

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			
<input type="radio"/> Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision		<input type="radio"/> Design Review Board <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance	
<input type="radio"/> Planning Board <input type="checkbox"/> Conditional use permit <input type="checkbox"/> Lot split approval <input type="checkbox"/> Amendment to the Land Development Regulations or zoning map <input type="checkbox"/> Amendment to the Comprehensive Plan or future land use map		<input checked="" type="radio"/> Historic Preservation Board <input checked="" 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"/> Other:			
Property Information – Please attach Legal Description as “Exhibit A”			
ADDRESS OF PROPERTY 1920 Meridian Avenue			
FOLIO NUMBER(S) 02-3234-007-0130			
Property Owner Information			
PROPERTY OWNER NAME Miami Beach Chamber of Commerce			
ADDRESS 1920 Meridian Avenue		CITY Miami Beach	STATE FL
		ZIP CODE 33139	
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Applicant Information (if different than owner)			
APPLICANT NAME Same as owner			
ADDRESS		CITY	STATE
			ZIP CODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Approval of Signage on the building.			

Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project include interior or exterior demolition?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Provide the total floor area of the new construction.		0	SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).		0	SQ. FT.
Party responsible for project design			
NAME		<input type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Authorized Representative(s) Information (if applicable)			
NAME		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
Michael W. Larkin			
ADDRESS		CITY	STATE ZIPCODE
200 S Biscayne Blvd. Suite 850		Miami	FL 33131
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
305-377-6531		MLarkin@brzoninglaw.com	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

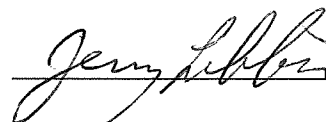
Please note the following information:

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

Please read the following and acknowledge below :

- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".
- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.
- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/ clerk of the respective board. Upon determination by the applicable board that the forgoing 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

Jerry Libsin

PRINT NAME

9/24/19

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: _____

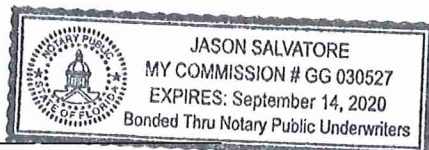
PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FloridaCOUNTY OF Miami-Dade

I, Jerry Libbin
President (print title) of Miami Beach Chamber of Commerce (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 24 day of September, 2019. The foregoing instrument was acknowledged before me by Jerry Libbin, who has produced N/A 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

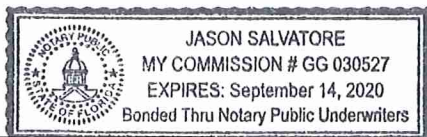
I, Jerry Libbin, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Michael W. Larkin to be my representative before the Historic Preservation Board. (3) I also hereby 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.

Jerry Libbin, President

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

Sworn to and subscribed before me this 24 day of September, 2019. The foregoing instrument was acknowledged before me by Jerry Libbin, who has produced N/A as identification and/ or is personally known to me and who did/ did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires: _____

Jason Salvatore**NOTARY PUBLIC**JASON SALVATORE**PRINT NAME****CONTRACT FOR PURCHASE**

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

NAME**DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

% OF STOCK

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

DISCLOSURE OF INTEREST
CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

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

Miami Beach Chamber of Commerce

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

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

DISCLOSURE OF INTEREST
TRUSTEE

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

TRUST NAME	
NAME AND ADDRESS	% INTEREST

COMPENSATED LOBBYIST

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

NAME	ADDRESS	PHONE
Michael W. Larkin	200 S Biscayne Blvd. Suite 850	305-377-6231
Gregory Fontela	200 S Biscayne Blvd. Suite 850	305-377-6233

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

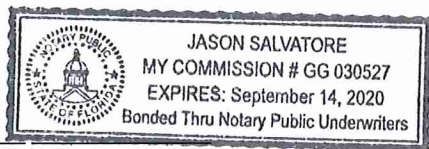
COUNTY OF MIAMI-DADE

I, JERRY LIBBIN, 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.

Jerry Libbin
SIGNATURE

Sworn to and subscribed before me this 24 day of September, 2019. The foregoing instrument was acknowledged before me by Jerry Libbin, who has produced N/A as identification and/ or is personally known to me and who did/ did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires: _____

Jason Salvatore
NOTARY PUBLIC
PRINT NAME

EXHIBIT A

LEGAL DESCRIPTION:

The East 1/2 of Block 8-A, less the South 100 feet thereof of AMENDED PLAT OF GOLF COURSE SUBDIVISION OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, as recorded in Plat Book 6, at Page 26, of the Public Records of Miami-Dade County, Florida.

EXHIBIT B



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Not For Profit Corporation
MIAMI BEACH CHAMBER OF COMMERCE

Filing Information

Document Number	729025
FEI/EIN Number	59-0358295
Date Filed	02/18/1974
State	FL
Status	ACTIVE

Principal Address

1920 MERIDIAN AVENUE
3RD FLOOR
MIAMI BEACH, FL 33139

Changed: 09/24/2008

Mailing Address

1920 MERIDIAN AVENUE
3RD FLOOR
MIAMI BEACH, FL 33139

Changed: 09/24/2008

Registered Agent Name & Address

Libbin, Jerome
1920 MERIDIAN AVENUE
3RD FLOOR
MIAMI BEACH, FL 33139

Name Changed: 04/15/2016

Address Changed: 01/06/2010

Officer/Director Detail

Name & Address

Title Co Chairman

Pathman, Wayne
1920 MERIDIAN AVE, 3RD FLOOR
MIAMI BEACH, FL 33139

Title VP & COO

Rodriguez, Enid
1920 MERIDIAN AVE, 3RD FLOOR
MIAMI BEACH, FL 33139

Title Treasurer

Farbish, Stephen J.
1920 MERIDIAN AVENUE
MIAMI BEACH, FL 33139

Title President, CEO

LIBBIN, JEROME
1920 MERIDIAN AVENUE
MIAMI BEACH, FL 33139

Title Co Chairman

Jacobs, Robin
1920 MERIDIAN AVENUE
3RD FLOOR
MIAMI BEACH, FL 33139

Annual Reports

Report Year	Filed Date
2017	05/24/2017
2018	04/19/2018
2019	03/06/2019

Document Images

03/06/2019 -- ANNUAL REPORT	View image in PDF format
04/19/2018 -- ANNUAL REPORT	View image in PDF format
05/24/2017 -- ANNUAL REPORT	View image in PDF format
04/15/2016 -- ANNUAL REPORT	View image in PDF format
04/30/2015 -- ANNUAL REPORT	View image in PDF format
02/10/2014 -- ANNUAL REPORT	View image in PDF format
01/24/2013 -- ANNUAL REPORT	View image in PDF format
01/17/2012 -- ANNUAL REPORT	View image in PDF format
03/14/2011 -- ANNUAL REPORT	View image in PDF format
01/06/2010 -- ANNUAL REPORT	View image in PDF format
04/30/2009 -- ANNUAL REPORT	View image in PDF format
09/24/2008 -- ANNUAL REPORT	View image in PDF format
01/03/2007 -- ANNUAL REPORT	View image in PDF format
01/11/2006 -- ANNUAL REPORT	View image in PDF format
01/15/2005 -- ANNUAL REPORT	View image in PDF format
04/21/2004 -- ANNUAL REPORT	View image in PDF format
05/01/2003 -- ANNUAL REPORT	View image in PDF format

02/24/2002 -- ANNUAL REPORT	View image in PDF format
03/02/2001 -- ANNUAL REPORT	View image in PDF format
04/20/2000 -- ANNUAL REPORT	View image in PDF format
02/20/1999 -- ANNUAL REPORT	View image in PDF format
03/09/1998 -- ANNUAL REPORT	View image in PDF format
02/17/1997 -- ANNUAL REPORT	View image in PDF format
04/29/1996 -- ANNUAL REPORT	View image in PDF format
04/24/1995 -- ANNUAL REPORT	View image in PDF format



BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

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

November 18, 2019

VIA HAND DELIVERY

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

Re: HPB18-0212 - Request for Certificate of Appropriateness for Signage for the Property Located at 1920 Meridian Avenue in Miami Beach, Florida

Dear Tom:

This law firm represents Miami Beach Chamber of Commerce (the "Applicant"), the owner of the property located at 1920 Meridian Avenue (the "Property"). Please consider this letter the Applicant's letter of intent to request Certificate of Appropriateness approval for signage on the existing structure on the Property as well as a non-use variance for signage (the "Application").

Property Background. The Property is approximately 11,170 square feet in size and is located at the northeast corner of the intersection of Meridian Avenue and Dade Boulevard. The Property is identified by Miami-Dade County Folio No. 02-3234-007-0130 and is located within the RM-2 zoning district. The office building on the site serves as the home of the Miami Beach Chamber of Commerce.

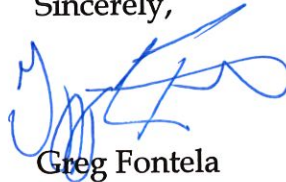
Proposal. The Applicant is seeking to install new signage to identify the building along the northern front facing Dade Boulevard. The signage will read "Halegua Family Building" and will be 30 square feet in size. The proposed signage will be located above the ground level of the building.

Requests. The Applicant is requesting a Certificate of Appropriateness for approval of the signage to be located above the ground floor on the existing structure on the Property and approval of a variance to Section 138-16 to allow for a sign of 30 square feet, where 20 square feet is allowed.

