall be further developed and detailed to include any and all such elements that may be proposed above the main roof level, and shall be lowered in height to the extent possible, not to exceed a clear height of 8'-6" between any finished floor and the underside of the roof slab structure above, subject to the review and approval of staff. No roof-top elements that are not explicitly shown on the roof plans and elevations presented to the Board shall be approved at a later date by staff.
 - d. The final design and details, including landscaping, walkways, fences, and architectural treatment of west elevation facing the former bank building, shall be provided, in a manner to be reviewed and approved by staff.
 - e. The applicant shall engage a soils engineer to evaluate the former Mark's Cleaners site for possible chemicals contamination, shall provide such report to staff, and shall take any and all necessary action to decontaminate the site, if necessary.
 - f. All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and shall be screened from view, in a manner to be approved by staff.
 - g. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in



accordance with the plans approved by the Planning Department for Building Permit.

5. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
- a. The plaza at the northeast corner of the site shall be further studied and enlarged to improve its visibility and functionality, and shall be added to the waterfront walkway easement for public access, subject to the review and approval of staff.
 - b. Irrigation, uplighting and the City's standard bound aggregate system with fertilization trench may be required for all street trees located within the sidewalk, subject to the review and approval of staff.
 - c. Along the north elevation in the areas where the stairway access to the first level of residential units is not in conflict with the partially underground parking, such stairs shall be relocated to be in-set into the terraces in order to increase the available landscape area for at-grade landscaping in the common outdoor area.
 - d. The applicant shall further study and prepare plans, including cross sections, for the transition area from the Sunset Isle bridge approach to the project plaza at the northeast corner of the site. These plans should also include the public access corridor to the canal walk, which may be required by the County's Shoreline Review Board.
 - e. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
 - f. The utilization of root barriers and/or structural soil, as applicable, shall be clearly delineated on the revised landscape plan.
 - g. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures; such fixtures and devices shall not be permitted within any required yard or any area fronting a street or sidewalk. The location of backflow preventors, siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
 - h. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms; such transformers and vault rooms, and all other related devices and fixtures, shall not be permitted within any required yard or any area fronting a street or sidewalk. The location of any exterior transformers, and how they are screened with landscape material from the right-of-way, shall be

Handwritten signature/initials

clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.

- i. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.
6. All building signage shall be consistent in type, composed of flush mounted, non-plastic individual letters and shall require a separate permit. No illuminated signage shall be permitted facing north.
7. The final exterior surface color scheme, including color samples, shall be subject to the review and approval of staff and shall require a separate permit.
8. A traffic mitigation plan, which addresses all roadway Level of Service (LOS) deficiencies relative to the concurrency requirements of the City Code, if required, shall be submitted prior to the issuance of a Building Permit and the final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
9. Manufacturers drawings and Dade County product approval numbers for all new windows, doors and glass shall be required, prior to the issuance of a building permit.
10. All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and shall be screened from view, in a manner to be approved by staff.
11. All new and altered elements, spaces and areas shall meet the requirements of the Florida Accessibility Code (FAC).
12. The applicant may be required to submit a separate analysis for water and sewer requirements, at the discretion of the Public Works Director, or designee. Based on a preliminary review of the proposed project, the following may be required by the Public Works Department:
 - a. A traffic and neighborhood impact study shall be conducted as a means to measure a proposed development's impact on transportation and neighborhoods. The study shall address all roadway Level of Service (LOS) deficiencies relative to the concurrency requirements of the City Code, and if required, shall be submitted prior to the issuance of a Building Permit. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code. The developer shall refer to the most recent City of Miami Beach's Traffic and Neighborhood Impact Methodology as issued by the Public Works Department.
 - b. Remove/replace sidewalks, curbs and gutters on all street frontages, if applicable. Unless otherwise specified, the standard color for city sidewalks is red, and the standard curb and gutter color is gray.
 - c. Mill/resurface asphalt in rear alley along property, if applicable.



- d. Provide underground utility service connections and on-site transformer location, if necessary.
 - e. Provide back-flow prevention devices on all water services.
 - f. Provide on-site, self-contained storm water drainage for the proposed development.
 - g. Meet water/sewer concurrency requirements including a hydraulic water model analysis and gravity sewer system capacity analysis as determined by the Department and the required upgrades to water and sewer mains servicing this project.
 - h. Payment of City utility impact fees for water meters/services.
 - i. Provide flood barrier ramps to underground parking or minimum slab elevation to be at highest adjacent crown road elevation plus 8".
 - j. Right-of-way permit must be obtained from Public Works.
 - k. All right-of-way encroachments must be removed.
 - l. All planting/landscaping in the public right-of-way must be approved by the Public Works and Parks Departments.
13. The Applicant agrees to the following operational conditions for all permitted uses and shall bind itself, lessees, permittees, concessionaires, renters, guests, users, and successors and assigns and all successors in interest in whole or in part to comply with the following operational and noise attenuation requirements and/or limitations. The applicant shall ensure through appropriate contracts, assignments and management rules that these restrictions are enforced and the applicant agrees to include the rules and regulations set forth in these conditions in any contract or assignment.
- a. NOISE CONDITIONS
 - i. No commercial outdoor bar counters shall be permitted on the premises.
 - ii. The Design Review Board (DRB) or the Planning Director shall retain the right to call the owners and/or operators back before the DRB, at the expense of the owners and/ or operators, to impose and/or modify the hours of operation, or amend or impose other conditions, should there be a valid violation (as determined by Code Compliance) about loud, excessive, unnecessary, or unusual noise or other conditions of this approval. An adverse adjudication of a violation against the owner or operator is not necessary for the board to have jurisdiction over the matter under this condition. This condition vests jurisdiction independent of any other condition hereof.
 - iii. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as amended, shall be deemed a violation of this approval and subject



the approval to modification in accordance with the procedures for modification of prior approvals as provided for in the Code, and subject the applicant to the review provided for in the first sentence of this subparagraph.

- iv. Except as may be required for fire or building code/Life Safety Code purposes, no loudspeakers shall be affixed to or otherwise located on the exterior of the premises.
- v. No outdoor live music shall be permitted at any time, inclusive of percussion, musical instrument, or vocal.
- vi. Entertainment establishments, as well as dance halls, as defined in the Miami Beach City Code, shall be prohibited, and the applicant will not seek permits therefore.
- vii. Special events pursuant to the Miami Beach City Code may not be held on the premises and the applicant agrees that it will not seek or authorize applications for such permits.

b. OPERATIONAL CONDITIONS

- i. All trash containers shall utilize rubber wheels, or the path for the trash containers shall consist of a surface finish that reduces noise, in a manner to be reviewed and approved by staff.
- ii. Adequate trash room space, air conditioned and noise baffled, shall be provided, in a manner to be approved by the Planning and Public Works Departments. Sufficient interior space must be provided so that doors can remain closed while trash and trash bags are being deposited in dumpsters. Doors shall remain closed and secured when not in active use.
- iii. Trash room(s)/garbage room(s) shall be large enough, or sufficient in number to accommodate enough dumpsters so that no more than one pick up of garbage per day will be necessary.
- iv. Garbage dumpster covers shall be closed at all times except when in active use.
- v. Garbage pickups and service deliveries shall not take place between 6PM and 8AM.
- vi. Outdoor cooking anywhere on the premises is prohibited. Kitchen and other cooking odors will be contained within the premises. All kitchens and other venting shall be chased to the roof and venting systems shall be employed as necessary to minimize or dissipate smoke, fumes and odors.
- vii. Equipment and supplies shall not be stored in areas visible from streets, alleys or nearby buildings.

14. The project shall comply with any landscaping or other sidewalk/street improvement standards as may be prescribed by a relevant Urban Design



Master Plan approved prior to the completion of the project and the issuance of a Certificate of Occupancy.

15. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
16. At the time of completion of the project, only a **Final** Certificate of Occupancy (CO) or **Final** Certificate of Completion (CC) may be applied for; the staging and scheduling of the construction on site shall take this into account. All work on site must be completed in accordance with the plans approved herein, as well as any modifications approved or required by the Building, Fire, Planning, CIP and Public Works Departments, inclusive of all conditions imposed herein, and by other Development Review Boards, and any modifications required pursuant to field inspections, prior to the issuance of a CO or CC. This shall not prohibit the issuance of a Partial or Temporary CO, or a Partial or Temporary CC.
17. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
18. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
19. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations which were adopted by the Board, that the Application for Design Review approval is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph B of the Findings of Fact (Condition Nos. 1-19, inclusive) hereof, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Design Review Board, as determined by staff, entitled "Palau at Sunset Harbour", as prepared by Kobi Karp Architecture, Interior Design & Planning, dated August 2012, modified in accordance with the conditions set forth in this Order and staff review and approval.

