

MIAMI BEACH

Planning Department, 1700 Convention Center Drive 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

Property address: 3101 Indian Creek Drive Board: HPB Date: 8/12/19

BOARD APPLICATION CHECK LIST

A Pre-Application meeting must be scheduled via CAP to obtain a plan case number and for board staff review of all submittals.

Pre-Application meetings for applications that do not require a traffic study are scheduled on a first come-first served basis and must occur no later than five(5) business days prior to CAP First submittal.

Applications requiring a traffic study must meet with Planning, Transportation, and peer reviewer sixty (60) days* prior to First submittal deadline to determine the methodology for the traffic impact study. This meeting is considered the "Pre-Application meeting" and must be scheduled via CAP to obtain a plan case number for review and payment of fees. Thirty (30) days before First submittal, applicant must provide the traffic study via CAP (see Transportation Department's requirements check list). The Transportation Department/Peer Reviewer will submit first round of comments 15 days prior to First submittal. Applicant must address comments and submit revised traffic study/plans for CAP First submittal deadline.

Incomplete, or submittals found to be insufficient will not be placed on a Board agenda.

ITEM #	FIRST SUBMITTAL (VIA CAP) ** To be uploaded online (CAP) by the applicant before 5:00 pm by First submittal deadline. ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.	Required
1	Application Fee and Peer review fees shall be paid after Pre-Application meeting and before the First submittal. It is the applicant's responsibility to make this payment, if an invoice is not generated by the CAP system, the applicant should contact staff prior to first submittal to be invoiced and make payment.	✓
2	Copy of signed and dated check list issued at Pre-Application meeting.	✓
3	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	✓
4	Signed and dated Letter of Intent. Letter must outline application details and identify hardships if Variances are requested. (see also Items # 42,43 and 44).	✓
5	Mailing Labels: Upload property owner's list and copy of original certified letter from provider. See #52 for submittal of Hard copy / originals of these items.	✓
6	Copies of all current or previously active Business Tax Receipts.	
7	School Concurrency Application for projects with a net increase in residential units (no SFH). Provide Planning Department - Miami Dade - School Concurrency Application for Transmittal	
8	Survey: Electronic version of original signed & sealed, dated no more than six months from date of application. Survey must provide: lot area, grade per Section 114-1 of the City Code. (If no sidewalk exists, provide the elevation of the crown of the road) and spot elevations.	✓
9	Architectural Plans and Exhibits (must be 11"x 17")	✓
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date. Include copies of previous recorded board orders, if applicable.	✓
b	Copy of the original survey included in plan package. See No. 8 above for survey requirements	✓
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	✓
d	Context Location Plan, Min 8.5"x11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images)	✓
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	✓
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable	
g	Proposed FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable.	
h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	✓

* 60 day lead time for projects including traffic studies is necessary to ensure completion of review and required corrections by Final submittal deadline. Applications cannot be scheduled without evaluated and corrected traffic studies.

Indicate N/A If Not Applicable

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i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	✓
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	
k	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google Images)	✓
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	
m	Demolition Plans (Floor Plans & Elevations with dimensions)	
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable) <i>for FPL transformer</i>	✓
p	Proposed Section Drawings	
q	Color Renderings (elevations and three dimensional perspective drawings).	
10	Landscape Plans and Exhibits (must be 11"x 17")	✓
a	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan, as well as underground and overhead utilities when street trees are required.	✓
b	Hardscape Plan, i.e. paving materials, pattern, etc.	
11	Copy of original Building Permit Card, & Microfilm, if available.	
12	Copy of previously approved building permits. (provide building permit number).	
13	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recording data. See Part 1 / Section 1 / A. Surveying & Mapping Standards and submittal Requirements of the Public Works Manual. http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920	
14	Vacant/Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Dept.	
15	Historic Resources Report (This report shall include, but not be limited to, copy of the original Building Permit Card and subsequent modifications, Microfilm records, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure and any other related information on the property.	
16	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	
17	Line of Sight studies.	
18	Structural Analysis of existing building including methodology for shoring and bracing.	
19	Proposed exterior and interior lighting plan, including photometric calculations.	
20	Exploded Axonometric Diagram (showing second floor in relationship to first floor).	
21	Neighborhood Context Study. (Planning will provide guidance if necessary for application.)	
22	Required yards open space calculations and shaded diagrams.	
23	Required yards section drawings.	
24	Variance and/or Waiver Diagram	✓
25	Schematic signage program	
26	Detailed sign(s) with dimensions and elevation drawings showing exact location.	
27	Elevation drawings showing area of building façade for sign calculation (Building ID signs).	
28	Daytime and nighttime renderings for illuminated signs.	

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29	Floor Plan Indicating area where alcoholic beverages will be displayed.	
30	Survey showing width of the canal (Dimension shall be certified by a surveyor)	
31	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	
32	DERM recommendation/preliminary approval. Docks or any structures shall have approval stamp from DERM or other regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended.	
33	Technical specifications of the boat lift and/ or boat, ship or vessel to be docked or moored.	
34	Survey shall include spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the dune within the property. Erosion control line and Bulkhead line shall be indicated if present.	
35	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
36	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable).	
37	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	
38	Traffic Study, Site plan(s) : Revised version addressing first round of comments from Transportation Department and peer review. (See Transportation Department check list for requirements.)	
39	Sound Study report (Hard copy) with 1 CD.	
40	Site Plan (Identify streets and alleys)	
a	Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____	
b	# parking spaces & dimensions _____ Loading spaces locations & dimensions _____	
c	# of bicycle parking spaces _____	
d	Interior and loading area location & dimensions _____	
e	Street level trash room location and dimensions _____	
f	Delivery route _____ Sanitation operation _____ Valet drop-off & pick-up _____ Valet route in and out _____	
g	Valet route to and from _____ auto-turn analysis for delivery and sanitation vehicles _____	
h	Indicate any backflow preventer and FPL vault if applicable	
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan	
41	Floor Plan (dimensioned)	
a	Total floor area	
b	Identify # seats indoors _____ outdoors _____ seating in public right of way _____ Total _____	
c	Occupancy load indoors and outdoors per venue _____ Total when applicable _____	
42	The letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.	✓
43	The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:	✓
a	Section 118-353 (d) of the City Code for each Variance.	✓
44	The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows:	
a	For Conditional Use -Section 118-192 (a)(1)-(7)	
b	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)	
c	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)	
d	CU - Structures over 50,000 SQ.FT. - Section 118-192 (b) (1)-(11)	
e	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	

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f	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions	
	Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A	

**ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE-APPLICATION MEETING

ITEM #	FINAL SUBMITTAL (via CAP)
	Revised and/or supplemented documents and drawings to address staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. Upload documents online (via CAP) before 5:00 pm on final submittal deadline. Staff will review and issue a notice to proceed to Paper Final submittal or to continue submittal to a future meeting if the application is found incomplete.
45	Traffic Study, Site plan(s): This is the final traffic study including any modifications required to address comments from the City's Transportation Department. City's required permit by FDOT should be obtained prior to Final submittal (via CAP).

ITEM #	PAPER FINAL SUBMITTAL:	Required
46	Original application with all signed and notarized applicable affidavits and disclosures.	✓
47	Original of all applicable items.	✓
48	One (1) signed and sealed 11"X17" bound, collated set of all the required documents.	✓
49	14 collated copies of all required documents	✓
50	One (1) CD/DVD with electronic copy of entire final application package (plans, application, Letter of Intent, traffic/sound study, etc.) see CD/DVD formatting attached, for instructions.	✓
51	Traffic Study (Hard copy)	
52	Mailing Labels -2 sets of gummed labels and a CD including: Property owner's list and Original certified letter from provider.	✓

ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS

- A. Other information/documentation required for First submittal will be identified during Pre-Application meeting but may be modified based on further analysis.
- B. It is the responsibility of the applicant to confirm that documents submitted via CAP, Paper Submittal sets (14 copies), and electronic version on CD are consistent with each other and legible.
- C. Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- D. All documents required for Board applications must be submitted in an electronic format (PDF) via CD in the manner prescribed herein. The CD is considered the "Formal Submission", and must include the electronic version of all hard copy documents associated with the application. A new Updated CD will be required if any modifications are made before or after hearing. Failure to comply with the aforementioned may result in a rehearing before the applicable board at the applicant's expense.
- E. Please note that the applicant will be required to submit revised plans pursuant to applicable Board Conditions no later than 60 days after Board Approval. (If applicable)


Applicant's or designee's signature

8/12/19
Date

Indicate N/A If Not Applicable

Initials: 

MIAMIBEACH

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 HPB19-0343		Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if "Yes," provide office of the property appraiser summary report)	
Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision <input type="checkbox"/> Modification of existing Board Order		Design Review Board <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
Planning Board <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Lot Split <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="checkbox"/> Modification of existing Board Order		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 checked="" type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
<input type="checkbox"/> Other:			
Property Information – Please attach Legal Description as “Exhibit A”			
ADDRESS OF PROPERTY 3101 Indian Creek Drive, Miami Beach, FL			
FOLIO NUMBER(S) 02-3226-035-0001 / Reference Folio (See attached folio list)			
Property Owner Information			
PROPERTY OWNER NAME Greenbrier Partners, LLC/ Rory Greenberg			
ADDRESS 230 5 Street		CITY Miami Beach	STATE FL
ZIPCODE 33139			
BUSINESS PHONE	CELL PHONE 305-951-1136	EMAIL ADDRESS rory@rbgcompanies.com	
Applicant Information (if different than owner)			
APPLICANT NAME Same			
ADDRESS		CITY	STATE
ZIPCODE			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Requesting Historic Preservation Board the Historic Preservation Board for approval of an after-the-fact variance of the street side setback of 10'-0" established pursuant to Section 142-1132(f)(1).			

Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If previous answer is "Yes", is the building architecturally significant per sec. 142-108?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the project include interior or exterior demolition?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Provide the total floor area of the new construction.		SQ. FT.	
Provide the gross floor area of the new construction (including required parking and all usable area).		SQ. FT.	
Party responsible for project design			
NAME Jennifer McConney Gayoso, AIA, Principle		<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 7500 NE 4th Court	CITY Miami	STATE FL	ZIPCODE 33138
BUSINESS PHONE 305-573-2728	CELL PHONE	EMAIL ADDRESS jennifer@studio-mcg.com	
Authorized Representative(s) Information (if applicable)			
NAME Tracy Slavens / Holland and Knight LLP		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 701 Brickell Avenue	CITY Miami	STATE FL	ZIPCODE 33131
BUSINESS PHONE 305-789-7642	CELL PHONE	EMAIL ADDRESS tracy.slavens@hklaw.com	
NAME Vanessa Madrid / Holland and Knight LLP		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 701 Brickell Avenue	CITY Miami	STATE FL	ZIPCODE 33131
BUSINESS PHONE 305-789-7453	CELL PHONE	EMAIL ADDRESS vanessa.madrid@hklaw.com	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS	CITY	STATE	ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

Please note the following information:

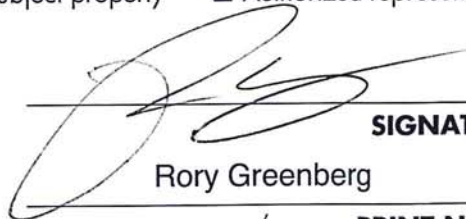
- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the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

Please read the following and acknowledge below:

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

The aforementioned is acknowledged by:

☐ Owner of the subject property ☐ Authorized representative



SIGNATURE
 Rory Greenberg

PRINT NAME
 7/16/19

DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

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

SIGNATURE

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

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

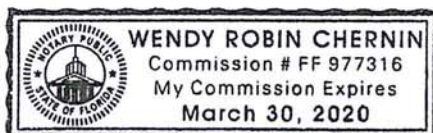
PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FLORIDACOUNTY OF MIAMI-DADE

I, Rory Greenberg (print name) of Greenbrier Partners, LLC (print name of corporate entity), being first duly sworn, depose and certify as follows: (1) I am the Manager (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 16 day of September, 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

**NOTARY PUBLIC**

My Commission Expires: _____

PRINT NAME

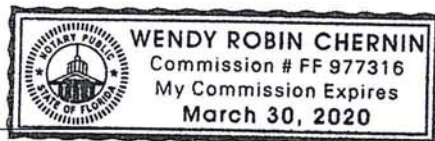
POWER OF ATTORNEY AFFIDAVITSTATE OF FLORIDACOUNTY OF MIAMI-DADE

I, Rory Greenberg, 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 Tracy R. Slavens, Vanessa Madrid to be my representative before the Historic Preservation Board 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.

Rory Greenberg, Manager**PRINT NAME (and Title, if applicable)****SIGNATURE**

Sworn to and subscribed before me this 16 day of September, 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



My Commission Expires: _____

NOTARY PUBLIC**PRINT NAME****CONTRACT FOR PURCHASE**

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

NAME**DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

% OF STOCK

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

DISCLOSURE OF INTEREST
CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

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

Greenbrier Partners, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Halstatt Real Estate Partners Fund II

100%

C/O Halstatt Real Estate Partners

2640 Golden Gate Parkway

Naples, FL 34108

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

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

DISCLOSURE OF INTEREST
TRUSTEE

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

TRUST NAME	
NAME AND ADDRESS	% INTEREST

COMPENSATED LOBBYIST

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

NAME	ADDRESS	PHONE
Tracy R. Slavens, Esq.	701 Brickell Ave, Miami, FL 33131	305-789-7642
Vanessa Madrid, Esq.	701 Brickell Ave, Miami, FL 33131	305-789-7453

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

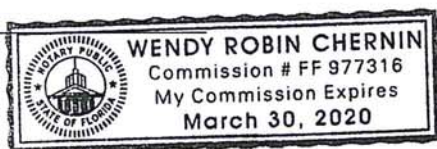
COUNTY OF MIAMI-DADE

I, Rory Greenberg, 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.

Sworn to and subscribed before me this 16 day of September, 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

My Commission Expires: _____



[Signature]
SIGNATURE

[Signature]
NOTARY PUBLIC

Wendy Chernin
PRINT NAME

EXHIBIT A

LEGAL DESCRIPTION:

Lots 7, 8, 10, 13 and 14 in Block 16, OCEAN FRONT PROPERTY OF THE MIAMI IMPROVEMENT COMPANY, according to the plat thereof, as recorded in Plat Book 5 Pages 7 and 8 of the Dade County, Florida, Also out lots opposite Lots 13 and 14 of Block 16, as the same is shown by map or Plat of the OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, recorded in Plat book 5 Pages 7 and 8, described as follows:

BEGINNING at the Intersection of the North line of Seventh Street (now known as 31st Street) and the West line of Indian Creek Drive as shown in Plat book 5, Pages 7 and 8 of the Public Records of Dade County, Florida; thence North along the West line of Indian Creek Drive to the Intersection of said West line and the North line of said lot 13 Projected Westerly; thence West parallel to the North line of Seventh Street (now known as 31st Street) along the North line of said Lot 13 projected Westerly to the water of Indian Creek; thence South along the waters of Indian Creek to the North line of Seventh Street (now known as 31st Street); thence East along the North line of Seventh Street (Now known as 31st Street) to the POINT OF BEGINNING, being the premises adjacent to said lots 13 and 14 of Block 16 above described, situated between Indian Creek Drive and Indian Creek.



OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/16/2019

	Folio	Sub-Division	Owner	Address
1	02-3226-035-0001 (Reference)	SOUTH BEACH BAYSIDE CONDO DESC	REFERENCE ONLY	3101 INDIAN CREEK DR Miami Beach
2	02-3226-035-0010	SOUTH BEACH BAYSIDE CONDO DESC	GREENBRIER PARTNERS, LLC	3101 INDIAN CREEK DR UNIT: 100 Miami Beach
3	02-3226-035-0020	SOUTH BEACH BAYSIDE CONDO DESC	GREENBRIER PARTNERS, LLC	3101 INDIAN CREEK DR UNIT: 200 Miami Beach
4	02-3226-035-0030	SOUTH BEACH BAYSIDE CONDO DESC	GREENBRIER PARTNERS, LLC	3101 INDIAN CREEK DR UNIT: 300 Miami Beach
5	02-3226-035-0040	SOUTH BEACH BAYSIDE CONDO DESC	GREENBRIER PARTNERS, LLC	3101 INDIAN CREEK DR UNIT: 101 Miami Beach
6	02-3226-035-0050	SOUTH BEACH BAYSIDE CONDO DESC	GREENBRIER PARTNERS, LLC	3101 INDIAN CREEK DR UNIT: 201 Miami Beach
7	02-3226-035-0060	SOUTH BEACH BAYSIDE CONDO DESC	GREENBRIER PARTNERS, LLC	3101 INDIAN CREEK DR UNIT: 301 Miami Beach
8	02-3226-035-0070	SOUTH BEACH BAYSIDE CONDO DESC	GREENBRIER PARTNERS, LLC	3101 INDIAN CREEK DR UNIT: 102 Miami Beach
9	02-3226-035-0080	SOUTH BEACH BAYSIDE CONDO DESC	GREENBRIER PARTNERS, LLC	3101 INDIAN CREEK DR UNIT: 202 Miami Beach
10	02-3226-035-0090	SOUTH BEACH BAYSIDE CONDO DESC	GREENBRIER PARTNERS, LLC	3101 INDIAN CREEK DR UNIT: 302 Miami Beach
11	02-3226-035-0100	SOUTH BEACH BAYSIDE CONDO DESC	GREENBRIER PARTNERS, LLC	3101 INDIAN CREEK DR UNIT: 103 Miami Beach
12	02-3226-035-0110	SOUTH BEACH BAYSIDE CONDO DESC	GREENBRIER PARTNERS, LLC	3101 INDIAN CREEK DR UNIT: 203 Miami Beach
13	02-3226-035-0120	SOUTH BEACH BAYSIDE CONDO DESC	GREENBRIER PARTNERS, LLC	3101 INDIAN CREEK DR UNIT: 303 Miami Beach
14	02-3226-035-0130	SOUTH BEACH BAYSIDE CONDO DESC	GREENBRIER PARTNERS, LLC	3101 INDIAN CREEK DR UNIT: 104 Miami Beach
15	02-3226-035-0140	SOUTH BEACH BAYSIDE CONDO DESC	GREENBRIER PARTNERS, LLC	3101 INDIAN CREEK DR UNIT: 204 Miami Beach
16	02-3226-035-0150	SOUTH BEACH BAYSIDE CONDO DESC	GREENBRIER PARTNERS, LLC	3101 INDIAN CREEK DR UNIT: 304 Miami Beach
17	02-3226-035-0160	SOUTH BEACH BAYSIDE CONDO DESC	GREENBRIER PARTNERS, LLC	3101 INDIAN CREEK DR UNIT: 105 Miami Beach
18	02-3226-035-0170	SOUTH BEACH BAYSIDE CONDO DESC	GREENBRIER PARTNERS LLC	3101 INDIAN CREEK DR UNIT: 205 Miami Beach
19	02-3226-035-0180	SOUTH BEACH BAYSIDE CONDO DESC	GREENBRIER PARTNERS, LLC	3101 INDIAN CREEK DR UNIT: 305 Miami Beach

20	02-3226-035-0190	SOUTH BEACH BAYSIDE CONDO DESC	GREENBRIER PARTNERS LLC	3101 INDIAN CREEK DR UNIT: 106 Miami Beach
21	02-3226-035-0200	SOUTH BEACH BAYSIDE CONDO DESC	GREENBRIER PARTNERS, LLC	3101 INDIAN CREEK DR UNIT: 206 Miami Beach
22	02-3226-035-0210	SOUTH BEACH BAYSIDE CONDO DESC	GREENBRIER PARTNERS, LLC	3101 INDIAN CREEK DR UNIT: 306 Miami Beach
23	02-3226-035-0220	SOUTH BEACH BAYSIDE CONDO DESC	GREENBRIER PARTNERS, LLC	3101 INDIAN CREEK DR UNIT: 107 Miami Beach
24	02-3226-035-0230	SOUTH BEACH BAYSIDE CONDO DESC	GREENBRIER PARTNERS, LLC	3101 INDIAN CREEK DR UNIT: 207 Miami Beach
25	02-3226-035-0240	SOUTH BEACH BAYSIDE CONDO DESC	GREENBRIER PARTNERS, LLC	3101 INDIAN CREEK DR UNIT: 307 Miami Beach
26	02-3226-035-0250	SOUTH BEACH BAYSIDE CONDO DESC	GREENBRIER PARTNERS, LLC	3101 INDIAN CREEK DR UNIT: 108 Miami Beach
27	02-3226-035-0260	SOUTH BEACH BAYSIDE CONDO DESC	GREENBRIER PARTNERS, LLC	3101 INDIAN CREEK DR UNIT: 208 Miami Beach
28	02-3226-035-0270	SOUTH BEACH BAYSIDE CONDO DESC	GREENBRIER PARTNERS, LLC	3101 INDIAN CREEK DR UNIT: 308 Miami Beach
29	02-3226-035-0280	SOUTH BEACH BAYSIDE CONDO DESC	GREENBRIER PARTNERS, LLC	3101 INDIAN CREEK DR UNIT: 109 Miami Beach
30	02-3226-035-0290	SOUTH BEACH BAYSIDE CONDO DESC	GREENBRIER PARTNERS, LLC	3101 INDIAN CREEK DR UNIT: 209 Miami Beach
31	02-3226-035-0300	SOUTH BEACH BAYSIDE CONDO DESC	GREENBRIER PARTNERS, LLC	3101 INDIAN CREEK DR UNIT: 309 Miami Beach
32	02-3226-035-0310	SOUTH BEACH BAYSIDE CONDO DESC	GREENBRIER PARTNERS LLC	3101 INDIAN CREEK DR UNIT: 110 Miami Beach
33	02-3226-035-0320	SOUTH BEACH BAYSIDE CONDO DESC	GREENBRIER PARTNERS, LLC	3101 INDIAN CREEK DR UNIT: 210 Miami Beach
34	02-3226-035-0330	SOUTH BEACH BAYSIDE CONDO DESC	GREENBRIER PARTNERS, LLC	3101 INDIAN CREEK DR UNIT: 310 Miami Beach
35	02-3226-035-0340	SOUTH BEACH BAYSIDE CONDO DESC	GREENBRIER PARTNERS, LLC	3101 INDIAN CREEK DR UNIT: 111 Miami Beach
36	02-3226-035-0350	SOUTH BEACH BAYSIDE CONDO DESC	GREENBRIER PARTNERS, LLC	3101 INDIAN CREEK DR UNIT: 211 Miami Beach
37	02-3226-035-0360	SOUTH BEACH BAYSIDE CONDO DESC	GREENBRIER PARTNERS, LLC	3101 INDIAN CREEK DR UNIT: 311 Miami Beach
38	02-3226-035-0370	SOUTH BEACH BAYSIDE CONDO DESC	GREENBRIER PARTNERS, LLC	3101 INDIAN CREEK DR UNIT: 400 Miami Beach
39	02-3226-035-0380	SOUTH BEACH BAYSIDE CONDO DESC	GREENBRIER PARTNERS, LLC	3101 INDIAN CREEK DR UNIT: 401 Miami Beach
40	02-3226-035-0390	SOUTH BEACH BAYSIDE CONDO DESC	GREENBRIER PARTNERS, LLC	3101 INDIAN CREEK DR UNIT: 402 Miami Beach
41	02-3226-035-0400	SOUTH BEACH BAYSIDE CONDO DESC	GREENBRIER PARTNERS, LLC	3101 INDIAN CREEK DR UNIT: 403 Miami Beach
42	02-3226-035-0410	SOUTH BEACH BAYSIDE CONDO DESC	GREENBRIER PARTNERS, LLC	3101 INDIAN CREEK DR UNIT: 404 Miami Beach

43	02-3226-035-0420	SOUTH BEACH BAYSIDE CONDO DESC	GREENBRIER PARTNERS, LLC	3101 INDIAN CREEK DR UNIT: 405 Miami Beach
44	02-3226-035-0430	SOUTH BEACH BAYSIDE CONDO DESC	GREENBRIER PARTNERS, LLC	3101 INDIAN CREEK DR UNIT: 406 Miami Beach

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Vanessa Madrid, Esq.
305 789 7453
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October 4, 2019

VIA HAND DELIVERY

Ms. Deborah Tackett
Preservation and Design Manager
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, FL 33139

Re: 3101 Indian Creek Drive ("Property") – Application to Historic Preservation Board Application for Variance of Section 142-218 (HPB 19-0343) – Response to Staff First Submittal Review Comments Dated September 27, 2019

Dear Ms. Tackett:

Please accept this letter on behalf of Greenbrier Partners, LLC (the "Applicant"), in response to Staff's first submittal review comments issued on September 27, 2019 for Application HPB 19-0343 in connection with the approval of an after-the-fact variance of the street side setback of 10'-0" established pursuant to Section 142-218 of the City Code. The property is located at 3101 Indian Creek Drive, Miami Beach, Florida, zoned RM-2, and within the Collins Waterfront Historic District (the "Property"). The Property is developed with a hotel, which has been renovated and improved in accordance with Board Order No. HPB17-0121, known as the Greenbrier Hotel. The proposed variance relates to the location of the FPL Transformer Box and associated concrete pad (the "FPL Box"), which is located 7'-6" from the south side property line. The FPL Box was installed in coordination with requirements set forth by Florida Power & Light (FPL). However, the location of the FPL Box, when measured as built has a setback of 7'-6", which is an encroachment of 2'-6" into the 10'-0" street side setback that the City requires pursuant to Section 142-218 of the City Code.

The Applicants responses to the comments are as follows:

I. HPB Zoning Comments:

1. Provide a narrative responding to staff comments.

Response: This response resubmittal letter shall constitute the Applicant's narrative responding to Staff comments.

2. Please note that unless an approved building permit for the construction of the FPL vault in its current location is provided; triple fees will apply to this application. Additional \$5,000 for application fee and 1,500 per variance will be applied.

Response: All outstanding fees associated with this Application will be paid on or before the deadline of October 16, 2019.

3. Dimensions of the transformer are not clear on page A0.03B.

Response: Sheet A0.03B has been revised to provide clear dimensions.

4. Provide grade elevation at the front of the property in a survey.

Response: The enclosed survey reflects a grade elevation of 2.94' at the front of the Property.

5. Provide an elevation drawing showing the elevation of the top of the transformer in NGVD. Elevation drawing also shall include the fence facing the street. Indicate the height of the top of the fence in NGVD.

Response: The enclosed drawing has been revised to show the elevation of the top of the transformer in NGVD, and a detail of the perimeter wall covering the fence, which is A0.03B feet in height.

6. Revise letter of intent to indicate how the applicant would screen the vault from street view.

Response: An amended and restated letter of intent is enclosed with this submittal.

7. If possible, provide evidence that the FPL transformer shown on page A0.08 was installed with an approved building permit.

Response: The FPL Box shown on page A0.08 was installed in accordance with approved permit plans under process number RV1909189. This application is being submitted in connection with approval of a C.O. for the project.

8. The vehicular gate shown on page L3.01 shall be measured from grade elevation. Indicate elevation of top of gate in NGVD.


Response: Sheet L3.01 has been revised to show the vehicular gate measured from grade elevation and the elevation of the top of the gate in NVGD.

Based on the above, we respectfully seek your favorable review and recommendation of approval for this application. Thank you in advance for your considerate attention to this request. If you have any questions or require additional information, please feel free to call me directly at 305-789-7453.

Mr. Deborah Tackett
October 4, 2019
Page 3

Respectfully submitted,

HOLLAND & KNIGHT, LLP



Vanessa Madrid, Esq.

Enclosures

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October 4, 2019

VIA HAND DELIVERY

Ms. Deborah Tackett
Preservation and Design Manager
Planning Department, City of Miami Beach
1700 Convention Center Drive
Miami Beach, Florida 33139

**Re: 3101 Indian Creek Drive (“Property”) – Amended and Restated
Letter for Historic Preservation Board Application for Variance of
Section 142-218 (File No. HPB19-0343)**

Dear Mr. Belush:

This shall constitute our Amended and Restated Letter of Intent on behalf of Greenbrier Partners, LLC (the “Applicant”), in support of its Application to the Historic Preservation Board for approval of an after-the-fact variance of the street side setback of 10’-0” established pursuant to Section 142-218 of the City Code (File No. HPB19-0343, the “Application”). The property is located at 3101 Indian Creek Drive, Miami Beach, Florida, zoned RM-2, and within the Collins Waterfront Historic District (the “Property”).

Background

The Property is developed with a hotel, which has been renovated and improved in accordance with Board Order No. HPB17-0121, known as the Greenbrier Hotel. The proposed variance relates to the location of the FPL Transformer Box and associated concrete pad (the “FPL Box”), which is located 7’-6” from the south side property line. The FPL Box was installed in coordination with requirements set forth by Florida Power & Light (FPL). However, the location of the FPL Box, when measured as built has a setback of 7’-6”, which is an encroachment of 2’-6” into the 10’-0” street side setback that the City requires pursuant to Section 142-218 of the City Code.

Required Setback

The side street setback regulations set forth in the RM-2 district for a surface parking lot (other than single lots less than 65'-0" in width) require a 10'-0" setback or 8% of lot width, whichever is greater. In this case, the Property has a lot width of 111'-10" (or 111.84') and the minimum side street setback is 10'-0" or 8'-11.5" (8% of lot width), whichever is greater. Therefore, the required setback for the Property is 10'-0".

Location and Screening

The FPL Box is located on the interior of the Property, on a corner on the rear of the hotel building, and behind a concrete wall. The FPL Box is placed on a small landscaped area adjacent to the surface parking lot serving the Property, and does not block any access to or from the building, parking lot, and/or driveway. In addition to its discreet location on the Property, the FPL Box is further screened by a Calusia hedge intended to minimize intrusion and any potential visual impacts from the right-of way or for neighboring property owners. Together, the existing location of the FPL Box and the hedge provide adequate concealment of the FPL Box and associated concrete pad. See photo of the subject FPL Box below:



We strongly believe we are adequately concealing the FPL Box on the Property and will not create any negative visual impacts to the surrounding area. In fact, several of the surrounding neighboring properties have exposed utility boxes which are not behind a wall, screened with a hedge or landscaping, and readily visible from the right-of-way. See photos below:



NW corner of Indian Creek Dr. and 32nd Street



NE corner of Indian Creek Dr. and 32nd Street



2939 Indian Creek Dr.

Public Utility

In addition, FPL facilities are considered utilities under State law and are regulated by the Florida Administrative Code. Chapter 25-6 of the Florida Administrative Code establishes the statewide regulations for Electric Service By Electric Public Utilities. Specifically, Rule 25-6.0341, F.A.C., allows the location of the transformer facilities where ever is determined appropriate by FPL and takes precedence over the City Code:

F.A.C. 25-6.0341 – Location of the Utility’s Electric Distribution Facilities –

(1) In order to facilitate safe and efficient access for installation and maintenance, to the extent feasible and cost-effective, electric distribution facilities shall be placed adjacent to a public road, normally in front of the customer’s premises.

When applied separately or together, these regulations give FPL the authority and flexibility it needs to ensure proper electrical service is provided to a single-family home as efficiently as possible. As noted above, the FPL Box on the Property is located at the corner of the parking lot, on the rear of the property, and is adjacent to the concrete wall on that portion of the Property, in order to minimize intrusion.

The FPL Box is a utility facility owned by FPL, not the property owner, and is regulated by Chapter 25-6, F.A.C. A utility transformer box is not defined as mechanical equipment under the City Code or the Florida Building Code. The term “mechanical equipment” is not defined in the Code. However, since its installation, the Applicant has become aware that the FPL Box does not meet the 10’-0” minimum setback for a side-facing street in accordance with Subsection 142-218. Although the Applicant hereby reaffirms its position that the FPL Box is not “mechanical equipment” contemplated by the Code, it acknowledges that the City may withhold the certificate of occupancy for the hotel if it does not meet all Code requirements. As such, the Applicant seeks an after-the-fact variance from this requirement to allow the FPL Box to remain in its current location.

Hardship Criteria

In order to grant an after-the-fact variance, the Applicant is required to establish that the existing condition is the result of a hardship. The Applicant meets the City’s hardship criteria as follows:

- That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

The Property is historic and there unique circumstances exist. The Applicant has worked hard to restore the Property while honoring its historic characteristics, which can often limit a property owner’s ability to comply with certain Code regulations. The Applicant intended to comply with all applicable regulations and did not realize that it had encroached into the required side street setback when the FPL Box was installed by FPL. The FPL Box was installed in accordance with FPL instructions and state regulations. The FPL Box is located in the least obtrusive location within the Property. The location of the utility infrastructure in the right of way and utility easement are determined by FPL and may vary from one parcel to the next.