Mr. Thomas Mooney
November 18, 2019
Page 2 of 2

Conclusion. The Applicant is seeking the installation of the new signage to better reflect the name of the building and complement the design of the structure fronting on Dade Boulevard. If you have any questions or comments in the interim, please give me a call at 305-374-5300.

Sincerely,



Greg Fontela

CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: 1ST & 3RD FL CHAMBER OF COMMERCE
DBA: 1ST & 3RD FL CHAMBER OF COMMERCE
IN CARE OF:
ADDRESS: 1920 Meridian Ave
MIAMI BEACH, FL 33139-1818

LICENSE NUMBER: RL-03000712
Beginning: 09/28/2019
Expires: 09/30/2020
Parcel No: 0232340070130

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

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

This Receipt may be transferred:

A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the Additional Information

Storage Locations

TRADE ADDRESS: 1920 Meridian Ave

Code	Business Type
95013800	OFFICE (ANY OTHER NOT LISTED)

--	--

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

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

1ST & 3RD FL CHAMBER OF COMMERCE
1920 Meridian Ave
MIAMI BEACH, FL 33139-1818



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

Property address: 1920 Meridian AveBoard: HPBDate: 05-16-2018**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

Initials: TV

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

Property address: 1920 Meridian Ave

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)	✓
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.	✓

Indicate N/A If Not Applicable

Initials: TV

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

Property address: **1920 Meridian Ave**

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 of 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 due 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 118-53 (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)	

Indicate N/A If Not Applicable

Initials: TV

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

Property Address: 1920 Meridian Ave

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

 Date

05-16-2018

Indicate N/A If Not Applicable

Initials: TV

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Section 133-50(a) of the Land Development establishes review criteria for sea level rise and resiliency that must be considered as part of the review process for board orders. The following is an analysis of the request based upon these criteria:

- (1) A recycling or salvage plan for partial or total demolition shall be provided.
- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.
- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
- (4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.
- (5) Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.
- (6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.
- (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.
- (8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.
- (9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.
- (10) Where feasible and appropriate, water retention systems shall be provided.

MIAMIBEACH

PLANNING DEPARTMENT

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

DESIGN REVIEW BOARD CAP SUBMITTAL FILE NAMING

All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY Document Name'. For example, if the deadline for first submittal is October 29, 2017 the file name would be '10-29-2017 Application'. Use this naming format for first and final CAP submittals. The uploaded file retains the name as it has been saved on your computer. The file name cannot be changed and the file cannot be deleted once it is uploaded.

Please use names for the most common types of files. If the document type is not listed below, please use a document name that clearly identifies the file.

Document Name	Description
Application	Completed Land Use Board Application form including Exhibit A
LOI	Letter of Intent
Checklist	Pre-application Checklist
Labels	Mailing Labels, List of Property Owners, Certified Letter and Map
Survey	Recent Signed and Sealed Survey
Plans	Architectural Plans and Exhibits
Landscape	Landscaping Plans and Exhibits
Microfilm	Building Card and Microfilm
Traffic	Traffic Study
Sound	Sound Study

All pages of a document must be uploaded in one PDF file. Do not upload individual pages of a document. Documents that have not been revised from first to final submittal do not have to be re-uploaded.



rdr miami | public hearing notification services

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

October 3, 2019

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

Re: Property owners within 375 feet of:

SUBJECT: 1920 Meridian Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-007-0130

LEGAL DESCRIPTION: GOLF COURSE SUB AMD PL PB 6-26 E1/2 BLK 8-A LESS S100FT
LESS BEG NE COR S11FT NLY TO PT ON N/L BLK 8A 4FT POB NELY TO POB

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

Sincerely,

Diana B. Rio

Total number of property owners without repetition: **221, including 6 international**

Name	Address	City	State	Zip	Country
COLOGNY 2 LLC	CHEMIN DES HAUTS CRETS 48	1223 COLOGNY			SWITZERLAND
EDIANA BALLERONI	R DR VIRGILIODE CARVAL 40 PINTO 343	SAO PAULO SP BRAZIL 05415-030			BRAZIL
HANIA MINCER JTRS STANLEY MINCER JTRS STEVEN MINCER JTRS	18 ARLSTAN DR	DOWNSVIEW ONTARIO M3H 4V8			CANADA
MAURO FAVARETTI &W DENISE D ARSIE	VIA MONTE CALMOREGGIO 9	31044 MONTEBELLUNA TV			ITALY
STEFANIA GAMBINO JTRS PAOLO GAMBINO JTRS	CORSO F BRUNELLESCHI 147	10141 TORINO			ITALY
TINA ACETO MICHAEL ANDERSEN	1 OLD HAM RD	TORONTO ONTARIO M9A 2B5			CANADA
1816 MERIDIAN AVE UNIT 19 LLC	775 17 ST	MIAMI BEACH	FL	33139	USA
AARON ALMENDARES BERMAN TRS ALMENDARES BERMAN TRUST SIMON ALMENDARES BERMAN TRS	127 SANTA MARINA ST	SAN FRANCISCO	CA	94110	USA
ADAM S GLICKFIELD	2001 MERIDIAN AVE #PH-18	MIAMI BEACH	FL	33139-1553	USA
AHARON OVADIA &W DIANE OVADIA	6711 WINDSOR LANE	MIAMI BEACH	FL	33141	USA
AHMED ELFEKI	1710 JEFFERSON AVE	MIAMI BEACH	FL	33139	USA
ALAIN RAMIREZ ALI FARD	2001 MERIDIAN AVE 101	MIAMI BEACH	FL	33139	USA
ALANA REALTY LLC	55 PASSAIC AVE	KEARNY	NJ	07032	USA
ALBERT CANAS STEWART STEIN	4373 N BAY RD	MIAMI BEACH	FL	33140	USA
ALEJO PARELLADA PETER COURTIEN	425 E 51 ST #4C	NEW YORK	NY	10022	USA
ALEXANDER SIDOROV	2001 MERIDIAN AVE #422	MIAMI BEACH	FL	33139-1543	USA
ALLAN BREWER	2001 MERIDIAN AVE #312	MIAMI BEACH	FL	33139-1535	USA
ALLISON CHARLES	2001 MERIDIAN AVE PH 15	MIAMI BEACH	FL	33139	USA
ALLISON TURK	2001 MERIDIAN AVE #320	MIAMI BEACH	FL	33139-1536	USA
AMERICAN INTERSTATE CORP ATTN: AMERICAN STRIP STEEL	55 PASSAIC AVE	KEARNY	NJ	07032	USA
AMERICAN INTERSTATE CORP	55 PASSAIC AVE	KEARNY	NJ	07032	USA
AMERICRAFT INC	535 BALTIMORE PIKE	GLEN MILLS	PA	19342	USA
ANA M POZO	1840 JEFFERSON AVE APT 204	MIAMI BEACH	FL	33139-2459	USA
ANA MARIA POZO RAUL E DE VELASCO	1840 JEFFERSON AVE 204	MIAMI BEACH	FL	33139	USA
ANGEL OMAR MOREYRA &W PETRONA C	1840 JEFFERSON AVE 206	MIAMI BEACH	FL	33139-2460	USA
ANGELICA VARELA	8315 NW 64 ST 1	MIAMI	FL	33166	USA
ANJU CHATANI MADNANI	2001 MERIDIAN AVE #522	MIAMI BEACH	FL	33139-1552	USA
ANNA L FLORES A LA TORRE	2001 MERIDIAN AVE 330	MIAMI BEACH	FL	33139	USA
ANTONIO VELARDO	3668 ARTIC CIRCLE	NAPLES	FL	34112	USA
ASHTON CLAY	2001 MERIDIAN AVE #521	MIAMI BEACH	FL	33139-1552	USA
BACKSTREETS PH-20 LLC	2001 MERIDIAN AVE #PH-20	MIAMI BEACH	FL	33139	USA
BARBRA JENKINS THOMAS E JENKINS	46 NE 92 ST	MIAMI SHORES	FL	33138	USA
BEN BLANE BETTENHAUSEN &W MARY J	475 GREENWICH ST 4B	NEW YORK	NY	10013	USA
BENJAMIN E HEIN TR BENJAMIN E HEIN (BEN)	2001 MERIDIAN AVE #PH-23	MIAMI BEACH	FL	33139-1553	USA
BIG TIME INVESTMENTS GRP LLC	1818 MERIDIAN AVE UNIT 10	MIAMI BEACH	FL	33139	USA
BLAKE A SCOTCH	2001 MERIDIAN AVE 515	MIAMI BEACH	FL	33139	USA
BLAKE FOSTER PEARSON JENNIFER LAUREN QUARELS	2001 MERIDIAN AVE 322	MIAMI BEACH	FL	33139	USA
BLUE MARINE CORPORATION	2001 MERIDIAN AVE #103	MIAMI BEACH	FL	33139-1535	USA
BRIAN MCDONOUGH GEORGIA MCDONOUGH	77 LA GORCE CIR	MIAMI BEACH	FL	33141	USA
BRIDGES & SHIELDS LLC % SOFIA POWELL-COSIO	3645 MARKET PLACE BLVD STE # 130-318	EAST POINT	GA	30344	USA
BRIDGES AND SHIELDS LLC	3645 MARKETPLACE BLVD STE#130 318	ATLANTA	GA	30344	USA
CARIATIDE LLC	PO BOX 398976	MIAMI BEACH	FL	33239	USA
CARLOS F GONZALEZ	1000 WEST AVE APT 803	MIAMI BEACH	FL	33139-4722	USA
CARLOS GONZALEZ	1000 WEST AVE APT 803	MIAMI BEACH	FL	33139-4722	USA
CARNIA LLC	PO BOX 398976	MIAMI BEACH	FL	33239	USA
CAROLINA TORRES &H DARIO CADAVID	2001 MERIDIAN AVE #417	MIAMI BEACH	FL	33139-1543	USA
CECILE SOPHIE MICHAUT	1840 JEFFERSON AVE #302	MIAMI BEACH	FL	33139	USA
CGB PROPERTY USA LLC	9130 S DADELAND BLVD STE 1509	MIAMI	FL	33156	USA

