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	Is the property the primary residence & homestead of the applicant/property owner? ☐ Yes ☐ No (if "Yes," provide office of the Property Appraiser Summary Report)
DRB20-0526	

Board of Adjustment	Design Review Board
☐ Variance from a provision of the Land Development Regulations ☐ Appeal of an administrative decision	■ Design review approval ☐ Variance
Planning Board	**Historic Preservation Board**
☐ Conditional use permit ☐ Lot split approval ☐ Amendment to the Land Development Regulations or zoning map ☐ Amendment to the Comprehensive Plan or future land use map	☐ Certificate of Appropriateness for design ☐ Certificate of Appropriateness for demolition ☐ Historic district/site designation ☐ Variance

☐ **Other:**

Property Information – Please attach Legal Description as "Exhibit A"

ADDRESS OF PROPERTY
1030 W 47th Street

FOLIO NUMBER(S)
02-3222-014-1530

Property Owner Information

PROPERTY OWNER NAME
Michael and Anabelle Nadler

ADDRESS	CITY	STATE	ZIPCODE
1030 W 47th Street	Miami Beach	FLORIDA	33140

BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS
305-377-6238	305-498-8218	c/o mmarrero@brzoninglaw.com

Applicant Information (if different than owner)

APPLICANT NAME

ADDRESS	CITY	STATE	ZIPCODE

BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS

Summary of Request

PROVIDE A BRIEF SCOPE OF REQUEST

Design Review Board approval for the total demolition of a pre-1942 and the construction of a new single-family home

Project Information		
Is there an existing building(s) on the site?	■ Yes	☐ No
Does the project include interior or exterior demolition?	■ Yes	☐ 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 Jorge Pernas	■ Architect ☐ Contractor ☐ Landscape Architect ☐ Engineer ☐ Tenant ☐ Other_____		
ADDRESS 2750 NW 3rd Ave, #6	CITY Miami	STATE FLORIDA	ZIPCODE 33127
BUSINESS PHONE 305-873-6600 / CELL PHONE N/A	EMAIL ADDRESS jpernas@mkda.com		

Authorized Representative(s) Information (if applicable)			
NAME Mickey Marrero	■ Attorney ☐ Contact ☐ Agent ☐ Other_____		
ADDRESS 200 S Biscayne Blvd, #850	CITY Miami	STATE FLORIDA	ZIPCODE 33131
BUSINESS PHONE 305-377-6238 / CELL PHONE 305-498-8218	EMAIL ADDRESS mmarrero@brzoninglaw.com		
NAME Jeffrey Bercow	■ Attorney ☐ Contact ☐ Agent ☐ Other_____		
ADDRESS 200 S Biscayne Blvd, #850	CITY Miami	STATE FLORIDA	ZIPCODE 33131
BUSINESS PHONE 305-377-6220 / CELL PHONE	EMAIL ADDRESS jbercow@brzoninglaw.com		
NAME	☐ Attorney ☐ Contact ☐ Agent ☐ 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 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

Michael B. Nadler

SIGNATURE

Michael Nadler

PRINT NAME

DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Michael Nadler, 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.

Michael B. Nadler

SIGNATURE

Sworn to and subscribed before me this 4th day of March, 2020. The foregoing instrument was acknowledged before me by Michael B. Nadler, 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 STATE OF FLORIDA
CYNTHIA K. LAM
Commission # GG 298199
Expires February 4, 2023
Bonded Thru Budget Notary Services

Cynthia K. Lam

NOTARY PUBLIC

My Commission Expires: _____

Cynthia K. Lam

PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

STATE OF _____

COUNTY OF _____

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

_____

SIGNATURE

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

NOTARY SEAL OR STAMP

_____

NOTARY PUBLIC

My Commission Expires: _____

_____

PRINT NAME

POWER OF ATTORNEY AFFIDAVIT

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Michael Nadler, 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 Mickey Marrero/Jeffrey Bercow to be my representative before the Design Review Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

Michael Nadler

PRINT NAME (and Title, if applicable)

Michael B. Nadler

SIGNATURE

Sworn to and subscribed before me this 4th day of March, 20 20. The foregoing instrument was acknowledged before me by Michael B. Nadler, 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 STATE OF FLORIDA

CYNTHIA K. LAM
Commission # GG 298199
Expires February 4, 2023
Bonded Thru Budget Notary Services

My Commission Expires: _____

Cynthia K. Lam

NOTARY PUBLIC

Cynthia K. Lam

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.