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

The location of the utility infrastructure in the right of way and utility easement are determined by FPL, not the Applicant. The location of the FPL Box on the Property was determined by FPL to be the appropriate site for an efficient connection to the abutting utility infrastructure. Rule 25-6.0341, F.A.C., allows the location of the transformer facilities where ever is determined appropriate by FPL. This provision grants FPL the authority and flexibility it needs to ensure proper electrical service is provided to a single-family home as efficiently as possible.

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

The approval of the variance request will not confer any special privilege on the Applicant. In fact, the approval will ensure that the Applicant remains in compliance with FPL requirements, that the FPL Box will remain concealed in a discreet location, and that it will not create any visual impacts from the street or for neighboring property owners.

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

The denial of this request would deprive the Applicant of the right to conceal the FPL Box and to relocate it would create a hardship. FPL confirmed the location of the FPL Box and specifically located it in proximity to its utility infrastructure. The Applicant complied with FPL's requirements. The FPL Box is concealed by a concrete wall on the south and is screened further screened with a Calusia hedge. To require the relocation of the FPL Box would require demolition of the concrete pad and may require FPL to install additional utility infrastructure in the right of way or utility easement. During that work, if required, electrical service to the Property would be disrupted. This would create a significant hardship for the Applicant.

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

The variance request is to allow a 2'-6" encroachment into the required 10'-0" street side setback. This is a minimal encroachment and will not impact access to or have a negative effect on the Property. If this request is not granted, the Property will lose parking spaces, which would become a burden to this historic Property and its users.

- That the granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

The variance request seeks a waiver of the City's requirement by 2'-6". Approval will ensure that the Applicant remains in compliance with FPL requirements, that the FPL Box will remain concealed in a discreet location, and that it will not create any visual impacts from the side street or for neighboring property owners.

- That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan. The Planning and Zoning Director may require applicants to submit documentation to support this requirement prior to the scheduling of a public hearing or any time prior to the Board of Adjustment voting on the applicant's request.


The granting of this request is consistent with the comprehensive plan and does not reduce any levels of service for infrastructure set forth in the plan. The Applicant notes that additional documentation may be required by the Director and will comply with any such requests.

The Applicant is seeking to accommodate the FPL Box as installed and approved by FPL. Its relocation would create a hardship and would result in a significant expense. This request is appropriate and will have no negative impacts on the community.

Based on the above, we respectfully seek your favorable review and recommendation of approval for this application. Thank you in advance for your considerate attention to this request. If you should have any questions or require additional information, please feel free to call me directly at 305-789-7453.

Respectfully submitted,

HOLLAND & KNIGHT, LLP



Vanessa Madrid, Esq.

Enclosures

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September 16, 2019

VIA HAND DELIVERY

Ms. Deborah Tackett
Preservation and Design Manager
Planning Department, City of Miami Beach
1700 Convention Center Drive
Miami Beach, Florida 33139

**Re: 3101 Indian Creek Drive ("Property") – Letter of Intent for Historic
Preservation Board Application for Variance of Section 142-218**

Dear Mr. Belush:

This shall constitute our Hardship Letter on behalf of Greenbrier Partners, LLC (the "Applicant"), in support of its Application to the Historic Preservation Board for approval of an after-the-fact variance of the street side setback of 10'-0" established pursuant to Section 142-218 of the City Code. The property is located at 3101 Indian Creek Drive, Miami Beach, Florida, zoned RM-2, and within the Collins Waterfront Historic District (the "Property"). The Property is developed with a hotel, which has been renovated and improved in accordance with Board Order No. HPB17-0121, known as the Greenbrier Hotel. The proposed variance relates to the location of the FPL Transformer Box and associated concrete pad (the "FPL Box"), which is located 7'-6" from the south side property line. The FPL Box was installed in coordination with requirements set forth by Florida Power & Light (FPL). However, the location of the FPL Box, when measured as built has a setback of 7'-6", which is an encroachment of 2'-6" into the 10'-0" street side setback that the City requires pursuant to Section 142-218 of the City Code.

The side street setback regulations set forth in the RM-2 district for a surface parking lot (other than single lots less than 65'-0" in width) require a 10'-0" setback or 8% of lot width, whichever is greater. In this case, the Property has a lot width of 111'-10" (or 111.84') and the minimum side street setback is 10'-0" or 8'-11.5" (8% of lot width), whichever is greater. Therefore, the required setback for the Property is 10'-0".

The FPL Box location is on a corner on the rear of the hotel building, is protected by the concrete wall running along a portion of the rear of the property, and is adjacent to the parking

lot area. This location minimizes any potential visual impacts from the right-of way. Please refer to the enclosed photos plans.

In addition, FPL facilities are considered utilities under State law and are regulated by the Florida Administrative Code. Chapter 25-6 of the Florida Administrative Code establishes the statewide regulations for Electric Service By Electric Public Utilities. Specifically, Rule 25-6.0341, F.A.C., allows the location of the transformer facilities where ever is determined appropriate by FPL and takes precedence over the City Code:

F.A.C. 25-6.0341 – Location of the Utility’s Electric Distribution Facilities –

(1) In order to facilitate safe and efficient access for installation and maintenance, to the extent feasible and cost-effective, electric distribution facilities shall be placed adjacent to a public road, normally in front of the customer’s premises.

When applied separately or together, these regulations give FPL the authority and flexibility it needs to ensure proper electrical service is provided to a single-family home as efficiently as possible. As noted above, the FPL Box on the Property is located at the corner of the parking lot, on the rear of the property, and is adjacent to the concrete wall on that portion of the Property, in order to minimize intrusion.

The FPL transformer box is a utility facility owned by FPL, not the property owner, and is regulated by Chapter 25-6, F.A.C. The transformer box is not defined as mechanical equipment under the City Code or the Florida Building Code. The term “mechanical equipment” is not defined in the Code. However, since its installation, the Applicant has become aware that the FPL Box does not meet the 10’-0” minimum setback for a side-facing street in accordance with Subsection 142-218. Although the Applicant hereby reaffirms its position that the FPL Box is not “mechanical equipment” contemplated by the Code, it acknowledges that the City may withhold the certificate of occupancy for the hotel if it does not meet all Code requirements. As such, the Applicant seeks an after-the-fact variance from this requirement to allow the FPL Box to remain in its current location.

In order to grant an after-the-fact variance, the Applicant is required to establish that the existing condition is the result of a hardship. The Applicant meets the City’s hardship criteria as follows:

- That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

The Applicant intended to comply with all applicable regulations and did not realize that it had encroached into the required side street setback when the FPL Box was installed. The FPL Box was installed in accordance with FPL instructions and state regulations. The FPL Box is located in the least obtrusive location within the Property.

The location of the utility infrastructure in the right of way and utility easement are determined by FPL and may vary from one parcel to the next.

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

The location of the utility infrastructure in the right of way and utility easement are determined by FPL, not the Applicant. The location of the FPL Box on the Property was determined by FPL to be the appropriate site for an efficient connection to the abutting utility infrastructure. Rule 25-6.0341, F.A.C., allows the location of the transformer facilities where ever is determined appropriate by FPL. This provision grants FPL the authority and flexibility it needs to ensure proper electrical service is provided to a single-family home as efficiently as possible.

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

The approval of the variance request will not confer any special privilege on the Applicant. In fact, the approval will ensure that the Applicant remains in compliance with FPL requirements, that the FPL Box will remain concealed in a discreet location, and that it will not create any visual impacts from the street or for neighboring property owners.

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

The approval of this request would deprive the Applicant of the right to conceal the FPL Box and to relocate it would create a hardship. FPL confirmed the location of the FPL Box and specifically located it in proximity to its utility infrastructure. The Applicant complied with FPL's requirements. The FPL Box is concealed by a concrete wall on the south and is screened with landscaping. To require the relocation of the FPL Box would require demolition of the concrete pad and may require FPL to install additional utility infrastructure in the right of way or utility easement. During that work, if required, electrical service to the Property would be disrupted. This would create a significant hardship for the Applicant.

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

The variance request is to allow a 2'-6" encroachment into the required 10'-0" street side setback. This is a minimal encroachment and will not impact access to or have a negative effect on the Property.

- That the granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

The variance request seeks a waiver of the City's requirement by 2'-6". Approval will ensure that the Applicant remains in compliance with FPL requirements, that the FPL Box will remain concealed in a discreet location, and that it will not create any visual impacts from the side street or for neighboring property owners.

- That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan. The Planning and Zoning Director may require applicants to submit documentation to support this requirement prior to the scheduling of a public hearing or any time prior to the Board of Adjustment voting on the applicant's request.

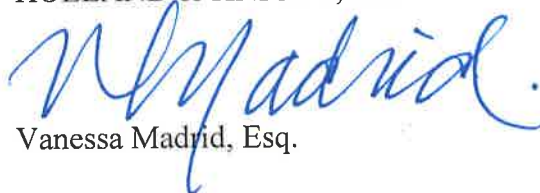
The granting of this request is consistent with the comprehensive plan and does not reduce any levels of service for infrastructure set forth in the plan. The Applicant notes that additional documentation may be required by the Director and will comply with any such requests.

The Applicant is seeking to accommodate the FPL Box as installed and approved by FPL. Its relocation would create a hardship and would result in a significant expense. This request is appropriate and will have no negative impacts on the community.

Based on the above, we respectfully seek your favorable review and recommendation of approval for this application. Thank you in advance for your considerate attention to this request. If you should have any questions or require additional information, please feel free to call me directly at 305-789-7453.

Respectfully submitted,

HOLLAND & KNIGHT, LLP



Vanessa Madrid, Esq.

Enclosures

#70302203_v1



September 16, 2019

**City of Miami Beach
Planning Department
1700 Convention Center Drive
Miami Beach, FL 33139**

RE: Property Owners List within 375 feet of:

LEGAL DESCRIPTION:

Lots 7, 8, 10, 13 and 14, Block 16 and out Lots opposite from Lots 13 and 14, Block 16, **OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY**, according to the Plat thereof, as recorded in Plat Book 5, at Pages 7 and 8 of the Public Records of Miami Dade County, Florida.

ADDRESS: 3101 Indian Creek, Miami Beach, FL 33141

FOLIO NO. 02-3226-035-0001

PREPARED FOR: HOLLAND & KNIGHT LLP

Order: 190814

Total number of property owners without repetition: 241

This is to certify that the attached ownership list, map and mailing matrix is a complete and accurate representation of the real estate property and property owners within 375 feet of the subject property listed above. This reflects the most current records on the file in Miami-Dade County Tax Assessor's Office.

Sincerely,
THE ZONING SPECIALISTS GROUP, INC.

Jose F. Lopez, P.S.M. #3086

OWNERS LIST

THE FOLLOWING ARE PROPERTY OWNERS WITHIN A 375-FOOT RADIUS OF THE FOLLOWING LEGALLY DESCRIBED PROPERTY

LEGAL DESCRIPTION:

Lots 7, 8, 10, 13 and 14, Block 16 and out Lots opposite from Lots 13 and 14, Block 16, **OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY**, according to the Plat thereof, as recorded in Plat Book 5, at Pages 7 and 8 of the Public Records of Miami Dade County, Florida.

ADDRESS: 3101 Indian Creek, Miami Beach, FL 33141

FOLIO NO. 02-3226-035-0001

PREPARED FOR: HOLLAND & KNIGHT LLP

Order: 190814

Portugal Towers Condo Unit 6-5 Undiv 1.041665% Int In Common Elements
Property address: 3200 Collins Ave, #65

Folio number: 0232260200540

Jose E, Janet, Lisbeth & Lisette Da Silva
Calle Lisandro Alvarado
Qta Yalice Santa Monica
Caracas, Venezuela

Portugal Towers Condo Unit 8-5 Undiv 1.041665% Int In Common Elements
Property address: 3200 Collins Ave, #85
Folio number: 0232260200560

Sara Herstik
720 Pratt
Mtl Quebec 42V 2T6, Canada

Flamingo Terrace Sub PB 10-3 Lot 10 Blk 3
Property address: 3017 Flamingo Dr
Folio number: 0232260020230

National Realty Ltd
P O Box F 40170
Freeport, Grand Bahama, Bahamas

South Beach Bayside Condo li Unit 314 Undiv 1.51 % Int In Common Element
Property address: 3025 Indian Creek Dr, #314
Folio number: 0232260360390

Emilio M Gutierrez
251 Gobernador Mayor Rio Gallegos
Santa Cruz 9400, Argentina

23-26-27-34 53 42 Miami Beach Imp Co Sub PB 5-7 Lots 1 To 6 & Tr S Lot 1 Blk 11 & E Of Mb Or Less Por Sly & Adj Lot 1 Being 35Ft In Ocean & CircParc Bet Blks 8 & 11 Surrounded By 29 St Fka Miami Bch Dr Being 90Ft InDiam & Nly Port Of 29Th St Being Sly Of Blk 11 & E Of Collins Ave & W OF Tr Sly Of Lot 1 Blk 11 Per Res 89-19665 Less Port Desc In Condo Decl OR 29330-1292 Nau 02 3226 054 K/A 2901 Collins Condo Air Rights Only Fls8 Thru 18 & Port Lying East & Adjacent West Of Erosion Line Per PB 105-62 & Rip Rts

Property address: 2901 Collins Ave
Folio number: 0232260011070

Black Marble E 2013 LLC
C/O Squire Patton Boggs LLP
2550 M St NW
Washington, DC 20037-1301

23-26-27-34 53 42 M B Improvement Co Sub PB 5-7 Lot 5 Blk 12
Property address: 2940 Collins Ave
Folio number: 0232260011110

Royal Polo Hotel LLC
3785 NW 82nd Ave Ste 204
Miami, FL 33166-6630

23-26-27-34 53 42 M B Improvement Co Sub PB 5-7 Lots 7 8 & 11 Blk 12
Property address: 232 30 St
Folio number: 0232260011140

The Palms South Beach Inc
3025 Collins Ave
Miami Beach, FL 33140-4106

M B Improvement Co Sub PB 5-7 Blk 13 & 16Ft Strip In Blk 13.Bet Lots 1-2-3-4
& Lots 5-6-7-8 & Port Lying East & Adjacent West Of Erosion Line Per
PB 105-62 & Rip Rts
Property address: 3025 Collins Ave
Folio number: 0232260011190

The Miami Beach Ocean Resort Inc
3025 Collins Ave
Miami Beach, FL 33140-4106

23-26 27 34 53 42 M B Improvement Co Sub PB 5-7 Lots 9-10-11 Blk 14
Property address: 3010 Collins Ave
Folio number: 0232260011200

3010 Collins LLC C/O George Tordjman
3010 Collins Ave
Miami Beach, FL 33140-4107

23-26-27- 34 53 42 M B Improvement Co Sub PB 5-7 Lots 14 & 17 Blk 14

Property address: 220 31 St
Folio number: 0232260011220

Diana Tellez Trs Djtf And
Pepe Living Trust Telonfa Corp
101 Crandon Blvd Apt 177
Key Biscayne, FL 33149-1643

M B Improvement Co Sub PB 5-7 Lot 18 Blk 14

Property address: 230 31 St
Folio number: 0232260011250

Diana Tellez Trs Djtf And
Pepe Liv Trust Telonfa Corp
101 Crandon Blvd Apt 177
Key Biscayne, FL 33149-1643

M B Improvement Co Sub PB 5-7 Lot 20 Blk 14
Property address: 240 31 St
Folio number: 0232260011260

3031 Sj Realty LLC
143 E 30th St # 1
New York, NY 10016-7312

23 26 27 34 53 42 M B Improvement Co Sub PB 5-7 Lot 21 Blk 14
Property address: 235 30 St
Folio number: 0232260011270

3031 Sj Realty LLC
143 E 30th St # 1
New York, NY 10016-7312

M B Improvement Co Sub PB 5-7 Lot 22 Blk 14
Property address: 245 30 St
Folio number: 0232260011280

Atlantiqua LLC
5002 N Bay Rd
Miami Beach, FL 33140-2007

M B Improvement Co Sub PB 5-7 Lot 23 & Sly10ft Lot 24 & Tr Opp
Same FaciNg Indian Cr Blk 14
Property address: 3003 Indian Creek Dr
Folio number: 0232260011290