CHAPER LLC	31 SE 5 ST STE 312	MIAMI	FL	33131	USA
CHRISTIAN EHRENTAL	2001 MERIDIAN AVE # 311	MIAMI BEACH	FL	33139	USA
CHRISTIAN LUDWIGSEN	2001 MERIDIAN AVE # PH 11	MIAMI BEACH	FL	33137	USA
CHRISTOPHER D GATES	2001 MERIDIAN AVE #319	MIAMI BEACH	FL	33139-1536	USA
CITY OF MIAMI BEACH	FLA BAY SHORE CLUB COURSE	MIAMI	FL	33125	USA
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH	1900 CONVENTION CTR DR	MIAMI BEACH	FL	33139-0000	USA
CITY OF MIAMI BEACH	1130 WASHINGTON AVE	MIAMI BEACH	FL	33139-4600	USA
CJB BUENA VISTA LLC	2505 STRATFORD DR	AUSTIN	TX	78746	USA
CLAMARI LLC	21209 NE 38 AVE	AVENTURA	FL	33180	USA
CLARABELLA INC C/O JOSEPH B RYAN III	8925 SW 148 AT STE 200	MIAMI	FL	33176	USA
CLARE MERLO	1821 JEFFERSON AVE #205	MIAMI BEACH	FL	33139-2464	USA
CLAUDIA SEGURA	2364 WHEYSTONE CT	VIENNA	VA	22182	USA
CLAUDIO CID	210 LOWER VIA CASITAS APT 307	GREENBRAE	CA	94904-2905	USA
DALIA M PEREZ LE REM DALIA PEREZ ORDAZ	1840 JEFFERSON AVE 304	MIAMI BEACH	FL	33139	USA
DANILO ASTEGIANO ELIDA BARREIRO	1900 MERIDIAN AVE #507	MIAMI BEACH	FL	33139	USA
DAVID LONG	1051 FOXFIRE LN APT 108	NAPLES	FL	34104-4935	USA
DAVID WEISSER	2001 MERIDIAN AVE #401	MIAMI BEACH	FL	33139-1536	USA
DEMGRA LLC	1818 MERIDIAN AVE UNIT 7	MIAMI BEACH	FL	33139	USA
DENNIS SCHOLL DEBRA SCHOLL	2001 MERIDIAN AVE # 303	MIAMI BEACH	FL	33139	USA
DENNIS SCHOLL DEBRA SCHOLL	2001 MERIDIAN AVE #301	MIAMI BEACH	FL	33139	USA
DENYS AGUIRREBEITIA	2001 MERIDIAN AVE 323	MIAMI BEACH	FL	33139	USA
DIEGO POMERANE	1818 MERIDIAN AVE STE 16	MIAMI BEACH	FL	33139	USA
DINESH GUPTA TRS DINESH GUPTA	2001 MERIDIAN AVE #329	MIAMI BEACH	FL	33139	USA
DOBROMIR L NIKOLOV ELENA T NIKOLOVA	1840 JEFFERSON AVE # 306	MIAMI BEACH	FL	33139	USA
DOLOMITI HOLDING LTD BRITISH COLONIAL CENTRE OF COMM	1999 NE 150 ST 102	NORTH MIAMI	FL	33181	USA
DOLORES & CRISTINA FERNANDEZ	1840 JEFFERSON AVE 305	MIAMI BEACH	FL	33139-2461	USA
DONNA RUFF TRS DONNA RUFF REVOCABLE TRUST	2001 MERIDIAN AVE 408	MIAMI BEACH	FL	33139	USA
DOPPELMOPPEL AND BEKLOPPPEL LLC	2001 MERIDIAN AVE UNIT PH-23	MIAMI BEACH	FL	33139	USA
EDITH VARONA LE REM EDWARD CASTELLON	1821 JEFFERSON AVE #105	MIAMI BEACH	FL	33139	USA
EDWARD JOHN TABONE LE REM LORELEI VIRGINIA MEDICI	1821 JEFFERSON AVE 307	MIAMI BEACH	FL	33139	USA
EDWIN A GINES-CANDELARIA	1900 MERIDIAN AVE #303	MIAMI BEACH	FL	33139-1864	USA
EIGHTEEN FORTY LLC	12800 NW 73 ST	PARKLAND	FL	33076	USA
ELBAZ FAMILY CORP	1754 BAY RD	MIAMI BEACH	FL	33139-1414	USA
ELVIS O LLC	1818 MERIDIAN AVE UNIT 24	MIAMI BEACH	FL	33139	USA
EMPIRE SPORT AND RESORT INC NUMBER TEN INC	1330 15 ST 1	MIAMI BEACH	FL	33139	USA
ENELIDA GONZALEZ LE REM ALDO GREYEZ REM LEDYS M MORIYON	1900 MERIDIAN AVE 206	MIAMI BEACH	FL	33139	USA
ERIC M LIEBMAN	19 MARSHAL ST	BROOKLINE	MA	02446	USA
ERICA D FRESHMAN & SPRING KEYES	2001 MERIDIAN AVE #508	MIAMI BEACH	FL	33139-1552	USA
FERNANDO LAUTERT FLECK CAMILA CAMPOS GONCALVES	2001 MERIDIAN AVE #418	MIAMI BEACH	FL	33139	USA
FLAVIO ROSSATO	1818 MERIDIAN AVE #17	MIAMI BEACH	FL	33139	USA
FLAVIO ROSSATO	1818 MERIDIAN AVE STE 15	MIAMI BEACH	FL	33139	USA
FLORENCE LECLERC DICKLER	2001 MERIDIAN AVE # PH 12	MIAMI BEACH	FL	33139	USA
FPF JEF MGMT	700 E DANIA BEACH BLVD #202	DANIA	FL	33004	USA
FRANCESCO CAVALLETTI CHERIE LYN SHUE	1900 MERIDIAN AVE #307	MIAMI BEACH	FL	33139	USA
FRANCESCO ROMANELLI JTRS GIOVANNI ROMANELLI JTRS MARIA GRAZIA BOTTI JTRS	2001 MERIDIAN AVE #427	MIAMI BEACH	FL	33139	USA
FRANCISCO IBARROLA &W MONIQUE	1840 JEFFERSON AVE #102	MIAMI BEACH	FL	33139-2458	USA
FREDERICK L STRAUSS &W ROCHELLE B	2001 MERIDIAN AVE #524	MIAMI BEACH	FL	33139-1552	USA
GERALD ALBERT HEW	118 ZAMORA AVE 201	CORAL GABLES	FL	33134	USA