_____

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
Mickey Marrero/Jeffrey Bercow	200 S Biscayne Blvd, #850	305-377-6238

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, Michael Nadler, 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.

Michael B. Nadler
SIGNATURE

Sworn to and subscribed before me this 4th day of March, 2020. The foregoing instrument was acknowledged before me by Michael B. Nadler, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

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NOTARY PUBLIC STATE OF FLORIDA
CYNTHIA K. LAM
Commission # GG 298199
Expires February 4, 2023
Bonded Thru Budget Notary Services

Cynthia K. Lam
NOTARY PUBLIC

My Commission Expires: _____

Cynthia K. Lam
PRINT NAME

EXHIBIT A

Legal Description

Lot 9, Block 15, **NAUTILUS ADDITION OF MIAMI BEACH BAY SHORE CO,** according to the plat thereof, as recorded in Plat Book 8, Page 130 of the Public Records of Miami-Dade County, Florida.

BERCOW RADELL FERNANDEZ LARKIN & TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6238
E-Mail: MMarrero@brzoninglaw.com

VIA ELECTRONIC SUBMITTAL AND HAND DELIVERY

April 6, 2020

James G. Murphy, Chief of Urban Design
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Letter of Intent for Design Review Approval for Design and Total Demolition for Property Located at 1030 West 47th Street, Miami Beach, Florida

Dear James:

This law firm represents Michael Nadler and Anabelle Nadler (the "Applicant"), the owners of the property located at 1030 West 47th Street (the "Property"). Please allow this letter to serve as the required letter of intent in connection with a request to the Design Review Board ("DRB") for design review approval and total demolition of a pre-1942 single-family home, in order to construct a new single-family home on the Property.

The Property. The Property, identified by Miami-Dade County Folio No. 02-3222-014-1530, measures approximately 7,500 square feet and is located mid-block on the south side of 47th Street. The Property is located in the RS-4, Single-Family Residential Zoning District, where the surrounding area contains a mix of 1- and 2-story single-family homes. The existing structure on the Property was a pre-1942 architecturally significant home.

Description of Proposed Development. The proposed development for the Property will replace the existing pre-1942 home with a new two-story single-family home. The Applicant proposes to construct a beautiful-designed one-story residence of approximately 2,730 square feet in size. This was previously approved in 2018 as a renovation project with partial demolition, in order to make the structure more resilient. The proposed home has a low-sloped roof and is very low-scale. The house is centrally

located on the Property, with a pool located in the rear yard. The proposed driveway and parking area will be comprised of spaced pavers with grassy vegetation filling the spaces that provided permeable areas throughout the front yard.

The proposed project complies with the City Land Development Regulations regarding unit size and lot coverage. The size of the proposed home is approximately 2,730 square feet (38.6% unit size of lot size), which is below the allowable 50% unit size limit. The lot coverage is approximately 39.92%, which is significantly below the 50% permitted for a one-story home. Lastly, the height of the home will comply with the maximum height of 18' for a flat roofed home in the RS-4 zoning district, while allowing for up to 5% to exceed this height to a maximum of 24'.

Project History and Request for Total Demolition. On December 8, 2018, the Applicant received DRB approval for the partial demolition of a pre-1942 structure, along with new construction of a new single-family home. The home that was located on the Property was a one-story, six-bedroom home with a one-car garage. It was designed by David T. Ellis and built in 1940. The 2018 approval, pursuant to DRB Final Order DRB18-0331, included the substantial demolition of the structure but partial retention of limited elements including one structural wall that encroached into the side setback.