Indian Creek Lofts LLC
150 Airport Rd Ste 900
Lakewood, NJ 08701-6988

Property address:
Folio number: 0232260011292

City Of Miami Beach
1700 Convention Center Dr
Miami Beach, FL 33139-1819

M B Improvement Co Sub PB 5-7 Lots 1-2-3-4-5-6-7-8 Blk 15 & Port Lying
EAsT & Adjacent West Of Erosion Line Per PB 105-62
Property address: 3101 Collins Ave
Folio number: 0232260011320

Riutel Fla Inc
3101 Collins Ave
Miami Beach, FL 33140-4108

Mb Improvement Co Sub 5-8 Lots 1 & 2 & S20ft Lot 3 Blk 16
Property address: 3100 Collins Ave
Folio number: 0232260011330

3100 Marble Terrace Assocs
3100 Collins Ave
Miami Beach, FL 33140-4156

Miami Beach Imp Con Sub PB 5-7 Strip Of Land Lyg W Of Lots 11& 12 Blk 16
Desc A Bet Indian Creek & Indian Creek Dr & Bet N Lot Line Of Lot 11 &
S Lot Line Of Lot 12
Property address:
Folio number: 0232260011350

City Of Miami Beach
1700 Convention Center Dr
Miami Beach, FL 33139-1819

Miami Beach Imp Co Sub PB 5-7 N1/2 Of Lot 3 & Lots 4 Thru 6 & Lots 9
ThrU 12 Blk 16
Property address: 3120 Collins Ave
Folio number: 0232260011370

G 3120 Collins LLC
3120 Collins Ave
Miami Beach, FL 33140-4155

23-26-27-34 53 42 M B Improvement Co Sub PB 5-8 Lots 1-2-3-4-5-6-7-8 Blk17
& Port Lying East & Adjacent West Of Erosion Line Per PB 105-62 LessPort
Desc In Condo Decl Or 30056-2495
Property address: 3201 Collins Ave
Folio number: 0232260011390

Tower 3315
3201 Collins Ave
Miami Beach, FL 33140-4023

Miami Beach Imp Co Sub PB 5-8 Out Lots 14 Thru 17 Blk 18
Property address:
Folio number: 0232260011400

Ljubo Skrbic
4012 Garden Ave Apt 1
West Palm Beach, FL 33405-2574

Flamingo Terrace Sub PB 10-3 Lot 4 Blk 3
Property address: 2925 Flamingo Dr
Folio number: 0232260020170

Deborah Samuel
2925 Flamingo Dr
Miami Beach, FL 33140-3916

Flamingo Terrace Sub PB 10-3 Lot 5 Blk 3
Property address: 2945 Flamingo Dr
Folio number: 0232260020180

Liad P Zadok
360 NE 59th Ter
Miami, FL 33137-2123

Flamingo Terrace Lot 6 Blk 3 PB 10-3
Property address: 2957 Flamingo Dr
Folio number: 0232260020190

Babba Joshua Yesharim
2133 Meridian Ave
Miami Beach, FL 33139-1512

22-23-26-27 53 42 Flamingo Terrace Sub PB 10-3 Lot 7 Blk 3
Property address: 2979 Flamingo Dr
Folio number: 0232260020200

Gerardo Lopez Fojaca
2979 Flamingo Dr
Miami Beach, FL 33140-3916

Flamingo Terrace Sub PB 10-3 Lot 8 Blk 3
Property address: 2995 Flamingo Dr
Folio number: 0232260020210

Ronald Gottlieb & W Sara
2995 Flamingo Dr
Miami Beach, FL 33140-3916

Flamingo Terrace Sub PB 10-3 Lot 9 Blk 3

Property address: 3005 Flamingo Dr
Folio number: 0232260020220

Rochelle Barbara Wien Trs
Rochelle Barbara Wien Rev Tr
3005 Flamingo Dr
Miami Beach, FL 33140-3918

Flamingo Terrace Sub PB 10-3 Lot 11 Blk 3

Property address: 3301 Flamingo Dr
Folio number: 0232260020240

Terry Sue Diamond Le Rem Terry Sue
Diamond Rev Trust
3301 Flamingo Dr
Miami Beach, FL 33140-3920

Flamingo Terrace Sub PB 10-3 Lots 16 & 17 Blk 6

Property address: 2990 Flamingo Dr

Folio number: 0232260020900

Michael A Lefkowitz & W Terry

2990 Flamingo Dr

Miami Beach, FL 33140-3917

22-23-26-27 53 42 Flamingo Terrace Sub PB 10-3 Lot 18 & N 1/2 Lot 19 Blk6

Property address: 2970 Flamingo Dr

Folio number: 0232260020910

Marcos Chertman & W Raquel

2970 Flamingo Dr

Miami Beach, FL 33140-3917

Flamingo Terrace Sub PB 10-3 Lot 20 & S1/2 Of Lot 19 Blk 6

Property address: 2956 Flamingo Dr

Folio number: 0232260020920

Zvi Boymelgreen Hindi Boymelgreen

2956 Flamingo Dr

Miami Beach, FL 33140-3917

Carmel Villas Condo Unit 1 Undiv 3.8815% Int In Common Elements

Property address: 215 30 St, #1

Folio number: 0232260090010

Miriam Molleda

12465 SW 32nd Ter

Miami, FL 33175-2650

Carmel Villas Condo Unit 6 Undiv 3.6493% Int In Common Elements

Property address: 215 30 St, #6

Folio number: 0232260090011

Daisy Gutierrez

14728 NW 88th Ct

Hialeah, FL 33018-8006

Carmel Villas Condo Unit 18 Undiv 5.6661% Int In Common Elements

Property address: 215 30 St, #18

Folio number: 0232260090012

Porcelli Realty Services Inc

184 W Bay Cedar Cir

Jupiter, FL 33458-7122

Carmel Villas Condo Unit 19 Undiv 3.6493% Int In Common Elements

Property address: 215 30 St, #19

Folio number: 0232260090014

Porcelli Atlantic Properties LLC

184 W Bay Cedar Cir

Jupiter, FL 33458-7122

Carmel Villas Condo Unit 21 Undiv 3.8815% Int In Common Elements

Property address: 215 30 St, #21

Folio number: 0232260090018

Deco Streamline Investments

184 W Bay Cedar Cir

Jupiter, FL 33458-7122

Carmel Villas Condo Unit 13 Undiv 3.9976% Int In Common Elements

Property address: 215 30 St, #13

Folio number: 0232260090020

Iraida Duven Correa

215 30th St Apt 13

Miami Beach, FL 33140-4118

Carmel Villas Condo Unit 2 Undiv 3.9976% Int In Common Elements

Property address: 215 30 St, #2

Folio number: 0232260090030

Roberto Molleda & W Miriam

12465 SW 32nd Ter

Miami, FL 33175-2650

Carmel Villas Condo Unit 14 Undiv 3.9976% Int In Common Elements

Property address: 215 30 St, #14

Folio number: 0232260090040

Roberto Molleda & W Miriam

12465 SW 32nd Ter

Miami, FL 33175-2650

Carmel Villas Condo Unit 3 Undiv 3.8815% Int In Common Elements

Property address: 215 30 St, #3

Folio number: 0232260090050

Manuel J Granda Eneida F Granda

Gilda De Armas

7455 SW 108th Ave

Miami, FL 33173-2773

Carmel Villas Condo Unit 15 Undiv 3.8815% Int In Common Elements
Property address: 215 30 St, #15
Folio number: 0232260090060

Rene L Ramos Magarita Valdes
3460 E Palm Ct
Hialeah, FL 33013-2668

Carmel Villas Condo Unit 4 Undiv 4.3211% Int In Common Elements
Property address: 215 30 St, #4
Folio number: 0232260090070

Deco Ocean Investors LLC
184 W Bay Cedar Cir
Jupiter, FL 33458-7122

Carmel Villas Condo Unit 16 5.8638% Int In Common Elements 10805
Property address: 215 30 St, #16
Folio number: 0232260090080

Lorena Altamirano
215 30th St Apt 16
Miami Beach, FL 33140-4118

Carmel Villas Condo Unit 5 Undiv 3.8815% Int In Common Elements

Property address: 215 30 St, #5
Folio number: 0232260090090

Maria Mercedes Diaz Trs
Maria Mercedes Diaz Revocable Tr
6815 SW 63rd St
Miami, FL 33143-1913

Carmel Villas Condo Unit 17 Undiv 3.8815% Int In Common Elements

Property address: 215 30 St, #17
Folio number: 0232260090100

Luis M Pascual
& Laurent O Chaussade Jtrs
215 30th St Apt 17
Miami Beach, FL 33140-4118

Carmel Villas Condo Unit 7 Undiv 3.6493% Int In Common Elements
Property address: 215 30 St, #7
Folio number: 0232260090130

Gilberto Arenas
6701 NW 166th Ter Unit 101
Hialeah, FL 33014-6061

Carmel Villas Condo Unit 8 Undiv 3.8815% Int In Common Elements

Property address: 215 30 St, #8
Folio number: 0232260090150

Manuel J Granada Eneida F Granada
Gilda De Armas
7455 SW 108th Ave
Miami, FL 33173-2773

Carmel Villas Condo Unit 20 Undiv 3.8815% Int In Common Elements
Property address: 215 30 St, #20
Folio number: 0232260090160

Enrique Lorenzo Luaces
7401 SW 82nd Ave
Miami, FL 33143-3804

Carmel Villas Condo Unit 9 Undiv 3.8815% Int In Common Elements
Property address: 215 30 St, #9
Folio number: 0232260090170

Deco Ocean Investors LLC
184 W Bay Cedar Cir
Jupiter, FL 33458-7122

Carmel Villas Condo Unit 10 Undiv 4.3460% Int In Common Elements
Property address: 215 30 St, #10
Folio number: 0232260090190

Ariel M Afek
215 30th St Apt 10
Miami Beach, FL 33140-4117

Carmel Villas Condo Unit 22 Undiv 5.8223% Int In Common Elements
Property address: 215 30 St, #22
Folio number: 0232260090200

Porcelli Realty Services Inc
184 W Bay Cedar Cir
Jupiter, FL 33458-7122

Carmel Villas Condo Unit 11 Undiv 3.9976% Int In Common Elements
Property address: 215 30 St, #11
Folio number: 0232260090210

Idelisa Arenas Mario Aranguiz
7130 Laurel Ln
Hialeah, FL 33014-2664

Carmel Villas Condo Unit 23 Undiv 3.9976% Int In Common Elements
Property address: 215 30 St, #23
Folio number: 0232260090220

Roberto Molleda & W Miriam
12465 SW 32nd Ter
Miami, FL 33175-2650

Carmel Villas Condo Unit 12 Undiv 3.9976% Int In Common Elements
Property address: 215 30 St, #12
Folio number: 0232260090230

Porcelli Atlantic Properties LLC
184 W Bay Cedar Cir
Jupiter, FL 33458-7122

Carmel Villas Condo Unit 24 Undiv 3.9976% Int In Common Elements
Property address: 215 30 St, #24
Folio number: 0232260090240

Dean Bryan Evans
215 30th St Apt 24
Miami Beach, FL 33140-4119

Beach Plaza South Unit 201 Undiv 3.7% Int In Common Elements
Property address: 2939 Indian Creek Dr, #201
Folio number: 0232260190010

U S Bank N A Trs Rmac Trust
15480 Laguna Canyon Rd Ste 100
Irvine, CA 92618-2132

Beach Plaza South Unit 301 Undiv 3.7% Int In Common Elements
Property address: 2939 Indian Creek Dr, #301
Folio number: 0232260190020

Matthew Vander Perren
Amy Vander Perren
5144 Pond Crest Trl
Mckinney, TX 75069-6855

Beach Plaza South Unit 401 Undiv 3.7% Int In Common Elements
Property address: 2939 Indian Creek Dr, #401
Folio number: 0232260190030

Nicola Nigro Florinda Francesca Rossini
2939 Creek Drive #401
Miami Beach, FL 33140

Beach Plaza South Unit 501 Undiv 3.7% Int In Common Elements
Property address: 2939 Indian Creek Dr, #501
Folio number: 0232260190040

Ron Zofnat
2939 Indian Creek Dr Apt 501
Miami Beach, FL 33140-4142

Beach Plaza South Unit 202 Undiv 3.7% Int In Common Elements
Property address: 2939 Indian Creek Dr, #202
Folio number: 0232260190050

Carmen I Michna & H Jerome J Jr
5770 SW 42nd Ter
Miami, FL 33155-5314

Beach Plaza South Unit 302 Undiv 3.7% Int In Common Elements
Property address: 2939 Indian Creek Dr, #302
Folio number: 0232260190060

Jorge Mora & W Odalys
885 NW 164th Ave
Pembroke Pines, FL 33028-1137

Beach Plaza South Unit 402 Undiv 3.7% Int In Common Elements
Property address: 2939 Indian Creek Dr, #402
Folio number: 0232260190070

Dolores Parente
2939 Indian Creek Dr Apt 402
Miami Beach, FL 33140-4141

Beach Plaza South Unit 502 Undiv 3.7% Int In Common Elements
Property address: 2939 Indian Creek Dr, #502
Folio number: 0232260190080

Nathan Hale Carolina IVette Bolado
2939 Indian Creek Dr Apt 502
Miami Beach, FL 33140-4143

Beach Plaza South Unit 203 Undiv 2.8% Int In Common Elements
Property address: 2939 Indian Creek Dr, #203
Folio number: 0232260190090

Maria Del S Palomera
1312 Shipley Rd
Wilmington, DE 19803-3243

Beach Plaza South Unit 303 Undiv 2.8% Int In Common Elements
Property address: 2939 Indian Creek Dr, #303
Folio number: 0232260190100

Sonia Laseria Le Rem Sonia M Laseria
2939 Indian Creek Dr Apt 303
Miami Beach, FL 33140-4134

Beach Plaza South Unit 403 Undiv 2.8% Int In Common Elements
Property address: 2939 Indian Creek Dr, #403
Folio number: 0232260190110

Alina Lopez
2939 Indian Creek Dr Apt 403
Miami Beach, FL 33140-4141

Beach Plaza South Unit 503 Undiv 2.8% Int In Common Elements
Property address: 2939 Indian Creek Dr, #503
Folio number: 0232260190120

Christine Weber
19122 SE Hillcrest Dr
Jupiter, FL 33469-1635

Beach Plaza South Unit 204 Undiv 3.7% Int In Common Elements
Property address: 2939 Indian Creek Dr, #204
Folio number: 0232260190130

Vanessa Reggiardo
2929 Indian Creek Dr #204
Miami Beach, FL 33140

Beach Plaza South Unit 304 Undiv 3.7% Int In Common Elements
Property address: 2939 Indian Creek Dr, #304
Folio number: 0232260190140

Lina M Gaviria
2939 Indian Creek Dr Apt 304
Miami Beach, FL 33140-4134

Beach Plaza South Unit 404 Undiv 3.7% Int In Common Elements

Property address: 2939 Indian Creek Dr, #404
Folio number: 0232260190150

Gervasio De Armas Jtrs Gladys De
Armas Jtrs Omar F De Armas Jtrs
2939 Indian Creek Dr Apt 404
Miami Beach, FL 33140-4141

Beach Plaza South Unit 504 Undiv 3.7% Int In Common Elements
Property address: 2939 Indian Creek Dr, #504
Folio number: 0232260190160

Leida G Toro
2939 Indian Creek Dr Apt 504
Miami Beach, FL 33140-4143

Beach Plaza South Unit 205 Undiv 3.7% Int In Common Elements
Property address: 2939 Indian Creek Dr, #205
Folio number: 0232260190170

Checha Enterprises LLC
7282 NW 54th St
Miami, FL 33166-4808

Beach Plaza South Unit 305 Undiv 3.7% Int In Common Elements
Property address: 2939 Indian Creek Dr, #305
Folio number: 0232260190180

Vanessa Reggiardo
2939 Indian Creek Dr Apt 204
Miami Beach, FL 33140-4132

Beach Plaza South Unit 405 Undiv 3.7% Int In Common Elements
Property address: 2939 Indian Creek Dr, #405
Folio number: 0232260190190