GERARDO ARINO	2001 MERIDIAN AVE 519	MIAMI BEACH	FL	33139	USA
GIA KRAM	252 7 AVE APT 4F	NEW YORK	NY	10001	USA
GISELA GONZALEZ	1900 MERIDIAN AVE UNIT 404	MIAMI BEACH	FL	33139	USA
GLADYS SILLERO-VERVOORDT	63 HOUSTON PL	HAWORTH	NJ	07641	USA
GLENN R BOYER	2001 MERIDIAN AVE #504	MIAMI BEACH	FL	33139-1543	USA
GREGORY W ALLGRIM DIOGENES CRUZ	119 E ESPANOLA ST	COLORADO SPRINGS	CO	80907	USA
GUSTAVO E MARQUEZ	2001 MERIDIAN AVE #410	MIAMI BEACH	FL	33139-1536	USA
HARRY DELGADO &W NANCY M	36 WETHERHILL WAY	DAYTON	NJ	08810	USA
HARRY POLAKOFF & DOROTHY DELATTIBODIER JTRS	1900 MERIDIAN AVE UNIT 201	MIAMI BEACH	FL	33139-1844	USA
HARVEY FUNG SHANNON HARVEY	2001 MERIDIAN AVE 424	MIAMI BEACH	FL	33139	USA
HEINRICH NUESLI	2001 MERIDIAN AVE #505	MIAMI BEACH	FL	33139-1552	USA
HOWARD SONNENSCHIN	2001 MERIDIAN AVE #409	MIAMI BEACH	FL	33139	USA
IMMOBLU CORP	2001 MERIDIAN AVE 426	MIAMI BEACH	FL	33139	USA
ISABEL DOMINGUEZ & IRENE MANUECO	1900 MERIDIAN AVE UNIT 306	MIAMI BEACH	FL	33139-1864	USA
ISRAEL & ISREAL A GONZALEZ & CARIDAD YAMILE GONZALEZ	1829 JEFFERSON AVE	MIAMI BEACH	FL	33139-2447	USA
ISRAEL GONZALEZ & AIDA GOMEZ	1900 MERIDIAN AVE UNIT 205	MIAMI BEACH	FL	33139-1833	USA
IVAN TRIFF &W DANIA TRIFF	435 SW 78 CT	MIAMI	FL	33144	USA
IVETTE C CUFRE	1900 MERIDIAN AVE APT 506	MIAMI BEACH	FL	33139	USA
JACQUELYN A KAMIN	1900 SUNSET HARBOUR DR 2402/4	MIAMI BEACH	FL	33139	USA
JAROSLOV PROCHAZKA	2001 MERIDIAN AVENUE UNIT #405	MIAMI BEACH	FL	33139	USA
JEAN CARRIER	2001 MERIDIAN AVE #517	MIAMI BEACH	FL	33139	USA
JEFFREY M WILSON	2001 MERIDIAN AVE #529	MIAMI BEACH	FL	33139-1553	USA
JEFFREY PAUL GORDON	1853 JEFFERSON AVE #4	MIAMI BEACH	FL	33139-2480	USA
JENNIFER DAVIS TRS JENNIFER DAVIS TRUST	34 WEST HAYCOCK POINT RD	BRANFORD	CT	06405	USA
JENNIFER NEWMAN	2001 MERIDIAN AVE # 328	MIAMI BEACH	FL	33139	USA
JESSICA MALCOLMSON	1853 JEFFERSON AVE 3	MIAMI BEACH	FL	33139	USA
JESUS F PENA LIA YAFFAR PENA	2001 MERIDIAN AVE #507	MIAMI BEACH	FL	33139	USA
JESUS YUMARES TORO	PO BOX 025323 CCS 3434	MIAMI	FL	33102	USA
JOHN CRUTCHMAN & ALAN SHERFIELD	2001 MERIDIAN AVE #305	MIAMI BEACH	FL	33139-1535	USA
JOHN FLEMING CHRISTINA LEMAHIEU	2001 MERIDIAN AVE # 308	MIAMI BEACH	FL	33139	USA
JOHN J MARTINI RENI P MARTINI	8855 COLLINS AVE #12H	SURFSIDE	FL	33154	USA
JONATHAN KEANE LE ELIANE DAIN STEINBRUCH KEANE LE REM PEARL D KEANE	2001 MERIDIAN AVE PH 14	MIAMI BEACH	FL	33139	USA
JOSEPH A WACHTEL	2001 MERIDIAN AVE #PH-16	MIAMI BEACH	FL	33139	USA
JUAN GRANDA	1900 MERIDIAN AVE #501	MIAMI BEACH	FL	33139	USA
JUAN GRANDA &W MIRTA	1900 MERIDIAN AVE #501	MIAMI BEACH	FL	33139	USA
JUNIOR0 IMMOBILIARE LLC C/O DAVID PHILIPS	1348 WASHINGTON AVE #128	MIAMI BEACH	FL	33139	USA
JUPITER VENUS GROUP LLC	1840 JEFFERSON AVE APT 201	MIAMI BEACH	FL	33139-2459	USA
KAMALJIT LLC	1818 MERIDIAN AVE UNIT 18	MIAMI BEACH	FL	33139	USA
KATHLEEN M VAZQUEZ	2001 MERIDIAN AVE #511	MIAMI BEACH	FL	33139	USA
KIRAN RAMCHANDANI JTRS MONICA KHEMLANI JTRS JULIE RAMCHANDANI JTRS	1900 MERIDIAN AVE #203	MIAMI BEACH	FL	33139	USA
LA VALENCIA TOWNHOMES OWNERS ASSOCIATION INC	1853 JEFFERSON AVE TWM #4	MIAMI BEACH	FL	33139	USA
LANA SHKOLNIK	1821 JEFFERSON AVE #207	MIAMI BEACH	FL	33139-2464	USA
LASLO CORP	1818 MERIDIAN AVE #27	MIAMI BEACH	FL	33139	USA
LASLO CORP	1818 MERIDIAN AVE #28	MIAMI BEACH	FL	33139	USA
LAURA DAVILA WOLF	1900 MERIDIAN AVE 402	MIAMI BEACH	FL	33139	USA
LAUREN CASGREN TINDALL	1821 JEFFERSON AVE #206	MIAMI BEACH	FL	33139	USA
LEE B STEINBERG TRS LEE B STEINBERG LIVING TRUST	111 WILLITS ST # 410	BIRMINGHAM	MI	48009	USA
LILY MACHIN ERNESTO MONTESINO TRS ERNESTO MONTESINO REVOCABLE TRUST	2555 COLLINS AVE UNIT 1512	MIAMI BEACH	FL	33140	USA
LITTLE MOON LLC	2001 MERIDIAN AVE 309	MIAMI BEACH	FL	33139	USA

LIZZETTE KATTAN POZZI % ROCH EQUITY	69 NEWBURY ST 4TH FLR	BOSTON	MA	02116	USA
LOVE AND PEACE F AND M INC	1410 20 ST #214	MIAMI BEACH	FL	33139	USA
LUIS F PEREZ-BODE	1900 MERIDIAN AVE 204	MIAMI BEACH	FL	33139-1833	USA
LUIS F VILLANUEVA	2001 MERIDIAN AVE #528	MIAMI BEACH	FL	33139-1552	USA
LUIS H VIVAS & OLIVA VIVAS JTRS	2001 MERIDIAN AVE #428	MIAMI BEACH	FL	33139-1543	USA
LUNFA INC	21232 NE 31 PL	AVENTURA	FL	33180	USA
LUPO LEONE LLC	5025 COLLINS AVE #2309	MIAMI	FL	33160	USA
LYNN LARRIEU	2001 MERIDIAN AVE #PH-25	MIAMI BEACH	FL	33139-1553	USA
MAGOLU CORP	1818 MERIDIAN AVE UNIT 22	MIAMI BEACH	FL	33139	USA
MANUEL PINEDA JANE BENCOSME	1900 MERIDIAN AVE #304	MIAMI BEACH	FL	33139	USA
MARCO SPAZIANI	1840 JEFFERSON AVE # 205	MIAMI BEACH	FL	33139	USA
MARIA CHRISTINA LLC	243 ILLINOIS AVE 2	PATERSON	NJ	07503	USA
MARK WORSDALE & W ELIZABETH BOLANDER	6750 SW 74 ST	SOUTH MIAMI	FL	33143-4531	USA
MASSIMO NERI DONATELLA SPADACCIA	1818 MERIDIAN AVE UNIT 25	MIAMI BEACH	FL	33139	USA
MC 777 LP	615 CAPE CORAL PARKWAY WEST	CAPE CORAL	FL	33914	USA
MERIDIAN MIAMI BEACH CONDO ASSN	2001 MERIDIAN AVE	MIAMI BEACH	FL	33139	USA
MERIDIAN PH 1 INC	2001 MERIDIAN AVE #PH-01	MIAMI BEACH	FL	33139-1553	USA
MERIDIAN PH HOLDINGS LLC	2001 MERIDIAN AVE PH-02	MIAMI BEACH	FL	33139	USA
MIAMI BEACH CHAMBER OF COMMERCE	1920 MERIDIAN AVE	MIAMI BEACH	FL	33139-1818	USA
MICHAEL E SEGAL	2001 MERIDIAN AVE #107	MIAMI BEACH	FL	33139-1535	USA
MICHAEL KELLY & W MADELEINE S	1821 JEFFERSON AVE #302	MIAMI BEACH	FL	33139-2465	USA
MICHAEL KRUPA	120 EAST 87 ST APT R24E	NEW YORK	NY	10128	USA
MICHAEL SINENSKY	16 W 16 ST # 5 MN	NEW YORK	NY	10011	USA
MICHAEL THACKER & HENRY NAVARRO	2001 MERIDIAN AVE #430	MIAMI BEACH	FL	33139-1543	USA
MIO DANILOVIC	2001 MERIDIAN AVE 411	MIAMI BEACH	FL	33139	USA
MITHIAN LLC	1818 MERIDIAN AVE #14	MIAMI BEACH	FL	33139	USA
MONCOR LLC	2001 MERIDIAN AVE #404	MIAMI BEACH	FL	33139	USA
MORADA VENTURES INC	866 S DIXIE HWY	CORAL GABLES	FL	33146	USA
MURRAY L LEVINE NORMA LEVINE HOWARD LEVINE	2001 MERIDIAN AVE PH 7	MIAMI BEACH	FL	33139	USA
NARANJA INVESTMENTS CORP	1818 MERIDIAN AVE UNIT 21	MIAMI BEACH	FL	33139	USA
NORA O BLANCO TRS GABRIEL A CELEMIN TRS	14781 MEMORIAL DR STE 1393	HOUSTON	TX	77079	USA
OFELIA RUDER LE REM ALBERTO RUDER REM BERNARDO RUDER	1821 JEFFERSON AVE 204	MIAMI BEACH	FL	33139	USA
OLEG MINAEV	2001 MERIDIAN AVE #516	MIAMI BEACH	FL	33139	USA
ORI INVEST LLC	700 E DANIA BEACH BLVD #202	DANIA	FL	33004	USA
OSCAR ERNESTO ABRALDES	2001 MERIDIAN AVE 526	MIAMI BEACH	FL	33139	USA
PABLO SQUILLARI ELIO SQUILLARI	1818 MERIDIAN AVE #26	MIAMI BEACH	FL	33139	USA
PATRICIA RAPAN	1900 MERIDIAN AVE U-202	MIAMI BEACH	FL	33139-1878	USA
PETER D MERL	2001 MERIDIAN AVE #317	MIAMI BEACH	FL	33139-1535	USA
PETER J HOBART TRS PETER JOHN HOBART TRUST	2001 MERIDIAN AVE 407	MIAMI BEACH	FL	33139	USA
PETER MERL	2001 MERIDIAN AVE #315	MIAMI BEACH	FL	33139-1535	USA
RANDAL T BUCHANAN RUBY BUCHANAN	2001 MERIDIAN AVE 406	MIAMI BEACH	FL	33139	USA
REINERY CHAVEZ ROMERO JTRS CLAUDIO JOSE COSENTINI JTRS	1821 JEFFERSON AVENUE #202	MIAMI BEACH	FL	33139	USA
RENATTO HERNANDEZ	15510 SW 133 PL #2501	MIAMI	FL	33177-8110	USA
RICHARD MICHAEL MUNDEN	1821 JEFFERSON AVENUE UNIT 102	MIAMI BEACH	FL	33139	USA
ROBERT BRYANS	2001 MERIDIAN AVE #509	MIAMI BEACH	FL	33139-1552	USA
ROBERT HOLT JTRS LILLIANA PIERCE JTRS	1900 MERIDIAN AVENUE #502	MIAMI BEACH	FL	33139	USA
ROBERT RAMAEKERS	1840 JEFFERSON AVE UNIT 202	MIAMI BEACH	FL	33139	USA
ROBERT SCHWARZREICH	400 4TH AVE S APT 1206	ST PETERSBURG	FL	33701-4625	USA
ROBERT WINSTON & W LISE	2258 SW 27 TERR	MIAMI	FL	33133-3115	USA