No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance as set forth in this Order have been met. The issuance of Design Review Approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting



date at which the original Design Review Approval was granted, the Design Review Approval will expire and become null and void, unless the applicant makes application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code; the granting of any such extension of time shall be at the discretion of the Board. At the hearing on any such application, the Board may deny or approve the request and modify the above conditions or impose additional conditions. If the Full Building Permit should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the Design Review Approval will expire and become null and void.

In accordance with Section 118-264 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code.


Dated this 4th day of OCTOBER, 2012.

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]
THOMAS R. MOONEY, AICP
DESIGN AND PRESERVATION MANAGER
FOR THE CHAIR

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

The foregoing instrument was acknowledged before me this 4th day of October, 2012 by Thomas R. Mooney, Design and Preservation Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.

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

[Signature]
NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: 12-2-13

Approved As To Form:
Legal Department: [Signature] (10-4-2012)

Filed with the Clerk of the Design Review Board on 10-8-2012 ([Signature])

F:\PLAN\DRB\DRB12\OctDRB12\22889.Oct2012.FO.docx

Date: May 6th, 2019

To: City of Miami Beach Planning Department

Re: DRB19-0392

1201 20th Street PH 04
Miami Beach, FL 33139

Dear Planning Department:

Staff Comments:

1. COMMENT: Generally a. DRB 22889 Lot Size 54,765 SF b. DRB 22889 FAR: 108,269 SF / 1.98 / 109,530 SF / 2.0

2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

- a. Missing elevations and rooftop plan from DRB 2012 approved drawing. Must indicate elevation height of lower part of building.

Response: Please see added source sheets A-3.06 A4.00 & A4.01 from original permit set. Permit number: B1304944. Elevation of height of roof of lower part of the building is 46'-2".

- b. Missing elevations and rooftop plans from permit set (include the permit number). Must indicate elevation height of lower part of building.

Response: Please see added source sheets A-3.06 A4.0 & A4.1 from original permit set
Permit number: B1304944. Elevation of height of roof of lower part of the building is 46'-2".

- c. A-1.0 Add existing elevation height (roof) mark.

Response: Please see elevation height (roof) mark added to sheet A – 1.0.

- d. A-1.1 Add existing elevation height (roof) mark.

Response: Please see elevation call out added to sheet A-1.1: 46'-2" (no change).

- e. A-1.3 Floor Area Calculations illegible. Add newly typed floor area calculations adjacent to existing document from permit.

Response: Please see newly typed floor area calculations adjacent to document from permit.

- f. A-1.4 Add column to legend: lot area, total allowable FAR, existing SF (FAR), Proposed SF (FAR) Remaining SF (FAR), new dumb waiter and new stairwell constitute new FAR.

Response: Please see new columns to legend added to sheet A-1.4 lot area, total allowable FAR, existing SF (FAR), Proposed SF (FAR), Remaining SF (FAR), new dumb waiter and new stairwell included.

- g. A-2.2 expand details of “wet bar”

Response: Please see additional wet bar dimensions and section added to sheets A-2.3 and A-2.4, respectively.

- h. A-4.0 Add comprehensive companion sheet identifying all new proposed elements.

Response: Please see sheet A-4.0B comprehensive companion sheet identifying all new proposed elements.

- i. Condition B4c: The roof top, including any canopies, and stairwell or elevator bulkheads, shall be further developed and detailed to include any and all such elements that may be proposed above the main roof level, and shall be lowered in height to the extent possible, not to exceed, a clear height 8'-6" between any finished floor and the underside of the roof slab structure above, subject to the review and approval of staff. No roof-top elements that are not explicitly shown on the roof plans and elevations presented to the board shall be approved at a later date by staff. Certain elements exceed this amount – must be measured from existing roof slab not new deck. Modify this portion of the condition or revise.

Response: all elements have been dimensioned from the existing roof slab and not the new deck. No

Proposed elements exceed 8'-6". However, we propose to remove the condition to allow similar improvements, such as trellises and stair enclosures, on other rooftops as would normally be allowed on roof decks

- j. Shade structures as covered structures must be able to be fully open to sky or count as FAR.

Response. Shade structure is able to be fully open to sky – please see note on sheets A-2.0, A-2.1 and A-2.4.

- k. Flower Art is not an allowable height exception – remove.

Response: This is a decorative structure allowed as a height exception pursuant to Section 142-1161(a)(4). It is being installed on an existing wall and is not higher than that wall.

l. Add sheet of reduced comprehensive elevations (no match lines).

Response: See revised sheet A-2.0 containing comprehensive elevations (no match lines).

m. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline.

Response: See "Final Submittal" added to front cover title.
Landscape Comments

a. Show how fiberglass planters are secured to the main structure.

Response: Planters are anchored to concrete deck, Refer to detail on sheet L-3.0. Attachment of planters is subject to further investigation during permitting process.

b. Provide a root ball anchoring detail for the proposed Silver Buttonwoods.

Response: Anchoring detail for tree shown on sheet L-3.0.

c. artificial grass system (turf on sand on filter fabric on drainfield rock?).

Response: Artificial grass system will use drainage system as recommended by manufacturer and determined during the permitting process. For example, some manufacturers have their own drainage mats that can be layered in between the artificial turf and roof deck.

Timothy DuPont, Principal
blue, a design company, inc.



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April 8, 2019

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

Re: Property owners within 375 feet of:

SUBJECT: 1201 20 Street, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-242-0001 (Reference)

LEGAL DESCRIPTION: PALAU SUNSET HARBOR CONDO ISLAND VIEW ADD PB 9-144 ALL OF
LOTS 22 & 23 & 24 & N70FT OF LOTS 25 & 26 BLK 15A AS DESC IN DECL OR 30168-4010

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

Sincerely,

Diana B. Rio

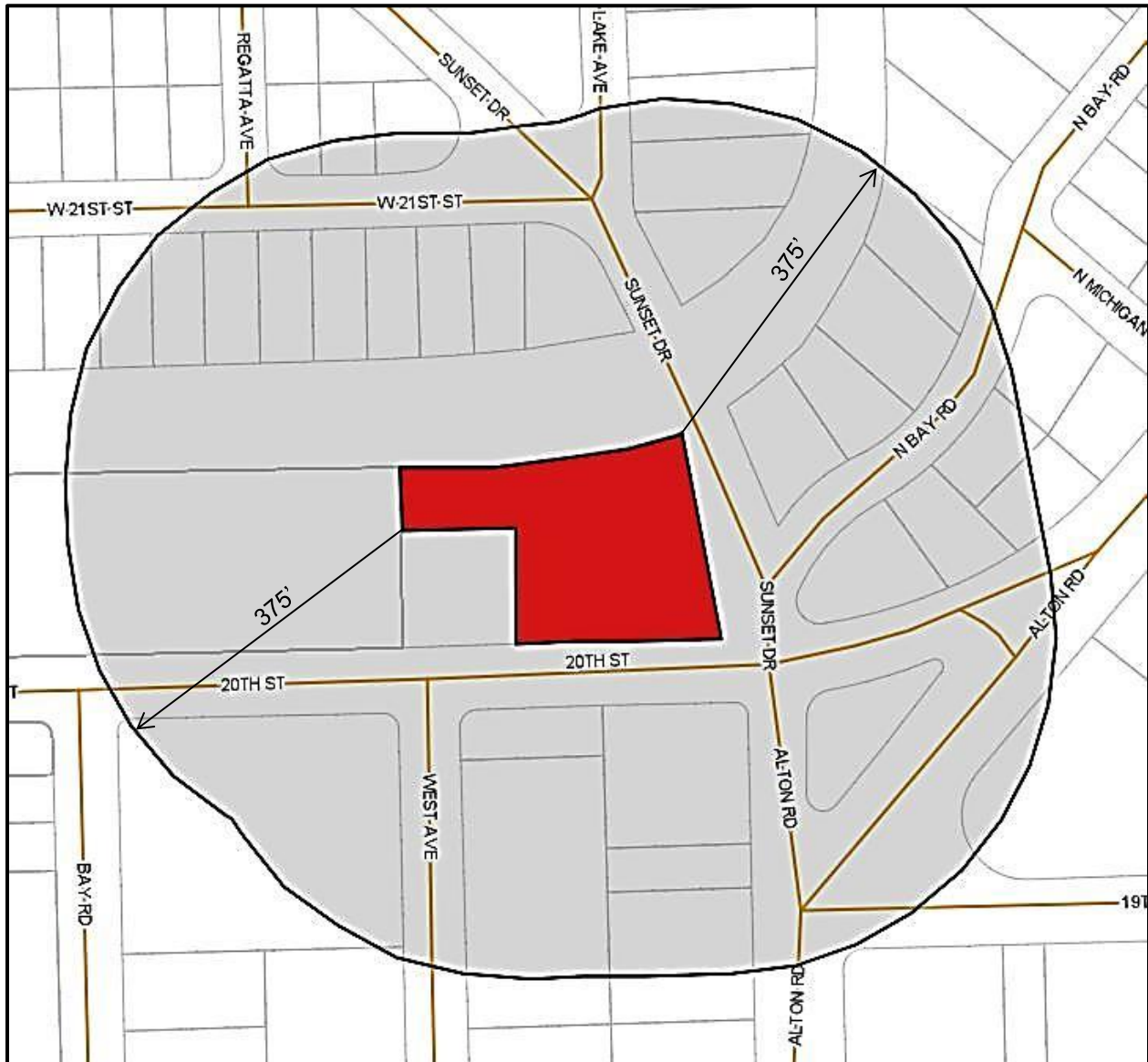
Total number of property owners without repetition: **137, including 1 international**