Eliezer Cohen & W Bluma
2939 Indian Creek Dr Apt 405
Miami Beach, FL 33140-4142

Beach Plaza South Unit 505 Undiv 3.7% Int In Common Elements
Property address: 2939 Indian Creek Dr, #505
Folio number: 0232260190200

Sergio Fernando Anillo Trs
815 Monterey St
Coral Gables, FL 33134-2514

Beach Plaza South Unit 206 Undiv 3.7% Int In Common Elements
Property address: 2939 Indian Creek Dr, #206
Folio number: 0232260190210

H And M Miami Investments LLC
4010 San Amaro Dr
Coral Gables, FL 33146-1039

Beach Plaza South Unit 306 Undiv 3.7% Int In Common Elements
Property address: 2939 Indian Creek Dr, #306
Folio number: 0232260190220

Felipe A Gonzalez
506 SW 67th Ave
Miami, FL 33144-3604

Beach Plaza South Unit 406 Undiv 3.7% Int In Common Elements
Property address: 2939 Indian Creek Dr, #406
Folio number: 0232260190230

Randy P Hollingworth & W Luisa
848 Brickell Key Dr Apt 2704
Miami, FL 33131-3705

Beach Plaza South Unit 506 Undiv 3.7% Int In Common Elements
Property address: 2939 Indian Creek Dr, #506
Folio number: 0232260190240

Marian Castro
2939 Indian Creek Dr Apt 506
Miami Beach, FL 33140-4143

Beach Plaza South Unit 207 Undiv 3.7% Int In Common Elements

Property address: 2939 Indian Creek Dr, #207
Folio number: 0232260190250

Graciela Victoria Trs Victoria Fam Rev
Liv Tr Amanda Victoria Trs
2939 Indian Creek Dr Apt 207
Miami Beach, FL 33140-4133

Beach Plaza South Unit 307 Undiv 3.7% Int In Common Elements
Property address: 2939 Indian Creek Dr, #307
Folio number: 0232260190260

Enis Realty Ltd
10100 Coral Creek Rd
Coral Gables, FL 33156-3423

Beach Plaza South Unit 407 Undiv 3.7% Int In Common Elements

Property address: 2939 Indian Creek Dr, #407
Folio number: 0232260190270

Gladys M Garcia Le Rem Waldo Garcia
Rem Odalys Garcia Mora
777 NW 131st Ave
Miami, FL 33182-2356

Beach Plaza South Unit 507 Undiv 3.7% Int In Common Elements
Property address: 2939 Indian Creek Dr, #507
Folio number: 0232260190280

Maria De Los Angeles Guiribitey
2939 Indian Creek Dr Apt 507
Miami Beach, FL 33140-4143

Portugal Towers Condo Unit 1-1 Undiv 1.041665% Int In Common Elements

Property address: 3200 Collins Ave, #11
Folio number: 0232260200010

Bertha Mandelbaum Jtrs
Chaim Mandelbaum Jtrs
1324 E 23rd St
Brooklyn, NY 11210-5113

Portugal Towers Condo Unit 2-1 Undiv 1.041665% Int In Common Elements

Property address: 3200 Collins Ave, #21
Folio number: 0232260200020

Helen Perle Le Rem Sylvia West
Rem Lawrence H Perle
3200 Collins Ave Apt 21
Miami Beach, FL 33140-4028

Portugal Towers Condo Unit 3-1 Undiv 1.041665% Int In Common Elements
Property address: 3200 Collins Ave, #31
Folio number: 0232260200030

Moshe Ehrenfield Edith Ehrenfield
3200 Collins Ave Apt 31
Miami Beach, FL 33140-4028

Portugal Towers Condo Unit 4-1 Undiv 1.041665% Int In Common Elements
Property address: 3200 Collins Ave, #41
Folio number: 0232260200040

Rachel Bluth Trs Michael Bluth Trs
339 Livingston Pl
Cedarhurst, NY 11516-1427

Portugal Towers Condo Unit 5-1 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #51 Folio number: 0232260200050	Lynda Feldman Trs Bernard Goldglanc Fam Trust 35 Wedgewood Ln Lawrence, NY 11559-1444
Portugal Towers Condo Unit 6-1 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #61 Folio number: 0232260200060	Nathan Rosenbaum Trs Portugal Towers Irrev Tr 479 Bedford Ave Brooklyn, NY 11211-6701
Portugal Towers Condo Unit 7-1 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #71 Folio number: 0232260200070	Luis Suarez Madelin Suarez 3110 NW 4th St Miami, FL 33125-5054
Portugal Towers Condo Unit 8-1 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #81 Folio number: 0232260200080	Lucia Fernanda Henry 3200 Collins Ave Apt 81 Miami Beach, FL 33140-4030
Portugal Towers Condo Unit 9-1 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #91 Folio number: 0232260200090	Portugal Towers LLC 3200 Collins Ave Apt 91 Miami Beach, FL 33140-4030
Portugal Towers Condo Unit 10-1 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #101 Folio number: 0232260200100	Gerardo Guerrero 3200 Collins Ave Apt 101 Miami Beach, FL 33140-4030
Portugal Towers Condo Unit 11-1 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #111 Folio number: 0232260200110	Jessica Fernanda Rechani 3200 Collins Ave Apt 111 Miami Beach, FL 33140-4031
Portugal Towers Condo Unit 12-1 Undiv 1.041685% Int In Common Elements Property address: 3200 Collins Ave, #121 Folio number: 0232260200120	Lucia F Freyre 3200 Collins Ave Apt 121 Miami Beach, FL 33140-4031
Portugal Towers Condo Unit 1-2 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #12 Folio number: 0232260200130	Gabriel Grunblatt 1726 49th St Brooklyn, NY 11204-1218
Portugal Towers Condo Unit 2-2 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #22 Folio number: 0232260200140	Philip H Greenberg Trs Greenberg Family Irrev Tr Lillian H Greenberg Trs 2060 E 22nd St Brooklyn, NY 11229-3639
Portugal Towers Condo Unit 3-2 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #32 Folio number: 0232260200150	Celina Zylberberg & Ester Berko 614 Oak Dr West Lawrence, NY 11691
Portugal Towers Condo Unit 4-2 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #42 Folio number: 0232260200160	Solomon Poll Le Rem Erno Poll & Leah Raab Etal 3200 Collins Ave Apt 42 Miami Beach, FL 33140-4029

Portugal Towers Condo Unit 5-2 Undiv 1.041665% Int In Common Elements
Property address: 3200 Collins Ave, #52
Folio number: 0232260200170

The Eg Shelter Trust % Gluck
1647 50th St
Brooklyn, NY 11204-1397

Portugal Towers Condo Unit 6-2 Undiv 1.041665% Int In Common Elements
Property address: 3200 Collins Ave, #62
Folio number: 0232260200180

Francisco T Dominguez Quintana Aurora
Deniz Mateo Maria Del Pino Domingue
3200 Collins Ave Apt 62
Miami Beach, FL 33140-4029

Portugal Towers Condo Unit 7-2 Undiv 1.041665% Int In Common Elements
Property address: 3200 Collins Ave, #72
Folio number: 0232260200190

Jaime R C Figueiredo & W Maria A
3200 Collins Ave Apt 72
Miami Beach, FL 33140-4030

Portugal Towers Condo Unit 8-2 Undiv 1.041665% Int In Common Elements
Property address: 3200 Collins Ave, #82
Folio number: 0232260200200

Jose Rodrigues Ferreira % Ocean Bank
780 NW 42nd Ave
Miami, FL 33126-5540

Portugal Towers Condo Unit 9-2 Undiv 1.041665% Int In Common Elements
Property address: 3200 Collins Ave, #92
Folio number: 0232260200210

Susana M Levine
1345 West Ave Apt 604
Miami Beach, FL 33139-3730

Portugal Towers Condo Unit 10-2 Undiv 1.041665% Int In Common Elements
Property address: 3200 Collins Ave, #102
Folio number: 0232260200220

Galeno C Rivera & W Georgianna
3200 Collins Ave Apt 102
Miami Beach, FL 33140-4030

Portugal Towers Condo Unit 11-2 Undiv 1.041665% Int In Common Elements
Property address: 3200 Collins Ave, #112
Folio number: 0232260200230

Jessica Rechani Dr Luis Rechani
3200 Collins Ave Apt 112
Miami Beach, FL 33140-4031

Portugal Towers Condo Unit 12-2 Undiv 1.041685% Int In Common Elements
Property address: 3200 Collins Ave, #122
Folio number: 0232260200240

David Marx
24 Timberline Dr
Huntington, NY 11743-5145

Portugal Towers Condo Unit 1-3 Undiv 1.041665% Int In Common Elements
Property address: 3200 Collins Ave, #13
Folio number: 0232260200250

Morris Forspan & W Regina
3200 Collins Ave Apt 13
Miami Beach, FL 33140-4028

Portugal Towers Condo Unit 2-3 Undiv 1.041665% Int In Common Elements
Property address: 3200 Collins Ave, #23
Folio number: 0232260200260

Ralph Elefant Frieda Elefant
166 Washington Ave
Staten Island, NY 10314-5057

Portugal Towers Condo Unit 3-3 Undiv 1.041665% Int In Common Elements
Property address: 3200 Collins Ave, #33
Folio number: 0232260200270

3200 Collins Ave Unit 33 LLC
2 Skillman St Ste 205
Brooklyn, NY 11205-1549

Portugal Towers Condo Unit 4-3 Undiv 1.041665% Int In Common Elements
Property address: 3200 Collins Ave, #43
Folio number: 0232260200280

Joseph Schwartz
209 Ross St
Brooklyn, NY 11211-7574

Portugal Towers Condo Unit 5-3 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #53 Folio number: 0232260200290	Sara Weingarten 963 E 17th St Brooklyn, NY 11230-3709
Portugal Towers Condo Unit 6-3 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #63 Folio number: 0232260200300	David & Ronald Marx 24 Timberline Dr Huntington, NY 11743-5145
Portugal Towers Condo Unit 7-3 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #73 Folio number: 0232260200310	Antonio R C Figueiredo & W Adelina 3200 Collins Ave Apt 73 Miami Beach, FL 33140-4030
Portugal Towers Condo Unit 8-3 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #83 Folio number: 0232260200320	Carlos Diego Pereyra Maria Marcela Pereyra 3919 Anderson Rd Coral Gables, FL 33134-7054
Portugal Towers Condo Unit 9-3 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #93 Folio number: 0232260200330	Gerardo Guerrero 3200 Collins Ave Apt 93 Miami Beach, FL 33140-4030
Portugal Towers Condo Unit 10-3 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #103 Folio number: 0232260200340	Ralph R Elefant Frieda M Elefant Sheldon Elefant 166 Washington Ave Staten Island, NY 10314-5057
Portugal Towers Condo Unit 11-3 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #113 Folio number: 0232260200350	Graciela Tagliabue 3200 Collins Ave Apt 113 Miami Beach, FL 33140-4031
Portugal Towers Condo Unit 12-3 Undiv 1.041685% Int In Common Elements Property address: 3200 Collins Ave, #123 Folio number: 0232260200360	Gallagher And Obrien Realty Associates LLC 9990 NW 14th St Ste 111 Miami, FL 33172-2772
Portugal Towers Condo Unit 1-4 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #14 Folio number: 0232260200370	Slava Frenkel 3200 Collins Ave Apt 14 Miami Beach, FL 33140-4028
Portugal Towers Condo Unit 2-4 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #24 Folio number: 0232260200380	Asher J Berliner & Nathan Berliner Martin & Abraham Berliner 1350 E 13th St Brooklyn, NY 11230-5958
Portugal Towers Condo Unit 3-4 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #34 Folio number: 0232260200390	Arie Rosenbaum & W Gene 3200 Collins Ave Apt 34 Miami Beach, FL 33140-4028
Portugal Towers Condo Unit 4-4 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #44 Folio number: 0232260200400	Gitty Perlstein Rose Steg 3200 Collins Ave Apt 44 Miami Beach, FL 33140-4029

Portugal Towers Condo Unit 5-4 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #54 Folio number: 0232260200410	Sarah Weinreb 260 Central Ave Apt 123 Lawrence, NY 11559-1540
Portugal Towers Condo Unit 6-4 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #64 Folio number: 0232260200420	Luzer Kaufman Lea Kaufman 5310 14th Ave Brooklyn, NY 11219-3944
Portugal Towers Condo Unit 7-4 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #74 Folio number: 0232260200430	Albertina Roca 3200 Collins Ave Apt 74 Miami Beach, FL 33140-4030
Portugal Towers Condo Unit 8-4 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #84 Folio number: 0232260200440	Joseph Abrahams Trs Joseph Abrahams Revocable Trust 3200 Collins Ave Apt 84 Miami Beach, FL 33140-4030
Portugal Towers Condo Unit 9-4 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #94 Folio number: 0232260200450	Jose Goncalves Pita & W Maria 2900 W 12th Ave Ste 15 Hialeah, FL 33012-4862
Portugal Towers Condo Unit 10-4 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #104 Folio number: 0232260200460	Rinaldi Romano G Tr 9580 Bay Harbor Ter Miami Beach, FL 33154-2011
Portugal Towers Condo Unit 11-4 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #114 Folio number: 0232260200470	Vieira House Corp 3200 Collins Ave Apt 114 Miami Beach, FL 33140-4031
Portugal Towers Condo Unit 12-4 Undiv 1.041685% Int In Common Elements Property address: 3200 Collins Ave, #124 Folio number: 0232260200480	Ralph R Elephant Jtrs Frieda M Elephant Etals Jtrs Sheldon Elephant Jtrs 3200 Collins Ave Apt 124 Miami Beach, FL 33140-4031
Portugal Towers Condo Unit 1-5 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #15 Folio number: 0232260200490	Morris Lowy 1602 52nd St Brooklyn, NY 11204-1418
Portugal Towers Condo Unit 2-5 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #25 Folio number: 0232260200500	Sidney Schlesinger & W Helen 41 Winesap Ln Monsey, NY 10952-1643
Portugal Towers Condo Unit 3-5 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #35 Folio number: 0232260200510	Jenoe Kahan 164 Lynch St Brooklyn, NY 11206-4830
Portugal Towers Condo Unit 4-5 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #45 Folio number: 0232260200520	Nutovic Family Lp C/O D Ostreicher 6742 180th St Fresh Meadows, NY 11365-3516

Portugal Towers Condo Unit 5-5 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #55 Folio number: 0232260200530	M & S Property Holdings Lp C/O The Bernstein Law Firm 1688 Meridian Ave Ste 418 Miami Beach, FL 33139-2715
Portugal Towers Condo Unit 7-5 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #75 Folio number: 0232260200550	Judi Dobner 1784 E 21st St Brooklyn, NY 11229-1515
Portugal Towers Condo Unit 9-5 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #95 Folio number: 0232260200570	Esther Maria Hernandez 8231 NE 12th Ave Miami, FL 33138-4149
Portugal Towers Condo Unit 10-5 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #105 Folio number: 0232260200580	Simon E Amich Afra L Alvarado Amich 3200 Collins Ave Apt 105 Miami Beach, FL 33140-4031
Portugal Towers Condo Unit 11-5 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #115 Folio number: 0232260200590	Maria Oliveira 8110 SW 17th St Miami, FL 33155-1320
Portugal Towers Condo Unit 12-5 Undiv 1.041685% Int In Common Elements Property address: 3200 Collins Ave, #125 Folio number: 0232260200600	Alicia A F Gonzalez De Menendez Roger Ferrer 3200 Collins Ave Apt 12 Miami Beach, FL 33140-4028
Portugal Towers Condo Unit 1-6 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #16 Folio number: 0232260200610	Jack Rosenthal 5 Barrie Dr Spring Valley, NY 10977-1616
Portugal Towers Condo Unit 2-6 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #26 Folio number: 0232260200620	Pesse Lisauer 1450 49th St Brooklyn, NY 11219-3292
Portugal Towers Condo Unit 3-6 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #36 Folio number: 0232260200630	Grunfeld Family Trust 75 Wilson St Apt 11F Brooklyn, NY 11249-6956
Portugal Towers Condo Unit 4-6 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #46 Folio number: 0232260200640	Graham Charles Fish Lilian Carol Fish 960 NE 175th St Miami, FL 33162-2160
Portugal Towers Condo Unit 5-6 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #56 Folio number: 0232260200650	Sol Edelstein Tr 2706 Avenue N Brooklyn, NY 11210-5319
Portugal Towers Condo Unit 6-6 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #66 Folio number: 0232260200660	Sara F Gottlieb Ann R Lamet 2995 Flamingo Dr Miami Beach, FL 33140-3916