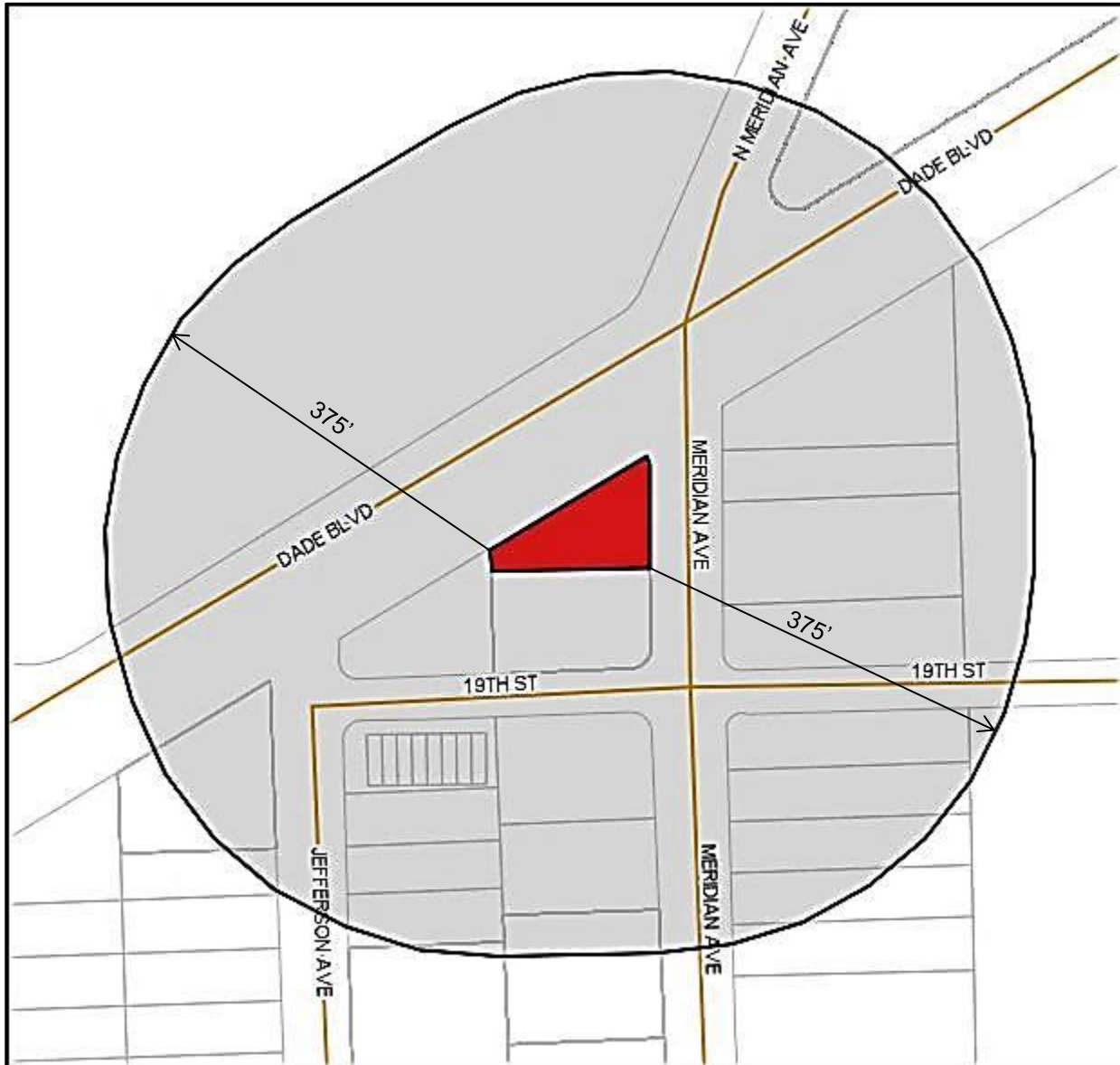
RUSS A KUKER	9200 S DADELAND BLVD #508	MIAMI	FL	33156	USA
SANDRA GUADALUPE SZEVEZUK	2001 MERIDIAN AVE #302	MIAMI BEACH	FL	33139-1535	USA
SARA M COHEN JAIME SCHNAIDER	15002 SW 74 PL	PALMETTO BAY	FL	33158-2139	USA
SARA WOLFE KEITH R WOLFE	2001 MERIDIAN AVE 325	MIAMI BEACH	FL	33139-1503	USA
SEAN A STEPHENS &W YVONNE	2001 MERIDIAN AVE #403	MIAMI BEACH	FL	33139-1536	USA
SEAN RYAN MARIA ALEXANDRA COHN	1853 JEFFERSON AVE 6	MIAMI BEACH	FL	33139	USA
SHAKETO LLC	1818 MERIDIAN AVE #1	MIAMI BEACH	FL	33139	USA
SONIA CARRARINI	1840 JEFFERSON AVE #303	MIAMI BEACH	FL	33139	USA
SOUTH BEACH PROPERTY LLC	2001 MERIDIAN AVE #414	MIAMI BEACH	FL	33139	USA
SPECCHIO INC	800 BRICKELL AVE #701	MIAMI	FL	33131	USA
STEPHANIE O NEILL JTRS KAREN O NEILL JTRS	2001 MERIDIAN AVE #514	MIAMI BEACH	FL	33139	USA
STEPHANIE PERKINS TRS STEPHANIE PERKINS REVOC TR	3050 POST OAK BLVD STE 460	HOUSTON	TX	77056	USA
SURIA YAFFAR BERNARD ZYSCOVICH	2001 MERIDIAN AVE PH-03	MIAMI BEACH	FL	33139	USA
SUSANA BEHAR	2100 E HALLANDALE BEACH BLVD 410	HALLANDALE	FL	33009	USA
SYBILYN INTERNATIONAL INC % L SANT	1900 MERIDIAN AVE #305	MIAMI BEACH	FL	33139-1864	USA
THANIA AMENGUAL	1821 JEFFERSON AVE UNIT 106	MIAMI BEACH	FL	33139-2463	USA
THOMAS P ANDERSON II JTRS VERA SIGNE LUNDBERG JTRS	2001 MERIDIAN AVE #310	MIAMI BEACH	FL	33139	USA
TREVOR DIXON	2001 MERIDIAN AVE #530	MIAMI BEACH	FL	33139-1553	USA
VANESSA TOVAR &H JORGE FIALLEGA	2001 MERIDIAN AVE #321	MIAMI BEACH	FL	33139-1536	USA
VANINA CASASCO	1818 MERIDIAN AVE #8	MIAMI BEACH	FL	33139	USA
VIRGINIE MANDON	1816 MERIDIAN AVE #20	MIAMI BEACH	FL	33139-1816	USA
VITTORIA CONSULTING LLC C/O JETSET GROUP LLC	360 COLLINS AVE	MIAMI BEACH	FL	33139	USA
WILLIAM T GALLAGHER	1853 JEFFERSON AVE UNIT 8	MIAMI BEACH	FL	33139-2480	USA
WILLIAM VALENCIA	1614 WEBSTER ST NW	WASHINGTON	DC	20011	USA
WILMINGTON TRUST NA TRS MFRA TRUST 2015 1	500 DELAWARE AVE 11FLR	WILMINGTON	DE	19801	USA
YVETTE SPENCER TRS YVETTE SPENCER LIVING TRUST PAUL SPENCER	2001 MERIDIAN AVE #501	MIAMI BEACH	FL	33139	USA



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rdmiami.com | diana@rdmiami.com | 305.498.1614

375' RADIUS MAP



SUBJECT: 1920 Meridian Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-007-0130

LEGAL DESCRIPTION: GOLF COURSE SUB AMD PL PB 6-26 E1/2 BLK 8-A LESS S100FT
LESS BEG NE COR S11FT NLY TO PT ON N/L BLK 8A 4FT POB NELY TO POB