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rdrmiami.com | diana@rdrmiami.com | 305.498.1614

375' RADIUS MAP



SUBJECT: 1201 20 Street, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-242-0001 (Reference)

LEGAL DESCRIPTION: PALAU SUNSET HARBOR CONDO ISLAND VIEW ADD PB 9-144 ALL OF LOTS 22 & 23 & 24 & N70FT OF LOTS 25 & 26 BLK 15A AS DESC IN DECL OR 30168-4010

Name	Address	City	State	Zip	Country
ASHKAN VAHMAN LEYLI BRENDA TAHERI MOAYED	6 MEREDITH CRESS	TORONTO ONTARIO M4W 3B6			CANADA
1201 PALAU LLC	429 LENOX AVE	MIAMI BEACH	FL	33139	USA
1850 ALTON RD HOLDINGS LLC	8107 NW 33 ST	DORAL	FL	33122	USA
208 PALAU LLC	2532 REGATTA AVE	MIAMI BEACH	FL	33140	USA
2111 TRANQUILITY BASE LLC	1741 NW 54 ST 204	MIAMI	FL	33127	USA
409 PALAU SUNSET HARBOR LLC	3100 NW 72 AVE 113	DORAL	FL	33122	USA
AARON J NAHMAD ERICA L NAHMAD	1201 20 ST PH04	MIAMI BEACH	FL	33139	USA
ALAIN LEVI SILVIA LEVI	1201 20 ST 203	MIAMI BEACH	FL	33139	USA
ALAN L MCCARTNEY TRS MCCARTNEY MANAGEMENT TRUST	1409 POST OAK BLVD #1001	HOUSTON	TX	77056	USA
ALEJANDRO BACHMANN	1201 20TH ST PH 7	MIAMI BEACH	FL	33139-1499	USA
ALEJANDRO NESTARES MATOSES YAQUELIN GOMEZ MENENDEZ	1440 W 21 ST	MIAMI BEACH	FL	33140	USA
ALEX MITZMAN	1201 20 ST # 414	MIAMI BEACH	FL	33139	USA
ALEXANDER DEL GIUDICE &W BETTY & JACK P ATTIAS	2002 ALTON RD	MIAMI BEACH	FL	33140-4532	USA
AMANDA J FRANCIS	1415 SUNSET HARBOUR DR #108	MIAMI BEACH	FL	33139-1447	USA
ANA CRISTINA ALVAREZ MARTINEZ	1415 SUNSET HARBOUR DR #109	MIAMI BEACH	FL	33139-1447	USA
ANNETTE C CRISTANCHO	2875 NE 191 ST PH 1	AVENTURA	FL	33180-2841	USA
ANUP K SABHARWAL VICKY SABHARWAL	1413 SUNSET HARBOUR DR 409	MIAMI BEACH	FL	33139	USA
AP SUNSET HARBOUR LP	1616 CAMDEN ROAD STE 210	CHARLOTTE	NC	28203	USA
BANK OF THE OZARKS	17901 CHENAL PKWY	LITTLE ROCK	AR	72223	USA
BARON SUNSET HARBOUR LLC	960 ALTON ROAD	MIAMI BEACH	FL	33139	USA
BBLW LLC	5757 COLLINS AVE #806	MIAMI BEACH	FL	33140	USA
BENJAMIN LONDON SUSAN LONDON	1201 20 ST PH05	MIAMI BEACH	FL	33139	USA
BRIAN ELIAS	1415 SUNSET HARBOUR DR 106	MIAMI BEACH	FL	33139-1447	USA
BRIAN KABOT KIMBERLY KABOT	1415 SUNSET HARBOUR DR #206	MIAMI BEACH	FL	33139	USA
BRUCE EISENBERG	1413 SUNSET HARBOUR DR STE 207	MIAMI BEACH	FL	33139	USA
CARLA PROBUS JONAS MEYERS	2017 NORTH BAY ROAD	MIAMI BEACH	FL	33140	USA
CELIA C GERMAINE GRUSS	1201 20 ST 406	MIAMI BEACH	FL	33139	USA
CHARLES M ROSEN	1413 SUNSET HARBOUR DR #111	MIAMI BEACH	FL	33139-1485	USA
CIRCLE ONE PROPERTIES INC	333 BUSH ST STE 2020	SAN FRANCISCO	CA	94104	USA
CITY OF MIAMI BEACH CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH PARK FLA % CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CONSCIOUS REAL ESTATE LLC	6515 COLLINS AVE 1003	MIAMI BEACH	FL	33141	USA
CRAIG SLASS	1430 W 21 ST	MIAMI BEACH	FL	33140	USA
CRIG LLC	1 CENTURY LN 405	MIAMI BEACH	FL	33139	USA
CURRENT PROPERTY OWNER	2021 NORTH BAY RD	MIAMI BEACH	FL	33140	USA
D AND R BIG ADVENTURES LLC	1521 ALTON RD 357	MIAMI BEACH	FL	33139	USA
DANIEL HERTZBERG	1420 W 22 ST	MIAMI BEACH	FL	33140	USA
DANIEL J GOODSTADT	1415 SUNSET HARBOUR DR #405	MIAMI BEACH	FL	33139-1447	USA
DANIEL M RIORDAN PAULA M RIORDAN	2950 NE 188 ST #114	AVENTURA	FL	33180	USA