Portugal Towers Condo Unit 7-6 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #76 Folio number: 0232260200670	Defarimari Corp C/O Mario A Lamar 3971 SW 8th St Ste 305 Coral Gables, FL 33134-2951
Portugal Towers Condo Unit 8-6 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #86 Folio number: 0232260200680	Daniel Stefan Simonsohn Saul David Simonsohn 3200 Collins Ave Apt 86 Miami Beach, FL 33140-4030
Portugal Towers Condo Unit 9-6 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #96 Folio number: 0232260200690	Andrea F Manca Trs Andrea F Manca Revocable Trust Andrea F Manca 3200 Collins Ave Apt 96 Miami Beach, FL 33140-4030
Portugal Towers Condo Unit 10-6 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #106 Folio number: 0232260200700	Mary Rosenstein Trs Mary Rosenstein Revocable Trust 210 174th St Apt 2219 North Miami Beach, FL 33160-3345
Portugal Towers Condo Unit 11-6 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #116 Folio number: 0232260200710	Miguel Ontiveros 3200 Collins Ave Apt 116 Miami Beach, FL 33140-4031
Portugal Towers Condo Unit 12-6 Undiv 1.041685% Int In Common Elements Property address: 3200 Collins Ave, #126 Folio number: 0232260200720	Alicia A F Gonzalez De Menendez Roger Ferrer 3200 Collins Ave Apt 126 Miami Beach, FL 33140-4031
Portugal Towers Condo Unit 1-7 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #17 Folio number: 0232260200730	Coopear Corp 3200 Collins Ave Apt 17 Miami Beach, FL 33140-4028
Portugal Towers Condo Unit 2-7 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #27 Folio number: 0232260200740	Sol Menche & W Rochele 241 Viola Rd Monsey, NY 10952-1732
Portugal Towers Condo Unit 3-7 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #37 Folio number: 0232260200750	David Brodt & W Halina 3200 Collins Ave Apt 37 Miami Beach, FL 33140-4029
Portugal Towers Condo Unit 4-7 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #47 Folio number: 0232260200760	Maria Bernardete De Faria Maria Manuela & Miguel De Faria F 3200 Collins Ave # 4 Miami Beach, FL 33140-4081
Portugal Towers Condo Unit 5-7 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #57 Folio number: 0232260200770	Yolan Altman (Le) Rem B Fogel & J Altman 3200 Collins Ave Apt 57 Miami Beach, FL 33140-4029

Portugal Towers Condo Unit 6-7 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #67 Folio number: 0232260200780	Victor Moneypenny 96 Willow Wood Ln Staten Island, NY 10308-1869
Portugal Towers Condo Unit 7-7 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #77 Folio number: 0232260200790	Beatrice Dib 3200 Collins Ave Apt 77 Miami Beach, FL 33140-4030
Portugal Towers Condo Unit 8-7 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #87 Folio number: 0232260200800	Sara F Gottlieb Ann R Lamet 2995 Flamingo Dr Miami Beach, FL 33140-3916
Portugal Towers Condo Unit 9-7 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #97 Folio number: 0232260200810	Alportel Corp 3200 Collins Ave Apt 97 Miami Beach, FL 33140-4030
Portugal Towers Condo Units 10-7 & 10-8 Undiv 1.041665% & 1.041665% Int Property address: 3200 Collins Ave, #107 Folio number: 0232260200820	Roger Stern Clara Stern 3200 Collins Ave Apt 108 Miami Beach, FL 33140-4031
Portugal Towers Condo Unit 11-7 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #117 Folio number: 0232260200830	Solomon Menche Rochelle Menche 241 Viola Rd Monsey, NY 10952-1732
Portugal Towers Condo Unit 12-7 Undiv 1.041685% Int In Common Elements Property address: 3200 Collins Ave, #127 Folio number: 0232260200840	Maria I Grajcer 3200 Collins Ave Apt 127 Miami Beach, FL 33140-4031
Portugal Towers Condo Unit 1-8 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #18 Folio number: 0232260200850	Joseph Mordowitz & W Lola 14124 73rd Ave Flushing, NY 11367-2320
Portugal Towers Condo Unit 2-8 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #28 Folio number: 0232260200860	Arthur Preisler Trs P And K Family Trust Jacob Klein Trs 1766 48th St Brooklyn, NY 11204-1213
Portugal Towers Condo Unit 3-8 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #38 Folio number: 0232260200870	Tobias Perlstein & W Eva 1325 52nd St Brooklyn, NY 11219-3803
Portugal Towers Condo Unit 4-8 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #48 Folio number: 0232260200880	Esther Rieder (Tr) & Abraham Rapaport (Tr) 1677 48th St Brooklyn, NY 11204-1155
Portugal Towers Condo Unit 5-8 Undiv 1.041665% Int In Common Elementsr Property address: 3200 Collins Ave, #58 Folio number: 0232260200890	Regina Lipschitz Trs 3200 Collins Ave Apt 108 Miami Beach, FL 33140-4031

Portugal Towers Condo Unit 6-8 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #68 Folio number: 0232260200900	Aaron Cywaik & W Debbie & Samuel Cywaik & W Vivian & Edals 3200 Collins Ave Apt 68 Miami Beach, FL 33140-4030
Portugal Towers Condo Unit 7-8 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #78 Folio number: 0232260200910	Abraham Mordowitz & W Marlene 141 26 73 Ave Flushing, NY 11367
Portugal Towers Condo Unit 8-8 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #88 Folio number: 0232260200920	Ak Property Investment Holdings LLC 3200 Collins Ave # 9 Miami Beach, FL 33140-4081
Portugal Towers Condo Unit 9-8 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #98 Folio number: 0232260200930	Alexander Korchevsky & W Helen 3200 Collins Ave Apt 98 Miami Beach, FL 33140-4030
Portugal Towers Condo Unit 11-8 Undiv 1.041665% Int In Common Elements Property address: 3200 Collins Ave, #118 Folio number: 0232260200950	Pablo A Gomes Teixeira Viviana F Perez Njain 3200 Collins Ave Apt 118 Miami Beach, FL 33140-4031
Portugal Towers Condo Unit 12-8 Undiv 1.041685% Int In Common Elements Property address: 3200 Collins Ave, #128 Folio number: 0232260200960	Armando Baez Le Rem Alejandro Baez 3231 SW 88th Ct Miami, FL 33165-4221
Property address: Folio number: 0232260350005	City Of Miami Beach 1700 Convention Center Dr Miami Beach, FL 33139-1819
South Beach Bayside Condo I Unit 100 Undiv 1.39 % Int In Common Elements Property address: 3101 Indian Creek Dr, #100 Folio number: 0232260350010	Greenbrier Partners LLC 230 5th St Miami Beach, FL 33139-6602
South Beach Bayside Condo I Unit 200 Undiv 2.44% Int In Common Elements Property address: 3101 Indian Creek Dr, #200 Folio number: 0232260350020	Greenbrier Partners LLC 230 5th St Miami Beach, FL 33139-6602
South Beach Bayside Condo I Unit 300 Undiv 2.56 % Int In Common Elements Property address: 3101 Indian Creek Dr, #300 Folio number: 0232260350030	Greenbrier Partners LLC 230 5th St Miami Beach, FL 33139-6602
South Beach Bayside Condo I Unit 101 Undiv 2.57 % Int In Common Elements Property address: 3101 Indian Creek Dr, #101 Folio number: 0232260350040	Greenbrier Partners LLC 230 5th St Miami Beach, FL 33139-6602
South Beach Bayside Condo I Unit 201 Undiv 2.53 % Int In Common Elements Property address: 3101 Indian Creek Dr, #201 Folio number: 0232260350050	Greenbrier Partners LLC 230 5th St Miami Beach, FL 33139-6602

South Beach Bayside Condo I Unit 301 Undiv 2.67 % Int In Common Elements Property address: 3101 Indian Creek Dr, #301 Folio number: 0232260350060	Greenbrier Partners LLC 230 5th St Miami Beach, FL 33139-6602
South Beach Bayside Condo I Unit 102 Undiv 2.35% Int In Common Elements Property address: 3101 Indian Creek Dr, #102 Folio number: 0232260350070	Greenbrier Partners LLC 230 5th St Miami Beach, FL 33139-6602
South Beach Bayside Condo I Unit 202 Undiv 2.72 % Int In Common Elements Property address: 3101 Indian Creek Dr, #202 Folio number: 0232260350080	Greenbrier Partners LLC 230 5th St Miami Beach, FL 33139-6602
South Beach Bayside Condo I Unit 302 Undiv 2.74 % Int In Common Elements Property address: 3101 Indian Creek Dr, #302 Folio number: 0232260350090	Greenbrier Partners LLC 230 5th St Miami Beach, FL 33139-6602
South Beach Bayside Condo I Unit 103 Undiv 1.50 % Int In Common Elements Property address: 3101 Indian Creek Dr, #103 Folio number: 0232260350100	Greenbrier Partners LLC 230 5th St Miami Beach, FL 33139-6602
South Beach Bayside Condo I Unit 203 Undiv 2.35 % Int In Common Elements Property address: 3101 Indian Creek Dr, #203 Folio number: 0232260350110	Greenbrier Partners LLC 230 5th St Miami Beach, FL 33139-6602
South Beach Bayside Condo I Unit 303 Undiv 2.35 % Int In Common Elements Property address: 3101 Indian Creek Dr, #303 Folio number: 0232260350120	Greenbrier Partners LLC 230 5th St Miami Beach, FL 33139-6602
South Beach Bayside Condo I Unit 104 Undiv 3.08% Int In Common Elements Property address: 3101 Indian Creek Dr, #104 Folio number: 0232260350130	Greenbrier Partners LLC 230 5th St Miami Beach, FL 33139-6602
South Beach Bayside Condo I Unit 204 Undiv 2.84 % Int In Common Elements Property address: 3101 Indian Creek Dr, #204 Folio number: 0232260350140	Greenbrier Partners LLC 230 5th St Miami Beach, FL 33139-6602
South Beach Bayside Condo I Unit 304 Undiv 2.83 % Int In Common Elements Property address: 3101 Indian Creek Dr, #304 Folio number: 0232260350150	Greenbrier Partners LLC 230 5th St Miami Beach, FL 33139-6602
South Beach Bayside Condo I Unit 105 Undiv 1.34 % Int In Common Elements Property address: 3101 Indian Creek Dr, #105 Folio number: 0232260350160	Greenbrier Partners LLC 230 5th St Miami Beach, FL 33139-6602
South Beach Bayside Condo I Unit 205 Undiv 1.35 % Int In Common Elements Property address: 3101 Indian Creek Dr, #205 Folio number: 0232260350170	Greenbrier Partners LLC 230 5th St Miami Beach, FL 33139-6602
South Beach Bayside Condo I Unit 305 Undiv 1.37 % Int In Common Elements Property address: 3101 Indian Creek Dr, #305 Folio number: 0232260350180	Greenbrier Partners LLC 230 5th St Miami Beach, FL 33139-6602

South Beach Bayside Condo I Unit 106 Undiv 1.99 % Int In Common Elements Property address: 3101 Indian Creek Dr, #106 Folio number: 0232260350190	Greenbrier Partners LLC 230 5th St Miami Beach, FL 33139-6602
South Beach Bayside Condo I Unit 206 Undiv 2.55 % Int In Common Elements Property address: 3101 Indian Creek Dr, #206 Folio number: 0232260350200	Greenbrier Partners LLC 230 5th St Miami Beach, FL 33139-6602
South Beach Bayside Condo I Unit 306 Undiv 2.55 % Int In Common Elements Property address: 3101 Indian Creek Dr, #306 Folio number: 0232260350210	Greenbrier Partners LLC 230 5th St Miami Beach, FL 33139-6602
South Beach Bayside Condo I Unit 107 Undiv 2.50 % Int In Common Elements Property address: 3101 Indian Creek Dr, #107 Folio number: 0232260350220	Greenbrier Partners LLC 230 5th St Miami Beach, FL 33139-6602
South Beach Bayside Condo I Unit 207 Undiv 2.55 % Int In Common Elements Property address: 3101 Indian Creek Dr, #207 Folio number: 0232260350230	Greenbrier Partners LLC 230 5th St Miami Beach, FL 33139-6602
South Beach Bayside Condo I Unit 307 Undiv 2.59 % Int In Common Elements Property address: 3101 Indian Creek Dr, #307 Folio number: 0232260350240	Greenbrier Partners LLC 230 5th St Miami Beach, FL 33139-6602
South Beach Bayside Condo I Unit 108 Undiv 2.70 % Int In Common Elements Property address: 3101 Indian Creek Dr, #108 Folio number: 0232260350250	Greenbrier Partners LLC 230 5th St Miami Beach, FL 33139-6602
South Beach Bayside Condo I Unit 208 Undiv 2.61 % Int In Common Elements Property address: 3101 Indian Creek Dr, #208 Folio number: 0232260350260	Greenbrier Partners LLC 230 5th St Miami Beach, FL 33139-6602
South Beach Bayside Condo I Unit 308 Undiv 2.67 % Int In Common Elements Property address: 3101 Indian Creek Dr, #308 Folio number: 0232260350270	Greenbrier Partners LLC 230 5th St Miami Beach, FL 33139-6602
South Beach Bayside Condo I Unit 109 Undiv 1.08 % Int In Common Elements Property address: 3101 Indian Creek Dr, #109 Folio number: 0232260350280	Greenbrier Partners LLC 230 5th St Miami Beach, FL 33139-6602
South Beach Bayside Condo I Unit 209 Undiv 1.09 % Int In Common Elements Property address: 3101 Indian Creek Dr, #209 Folio number: 0232260350290	Greenbrier Partners LLC 230 5th St Miami Beach, FL 33139-6602
South Beach Bayside Condo I Unit 309 Undiv 1.08 % Int In Common Elements Property address: 3101 Indian Creek Dr, #309 Folio number: 0232260350300	Greenbrier Partners LLC 230 5th St Miami Beach, FL 33139-6602
South Beach Bayside Condo I Unit 110 Undiv 2.64 % Int In Common Elements Property address: 3101 Indian Creek Dr, #110 Folio number: 0232260350310	Greenbrier Partners LLC 230 5th St Miami Beach, FL 33139-6602

South Beach Bayside Condo I Unit 210 Undiv 2.64 % Int In Common Elements Property address: 3101 Indian Creek Dr, #210 Folio number: 0232260350320	Greenbrier Partners LLC 230 5th St Miami Beach, FL 33139-6602
South Beach Bayside Condo I Unit 310 Undiv 2.67 % Int In Common Elements Property address: 3101 Indian Creek Dr, #310 Folio number: 0232260350330	Greenbrier Partners LLC 230 5th St Miami Beach, FL 33139-6602
South Beach Bayside Condo I Unit 111 Undiv 2.95 % Int In Common Elements Property address: 3101 Indian Creek Dr, #111 Folio number: 0232260350340	Greenbrier Partners LLC 230 5th St Miami Beach, FL 33139-6602
South Beach Bayside Condo I Unit 211 Undiv 2.92 % Int In Common Elements Property address: 3101 Indian Creek Dr, #211 Folio number: 0232260350350	Greenbrier Partners LLC 230 5th St Miami Beach, FL 33139-6602
South Beach Bayside Condo I Unit 311 Undiv 2.96 % Int In Common Elements Property address: 3101 Indian Creek Dr, #311 Folio number: 0232260350360	Greenbrier Partners LLC 230 5th St Miami Beach, FL 33139-6602
South Beach Bayside Condo I Unit 400 Undiv 4.06 % Int In Common Elements Property address: 3101 Indian Creek Dr, #400 Folio number: 0232260350370	Greenbrier Partners LLC 230 5th St Miami Beach, FL 33139-6602
South Beach Bayside Condo I Unit 401 Undiv 3.31 % Int In Common Elements Property address: 3101 Indian Creek Dr, #401 Folio number: 0232260350380	Greenbrier Partners LLC 230 5th St Miami Beach, FL 33139-6602
South Beach Bayside Condo I Unit 402 Undiv 2.42 % Int In Common Elements Property address: 3101 Indian Creek Dr, #402 Folio number: 0232260350390	Greenbrier Partners LLC 230 5th St Miami Beach, FL 33139-6602
South Beach Bayside Condo I Unit 403 Undiv 2.81 % Int In Common Elements Property address: 3101 Indian Creek Dr, #403 Folio number: 0232260350400	Greenbrier Partners LLC 230 5th St Miami Beach, FL 33139-6602
South Beach Bayside Condo I Unit 404 Undiv 3.26 % Int In Common Elements Property address: 3101 Indian Creek Dr, #404 Folio number: 0232260350410	Greenbrier Partners LLC 230 5th St Miami Beach, FL 33139-6602
South Beach Bayside Condo I Unit 405 (Proposed) Undiv 3.5 % Int In Common Elements Property address: 3101 Indian Creek Dr, #405 Folio number: 0232260350420	Greenbrier Partners LLC 230 5th St Miami Beach, FL 33139-6602
South Beach Bayside Condo I Unit 406 (Proposed) Undiv 4.31 % Int In Common Elements Property address: 3101 Indian Creek Dr, #406 Folio number: 0232260350430	Greenbrier Partners LLC 230 5th St Miami Beach, FL 33139-6602
Property address: Folio number: 0232260360005	City Of Miami Beach 1700 Convention Center Dr Miami Beach, FL 33139-1819