COLOGNY 2 LLC
CHEMIN DES HAUTS CRETS 48
1223 COLOGNY
SWITZERLAND

EDIANA BALLERONI
R DR VIRGILIO DE CARVAL 40 PINTO 343
SAO PAULO SP BRAZIL 05415-030
BRAZIL

HANIA MINCER JTRS
STANLEY MINCER JTRS
STEVEN MINCER JTRS
18 ARLSTAN DR
DOWNSVIEW ONTARIO M3H 4V8
CANADA

MAURO FAVARETTI &W
DENISE D ARSIE
VIA MONTE CALMOREGGIO 9
31044 MONTEBELLUNA TV
ITALY

STEFANIA GAMBINO JTRS
PAOLO GAMBINO JTRS
CORSO F BRUNELLESCHI 147
10141 TORINO
ITALY

TINA ACETO
MICHAEL ANDERSEN
1 OLD HAM RD
TORONTO ONTARIO M9A 2B5
CANADA

1816 MERIDIAN AVE UNIT 19 LLC
775 17 ST
MIAMI BEACH, FL 33139

AARON ALMENDARES BERMAN TRS
ALMENDARES BERMAN TRUST
SIMON ALMENDARES BERMAN TRS
127 SANTA MARINA ST
SAN FRANCISCO, CA 94110