DAVID B & MELISSA LAZARUS TRS DAVID B & MELISSA C LAZARUS (BEN)	2024 N BAY RD	MIAMI BEACH	FL	33140-4537	USA
DAVID BLAKE	1415 20 ST #110	MIAMI BEACH	FL	33139-1447	USA
DAVID C SHAFRON	1415 SUNSET HARBOUR DR #601	MIAMI BEACH	FL	33139-1486	USA
DAVID CARKE MILLIE CLARKE	300 S POINTE DRIVE UNIT 2806	MIAMI BEACH	FL	33139	USA
DAVID LUSTIG VANESSA LUSTIG	1413 SUNSET HARBOUR DR UNIT 604	MIAMI BEACH	FL	33139	USA
DEIRDRE MIRMELLI	1415 SUNSET HARBOUR DR #103	MIAMI BEACH	FL	33139-1447	USA
DENISE VOHRA LLC	3601 SW 106 AVE SUITE #250	MIRAMAR	FL	33027	USA
DES CHARMANTS CHIENS LC TRS SUNSET HARBOUR 120 LAND TRUST	1413 SUNSET HARBOUR DR 120	MIAMI BEACH	FL	33139	USA
DOJO LLC	28 JACOME WAY	MIDDLETOWN	RI	02842	USA
DOMINIC A CAVAGNUOLO TRS A D CAVAGNUOLO FAMILY TR	1413 SUNSET HARBOUR DR #118	MIAMI BEACH	FL	33139	USA
DPI USA INVESTMENTS LLC	3380 SHERIDAN DR 155	BUFFALO	NY	14226	USA
EAST VIEW ENTERPRISES LLC	741 E COCO PLUM CT	DAVIE	FL	33324	USA
ELIE M DESHE	2100 PARK AVE 508 S	MIAMI BEACH	FL	33139	USA
ELISE DRAY	1677 COLLINS AVE	MIAMI BEACH	FL	33139	USA
ELIYAHU NASH	1413 SUNSET HARBOUR DR #117	MIAMI BEACH	FL	33139	USA
EMILIA R LEITE DE MORAIS & JOSE P DE MORAIS	2012 N BAY RD	MIAMI BEACH	FL	33140	USA
ERIC HIRSCHHORN CHELSEA HIRSCHHORN	220 ZOE WAY	MIAMI BEACH	FL	33141-5868	USA
FLORIDA POWER & LIGHT CO ATTN PROPERTY TAX DEPT	700 UNIVERSE BLVD, PSX/JB	JUNO BEACH	FL	33408	USA
FRANCIS J LAIRD IV	1460 W 21 ST	MIAMI BEACH	FL	33140-4503	USA
FRED ELIAS & W JANE ELIAS	29 DEERFOOT TRAIL	WEST BLOOMFEILD	MI	48323	USA
GIANNONI INVESTMENTS HOLDING LLC	1410 20 ST 214	MIAMI BEACH	FL	33139	USA
GREGORY BASKIN & W RAISA	1530 W 21 ST	MIAMI BEACH	FL	33140-4505	USA
GREGORY DIAMOND LINDA TAYLOR DIAMOND	428 CHILDERS ST # 24180	PENSACOLA	FL	32534	USA
IAN GROCHER	1415 20 ST #402	MIAMI BEACH	FL	33139-1447	USA
IVY FREEDMAN	57 BEDFORD ST 200	LEXINGTON	MA	02420	USA
JACK FRANKLIN BENTLEY	1201 20 ST 307	MIAMI BEACH	FL	33139	USA
JAMES TERRY TIMMONS JR	1201 20 ST # 302	MIAMI BEACH	FL	33139	USA
JENNIFER DANIELS	1201 20 ST APT 408	MIAMI BEACH	FL	33139	USA
JENNIFER KRIZ	1413 SUNSET HARBOUR DR #410	MIAMI BEACH	FL	33139-1486	USA
JEREMY A LAZARUS DEBBIE LAZARUS	5760 BIG CANON DR	ENGLEWOOD	CO	80111	USA
JEREMY B GREEN	1415 SUNSET HARBOUR DR #603	MIAMI BEACH	FL	33139	USA
JEREMY D STONE MELISSA STONE	1413 20 ST #407	MIAMI BEACH	FL	33139	USA
JOAO BERNARDO BARBOSA	1415 SUNSET HARBOUR DR UNIT 403	MIAMI BEACH	FL	33140	USA
JONATHAN L MITZMAN	1201 20 ST 304	MIAMI BEACH	FL	33139	USA
JOSE RICARDO ARRIOLA	1413 SUNSET HARBOUR DR #211	MIAMI BEACH	FL	33139	USA
JOSEPH GARY GOLDSTEIN INES MARRERO PRIEGUES	1415 SUNSET HARBOUR DR 201	MIAMI BEACH	FL	33139	USA
JOSHUA KELLER	1415 SUNSET HARBOUR DR TH102	MIAMI BEACH	FL	33129	USA
JULIE M LEVITT	1900 SUNSET HARBOUR DR 2003	MIAMI BEACH	FL	33139	USA
KAIGA LLC	485 BRICKELL AVE 3206	MIAMI	FL	33131	USA
KEITH FERGUSON	1746 CLEVELAND RD	MIAMI BEACH	FL	33141	USA

KRISTA M KELLEY JTRS JACQUELINE P LALONDE JTRS	1401 W 21 ST	MIAMI BEACH	FL	33140	USA
KURT K LUNKENHEIMER BROOKE A OWENS	2008 ALTON RD	MIAMI BEACH	FL	33139	USA
LEONHARD KURTEN IRMATRAUD E KURTEN	2001 LAKE AVE	MIAMI BEACH	FL	33140	USA
LOUIS NOSTRO TRS SARAH RACHEL FAMILY TRUST	1415 SUNSET HARBOUR DR #107	MIAMI BEACH	FL	33139	USA
MAC SH LLC	1261 20 ST	MIAMI BEACH	FL	33139	USA
MARC HALPERN JILL HALPERN	1413 20 ST #605	MIAMI BEACH	FL	33139	USA
MARK K BRYANT CHRISTOPHER MJ CHUNG	15 RESERVOIR AVENUE	JERSEY CITY	NJ	07307	USA
MEIR SREBERNIK	1201 20 ST PH01	MIAMI BEACH	FL	33139	USA
MELCHIOR B HELLER &W EUGENIA CHU	1415 SUNSET HARBOUR DR #202	MIAMI BEACH	FL	33139-1447	USA
MELISA QUINOY TRS MELISA QUINOY REVOCABLE TR	1415 SUNSET HARBOUR DR # 203	MIAMI BEACH	FL	33139	USA
MEREDITH FRANK MENDEZ	1413 SUNSET HARBOUR DR #208	MIAMI BEACH	FL	33139	USA
MIAMI AVENUE HOLDCO LLC	525 LINCOLN RD	MIAMI BEACH	FL	33139	USA
MICHAEL APPEL	5860 LA GORCE DR	MIAMI BEACH	FL	33140	USA
MICHAEL FREUNDLICH LE MARILYN FREUNDLICH LE REM URSULA R FREUNDLICH LE	1415 20 ST #602	MIAMI BEACH	FL	33139	USA
MICHAEL J ROSENBAUM TR	1413 SUNSET HARBOUR DR #114	MIAMI BEACH	FL	33139-1485	USA
MICHAEL JANOURA ILEANA JANOURA	PO BOX 398-683	MIAMI BEACH	FL	33239	USA
MICHAEL LUEHRSEN	132 LAKEFRONT BLVD #601	BUFFALO	NY	14202	USA
MICHAEL S RUBIN MARCELA A SARDI	1201 20 ST # 205	MIAMI BEACH	FL	33139	USA
MIDLAND TRADING COMPANY	PO BOX 190816	MIAMI BCH	FL	33119	USA
NINA BONISKE	1413 SUNSET HARBOUR DR #113	MIAMI BEACH	FL	33139-1485	USA
PALAU 412 LLC	1000 BRICKELL AVE STE 300	MIAMI	FL	33131	USA
PALAU COMM 6 LLC	5860 LAGORCE DR	MIAMI BEACH	FL	33140	USA
PALAU FUND LLC	1431 E SANDPIPER CIR	COCONUT CREEK	FL	33066	USA
PALAU INTERNATIONAL LLC	407 LINCOLN RD PENTHOUSE NE	MIAMI BEACH	FL	33139	USA
PAUL OCHENKOSKI	133 KENTUCKY AVE	LEXINGTON	KY	40502	USA
PHILLIP MUSKAT	10775 SW 133 TERR	MIAMI	FL	33176-6047	USA
POLUSA INC	175 SW 7 ST 1518	MIAMI	FL	33130	USA
POLUSA INC	1130 WASHINGTON AVE THIRD FL	MIAMI BEACH	FL	33139	USA
PUBLIX SUPER MARKETS INC % EXPENSE PAYABLES LEASE	PO BOX 32025	LAKELAND	FL	33802-2025	USA
RAINEY MILLER BARBARA ALBOM	166 MERCER ST 3A	NEW YORK	NY	10012	USA
RAJEEV RAMSINGHANI	1410 W 21 ST	MIAMI BEACH	FL	33140-4503	USA
RAJENDRA K KADIYALA STACY SMITH	2111 REGATTA AVE	MIAMI BEACH	FL	33140-4543	USA
RANDY SCOTT GELBER	1002 SAINT GEORGES AVE	RAHWAY	NJ	07065-2664	USA
RICARDO C SENA	1415 SUNSET HARBOUR DR #404	MIAMI BEACH	FL	33139-1447	USA
RICHARD QUEVEDO	1415 SUNSET HARBOUR DR 105	MIAMI BEACH	FL	33139	USA
ROBIN ARKUS PETER ARKUS	9801 COLLINS AVE PH7	BAL HARBOUR	FL	33154	USA
RUTH MANTEL	1520 W 21 ST	MIAMI BEACH	FL	33140	USA
SALDANHA E MOURAS LLC	17880 NE 31 CT #2306	AVENTURA	FL	33160	USA
SCOTT C CARDONE	1413 SUNSET HARBOUR DR #412	MIAMI BEACH	FL	33139	USA
SH411 LLC C/O FRED JOVE	9826 W BROADVIEW DR	BAY HARBOR ISLANDS	FL	33154	USA