Pursuant to DRB18-0331, the Applicant retained the services of a licensed general contractor to demolish the approved portions of the existing structure and build the new home. Permits were obtained accordingly, and work began in the later portion of 2019 pursuant to City of Miami Beach Building Permit BR1701856. Unfortunately, the Applicant's contractor exceeded the scope of the approved plans and an unauthorized portion of the structure was demolished resulting in total demolition. As a result, the City revoked the building permit and stopped work on the project. The Applicant has since terminated the services of its contractor, for cause.

The Applicant seeks relief pursuant to Section 142-108(i)(6) of the Land Development Regulations, which provides as follows:

> In the event the owner of a single-family home constructed prior to 1942, which has been demolished without required permits or approvals, can establish good cause, the design review board may relieve the property owner of some or all of the limitations on new construction herein. The requirement of *good cause shall be satisfied where the unauthorized demolition was solely the result of intentional or negligent acts of a duly licensed contractor or other third parties, and the owner had no role in and knowledge of the unauthorized demolition*.

As a result, the Applicant seeks approval of substantially the same home that was approved in December of 2018, this time without the need for any variances. The proposal no longer includes the retention of a structural wall, but now conforms to all setback requirements.

Sea Level Rise and Resiliency Criteria. The proposed single-family homes resulting from the lot split will advance the sea level rise and resiliency criteria in Section 133-50(a) as follows:

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

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

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

The Applicant proposes hurricane impact windows.

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

Operable windows will be provided.

(4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.

The Applicant will provide appropriate landscaping at the Property. Proposed species include native and Florida-friendly plants appropriate for the area, including salt tolerant species.

(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.

The Applicant proposes the new structure to have a finished floor elevation of eight (8) feet NGVD, one (1) foot above Base Floor Elevation (BFE).

(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.

The Applicant proposes a finished floor elevation of eight (8) NGVD, with appropriate ramping from the street to the parking area and entrance to the home that will be compatible to future raising of public rights-of-way and adjacent land.

(7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.

Proper precautions will be taken to ensure the critical mechanical and electrical systems are located above base flood elevation.

(8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.

This is not applicable as the Property is now vacant.

(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.

No wet or dry flood proofing will be necessary as all habitable space will be located above base flood elevation plus City of Miami Beach Freeboard of 1′.

(10) Where feasible and appropriate, water retention systems shall be provided.

The Applicant has engaged the services of an engineer to analyze and provide an appropriate drainage plan for the Property. Accordingly, a water retention system will be provided

Conclusion. Granting the approval of this design review application will permit the development of a beautifully-designed single-family home that is compatible with the surrounding neighborhood. We look forward to your favorable review of the application. If you have any questions or comments in the interim, please give me a call at 305-377-6238.

Sincerely,

Michael J. Marrero

CFN: 20180757667 BOOK 31257 PAGE 1463
DATE:12/17/2018 03:17:14 PM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: December 04, 2018

FILE NO: DRB18-0331

PROPERTY: **1030 West 47th Street**

APPLICANT: Michael B. Nadler

LEGAL: Lot 9 of Block 15, of "Nautilus Addition Subdivision", According to the Plat Thereof, as recorded in Plat Book 8 at Page 130 of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for Design Review Approval for a new one-story addition and substantial exterior alterations, including variances to reduce the interior side and sum of the side setbacks, to an existing one-story pre-1942 architecturally significant residence.

ORDER

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

I. Design Review

A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not an individually designated historic site.

B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Design Review Criteria 2, 3, 5, 9, and 19 in Section 118-251 of the Miami Beach Code.

C. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Sea Level Rise Criteria 1 and 10 in Section 133-50(a) of the Miami Beach Code.

D. The project would be consistent with the criteria and requirements of Section 118-251 and/ or Section 133-50(a) if the following conditions are met:

1. A recycling plan shall be provided as part of the submittal for a demolition/building permit to the building department, in a manner to be reviewed and approved by staff.