ADAM S GLICKFIELD
2001 MERIDIAN AVE #PH-18
MIAMI BEACH, FL 33139-1553

AHARON OVADIA &W
DIANE OVADIA
6711 WINDSOR LANE
MIAMI BEACH, FL 33141

AHMED ELFEKI
1710 JEFFERSON AVE
MIAMI BEACH, FL 33139

ALAIN RAMIREZ
ALI FARD
2001 MERIDIAN AVE 101
MIAMI BEACH, FL 33139

ALANA REALTY LLC
55 PASSAIC AVE
KEARNY, NJ 07032

ALBERT CANAS
STEWART STEIN
4373 N BAY RD
MIAMI BEACH, FL 33140

ALEJO PARELLADA
PETER COURTIEN
425 E 51 ST #4C
NEW YORK, NY 10022

ALEXANDER SIDOROV
2001 MERIDIAN AVE #422
MIAMI BEACH, FL 33139-1543

ALLAN BREWER
2001 MERIDIAN AVE #312
MIAMI BEACH, FL 33139-1535

ALLISON CHARLES
2001 MERIDIAN AVE PH 15
MIAMI BEACH, FL 33139

ALLISON TURK
2001 MERIDIAN AVE #320
MIAMI BEACH, FL 33139-1536

AMERICAN INTERSTATE CORP
ATTN: AMERICAN STRIP STEEL
55 PASSAIC AVE
KEARNY, NJ 07032

AMERICAN INTERSTATE CORP
55 PASSAIC AVE
KEARNY, NJ 07032

AMERICRAFT INC
535 BALTIMORE PIKE
GLEN MILLS, PA 19342

ANA M POZO
1840 JEFFERSON AVE APT 204
MIAMI BEACH, FL 33139-2459

ANA MARIA POZO
RAUL E DE VELASCO
1840 JEFFERSON AVE 204
MIAMI BEACH, FL 33139

ANGEL OMAR MOREYRA &W PETRONA C
1840 JEFFERSON AVE 206
MIAMI BEACH, FL 33139-2460

ANGELICA VARELA
8315 NW 64 ST 1
MIAMI, FL 33166

ANJU CHATANI MADNANI
2001 MERIDIAN AVE #522
MIAMI BEACH, FL 33139-1552

ANNA L FLORES A LA TORRE
2001 MERIDIAN AVE 330
MIAMI BEACH, FL 33139

ANTONIO VELARDO
3668 ARTIC CIRCLE
NAPLES, FL 34112

ASHTON CLAY
2001 MERIDIAN AVE #521
MIAMI BEACH, FL 33139-1552

BACKSTREETS PH-20 LLC
2001 MERIDIAN AVE #PH-20
MIAMI BEACH, FL 33139

BARBRA JENKINS
THOMAS E JENKINS
46 NE 92 ST
MIAMI SHORES, FL 33138

BEN BLANE BETTENHAUSEN &W MARY J
475 GREENWICH ST 4B
NEW YORK, NY 10013

BENJAMIN E HEIN TR
BENJAMIN E HEIN (BEN)
2001 MERIDIAN AVE #PH-23
MIAMI BEACH, FL 33139-1553

BIG TIME INVESTMENTS GRP LLC
1818 MERIDIAN AVE UNIT 10
MIAMI BEACH, FL 33139

BLAKE A SCOTCH
2001 MERIDIAN AVE 515
MIAMI BEACH, FL 33139

BLAKE FOSTER PEARSON
JENNIFER LAUREN QUARELS
2001 MERIDIAN AVE 322
MIAMI BEACH, FL 33139

BLUE MARINE CORPORATION
2001 MERIDIAN AVE #103
MIAMI BEACH, FL 33139-1535

BRIAN MCDONOUGH
GEORGIA MCDONOUGH
77 LA GORCE CIR
MIAMI BEACH, FL 33141

BRIDGES & SHIELDS LLC
% SOFIA POWELL-COSIO
3645 MARKET PLACE BLVD STE # 130-318
EAST POINT, GA 30344

BRIDGES AND SHIELDS LLC
3645 MARKETPLACE BLVD STE#130 318
ATLANTA, GA 30344

CARIATIDE LLC
PO BOX 398976
MIAMI BEACH, FL 33239

CARLOS F GONZALEZ
1000 WEST AVE APT 803
MIAMI BEACH, FL 33139-4722

CARLOS GONZALEZ
1000 WEST AVE APT 803
MIAMI BEACH, FL 33139-4722

CARNIA LLC
PO BOX 398976
MIAMI BEACH, FL 33239

CAROLINA TORRES &H DARIO CADAVID
2001 MERIDIAN AVE #417
MIAMI BEACH, FL 33139-1543

CECILE SOPHIE MICHAUT
1840 JEFFERSON AVE #302
MIAMI BEACH, FL 33139

CGB PROPERTY USA LLC
9130 S DADELAND BLVD STE 1509
MIAMI, FL 33156

CHAPER LLC
31 SE 5 ST STE 312
MIAMI, FL 33131

CHRISTIAN EHRENTAL
2001 MERIDIAN AVE # 311
MIAMI BEACH, FL 33139

CHRISTIAN LUDWIGSEN
2001 MERIDIAN AVE # PH 11
MIAMI BEACH, FL 33137

CHRISTOPHER D GATES
2001 MERIDIAN AVE #319
MIAMI BEACH, FL 33139-1536

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

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

CITY OF MIAMI BEACH
1900 CONVENTION CTR DR
MIAMI BEACH, FL 33139-0000

CITY OF MIAMI BEACH
1130 WASHINGTON AVE
MIAMI BEACH, FL 33139-4600

CJB BUENA VISTA LLC
2505 STRATFORD DR
AUSTIN, TX 78746

CLAMARI LLC
21209 NE 38 AVE
AVENTURA, FL 33180

CLARABELLA INC
C/O JOSEPH B RYAN III
8925 SW 148 AT STE 200
MIAMI, FL 33176

CLARE MERLO
1821 JEFFERSON AVE #205
MIAMI BEACH, FL 33139-2464

CLAUDIA SEGURA
2364 WHEYSTONE CT
VIENNA, VA 22182

CLAUDIO CID
210 LOWER VIA CASITAS APT 307
GREENBRAE, CA 94904-2905

DALIA M PEREZ LE
REM DALIA PEREZ ORDAZ
1840 JEFFERSON AVE 304
MIAMI BEACH, FL 33139

DANILO ASTEGIANO
ELIDA BARREIRO
1900 MERIDIAN AVE #507
MIAMI BEACH, FL 33139

DAVID LONG
1051 FOXFIRE LN APT 108
NAPLES, FL 34104-4935

DAVID WEISSER
2001 MERIDIAN AVE #401
MIAMI BEACH, FL 33139-1536

DEMGRA LLC
1818 MERIDIAN AVE UNIT 7
MIAMI BEACH, FL 33139

DENNIS SCHOLL
DEBRA SCHOLL
2001 MERIDIAN AVE # 303
MIAMI BEACH, FL 33139

DENNIS SCHOLL
DEBRA SCHOLL
2001 MERIDIAN AVE #301
MIAMI BEACH, FL 33139

DENYS AGUIRREBEITIA
2001 MERIDIAN AVE 323
MIAMI BEACH, FL 33139

DIEGO POMERANE
1818 MERIDIAN AVE STE 16
MIAMI BEACH, FL 33139

DINESH GUPTA TRS
DINESH GUPTA
2001 MERIDIAN AVE #329
MIAMI BEACH, FL 33139

DOBROMIR L NIKOLOV
ELENA T NIKOLOVA
1840 JEFFERSON AVE # 306
MIAMI BEACH, FL 33139

DOLOMITI HOLDING LTD
BRITISH COLONIAL CENTRE OF COMM
1999 NE 150 ST 102
NORTH MIAMI, FL 33181

DOLORES & CRISTINA FERNANDEZ
1840 JEFFERSON AVE 305
MIAMI BEACH, FL 33139-2461

DONNA RUFF TRS
DONNA RUFF REVOCABLE TRUST
2001 MERIDIAN AVE 408
MIAMI BEACH, FL 33139

DOPPELMOPPEL AND BEKLOPPEL LLC
2001 MERIDIAN AVE UNIT PH-23
MIAMI BEACH, FL 33139

EDITH VARONA LE
REM EDWARD CASTELLON
1821 JEFFERSON AVE #105
MIAMI BEACH, FL 33139

EDWARD JOHN TABONE LE
REM LORELEI VIRGINIA MEDICI
1821 JEFFERSON AVE 307
MIAMI BEACH, FL 33139

EDWIN A GINES-CANDELARIA
1900 MERIDIAN AVE #303
MIAMI BEACH, FL 33139-1864

EIGHTEEN FORTY LLC
12800 NW 73 ST
PARKLAND, FL 33076

ELBAZ FAMILY CORP
1754 BAY RD
MIAMI BEACH, FL 33139-1414

ELVIS O LLC
1818 MERIDIAN AVE UNIT 24
MIAMI BEACH, FL 33139

EMPIRE SPORT AND RESORT INC
NUMBER TEN INC
1330 15 ST 1
MIAMI BEACH, FL 33139

ENELIDA GONZALEZ LE
REM ALDO GREYEZ
REM LEDYS M MORIYON
1900 MERIDIAN AVE 206
MIAMI BEACH, FL 33139

ERIC M LIEBMAN
19 MARSHAL ST
BROOKLINE, MA 02446

ERICA D FRESHMAN &
SPRING KEYES
2001 MERIDIAN AVE #508
MIAMI BEACH, FL 33139-1552

FERNANDO LAUTERT FLECK
CAMILA CAMPOS GONCALVES
2001 MERIDIAN AVE #418
MIAMI BEACH, FL 33139

FLAVIO ROSSATO
1818 MERIDIAN AVE #17
MIAMI BEACH, FL 33139

FLAVIO ROSSATO
1818 MERIDIAN AVE STE 15
MIAMI BEACH, FL 33139

FLORENCE LECLERC DICKLER
2001 MERIDIAN AVE # PH 12
MIAMI BEACH, FL 33139

FPF JEF MGMT
700 E DANIA BEACH BLVD #202
DANIA, FL 33004

FRANCESCO CAVALLETTI
CHERIE LYN SHUE
1900 MERIDIAN AVE #307
MIAMI BEACH, FL 33139

FRANCESCO ROMANELLI JTRS
GIOVANNI ROMANELLI JTRS
MARIA GRAZIA BOTTI JTRS
2001 MERIDIAN AVE #427
MIAMI BEACH, FL 33139

FRANCISCO IBARROLA &W MONIQUE
1840 JEFFERSON AVE #102
MIAMI BEACH, FL 33139-2458

FREDERICK L STRAUSS &W ROCHELLE B
2001 MERIDIAN AVE #524
MIAMI BEACH, FL 33139-1552

GERALD ALBERT HEW
118 ZAMORA AVE 201
CORAL GABLES, FL 33134

GERARDO ARINO
2001 MERIDIAN AVE 519
MIAMI BEACH, FL 33139

GIA KRAM
252 7 AVE APT 4F
NEW YORK, NY 10001

GISELA GONZALEZ
1900 MERIDIAN AVE UNIT 404
MIAMI BEACH, FL 33139

GLADYS SILLERO-VERVOORDT
63 HOUSTON PL
HAWORTH, NJ 07641

GLENN R BOYER
2001 MERIDIAN AVE #504
MIAMI BEACH, FL 33139-1543

GREGORY W ALLGRIM
DIOGENES CRUZ
119 E ESPANOLA ST
COLORADO SPRINGS, CO 80907

GUSTAVO E MARQUEZ
2001 MERIDIAN AVE #410
MIAMI BEACH, FL 33139-1536

HARRY DELGADO &W NANCY M
36 WETHERHILL WAY
DAYTON, NJ 08810

HARRY POLAKOFF &
DOROTHY DELATTIBODIER JTRS
1900 MERIDIAN AVE UNIT 201
MIAMI BEACH, FL 33139-1844

HARVEY FUNG
SHANNON HARVEY
2001 MERIDIAN AVE 424
MIAMI BEACH, FL 33139

HEINRICH NUESSLI
2001 MERIDIAN AVE #505
MIAMI BEACH, FL 33139-1552

HOWARD SONNENSCHN
2001 MERIDIAN AVE #409
MIAMI BEACH, FL 33139

IMMOBLU CORP
2001 MERIDIAN AVE 426
MIAMI BEACH, FL 33139

ISABEL DOMINGUEZ & IRENE MANUECO
1900 MERIDIAN AVE UNIT 306
MIAMI BEACH, FL 33139-1864

ISRAEL & ISREAL A GONZALEZ &
CARIDAD YAMILE GONZALEZ
1829 JEFFERSON AVE
MIAMI BEACH, FL 33139-2447

ISRAEL GONZALEZ & AIDA GOMEZ
1900 MERIDIAN AVE UNIT 205
MIAMI BEACH, FL 33139-1833

IVAN TRIFF &W DANIA TRIFF
435 SW 78 CT
MIAMI, FL 33144

IVETTE C CUFRE
1900 MERIDIAN AVE APT 506
MIAMI BEACH, FL 33139

JACQUELYN A KAMIN
1900 SUNSET HARBOUR DR 2402/4
MIAMI BEACH, FL 33139

JAROSLOV PROCHAZKA