SHELTER LLC	850 E DILIDO DR	MIAMI BEACH	FL	33139	USA
SILVINA GONZALEZ	79001 HISPANIOLA AVE #906	NORTH BAY VILLAGE	FL	33141	USA
SOBE VENTURES LLC	423 DELAWARE ST #302	KANSAS CITY	MO	64105	USA
SOUTH BEACH CU8 LLC	117 SW 10TH ST #101-63	MIAMI	FL	33130	USA
STUART WEISSMAN	1413 SUNSET HARBOUR DR #210	MIAMI BEACH	FL	33139	USA
SUNSET HARBOR 406 LLC	1413 SUNSET HARBOUR DR 118	MIAMI BEACH	FL	33139	USA
SUNSHINE PALAU LLC	415 WASHINGTON ST 5C	NEW YORK	NY	10013	USA
SUZANNE S HOLLANDER	1450 WEST 21 STREET	MIAMI BEACH	FL	33140	USA
TALMUDIC COLLEGE OF FL INC	4000 ALTON ROAD	MIAMI BEACH	FL	33140	USA
THEODORE CAPLOW	1413 SUNSET HARBOUR DR 112	MIAMI BEACH	FL	33139	USA
THEODORE G WEINREICH NORA WEINREICH	1415 SUNSET HARBOUR DR #104	MIAMI BEACH	FL	33139	USA
THOMAS BURLIN CHRISTINE BURLIN	9763 HAWKINS CREAMERY RD	LAYTONSVILLE	MD	20882	USA
THOMAS J BURLIN CHRISTINE M BURLIN	9763 HAWKINS CREAMERY RD	GAITHERSBURG	MD	20882	USA
THOMAS J KRESSE	1415 20 ST #401	MIAMI BEACH	FL	33139-1447	USA
THOMAS LEWIS	1413 SUNSET HARBOUR DR 119	MIAMI BEACH	FL	33139	USA
WELLS FARGO BANK	1901 ALTON RD	MIAMI BEACH	FL	33139	USA
WILLIAM C TAYLOR &W PHYLLIS I	2095 LAKE AVE SUNSET ISLAND 4	MIAMI BEACH	FL	33140-4555	USA
YBP1194 LLC	382 NE 191 ST UNIT 81419	MIAMI	FL	33179	USA

Name	Address	City	State	Zip	Country
ASHKAN VAHMAN LEYLI BRENDA TAHERI MOAYED	6 MEREDITH CRESS	TORONTO ONTARIO M4W 3B6			CANADA
1201 PALAU LLC	429 LENOX AVE	MIAMI BEACH	FL	33139	USA
1850 ALTON RD HOLDINGS LLC	8107 NW 33 ST	DORAL	FL	33122	USA
208 PALAU LLC	2532 REGATTA AVE	MIAMI BEACH	FL	33140	USA
2111 TRANQUILITY BASE LLC	1741 NW 54 ST 204	MIAMI	FL	33127	USA
409 PALAU SUNSET HARBOR LLC	3100 NW 72 AVE 113	DORAL	FL	33122	USA
AARON J NAHMAD ERICA L NAHMAD	1201 20 ST PH04	MIAMI BEACH	FL	33139	USA
ALAIN LEVI SILVIA LEVI	1201 20 ST 203	MIAMI BEACH	FL	33139	USA
ALAN L MCCARTNEY TRS MCCARTNEY MANAGEMENT TRUST	1409 POST OAK BLVD #1001	HOUSTON	TX	77056	USA
ALEJANDRO BACHMANN	1201 20TH ST PH 7	MIAMI BEACH	FL	33139-1499	USA
ALEJANDRO NESTARES MATOSES YAQUELIN GOMEZ MENENDEZ	1440 W 21 ST	MIAMI BEACH	FL	33140	USA
ALEX MITZMAN	1201 20 ST # 414	MIAMI BEACH	FL	33139	USA
ALEXANDER DEL GIUDICE &W BETTY & JACK P ATTIAS	2002 ALTON RD	MIAMI BEACH	FL	33140-4532	USA
AMANDA J FRANCIS	1415 SUNSET HARBOUR DR #108	MIAMI BEACH	FL	33139-1447	USA
ANA CRISTINA ALVAREZ MARTINEZ	1415 SUNSET HARBOUR DR #109	MIAMI BEACH	FL	33139-1447	USA
ANNETTE C CRISTANCHO	2875 NE 191 ST PH 1	AVENTURA	FL	33180-2841	USA
ANUP K SABHARWAL VICKY SABHARWAL	1413 SUNSET HARBOUR DR 409	MIAMI BEACH	FL	33139	USA
AP SUNSET HARBOUR LP	1616 CAMDEN ROAD STE 210	CHARLOTTE	NC	28203	USA
BANK OF THE OZARKS	17901 CHENAL PKWY	LITTLE ROCK	AR	72223	USA
BARON SUNSET HARBOUR LLC	960 ALTON ROAD	MIAMI BEACH	FL	33139	USA
BBLW LLC	5757 COLLINS AVE #806	MIAMI BEACH	FL	33140	USA
BENJAMIN LONDON SUSAN LONDON	1201 20 ST PH05	MIAMI BEACH	FL	33139	USA
BRIAN ELIAS	1415 SUNSET HARBOUR DR 106	MIAMI BEACH	FL	33139-1447	USA
BRIAN KABOT KIMBERLY KABOT	1415 SUNSET HARBOUR DR #206	MIAMI BEACH	FL	33139	USA
BRUCE EISENBERG	1413 SUNSET HARBOUR DR STE 207	MIAMI BEACH	FL	33139	USA
CARLA PROBUS JONAS MEYERS	2017 NORTH BAY ROAD	MIAMI BEACH	FL	33140	USA
CELIA C GERMAINE GRUSS	1201 20 ST 406	MIAMI BEACH	FL	33139	USA
CHARLES M ROSEN	1413 SUNSET HARBOUR DR #111	MIAMI BEACH	FL	33139-1485	USA
CIRCLE ONE PROPERTIES INC	333 BUSH ST STE 2020	SAN FRANCISCO	CA	94104	USA
CITY OF MIAMI BEACH CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH PARK FLA % CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CONSCIOUS REAL ESTATE LLC	6515 COLLINS AVE 1003	MIAMI BEACH	FL	33141	USA
CRAIG SLASS	1430 W 21 ST	MIAMI BEACH	FL	33140	USA
CRIG LLC	1 CENTURY LN 405	MIAMI BEACH	FL	33139	USA
CURRENT PROPERTY OWNER	2021 NORTH BAY RD	MIAMI BEACH	FL	33140	USA
D AND R BIG ADVENTURES LLC	1521 ALTON RD 357	MIAMI BEACH	FL	33139	USA
DANIEL HERTZBERG	1420 W 22 ST	MIAMI BEACH	FL	33140	USA
DANIEL J GOODSTADT	1415 SUNSET HARBOUR DR #405	MIAMI BEACH	FL	33139-1447	USA
DANIEL M RIORDAN PAULA M RIORDAN	2950 NE 188 ST #114	AVENTURA	FL	33180	USA