2. Revised elevation, site plan, and floor plan drawings for the proposed new home at 1030 West 47th Street shall be submitted, at a minimum, such drawings shall incorporate the following:

   a. Any fence or gate at the front of the property shall be designed in a manner consistent with the architecture of the new structure, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

   b. The final design details of the exterior materials and finishes shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

   c. The stone cladding proposed along the façades of the residence shall consist of a natural keystone or other natural stone, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

   d. The final design details including color sample of the proposed "porcelain tile" cladding proposed along the façades of the residence shall be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

   e. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.

   f. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.

3. A revised landscape plan, and corresponding site plan, shall be submitted to and approved by staff. The species, type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:

   a. Prior to the issuance of a building permit, the applicant shall submit a tree protection plan for all trees to be retained on site. Such plan shall be subject to the review and approval of staff, and shall include, but not be limited to a sturdy tree protection fence installed at the dripline of the trees prior to any construction.

   b. In order to identify, protect and preserve mature trees on site, which are suitable for retention and relocation, a Tree Report prepared by a Certified Tree Arborist shall be submitted for the mature trees on site.

c. Any tree identified to be in good overall condition shall be retained, and protected in their current location if they are not in conflict with the proposed home, or they shall be relocated on site, if determined feasible, subject to the review and approval of staff. A tree care and watering plan also prepared by a Certified Arborist shall be submitted prior to the issuance of a Building Permit or Tree Removal/Relocation Permit. Subsequent to any approved relocation, a monthly report prepared by a Certified Arborist shall be provided to staff describing the overall tree performance and adjustments to the maintenance plan in order to ensure survivability, such report shall continue for a period of 18 months unless determined otherwise by staff.

d. Existing trees to be retained on site shall be protected from all types of construction disturbance. Root cutting, storage of soil or construction materials, movement of heavy vehicles, change in drainage patterns, and wash of concrete or other materials shall be prohibited.

e. The proposed and existing trees located within the swale shall be subject to the review and approval of Green Space and CIP.

f. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by the Public Works Department.

g. Any existing plant material within the public right-of-way may be required to be removed, as the discretion of the Public Works Department.

h. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.

i. The utilization of root barriers and Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.

j. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures. The location of backflow preventors, Siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans, and shall be subject to the review and approval of staff.

k. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers and how they are screened with landscape material from the right of wall shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.

l. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.

In accordance with Section 118-262, the applicant, or the city manager on behalf of the City Administration, or an affected person, Miami Design Preservation League or Dade Heritage Trust may seek review of any order of the Design Review Board by the City Commission, except that orders granting or denying a request for rehearing shall not be reviewed by the Commission.

II. Variance(s)

A. The applicant filed an application with the Planning Department for the following variance(s):

1. A variance to reduce by 2'-7" the minimum required side setback of 7'-6" in order to increase the height of an existing wall at 4'-11" from the side property line.

2. A variance to reduce by 2'-7" the minimum required sum of the side setbacks of 15'-0" in order to construct one-story additions and provide a sum of the side setbacks of 12'-5".

B. The applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

The applicant has submitted plans and documents with the application that also indicate the following, as they relate to the requirements of Section 118-353(d), Miami Beach City Code:

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

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

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

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

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

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

That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

C. The Board hereby **Approves** the Variance requests and imposes the following conditions based on its authority in Section 118-354 of the Miami Beach City Code:

1. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.

2. Any future addition following the non-conforming side setback of 4'-11" will require design Review Board approval.

The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.

III. General Terms and Conditions applying to both 'I. *Design Review Approval* and 'II. *Variances'* noted above.

A. Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the board, and shall be subject to all conditions of approval herein, unless otherwise modified by the Board. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.

B. During construction work, the applicant will maintain gravel at the front of the construction site within the first 15'-0" of the required front yard to mitigate disturbance of soil and mud by related personal vehicles exiting and entering the site, and with an 8'-0" high fence with a wind resistant green mesh material along the front property line. All construction materials, including dumpsters and portable toilets, shall be located behind the construction fence and not visible from the right-of-way. All construction vehicles shall either park on the private property or at alternate overflow parking sites with a shuttle service to and from the property. The applicant shall ensure that the contractor(s) observe good construction practices and prevent construction materials and debris from impacting the right-of-way.