2001 MERIDIAN AVENUE UNIT #405
MIAMI BEACH, FL 33139

JEAN CARRIER
2001 MERIDIAN AVE #517
MIAMI BEACH, FL 33139

JEFFREY M WILSON
2001 MERIDIAN AVE #529
MIAMI BEACH, FL 33139-1553

JEFFREY PAUL GORDON
1853 JEFFERSON AVE #4
MIAMI BEACH, FL 33139-2480

JENNIFER DAVIS TRS
JENNIFER DAVIS TRUST
34 WEST HAYCOCK POINT RD
BRANFORD, CT 06405

JENNIFER NEWMAN
2001 MERIDIAN AVE # 328
MIAMI BEACH, FL 33139

JESSICA MALCOLMSON
1853 JEFFERSON AVE 3
MIAMI BEACH, FL 33139

JESUS F PENA
LIA YAFFAR PENA
2001 MERIDIAN AVE #507
MIAMI BEACH, FL 33139

JESUS YUMARES TORO
PO BOX 025323 CCS 3434
MIAMI, FL 33102

JOHN CRUTCHMAN &
ALAN SHERFIELD
2001 MERIDIAN AVE #305
MIAMI BEACH, FL 33139-1535

JOHN FLEMING
CHRISTINA LEMAHIEU
2001 MERIDIAN AVE # 308
MIAMI BEACH, FL 33139

JOHN J MARTINI
RENI P MARTINI
8855 COLLINS AVE #12H
SURFSIDE, FL 33154

JONATHAN KEANE LE
ELIANE DAIN STEINBRUCH KEANE LE
REM PEARL D KEANE
2001 MERIDIAN AVE PH 14
MIAMI BEACH, FL 33139

JOSEPH A WACHTEL
2001 MERIDIAN AVE #PH-16
MIAMI BEACH, FL 33139

JUAN GRANDA
1900 MERIDIAN AVE #501
MIAMI BEACH, FL 33139

JUAN GRANDA &W MIRTA
1900 MERIDIAN AVE #501
MIAMI BEACH, FL 33139

JUNIOR0 IMMOBILIARE LLC
C/O DAVID PHILIPS
1348 WASHINGTON AVE #128
MIAMI BEACH, FL 33139

JUPITER VENUS GROUP LLC
1840 JEFFERSON AVE APT 201
MIAMI BEACH, FL 33139-2459

KAMALJIT LLC
1818 MERIDIAN AVE UNIT 18
MIAMI BEACH, FL 33139

KATHLEEN M VAZQUEZ
2001 MERIDIAN AVE #511
MIAMI BEACH, FL 33139

KIRAN RAMCHANDANI JTRS
MONICA KHEMLANI JTRS
JULIE RAMCHANDANI JTRS
1900 MERIDIAN AVE #203
MIAMI BEACH, FL 33139

LA VALENCIA TOWNHOMES OWNERS
ASSOCIATION INC
1853 JEFFERSON AVE TWM #4
MIAMI BEACH, FL 33139

LANA SHKOLNIK
1821 JEFFERSON AVE #207
MIAMI BEACH, FL 33139-2464

LASLO CORP
1818 MERIDIAN AVE #27
MIAMI BEACH, FL 33139

LASLO CORP
1818 MERIDIAN AVE #28
MIAMI BEACH, FL 33139

LAURA DAVILA WOLF
1900 MERIDIAN AVE 402
MIAMI BEACH, FL 33139

LAUREN CASGREN TINDALL
1821 JEFFERSON AVE #206
MIAMI BEACH, FL 33139

LEE B STEINBERG TRS
LEE B STEINBERG LIVING TRUST
111 WILLITS ST # 410
BIRMINGHAM, MI 48009

LILY MACHIN
ERNESTO MONTESINO TRS
ERNESTO MONTESINO REVOCABLE TRUST
2555 COLLINS AVE UNIT 1512
MIAMI BEACH, FL 33140

LITTLE MOON LLC
2001 MERIDIAN AVE 309
MIAMI BEACH, FL 33139

LIZZETTE KATTAN POZZI
% ROCH EQUITY
69 NEWBURY ST 4TH FLR
BOSTON, MA 02116

LOVE AND PEACE F AND M INC
1410 20 ST #214
MIAMI BEACH, FL 33139

LUIS F PEREZ-BODE
1900 MERIDIAN AVE 204
MIAMI BEACH, FL 33139-1833

LUIS F VILLANUEVA
2001 MERIDIAN AVE #528
MIAMI BEACH, FL 33139-1552

LUIS H VIVAS & OLIVA VIVAS JTRS
2001 MERIDIAN AVE #428
MIAMI BEACH, FL 33139-1543

LUNFA INC
21232 NE 31 PL
AVENTURA, FL 33180

LUPO LEONE LLC
5025 COLLINS AVE #2309
MIAMI, FL 33160

LYNN LARRIEU
2001 MERIDIAN AVE #PH-25
MIAMI BEACH, FL 33139-1553

MAGOLU CORP
1818 MERIDIAN AVE UNIT 22
MIAMI BEACH, FL 33139

MANUEL PINEDA
JANE BENCOSME
1900 MERIDIAN AVE #304
MIAMI BEACH, FL 33139

MARCO SPAZIANI
1840 JEFFERSON AVE # 205
MIAMI BEACH, FL 33139

MARIA CHRISTINA LLC
243 ILLINOIS AVE 2
PATERSON, NJ 07503

MARK WORSDALE &W
ELIZABETH BOLANDER
6750 SW 74 ST
SOUTH MIAMI, FL 33143-4531

MASSIMO NERI
DONATELLA SPADACCIA
1818 MERIDIAN AVE UNIT 25
MIAMI BEACH, FL 33139

MC 777 LP
615 CAPE CORAL PARKWAY WEST
CAPE CORAL, FL 33914

MERIDIAN MIAMI BEACH CONDO ASSN
2001 MERIDIAN AVE
MIAMI BEACH, FL 33139

MERIDIAN PH 1 INC
2001 MERIDIAN AVE #PH-01
MIAMI BEACH, FL 33139-1553

MERIDIAN PH HOLDINGS LLC
2001 MERIDIAN AVE PH-02
MIAMI BEACH, FL 33139

MIAMI BEACH CHAMBER OF COMMERCE
1920 MERIDIAN AVE
MIAMI BEACH, FL 33139-1818

MICHAEL E SEGAL
2001 MERIDIAN AVE #107
MIAMI BEACH, FL 33139-1535

MICHAEL KELLY &W MADELEINE S
1821 JEFFERSON AVE #302
MIAMI BEACH, FL 33139-2465

MICHAEL KRUPA
120 EAST 87 ST APT R24E
NEW YORK, NY 10128

MICHAEL SINENSKY
16 W 16 ST # 5 MN
NEW YORK, NY 10011

MICHAEL THACKER & HENRY NAVARRO
2001 MERIDIAN AVE #430
MIAMI BEACH, FL 33139-1543

MIO DANILOVIC
2001 MERIDIAN AVE 411
MIAMI BEACH, FL 33139

MITHIAN LLC
1818 MERIDIAN AVE #14
MIAMI BEACH, FL 33139

MONCOR LLC
2001 MERIDIAN AVE #404
MIAMI BEACH, FL 33139

MORADA VENTURES INC
866 S DIXIE HWY
CORAL GABLES, FL 33146

MURRAY L LEVINE
NORMA LEVINE
HOWARD LEVINE
2001 MERIDIAN AVE PH 7
MIAMI BEACH, FL 33139

NARANJA INVESTMENTS CORP
1818 MERIDIAN AVE UNIT 21
MIAMI BEACH, FL 33139

NORA O BLANCO TRS
GABRIEL A CELEMIN TRS
14781 MEMORIAL DR STE 1393
HOUSTON, TX 77079

OFELIA RUDER LE
REM ALBERTO RUDER
REM BERNARDO RUDER
1821 JEFFERSON AVE 204
MIAMI BEACH, FL 33139

OLEG MINAEV
2001 MERIDIAN AVE #516
MIAMI BEACH, FL 33139

ORI INVEST LLC
700 E DANIA BEACH BLVD #202
DANIA, FL 33004

OSCAR ERNESTO ABRALDES
2001 MERIDIAN AVE 526
MIAMI BEACH, FL 33139

PABLO SQUILLARI
ELIO SQUILLARI
1818 MERIDIAN AVE #26
MIAMI BEACH, FL 33139

PATRICIA RAPAN
1900 MERIDIAN AVE U-202
MIAMI BEACH, FL 33139-1878

PETER D MERL
2001 MERIDIAN AVE #317
MIAMI BEACH, FL 33139-1535

PETER J HOBART TRS
PETER JOHN HOBART TRUST
2001 MERIDIAN AVE 407
MIAMI BEACH, FL 33139

PETER MERL
2001 MERIDIAN AVE #315
MIAMI BEACH, FL 33139-1535

RANDAL T BUCHANAN
RUBY BUCHANAN
2001 MERIDIAN AVE 406
MIAMI BEACH, FL 33139

REINERY CHAVEZ ROMERO JTRS
CLAUDIO JOSE COSENTINI JTRS
1821 JEFFERSON AVENUE #202
MIAMI BEACH, FL 33139

RENATTO HERNANDEZ
15510 SW 133 PL #2501
MIAMI, FL 33177-8110

RICHARD MICHAEL MUNDEN
1821 JEFFERSON AVENUE UNIT 102
MIAMI BEACH, FL 33139

ROBERT BRYANS
2001 MERIDIAN AVE #509
MIAMI BEACH, FL 33139-1552

ROBERT HOLT JTRS
LILLIANA PIERCE JTRS
1900 MERIDIAN AVENUE #502
MIAMI BEACH, FL 33139

ROBERT RAMAEKERS
1840 JEFFERSON AVE UNIT 202
MIAMI BEACH, FL 33139

ROBERT SCHWARZREICH
400 4TH AVE S APT 1206
ST PETERSBURG, FL 33701-4625

ROBERT WINSTON &W LISE
2258 SW 27 TERR
MIAMI, FL 33133-3115

RUSS A KUKER
9200 S DADELAND BLVD #508
MIAMI, FL 33156

SANDRA GUADALUPE SZEVEZUK
2001 MERIDIAN AVE #302
MIAMI BEACH, FL 33139-1535

SARA M COHEN
JAIME SCHNAIDER
15002 SW 74 PL
PALMETTO BAY, FL 33158-2139

SARA WOLFE
KEITH R WOLFE
2001 MERIDIAN AVE 325
MIAMI BEACH, FL 33139-1503

SEAN A STEPHENS &W YVONNE
2001 MERIDIAN AVE #403
MIAMI BEACH, FL 33139-1536

SEAN RYAN
MARIA ALEXANDRA COHN
1853 JEFFERSON AVE 6
MIAMI BEACH, FL 33139

SHAKETO LLC
1818 MERIDIAN AVE #1
MIAMI BEACH, FL 33139

SONIA CARRARINI
1840 JEFFERSON AVE #303
MIAMI BEACH, FL 33139

SOUTH BEACH PROPERTY LLC
2001 MERIDIAN AVE #414
MIAMI BEACH, FL 33139

SPECCHIO INC
800 BRICKELL AVE #701
MIAMI, FL 33131

STEPHANIE O NEILL JTRS
KAREN O NEILL JTRS
2001 MERIDIAN AVE #514
MIAMI BEACH, FL 33139

STEPHANIE PERKINS TRS
STEPHANIE PERKINS REVOC TR
3050 POST OAK BLVD STE 460
HOUSTON, TX 77056

SURIA YAFFAR
BERNARD ZYSCOVICH
2001 MERIDIAN AVE PH-03
MIAMI BEACH, FL 33139

SUSANA BEHAR
2100 E HALLANDALE BEACH BLVD 410
HALLANDALE, FL 33009

SYBILYN INTERNATIONAL INC
% L SANT
1900 MERIDIAN AVE #305
MIAMI BEACH, FL 33139-1864

THANIA AMENGUAL
1821 JEFFERSON AVE UNIT 106
MIAMI BEACH, FL 33139-2463

THOMAS P ANDERSON II JTRS
VERA SIGNE LUNDBERG JTRS
2001 MERIDIAN AVE #310
MIAMI BEACH, FL 33139

TREVOR DIXON
2001 MERIDIAN AVE #530
MIAMI BEACH, FL 33139-1553

VANESSA TOVAR & H JORGE FIALLEGA
2001 MERIDIAN AVE #321
MIAMI BEACH, FL 33139-1536

VANINA CASASCO
1818 MERIDIAN AVE #8
MIAMI BEACH, FL 33139

VIRGINIE MANDON
1816 MERIDIAN AVE #20
MIAMI BEACH, FL 33139-1816

VITTORIA CONSULTING LLC
C/O JETSET GROUP LLC
360 COLLINS AVE
MIAMI BEACH, FL 33139

WILLIAM T GALLAGHER
1853 JEFFERSON AVE UNIT 8
MIAMI BEACH, FL 33139-2480

WILLIAM VALENCIA
1614 WEBSTER ST NW
WASHINGTON, DC 20011

WILMINGTON TRUST NA TRS
MFRA TRUST 2015 1
500 DELAWARE AVE 11FLR
WILMINGTON, DE 19801

YVETTE SPENCER TRS
YVETTE SPENCER LIVING TRUST
PAUL SPENCER
2001 MERIDIAN AVE #501
MIAMI BEACH, FL 33139