DAVID B & MELISSA LAZARUS TRS DAVID B & MELISSA C LAZARUS (BEN)	2024 N BAY RD	MIAMI BEACH	FL	33140-4537	USA
DAVID BLAKE	1415 20 ST #110	MIAMI BEACH	FL	33139-1447	USA
DAVID C SHAFRON	1415 SUNSET HARBOUR DR #601	MIAMI BEACH	FL	33139-1486	USA
DAVID CARKE MILLIE CLARKE	300 S POINTE DRIVE UNIT 2806	MIAMI BEACH	FL	33139	USA
DAVID LUSTIG VANESSA LUSTIG	1413 SUNSET HARBOUR DR UNIT 604	MIAMI BEACH	FL	33139	USA
DEIRDRE MIRMEELLI	1415 SUNSET HARBOUR DR #103	MIAMI BEACH	FL	33139-1447	USA
DENISE VOHRA LLC	3601 SW 106 AVE SUITE #250	MIRAMAR	FL	33027	USA
DES CHARMANTS CHIENS LC TRS SUNSET HARBOUR 120 LAND TRUST	1413 SUNSET HARBOUR DR 120	MIAMI BEACH	FL	33139	USA
DOJO LLC	28 JACOME WAY	MIDDLETOWN	RI	02842	USA
DOMINIC A CAVAGNUOLO TRS A D CAVAGNUOLO FAMILY TR	1413 SUNSET HARBOUR DR #118	MIAMI BEACH	FL	33139	USA
DPI USA INVESTMENTS LLC	3380 SHERIDAN DR 155	BUFFALO	NY	14226	USA
EAST VIEW ENTERPRISES LLC	741 E COCO PLUM CT	DAVIE	FL	33324	USA
ELIE M DESHE	2100 PARK AVE 508 S	MIAMI BEACH	FL	33139	USA
ELISE DRAY	1677 COLLINS AVE	MIAMI BEACH	FL	33139	USA
ELIYAHU NASH	1413 SUNSET HARBOUR DR #117	MIAMI BEACH	FL	33139	USA
EMILIA R LEITE DE MORAIS & JOSE P DE MORAIS	2012 N BAY RD	MIAMI BEACH	FL	33140	USA
ERIC HIRSCHHORN CHELSEA HIRSCHHORN	220 ZOE WAY	MIAMI BEACH	FL	33141-5868	USA
FLORIDA POWER & LIGHT CO ATTN PROPERTY TAX DEPT	700 UNIVERSE BLVD, PSX/JB	JUNO BEACH	FL	33408	USA
FRANCIS J LAIRD IV	1460 W 21 ST	MIAMI BEACH	FL	33140-4503	USA
FRED ELIAS & W JANE ELIAS	29 DEERFOOT TRAIL	WEST BLOOMFEILD	MI	48323	USA
GIANNONI INVESTMENTS HOLDING LLC	1410 20 ST 214	MIAMI BEACH	FL	33139	USA
GREGORY BASKIN & W RAISA	1530 W 21 ST	MIAMI BEACH	FL	33140-4505	USA
GREGORY DIAMOND LINDA TAYLOR DIAMOND	428 CHILDERS ST # 24180	PENSACOLA	FL	32534	USA
IAN GROCHER	1415 20 ST #402	MIAMI BEACH	FL	33139-1447	USA
IVY FREEDMAN	57 BEDFORD ST 200	LEXINGTON	MA	02420	USA
JACK FRANKLIN BENTLEY	1201 20 ST 307	MIAMI BEACH	FL	33139	USA
JAMES TERRY TIMMONS JR	1201 20 ST # 302	MIAMI BEACH	FL	33139	USA
JENNIFER DANIELS	1201 20 ST APT 408	MIAMI BEACH	FL	33139	USA
JENNIFER KRIZ	1413 SUNSET HARBOUR DR #410	MIAMI BEACH	FL	33139-1486	USA
JEREMY A LAZARUS DEBBIE LAZARUS	5760 BIG CANON DR	ENGLEWOOD	CO	80111	USA
JEREMY B GREEN	1415 SUNSET HARBOUR DR #603	MIAMI BEACH	FL	33139	USA
JEREMY D STONE MELISSA STONE	1413 20 ST #407	MIAMI BEACH	FL	33139	USA
JOAO BERNARDO BARBOSA	1415 SUNSET HARBOUR DR UNIT 403	MIAMI BEACH	FL	33140	USA
JONATHAN L MITZMAN	1201 20 ST 304	MIAMI BEACH	FL	33139	USA
JOSE RICARDO ARRIOLA	1413 SUNSET HARBOUR DR #211	MIAMI BEACH	FL	33139	USA
JOSEPH GARY GOLDSTEIN INES MARRERO PRIEGUES	1415 SUNSET HARBOUR DR 201	MIAMI BEACH	FL	33139	USA
JOSHUA KELLER	1415 SUNSET HARBOUR DR TH102	MIAMI BEACH	FL	33129	USA
JULIE M LEVITT	1900 SUNSET HARBOUR DR 2003	MIAMI BEACH	FL	33139	USA
KAIGA LLC	485 BRICKELL AVE 3206	MIAMI	FL	33131	USA
KEITH FERGUSON	1746 CLEVELAND RD	MIAMI BEACH	FL	33141	USA

KRISTA M KELLEY JTRS JACQUELINE P LALONDE JTRS	1401 W 21 ST	MIAMI BEACH	FL	33140	USA
KURT K LUNKENHEIMER BROOKE A OWENS	2008 ALTON RD	MIAMI BEACH	FL	33139	USA
LEONHARD KURTEN IRMATRAUD E KURTEN	2001 LAKE AVE	MIAMI BEACH	FL	33140	USA
LOUIS NOSTRO TRS SARAH RACHEL FAMILY TRUST	1415 SUNSET HARBOUR DR #107	MIAMI BEACH	FL	33139	USA
MAC SH LLC	1261 20 ST	MIAMI BEACH	FL	33139	USA
MARC HALPERN JILL HALPERN	1413 20 ST #605	MIAMI BEACH	FL	33139	USA
MARK K BRYANT CHRISTOPHER MJ CHUNG	15 RESERVOIR AVENUE	JERSEY CITY	NJ	07307	USA
MEIR SREBERNIK	1201 20 ST PH01	MIAMI BEACH	FL	33139	USA
MELCHIOR B HELLER &W EUGENIA CHU	1415 SUNSET HARBOUR DR #202	MIAMI BEACH	FL	33139-1447	USA
MELISA QUINOY TRS MELISA QUINOY REVOCABLE TR	1415 SUNSET HARBOUR DR # 203	MIAMI BEACH	FL	33139	USA
MEREDITH FRANK MENDEZ	1413 SUNSET HARBOUR DR #208	MIAMI BEACH	FL	33139	USA
MIAMI AVENUE HOLDCO LLC	525 LINCOLN RD	MIAMI BEACH	FL	33139	USA
MICHAEL APPEL	5860 LA GORCE DR	MIAMI BEACH	FL	33140	USA
MICHAEL FREUNDLICH LE MARILYN FREUNDLICH LE REM URSULA R FREUNDLICH L	1415 20 ST #602	MIAMI BEACH	FL	33139	USA
MICHAEL J ROSENBAUM TR	1413 SUNSET HARBOUR DR #114	MIAMI BEACH	FL	33139-1485	USA
MICHAEL JANOURA ILEANA JANOURA	PO BOX 398-683	MIAMI BEACH	FL	33239	USA
MICHAEL LUEHRSEN	132 LAKEFRONT BLVD #601	BUFFALO	NY	14202	USA
MICHAEL S RUBIN MARCELA A SARDI	1201 20 ST # 205	MIAMI BEACH	FL	33139	USA
MIDLAND TRADING COMPANY	PO BOX 190816	MIAMI BCH	FL	33119	USA
NINA BONISKE	1413 SUNSET HARBOUR DR #113	MIAMI BEACH	FL	33139-1485	USA
PALAU 412 LLC	1000 BRICKELL AVE STE 300	MIAMI	FL	33131	USA
PALAU COMM 6 LLC	5860 LAGORCE DR	MIAMI BEACH	FL	33140	USA
PALAU FUND LLC	1431 E SANDPIPER CIR	COCONUT CREEK	FL	33066	USA
PALAU INTERNATIONAL LLC	407 LINCOLN RD PENTHOUSE NE	MIAMI BEACH	FL	33139	USA
PAUL OCHENKOSKI	133 KENTUCKY AVE	LEXINGTON	KY	40502	USA
PHILLIP MUSKAT	10775 SW 133 TERR	MIAMI	FL	33176-6047	USA
POLUSA INC	175 SW 7 ST 1518	MIAMI	FL	33130	USA
POLUSA INC	1130 WASHINGTON AVE THIRD FL	MIAMI BEACH	FL	33139	USA
PUBLIX SUPER MARKETS INC % EXPENSE PAYABLES LEASE	PO BOX 32025	LAKELAND	FL	33802-2025	USA
RAINEY MILLER BARBARA ALBOM	166 MERCER ST 3A	NEW YORK	NY	10012	USA
RAJEEV RAMSINGHANI	1410 W 21 ST	MIAMI BEACH	FL	33140-4503	USA
RAJENDRA K KADIYALA STACY SMITH	2111 REGATTA AVE	MIAMI BEACH	FL	33140-4543	USA
RANDY SCOTT GELBER	1002 SAINT GEORGES AVE	RAHWAY	NJ	07065-2664	USA
RICARDO C SENA	1415 SUNSET HARBOUR DR #404	MIAMI BEACH	FL	33139-1447	USA
RICHARD QUEVEDO	1415 SUNSET HARBOUR DR 105	MIAMI BEACH	FL	33139	USA
ROBIN ARKUS PETER ARKUS	9801 COLLINS AVE PH7	BAL HARBOUR	FL	33154	USA
RUTH MANTEL	1520 W 21 ST	MIAMI BEACH	FL	33140	USA
SALDANHA E MOURAS LLC	17880 NE 31 CT #2306	AVENTURA	FL	33160	USA
SCOTT C CARDONE	1413 SUNSET HARBOUR DR #412	MIAMI BEACH	FL	33139	USA
SH411 LLC C/O FRED JOVE	9826 W BROADVIEW DR	BAY HARBOR ISLANDS	FL	33154	USA