South Beach Bayside Condo li Unit 101 Undiv 3.16 % Int In Common Element Property address: 3025 Indian Creek Dr, #101 Folio number: 0232260360010	Christopher Brumder 531 Couch Dr Oklahoma City, OK 73102-2207
South Beach Bayside Condo li Unit 102 Undiv 4.22 % Int In Common Element Property address: 3025 Indian Creek Dr, #102 Folio number: 0232260360020	Pcz LLC 15815 29th Ave Flushing, NY 11358-1301
South Beach Bayside Condo li Unit 103 Undiv 3.62 % Int In Common Element Property address: 3025 Indian Creek Dr, #103 Folio number: 0232260360030	Christopher Brumder 531 Couch Dr Oklahoma City, OK 73102-2207
South Beach Bayside Condo li Unit 104 Undiv 1.56 % Int In Common Element Property address: 3025 Indian Creek Dr, #104 Folio number: 0232260360040	Marianela Lucana 222 28th St Apt 2 Miami Beach, FL 33140-4426
South Beach Bayside Condo li Unit 105 Undiv 2.99 % Int In Common Element Property address: 3025 Indian Creek Dr, #105 Folio number: 0232260360050	Indian 105 LLC 50 W Mashta Dr Ste 4 Key Biscayne, FL 33149-2431
South Beach Bayside Condo li Unit 106 Undiv 1.49 % Int In Common Element Property address: 3025 Indian Creek Dr, #106 Folio number: 0232260360060	Sarita Kumar Vikram S Kumar 390 Commonwealth Ave Apt 605 Boston, MA 02215-2825
South Beach Bayside Condo li Unit 107 Undiv 2.99 % Int In Common Element Property address: 3025 Indian Creek Dr, #107 Folio number: 0232260360070	Sabina Fila 14 E 96th St Apt 16 New York, NY 10128-0781
South Beach Bayside Condo li Unit 108 Undiv 3.83 % Int In Common Element Property address: 3025 Indian Creek Dr, #108 Folio number: 0232260360080	3025 Indian Creek Lp 3025 Indian Creek Dr Apt 108 Miami Beach, FL 33140-4152
South Beach Bayside Condo li Unit 109 Undiv 3.61 % Int In Common Element Property address: 3025 Indian Creek Dr, #109 Folio number: 0232260360090	Indian Creek 109 LLC 531 Couch Dr Oklahoma City, OK 73102-2207
South Beach Bayside Condo li Unit 110 Undiv 3.67 % Int In Common Element Property address: 3025 Indian Creek Dr, #110 Folio number: 0232260360100	Arkangel Mystic LLC 13899 Biscayne Blvd # Ph9 North Miami Beach, FL 33181-1600
South Beach Bayside Condo li Unit 201 Undiv 3.14 % Int In Common Element Property address: 3025 Indian Creek Dr, #201 Folio number: 0232260360110	My Lucas LLC 3021 Oak Ave Apt 3 Miami, FL 33133-5146
South Beach Bayside Condo li Unit 202 Undiv 3.05 % Int In Common Element Property address: 3025 Indian Creek Dr, #202 Folio number: 0232260360120	Almige LLC 2875 NE 191st St Ste 801 Miami, FL 33180-2803
South Beach Bayside Condo li Unit 203 Undiv 3.08 % Int In Common Element Property address: 3025 Indian Creek Dr, #203 Folio number: 0232260360130	Pbsbm Properties LLC 18691 SW 39th Ct Hollywood, FL 33029-2721

South Beach Bayside Condo li Unit 204 Undiv 3.03 % Int In Common Element Property address: 3025 Indian Creek Dr, #204 Folio number: 0232260360140	Nacteam LLC 18601 NE 14th Ave Apt 100 Miami, FL 33179-4815
South Beach Bayside Condo li Unit 205 Undiv 2.8 % Int In Common Elements Property address: 3025 Indian Creek Dr, #205 Folio number: 0232260360150	Margarita Perez 3025 Indian Creek Dr Apt 205 Miami Beach, FL 33140-4152
South Beach Bayside Condo li Unit 206 Undiv 3.19 % Int In Common Element Property address: 3025 Indian Creek Dr, #206 Folio number: 0232260360160	3025 Indian Creek Dr LLC 2440 NE Miami Gardens Dr Ste 102 Miami, FL 33180-2734
South Beach Bayside Condo li Unit 207 Undiv 3.37 % Int In Common Element Property address: 3025 Indian Creek Dr, #207 Folio number: 0232260360170	3025 On The Bay LLC 1498 NW 15th St Apt 105 Miami, FL 33125-2494
South Beach Bayside Condo li Unit 208 Undiv 1.56 % Int In Common Element Property address: 3025 Indian Creek Dr, #208 Folio number: 0232260360180	Angelina Guarin 3025 Indian Creek Dr Apt 208 Miami Beach, FL 33140-4152
South Beach Bayside Condo li Unit 209 Undiv 1.51 % Int In Common Element Property address: 3025 Indian Creek Dr, #209 Folio number: 0232260360190	Inmovest LLC 1205 Mariposa Ave Apt 201 Coral Gables, FL 33146-3249
South Beach Bayside Condo li Unit 210 Undiv 1.64 % Int In Common Element Property address: 3025 Indian Creek Dr, #210 Folio number: 0232260360200	3025 On The Bay LLC 1498 NW 15th St Apt 105 Miami, FL 33125-2494
South Beach Bayside Condo li Unit 212 Undiv 1.64 % Int In Common Element Property address: 3025 Indian Creek Dr, #212 Folio number: 0232260360210	Inmovest LLC 1923 SE 10th St Homestead, FL 33035-1918
South Beach Bayside Condo li Unit 214 Undiv 1.51 % Int In Common Element Property address: 3025 Indian Creek Dr, #214 Folio number: 0232260360220	Pink Pork Investments LLC 13899 Biscayne Blvd Ste 222 North Miami Beach, FL 33181-1651
South Beach Bayside Condo li Unit 215 Undiv 1.82 % Int In Common Element Property address: 3025 Indian Creek Dr, #215 Folio number: 0232260360230	Leonardo Gamboa Martha Melo 151 Michigan Ave Apt 515 Miami Beach, FL 33139-7095
South Beach Bayside Condo li Unit 216 Undiv 1.64 % Int In Common Element Property address: 3025 Indian Creek Dr, #216 Folio number: 0232260360240	3025 On The Bay LLC 1498 NW 15th St Apt 105 Miami, FL 33125-2494
South Beach Bayside Condo li Unit 218 Undiv 1.51 % Int In Common Element Property address: 3025 Indian Creek Dr, #218 Folio number: 0232260360250	3025 On The Bay LLC 1498 NW 15th St Apt 105 Miami, FL 33125-2494
South Beach Bayside Condo li Unit 301 Undiv 1.89 % Int In Common Element Property address: 3025 Indian Creek Dr, #301 Folio number: 0232260360260	Inmovest LLC 17500 N Bay Rd Apt 301 North Miami Beach, FL 33160-2831

South Beach Bayside Condo li Unit 302 Undiv 1.4 % Int In Common Elements Property address: 3025 Indian Creek Dr, #302 Folio number: 0232260360270	Omre Lending LLC 1498 NW 15th St Miami, FL 33125-5708
South Beach Bayside Condo li Unit 303 Undiv 1.65 % Int In Common Element Property address: 3025 Indian Creek Dr, #303 Folio number: 0232260360280	Diego F Arango 3025 Indian Creek Dr Apt 303 Miami Beach, FL 33140-4153
South Beach Bayside Condo li Unit 304 Undiv 1.51 % Int In Common Element Property address: 3025 Indian Creek Dr, #304 Folio number: 0232260360290	Rayan Group Inc 16425 Collins Ave Apt 312 North Miami Beach, FL 33160-4538
South Beach Bayside Condo li Unit 305 Undiv 1.54 % Int In Common Element Property address: 3025 Indian Creek Dr, #305 Folio number: 0232260360300	Salvatore & Carline Giorgianni 8 Oneill Ct Highland Falls, NY 10928-1907
South Beach Bayside Condo li Unit 306 Undiv 1.49 % Int In Common Element Property address: 3025 Indian Creek Dr, #306 Folio number: 0232260360310	The Jads Decree Inc 11 Island Ave Apt 503 Miami Beach, FL 33139-1344
South Beach Bayside Condo li Unit 307 Undiv 1.54 % Int In Common Element Property address: 3025 Indian Creek Dr, #307 Folio number: 0232260360320	3025 On The Bay LLC 1498 NW 15th St Apt 105 Miami, FL 33125-2494
South Beach Bayside Condo li Unit 308 Undiv 1.56 % Int In Common Element Property address: 3025 Indian Creek Dr, #308 Folio number: 0232260360330	3025 On The Bay LLC 1498 NW 15th St Apt 105 Miami, FL 33125-2494
South Beach Bayside Condo li Unit 309 Undiv 1.51 % Int In Common Element Property address: 3025 Indian Creek Dr, #309 Folio number: 0232260360340	Maria Margarita Florez Lopez Patricia Walker 550 W 54th St Apt 1221 New York, NY 10019-4726
South Beach Bayside Condo li Unit 310 Undiv 1.64 % Int In Common Element Property address: 3025 Indian Creek Dr, #310 Folio number: 0232260360350	3025 On The Bay LLC 1498 NW 15th St Apt 105 Miami, FL 33125-2494
South Beach Bayside Condo li Unit 311 Undiv 1.55 % Int In Common Element Property address: 3025 Indian Creek Dr, #311 Folio number: 0232260360360	Cvs Property Inc 11 Island Ave Apt 503 Miami Beach, FL 33139-1344
South Beach Bayside Condo li Unit 312 Undiv 1.64 % Int In Common Element Property address: 3025 Indian Creek Dr, #312 Folio number: 0232260360370	Secondi LLC 340 Sevilla Ave Coral Gables, FL 33134-6615
South Beach Bayside Condo li Unit 313 Undiv 1.58 % Int In Common Element Property address: 3025 Indian Creek Dr, #313 Folio number: 0232260360380	Mira Estrela Usa LLC 1205 Mariposa Ave Apt 201 Coral Gables, FL 33146-3249

South Beach Bayside Condo li Unit 315 Undiv 1.49 % Int In Common Element Property address: 3025 Indian Creek Dr, #315 Folio number: 0232260360400	Larry J Rubin 3025 Indian Creek Dr Apt 315 Miami Beach, FL 33140-4153
South Beach Bayside Condo li Unit 316 Undiv 1.64 % Int In Common Element Property address: 3025 Indian Creek Dr, #316 Folio number: 0232260360410	Cortes Fernandez LLC 6941 Bay Dr Apt 4C Miami Beach, FL 33141-5432
South Beach Bayside Condo li Unit 317 Undiv 1.49 % Int In Common Element Property address: 3025 Indian Creek Dr, #317 Folio number: 0232260360420	Mauricio G Novoa 3025 Indian Creek Dr Apt 317 Miami Beach, FL 33140-4153
South Beach Bayside Condo li Unit 318 Undiv 1.51 % Int In Common Element Property address: 3025 Indian Creek Dr, #318 Folio number: 0232260360430	Sandy S Maharaj Popke Bruinsma 18691 SW 39th Ct Hollywood, FL 33029-2721
South Beach Bayside Condo li Unit 319 Undiv 1.57 % Int In Common Element Property address: 3025 Indian Creek Dr, #319 Folio number: 0232260360440	Moon And Brother Company LLC 500 N Maitland Ave Ste 215 Maitland, FL 32751-4462
South Beach Bayside Condo li Unit 320 Undiv 1.58 % Int In Common Element Property address: 3025 Indian Creek Dr, #320 Folio number: 0232260360450	Popke Bruinsma Sandy Maharaj 3025 Indian Creek Dr Apt 320 Miami Beach, FL 33140-4154
South Beach Bayside Condo li Unit 321 Undiv 1.57 % Int In Common Element Property address: 3025 Indian Creek Dr, #321 Folio number: 0232260360460	Inmovest LLC 1923 SE 10th St Homestead, FL 33035-1918
South Beach Bayside Condo li Unit 322 Undiv 1.51 % Int In Common Element Property address: 3025 Indian Creek Dr, #322 Folio number: 0232260360470	Martha Ospina 3025 Indian Creek Dr Apt 322 Miami Beach, FL 33140-4154
The Madison Condo Unit 1A Undiv 4.85% Int In Common Elements Property address: 3030 Collins Ave, #1A Folio number: 0232260480010	Hi Partners Se LLC 4265 N Meridian Ave Miami Beach, FL 33140-2939
The Madison Condo Unit 2A Undiv 2.92% Int In Common Elements Property address: 3030 Collins Ave, #2A Folio number: 0232260480020	Ilya Karaliou Henrieta Ondrejko 3030 Collins Ave Apt 2A Miami Beach, FL 33140-4164
The Madison Condo Unit 3A Undiv 2.92% Int In Common Elements Property address: 3030 Collins Ave, #3A Folio number: 0232260480030	Rodrigo Velencoso Jtrs Luis Zapata Jtrs 1331 Lincoln Rd Apt 1401 Miami Beach, FL 33139-2241
The Madison Condo Unit 4A Undiv 2.92% Int In Common Elements Property address: 3030 Collins Ave, #4A Folio number: 0232260480040	Red Oak Miami LLC 12000 Biscayne Blvd Ste 107 Miami, FL 33181-2742
The Madison Condo Unit 1B Undiv 2.92% Int In Common Elements Property address: 3030 Collins Ave, #1B Folio number: 0232260480050	Patricia Kronfle 4 Palm Ave Miami Beach, FL 33139-5138

The Madison Condo Unit 2B Undiv 3.02% Int In Common Elements
Property address: 3030 Collins Ave, #2B
Folio number: 0232260480060

Maria E Gonzalez C/O Blue Sky Miami
1680 Michigan Ave Ste 908
Miami Beach, FL 33139-2550

The Madison Condo Unit 3B Undiv 3.02% Int In Common Elements
Property address: 3030 Collins Ave, #3B
Folio number: 0232260480070

Gmlb Investments LLC
12000 Biscayne Blvd Ste 107
Miami, FL 33181-2742

The Madison Condo Unit 4B Undiv 3.02% Int In Common Elements
Property address: 3030 Collins Ave, #4B
Folio number: 0232260480080

Erica F Doval Robert K Doval
29081 Goldenstar Way
Murrieta, CA 92563-4421

The Madison Condo Unit 1C Undiv 2.67% Int In Common Elements
Property address: 3030 Collins Ave, #1C
Folio number: 0232260480090

3030 Collins Invest LLC
2035 NE 151st St
North Miami Beach, FL 33162-6013

The Madison Condo Unit 2C Undiv 2.93% Int In Common Elements
Property address: 3030 Collins Ave, #2C
Folio number: 0232260480100

Marcial Uribe
3030 Collins Ave Apt 2C
Miami Beach, FL 33140-4166

The Madison Condo Unit 3C Undiv 2.93% Int In Common Elements
Property address: 3030 Collins Ave, #3C
Folio number: 0232260480110