SHELTER LLC	850 E DILIDO DR	MIAMI BEACH	FL	33139	USA
SILVINA GONZALEZ	79001 HISPANIOLA AVE #906	NORTH BAY VILLAGE	FL	33141	USA
SOBE VENTURES LLC	423 DELAWARE ST #302	KANSAS CITY	MO	64105	USA
SOUTH BEACH CU8 LLC	117 SW 10TH ST #101-63	MIAMI	FL	33130	USA
STUART WEISSMAN	1413 SUNSET HARBOUR DR #210	MIAMI BEACH	FL	33139	USA
SUNSET HARBOR 406 LLC	1413 SUNSET HARBOUR DR 118	MIAMI BEACH	FL	33139	USA
SUNSHINE PALAU LLC	415 WASHINGTON ST 5C	NEW YORK	NY	10013	USA
SUZANNE S HOLLANDER	1450 WEST 21 STREET	MIAMI BEACH	FL	33140	USA
TALMUDIC COLLEGE OF FL INC	4000 ALTON ROAD	MIAMI BEACH	FL	33140	USA
THEODORE CAPLOW	1413 SUNSET HARBOUR DR 112	MIAMI BEACH	FL	33139	USA
THEODORE G WEINREICH NORA WEINREICH	1415 SUNSET HARBOUR DR #104	MIAMI BEACH	FL	33139	USA
THOMAS BURLIN CHRISTINE BURLIN	9763 HAWKINS CREAMERY RD	LAYTONSVILLE	MD	20882	USA
THOMAS J BURLIN CHRISTINE M BURLIN	9763 HAWKINS CREAMERY RD	GAITHERSBURG	MD	20882	USA
THOMAS J KRESSE	1415 20 ST #401	MIAMI BEACH	FL	33139-1447	USA
THOMAS LEWIS	1413 SUNSET HARBOUR DR 119	MIAMI BEACH	FL	33139	USA
WELLS FARGO BANK	1901 ALTON RD	MIAMI BEACH	FL	33139	USA
WILLIAM C TAYLOR &W PHYLLIS I	2095 LAKE AVE SUNSET ISLAND 4	MIAMI BEACH	FL	33140-4555	USA
YBP1194 LLC	382 NE 191 ST UNIT 81419	MIAMI	FL	33179	USA

ASHKAN VAHMAN
LEYLI BRENDA TAHERI MOAYED
6 MEREDITH CRESS
TORONTO ONTARIO M4W 3B6
CANADA

1201 PALAU LLC
429 LENOX AVE
MIAMI BEACH, FL 33139

1850 ALTON RD HOLDINGS LLC
8107 NW 33 ST
DORAL, FL 33122

208 PALAU LLC
2532 REGATTA AVE
MIAMI BEACH, FL 33140

2111 TRANQUILITY BASE LLC
1741 NW 54 ST 204
MIAMI, FL 33127

409 PALAU SUNSET HARBOR LLC
3100 NW 72 AVE 113
DORAL, FL 33122

AARON J NAHMAD
ERICA L NAHMAD
1201 20 ST PH04
MIAMI BEACH, FL 33139

ALAIN LEVI
SILVIA LEVI
1201 20 ST 203
MIAMI BEACH, FL 33139

ALAN L MCCARTNEY TRS
MCCARTNEY MANAGEMENT TRUST
1409 POST OAK BLVD #1001
HOUSTON, TX 77056

ALEJANDRO BACHMANN
1201 20TH ST PH 7
MIAMI BEACH, FL 33139-1499

ALEJANDRO NESTARES MATOSES
YAQUELIN GOMEZ MENENDEZ
1440 W 21 ST
MIAMI BEACH, FL 33140

ALEX MITZMAN
1201 20 ST # 414
MIAMI BEACH, FL 33139

ALEXANDER DEL GIUDICE &W BETTY &
JACK P ATTIAS
2002 ALTON RD
MIAMI BEACH, FL 33140-4532

AMANDA J FRANCIS
1415 SUNSET HARBOUR DR #108
MIAMI BEACH, FL 33139-1447

ANA CRISTINA ALVAREZ MARTINEZ
1415 SUNSET HARBOUR DR #109
MIAMI BEACH, FL 33139-1447

ANNETTE C CRISTANCHO
2875 NE 191 ST PH 1
AVENTURA, FL 33180-2841

ANUP K SABHARWAL
VICKY SABHARWAL
1413 SUNSET HARBOUR DR 409
MIAMI BEACH, FL 33139

AP SUNSET HARBOUR LP
1616 CAMDEN ROAD STE 210
CHARLOTTE, NC 28203

BANK OF THE OZARKS
17901 CHENAL PKWY
LITTLE ROCK, AR 72223

BARON SUNSET HARBOUR LLC
960 ALTON ROAD
MIAMI BEACH, FL 33139

BBLW LLC
5757 COLLINS AVE #806
MIAMI BEACH, FL 33140

BENJAMIN LONDON
SUSAN LONDON
1201 20 ST PH05
MIAMI BEACH, FL 33139

BRIAN ELIAS
1415 SUNSET HARBOUR DR 106
MIAMI BEACH, FL 33139-1447

BRIAN KABOT
KIMBERLY KABOT
1415 SUNSET HARBOUR DR #206
MIAMI BEACH, FL 33139

BRUCE EISENBERG
1413 SUNSET HARBOUR DR STE 207
MIAMI BEACH, FL 33139

CARLA PROBUS
JONAS MEYERS
2017 NORTH BAY ROAD
MIAMI BEACH, FL 33140

CELIA C GERMAINE GRUSS
1201 20 ST 406
MIAMI BEACH, FL 33139

CHARLES M ROSEN
1413 SUNSET HARBOUR DR #111
MIAMI BEACH, FL 33139-1485

CIRCLE ONE PROPERTIES INC
333 BUSH ST STE 2020
SAN FRANCISCO, CA 94104

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

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

CONSCIOUS REAL ESTATE LLC
6515 COLLINS AVE 1003
MIAMI BEACH, FL 33141

CRAIG SLASS
1430 W 21 ST
MIAMI BEACH, FL 33140

CRIG LLC
1 CENTURY LN 405
MIAMI BEACH, FL 33139

CURRENT PROPERTY OWNER
2021 NORTH BAY RD
MIAMI BEACH, FL 33140

D AND R BIG ADVENTURES LLC
1521 ALTON RD 357
MIAMI BEACH, FL 33139

DANIEL HERTZBERG
1420 W 22 ST
MIAMI BEACH, FL 33140

DANIEL J GOODSTADT
1415 SUNSET HARBOUR DR #405
MIAMI BEACH, FL 33139-1447

DANIEL M RIORDAN
PAULA M RIORDAN
2950 NE 188 ST #114
AVENTURA, FL 33180

DAVID B & MELISSA LAZARUS TRS
DAVID B & MELISSA C LAZARUS (BEN)
2024 N BAY RD
MIAMI BEACH, FL 33140-4537

DAVID BLAKE
1415 20 ST #110
MIAMI BEACH, FL 33139-1447

DAVID C SHAFRON
1415 SUNSET HARBOUR DR #601
MIAMI BEACH, FL 33139-1486

DAVID CARKE
MILLIE CLARKE
300 S POINTE DRIVE UNIT 2806
MIAMI BEACH, FL 33139

DAVID LUSTIG
VANESSA LUSTIG
1413 SUNSET HARBOUR DR UNIT 604
MIAMI BEACH, FL 33139

DEIRDRE MIRMELLI
1415 SUNSET HARBOUR DR #103
MIAMI BEACH, FL 33139-1447

DENISE VOHRA LLC
3601 SW 106 AVE SUITE #250
MIRAMAR, FL 33027

DES CHARMANTS CHIENS LC TRS
SUNSET HARBOUR 120 LAND TRUST
1413 SUNSET HARBOUR DR 120
MIAMI BEACH, FL 33139

DOJO LLC
28 JACOME WAY
MIDDLETOWN, RI 02842

DOMINIC A CAVAGNUOLO TRS
A D CAVAGNUOLO FAMILY TR
1413 SUNSET HARBOUR DR #118
MIAMI BEACH, FL 33139

DPI USA INVESTMENTS LLC
3380 SHERIDAN DR 155
BUFFALO, NY 14226

EAST VIEW ENTERPRISES LLC
741 E COCO PLUM CT
DAVIE, FL 33324

ELIE M DESHE
2100 PARK AVE 508 S
MIAMI BEACH, FL 33139

ELISE DRAY
1677 COLLINS AVE
MIAMI BEACH, FL 33139

ELIYAHU NASH
1413 SUNSET HARBOUR DR #117
MIAMI BEACH, FL 33139

EMILIA R LEITE DE MORAIS &
JOSE P DE MORAIS
2012 N BAY RD
MIAMI BEACH, FL 33140

ERIC HIRSCHHORN
CHELSEA HIRSCHHORN
220 ZOE WAY
MIAMI BEACH, FL 33141-5868

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

FRANCIS J LAIRD IV
1460 W 21 ST
MIAMI BEACH, FL 33140-4503

FRED ELIAS &W
JANE ELIAS
29 DEERFOOT TRAIL
WEST BLOOMFEILD, MI 48323

GIANNONI INVESTMENTS HOLDING LLC
1410 20 ST 214
MIAMI BEACH, FL 33139

GREGORY BASKIN &W RAISA
1530 W 21 ST
MIAMI BEACH, FL 33140-4505

GREGORY DIAMOND
LINDA TAYLOR DIAMOND
428 CHILDERS ST # 24180
PENSACOLA, FL 32534

IAN GROCHER
1415 20 ST #402
MIAMI BEACH, FL 33139-1447

IVY FREEDMAN
57 BEDFORD ST 200
LEXINGTON, MA 02420

JACK FRANKLIN BENTLEY
1201 20 ST 307
MIAMI BEACH, FL 33139

JAMES TERRY TIMMONS JR
1201 20 ST # 302
MIAMI BEACH, FL 33139

JENNIFER DANIELS
1201 20 ST APT 408
MIAMI BEACH, FL 33139

JENNIFER KRIZ
1413 SUNSET HARBOUR DR #410
MIAMI BEACH, FL 33139-1486

JEREMY A LAZARUS
DEBBIE LAZARUS
5760 BIG CANON DR
ENGLEWOOD, CO 80111

JEREMY B GREEN
1415 SUNSET HARBOUR DR #603
MIAMI BEACH, FL 33139

JEREMY D STONE
MELISSA STONE
1413 20 ST #407
MIAMI BEACH, FL 33139

JOAO BERNARDO BARBOSA
1415 SUNSET HARBOUR DR UNIT 403
MIAMI BEACH, FL 33140

JONATHAN L MITZMAN
1201 20 ST 304
MIAMI BEACH, FL 33139

JOSE RICARDO ARRIOLA
1413 SUNSET HARBOUR DR #211
MIAMI BEACH, FL 33139

JOSEPH GARY GOLDSTEIN
INES MARRERO PRIEGUES
1415 SUNSET HARBOUR DR 201
MIAMI BEACH, FL 33139

JOSHUA KELLER
1415 SUNSET HARBOUR DR TH102
MIAMI BEACH, FL 33129

JULIE M LEVITT
1900 SUNSET HARBOUR DR 2003
MIAMI BEACH, FL 33139

KAIGA LLC
485 BRICKELL AVE 3206
MIAMI, FL 33131

KEITH FERGUSON
1746 CLEVELAND RD
MIAMI BEACH, FL 33141

KRISTA M KELLEY JTRS
JACQUELINE P LALONDE JTRS
1401 W 21 ST
MIAMI BEACH, FL 33140

KURT K LUNKENHEIMER
BROOKE A OWENS
2008 ALTON RD
MIAMI BEACH, FL 33139

LEONHARD KURTEN
IRMATRAUD E KURTEN
2001 LAKE AVE
MIAMI BEACH, FL 33140

LOUIS NOSTRO TRS
SARAH RACHEL FAMILY TRUST
1415 SUNSET HARBOUR DR #107
MIAMI BEACH, FL 33139

MAC SH LLC
1261 20 ST
MIAMI BEACH, FL 33139

MARC HALPERN
JILL HALPERN
1413 20 ST #605
MIAMI BEACH, FL 33139

MARK K BRYANT
CHRISTOPHER MJ CHUNG
15 RESERVOIR AVENUE
JERSEY CITY, NJ 07307

MEIR SREBERNIK
1201 20 ST PH01
MIAMI BEACH, FL 33139

MELCHIOR B HELLER &W
EUGENIA CHU
1415 SUNSET HARBOUR DR #202
MIAMI BEACH, FL 33139-1447

MELISA QUINOY TRS
MELISA QUINOY REVOCABLE TR
1415 SUNSET HARBOUR DR # 203
MIAMI BEACH, FL 33139

MEREDITH FRANK MENDEZ
1413 SUNSET HARBOUR DR #208
MIAMI BEACH, FL 33139

MIAMI AVENUE HOLDCO LLC
525 LINCOLN RD
MIAMI BEACH, FL 33139

MICHAEL APPEL
5860 LA GORCE DR
MIAMI BEACH, FL 33140

MICHAEL FREUNDLICH LE
MARILYN FREUNDLICH LE
REM URSULA R FREUNDLICH LEVINE
1415 20 ST #602
MIAMI BEACH, FL 33139

MICHAEL J ROSENBAUM TR
1413 SUNSET HARBOUR DR #114
MIAMI BEACH, FL 33139-1485

MICHAEL JANOURA
ILEANA JANOURA
PO BOX 398-683
MIAMI BEACH, FL 33239

MICHAEL LUEHRSEN
132 LAKEFRONT BLVD #601
BUFFALO, NY 14202

MICHAEL S RUBIN
MARCELA A SARDI
1201 20 ST # 205
MIAMI BEACH, FL 33139

MIDLAND TRADING COMPANY
PO BOX 190816
MIAMI BCH, FL 33119

NINA BONISKE
1413 SUNSET HARBOUR DR #113
MIAMI BEACH, FL 33139-1485

PALAU 412 LLC
1000 BRICKELL AVE STE 300
MIAMI, FL 33131

PALAU COMM 6 LLC
5860 LAGORCE DR
MIAMI BEACH, FL 33140

PALAU FUND LLC
1431 E SANDPIPER CIR
COCONUT CREEK, FL 33066

PALAU INTERNATIONAL LLC
407 LINCOLN RD PENTHOUSE NE
MIAMI BEACH, FL 33139

PAUL OCHENKOSKI
133 KENTUCKY AVE
LEXINGTON, KY 40502

PHILLIP MUSKAT
10775 SW 133 TERR
MIAMI, FL 33176-6047

POLUSA INC
175 SW 7 ST 1518
MIAMI, FL 33130

POLUSA INC
1130 WASHINGTON AVE THIRD FL
MIAMI BEACH, FL 33139

PUBLIX SUPER MARKETS INC
% EXPENSE PAYABLES LEASE
PO BOX 32025
LAKELAND, FL 33802-2025

RAINEY MILLER
BARBARA ALBOM
166 MERCER ST 3A
NEW YORK, NY 10012

RAJEEV RAMSINGHANI
1410 W 21 ST
MIAMI BEACH, FL 33140-4503

RAJENDRA K KADIYALA
STACY SMITH
2111 REGATTA AVE
MIAMI BEACH, FL 33140-4543

RANDY SCOTT GELBER
1002 SAINT GEORGES AVE
RAHWAY, NJ 07065-2664

RICARDO C SENA
1415 SUNSET HARBOUR DR #404
MIAMI BEACH, FL 33139-1447

RICHARD QUEVEDO
1415 SUNSET HARBOUR DR 105
MIAMI BEACH, FL 33139

ROBIN ARKUS
PETER ARKUS
9801 COLLINS AVE PH7
BAL HARBOUR, FL 33154

RUTH MANTEL
1520 W 21 ST
MIAMI BEACH, FL 33140

SALDANHA E MOURAS LLC
17880 NE 31 CT #2306
AVENTURA, FL 33160

SCOTT C CARDONE
1413 SUNSET HARBOUR DR #412
MIAMI BEACH, FL 33139

SH411 LLC
C/O FRED JOVE
9826 W BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

SHELTER LLC
850 E DILIDO DR
MIAMI BEACH, FL 33139

SILVINA GONZALEZ
79001 HISPANIOLA AVE #906
NORTH BAY VILLAGE, FL 33141

SOBE VENTURES LLC
423 DELAWARE ST #302
KANSAS CITY, MO 64105

SOUTH BEACH CU8 LLC
117 SW 10TH ST #101-63
MIAMI, FL 33130

STUART WEISSMAN
1413 SUNSET HARBOUR DR #210
MIAMI BEACH, FL 33139

SUNSET HARBOR 406 LLC
1413 SUNSET HARBOUR DR 118
MIAMI BEACH, FL 33139

SUNSHINE PALAU LLC
415 WASHINGTON ST 5C
NEW YORK, NY 10013

SUZANNE S HOLLANDER
1450 WEST 21 STREET
MIAMI BEACH, FL 33140

TALMUDIC COLLEGE OF FL INC
4000 ALTON ROAD
MIAMI BEACH, FL 33140

THEODORE CAPLOW
1413 SUNSET HARBOUR DR 112
MIAMI BEACH, FL 33139

THEODORE G WEINREICH
NORA WEINREICH
1415 SUNSET HARBOUR DR #104
MIAMI BEACH, FL 33139

THOMAS BURLIN
CHRISTINE BURLIN
9763 HAWKINS CREAMERY RD
LAYTONSVILLE, MD 20882

THOMAS J BURLIN
CHRISTINE M BURLIN
9763 HAWKINS CREAMERY RD
GAITHERSBURG, MD 20882

THOMAS J KRESSE
1415 20 ST #401
MIAMI BEACH, FL 33139-1447

THOMAS LEWIS
1413 SUNSET HARBOUR DR 119
MIAMI BEACH, FL 33139

WELLS FARGO BANK
1901 ALTON RD
MIAMI BEACH, FL 33139

WILLIAM C TAYLOR & W PHYLLIS I
2095 LAKE AVE SUNSET ISLAND 4
MIAMI BEACH, FL 33140-4555

YBP1194 LLC
382 NE 191 ST UNIT 81419
MIAMI, FL 33179