Janusz Alain Iwanowski
3030 Collins Ave Apt 3C
Miami Beach, FL 33140-4166

The Madison Condo Unit 4C Undiv 2.96% Int In Common Elements
Property address: 3030 Collins Ave, #4C
Folio number: 0232260480120

Anthony Parker
3030 Collins Ave Apt 4C
Miami Beach, FL 33140-4168

The Madison Condo Unit 1D Undiv 3.55% Int In Common Elements
Property address: 3030 Collins Ave, #1D
Folio number: 0232260480130

Hi Partners Se LLC
4265 N Meridian Ave
Miami Beach, FL 33140-2939

The Madison Condo Unit 2D Undiv 2.55% Int In Common Elements

Property address: 3030 Collins Ave, #2D
Folio number: 0232260480140

Valeria Casal Trs
Valeria Mendes Casal Rev Tr
7521 Bounty Ave
Miami Beach, FL 33141-4109

The Madison Condo Unit 3D Undiv 2.55% Int In Common Elements
Property address: 3030 Collins Ave, #3D
Folio number: 0232260480150

Laura Pantano
1521 Alton Rd # 277
Miami Beach, FL 33139-3301

The Madison Condo Unit 4D Undiv 2.55% Int In Common Elements

Property address: 3030 Collins Ave, #4D
Folio number: 0232260480160

Valerian E Kagan
Anna Shvedova Kagan Jtrs
715 Dartmouth Ave
Silver Spring, MD 20910-5540

The Madison Condo Unit 1E Undiv 2.83% Int In Common Elements
Property address: 3030 Collins Ave, #1E
Folio number: 0232260480170

Gonzalo Espinosa
3030 NE Quayside Ln
Miami, FL 33138-2258

The Madison Condo Unit 2E Undiv 2.83% Int In Common Elements
Property address: 3030 Collins Ave, #2E
Folio number: 0232260480180

Grupo Vdr LLC
2875 NE 191st St Ste 801
Miami, FL 33180-2803

The Madison Condo Unit 3E Undiv 2.83% Int In Common Elements
Property address: 3030 Collins Ave, #3E
Folio number: 0232260480190

Flag14 LLC
11149 Kapalua Way
Boynton Beach, FL 33437-7190

The Madison Condo Unit 4E Undiv 2.83% Int In Common Elements
Property address: 3030 Collins Ave, #4E
Folio number: 0232260480200

Luis Miguel Capaldo Alejandro Gomez
3030 Collins Ave Apt 4E
Miami Beach, FL 33140-4169

The Madison Condo Unit 1F Undiv 3.05% Int In Common Elements
Property address: 3030 Collins Ave, #1F
Folio number: 0232260480210

Luis Arauz
3030 Collins Ave Apt 1F
Miami Beach, FL 33140-4165

The Madison Condo Unit 2F Undiv 3.05% Int In Common Elements
Property address: 3030 Collins Ave, #2F
Folio number: 0232260480220

Villa Melilla Investments LLC
3030 Collins Ave Apt 2F
Miami Beach, FL 33140-4165

The Madison Condo Unit 3F Undiv 3.05% Int In Common Elements
Property address: 3030 Collins Ave, #3F
Folio number: 0232260480230

3F Capital LLC
4421 Sheridan Ave
Miami Beach, FL 33140-3142

The Madison Condo Unit 4F Undiv 3.05% Int In Common Elements
Property address: 3030 Collins Ave, #4F
Folio number: 0232260480240

Nibiru Investment LLC
5600 Collins Ave Apt 10H
Miami Beach, FL 33140-2411

The Madison Condo Unit 1G Undiv 2.86% Int In Common Elements
Property address: 3030 Collins Ave, #1G
Folio number: 0232260480250

Diego Cespedes Maria Denise Gurgueira
20505 E Country Club Dr Apt 2139
Miami, FL 33180-3041

The Madison Condo Unit 2G Undiv 2.86% Int In Common Elements
Property address: 3030 Collins Ave, #2G
Folio number: 0232260480260

Foxtrot Capital LLC
14651 Biscayne Blvd # 329
Miami, FL 33181-1211

The Madison Condo Unit 3G Undiv 2.86% Int In Common Elements
Property address: 3030 Collins Ave, #3G
Folio number: 0232260480270

Gonzalo Espinosa
3033 NE Quayside Ln
Miami, FL 33138-2258

The Madison Condo Unit 4G Undiv 2.86% Int In Common Elements
Property address: 3030 Collins Ave, #4G
Folio number: 0232260480280

Manuel Cabeza Jr
3030 Collins Ave Apt 4G
Miami Beach, FL 33140-4169

The Madison Condo Unit 1H Undiv 3.51% Int In Common Elements
Property address: 3030 Collins Ave, #1H
Folio number: 0232260480290

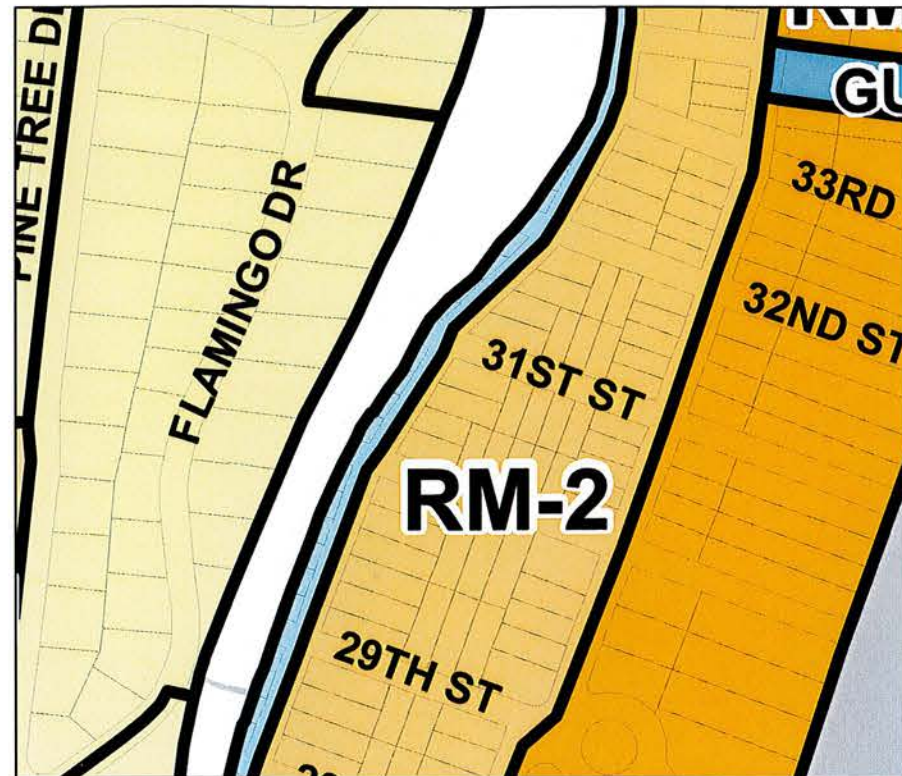
Alan Hurwitz
720 Station Rd
Amherst, MA 01002-3423

The Madison Condo Unit 2H Undiv 4.43% Int In Common Elements
Property address: 3030 Collins Ave, #2H
Folio number: 0232260480300

Merlin Group LLC
650 NE 64th St
Miami, FL 33138-6281

The Madison Condo Unit 3H Undiv 4.43% Int In Common Elements Property address: 3030 Collins Ave, #3H Folio number: 0232260480310	Sofre Investments LLC 12000 Biscayne Blvd Ste 107 Miami, FL 33181-2742
The Madison Condo Unit 4H Undiv 4.43% Int In Common Elements Property address: 3030 Collins Ave, #4H Folio number: 0232260480320	3030 Collins 4H LLC 2050 Silver Lake Rd NW Saint Paul, MN 55112-5301
3201 Collins Condo Unit 1301 Undiv 2.8894985698441400% Int In Common Ele Property address: 3201 Collins Ave, #1301 Folio number: 0232260560010	3201 Hotel LLC 3201 Collins Ave Miami Beach, FL 33140-4023
3201 Collins Condo Unit 1302 Undiv 2.8924172552682300% Int In Common Ele Property address: 3201 Collins Ave, #1302 Folio number: 0232260560020	3201 Hotel LLC 3201 Collins Ave Miami Beach, FL 33140-4023
3201 Collins Condo Unit 1303 Undiv 2.6589224213414300% Int In Common Ele Property address: 3201 Collins Ave, #1303 Folio number: 0232260560030	3201 Hotel LLC 3201 Collins Ave Miami Beach, FL 33140-4023
3201 Collins Condo Unit 1304 Undiv 4.0394606269336300% Int In Common Ele Property address: 3201 Collins Ave, #1304 Folio number: 0232260560040	My Family Valentina LLC C/O Angelo Gordon And Co 245 Park Ave Fl 26 New York, NY 10167-2699
3201 Collins Condo Unit 1305 Undiv 8.3912205942443500% Int In Common Ele Property address: 3201 Collins Ave, #1305 Folio number: 0232260560050	3201 Hotel LLC 3201 Collins Ave Miami Beach, FL 33140-4023
3201 Collins Condo Unit 1306 Undiv 4.2408499211954900% Int In Common Ele Property address: 3201 Collins Ave, #1306 Folio number: 0232260560060	3201 Hotel LLC 3201 Collins Ave Miami Beach, FL 33140-4023
3201 Collins Condo Unit 1307 Undiv 2.0635105948280900% Int In Common Ele Property address: 3201 Collins Ave, #1307 Folio number: 0232260560070	Hy Ph 7 LLC 692 Madison Ave Fl 4 New York, NY 10065-7287
3201 Collins Condo Unit 1308 Undiv 4.4655886988500400% Int In Common Ele Property address: 3201 Collins Ave, #1308 Folio number: 0232260560080	3201 Hotel LLC 3201 Collins Ave Miami Beach, FL 33140-4023
3201 Collins Condo Unit 1309 Undiv 4.1474519876247700% Int In Common Ele Property address: 3201 Collins Ave, #1309 Folio number: 0232260560090	3201 Hotel LLC 3201 Collins Ave Miami Beach, FL 33140-4023
3201 Collins Condo Unit 1401 Undiv 25.4042379312358000% Int In Common El Property address: 3201 Collins Ave, #1401 Folio number: 0232260560100	3201 Hotel LLC 3201 Collins Ave Miami Beach, FL 33140-4023

3201 Collins Condo Unit 1402 Undiv 4.6932461619286700% Int In Common Ele	3201 Hotel LLC
Property address: 3201 Collins Ave, #1402	3201 Collins Ave
Folio number: 0232260560110	Miami Beach, FL 33140-4023
3201 Collins Condo Unit 1403 Undiv 6.4094331912906400% Int In Common Ele	3201 Hotel LLC
Property address: 3201 Collins Ave, #1403	3201 Collins Ave
Folio number: 0232260560120	Miami Beach, FL 33140-4023
3201 Collins Condo Unit 1404 Undiv 3.7475920845251300% Int In Common Ele	3201 Hotel LLC
Property address: 3201 Collins Ave, #1404	3201 Collins Ave
Folio number: 0232260560130	Miami Beach, FL 33140-4023
3201 Collins Condo Unit Scu Undiv 23.9565699608896000% Int In Common Ele	3201 Hotel LLC
Property address: 3201 Collins Ave, #Scu	3201 Collins Ave
Folio number: 0232260560140	Miami Beach, FL 33140-4023

**LEGAL DESCRIPTION:**

Lots 7, 8, 10, 13 and 14, Block 16 and out Lots opposite from Lots 13 and 14, Block 16, **OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY**, according to the Plat thereof, as recorded in Plat Book 5, at Pages 7 and 8 of the Public Records of Miami Dade County, Florida.

ADDRESS: 3101 Indian Creek, Miami Beach, FL 33141

FOLIO NO. 02-3226-035-0001

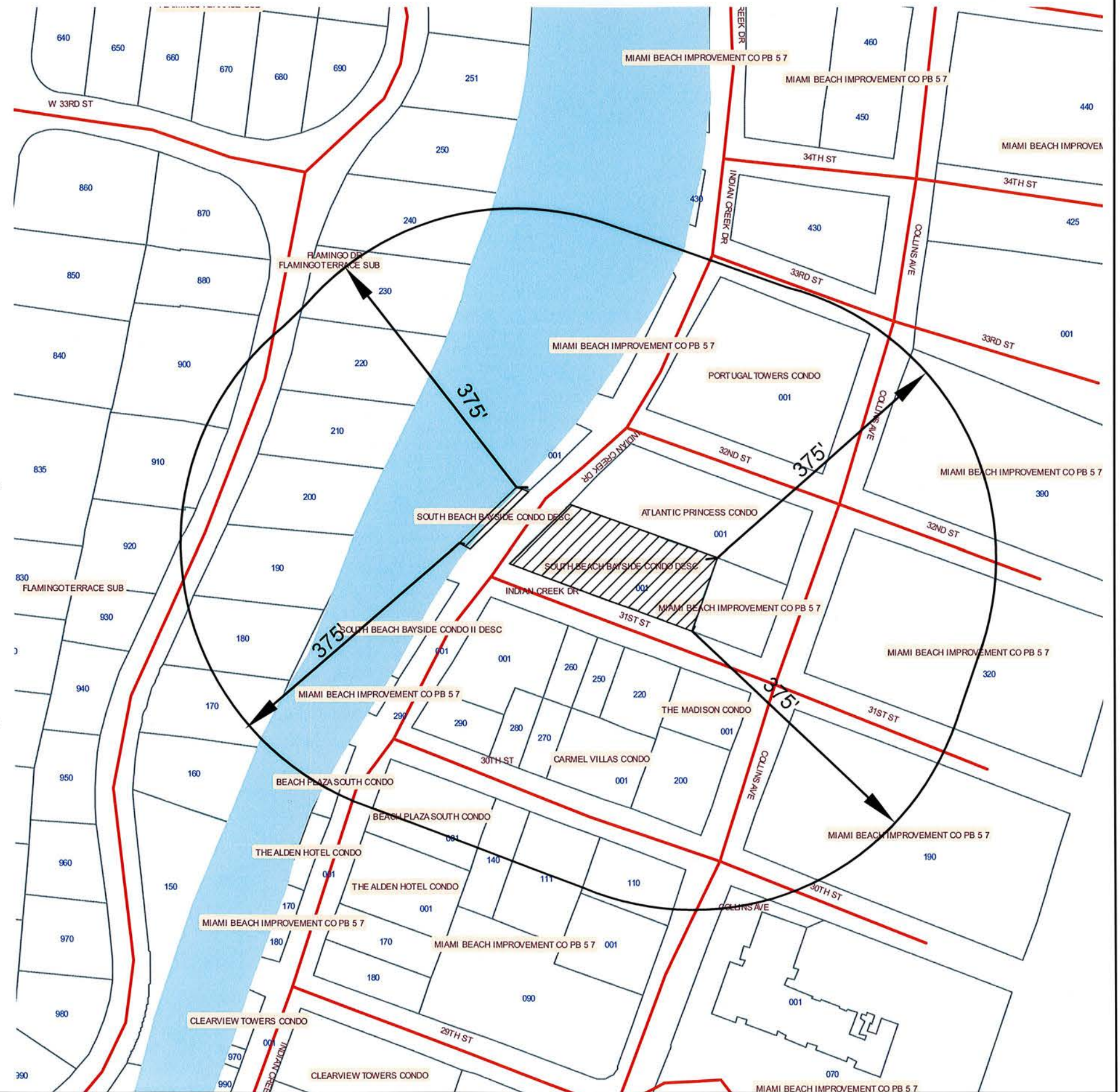
PREPARED FOR: HOLLAND & KNIGHT LLP

Order: 190814

DATE: September 16, 2019



SCALE: 1"= 150'



The Zoning Specialists Group, Inc.

7729 NW 146th Street

Miami Lakes FL 33016

Ph: (305)828-1210

www.thezoningspecialistsgroup.com

I HEREBY CERTIFY: That all the properties shown herein are lying within a 375-foot radius from all boundary lines of the subject property.

BY:

Jose F. Lopez
JOSE F. LOPEZ, P.S.M.

Professional Surveyor & Mapper
No. 3086, State of Florida.

NOTE:

NOT VALID UNLESS SEALED WITH
THE SIGNING SURVEYOR'S SEAL