C. If applicable, a Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.

D. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.

E. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.

F. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy, a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.

G. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

H. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.

I. Nothing in this order authorizes a violation of City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the **application** is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Finding of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "Nadler Residence", as prepared by **cube^2 (architecture + design)** signed, sealed and dated 09/17/18, and as approved by the Design Review Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board approved plans, this approval does not mean that such handicapped access is not required. When requesting Building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code, the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project shall expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this **Order** shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.

Dated this 06 day of December, 2018.

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: _____
JAMES G. MURPHY
CHIEF OF URBAN DESIGN
FOR THE CHAIR

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

The foregoing instrument was acknowledged before me this 7 day of December 2018 by James G. Murphy, Chief of Urban Design, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.

VICTOR NUNEZ
MY COMMISSION #GG129397
EXPIRES: JUL 30, 2021
Bonded through 1st State Insurance

_____
NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: July 30, 2021

Approved As To Form:

City Attorney's Office: _____ (12/5/18)

Filed with the Clerk of the Design Review Board on _____ (12/7/18)

To:	City of Miami Beach Building Department	Date:	April 6th, 2020
Subject:	Response to DRB Comments	Project Name	Nadler Residence

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

Nadler Residence
1030 W, 47TH ST
MIAMI BEACH, FL 33140
City of Miami Beach Process Number: **BR20-0526 (DRB 18-0331)**
Response to Comments

Dear Sirs:

Our response to all comments are both graphic (drawings) as well as written. This 8.5 x 11-inch format shall constitute our written response. Comments have been formatted along with the response, ***in italics***, immediately below the City's comment.

Division: **PLANNING**

Item No: a
Remarks: DRB18-0331 approved November 06, 2018
Response: *Noted.*

Item No: b
Remarks: LOI remove renovation from letter of intent or add "what was originally proposed as a renovation project". Add permit # and scope of work from permit. Add details of "good cause"… Add information about original house, ie. First floor elevations, etc, mechanical systems…
Response: *Revised as noted.*

Item No: c
Remarks: LOI Correct language concerning height of home. Max. allowable one story in RS-4 is 18' flat/21' sloped – AND a portion (5% of coverage can) can be higher at 24' flat/27' flat. LOI states max. height at for flat roofs as 22'-6" in RS4 districts.
Response: *Revised as noted.*

Item No: d
Remarks: Add plan showing the walls that were to be retained as part of DRB18-0331 / permit #
Response: *Added. See sheets 04A and 04B.*

Item No: e
Remarks: Add additional Survey to include as vacant site. Survey missing CMB Grade (sidewalk adjacent to center of property)
Response: *Added and revised as noted.*

Item No: f
Remarks: 03—base floor elevation is 8 NGVD not 7 NGVD
Response: Revised as noted.

Item No: g
Remarks: 05 – remove "addition" language
Response: Revised as noted.

Item No: h
Remarks: 06 add property lines.
Response: Revised as noted.

Item No: i
Remarks: 07 correct graphic of front yard open space. Diagram of rear yard does not match site plan of rear yard (04). Revise
Response: Revised as noted.

Item No: j
Remarks: 08 Plan does not match site plan (04).
Response: Revised as noted.

Item No: k
Remarks: 09 add property lines.
Response: Revised as noted.

Item No: l
Remarks: A10A, A10B, A11A, A11B, A12, A13, 14– POTENTIAL HEIGHT ISSUE. Maximum allowed height for 1-story structure: Flat roof 18' / sloped roof 21' (midpoint) as measured from BFE + FB. AND for a portion, up to 5% of lot coverage, the height can be increased to 24' flat/27' flat (mdpt). This is not explicit in elevations and is also misidentified noting max ht as 24'-6" – clarify the maximum allowable heights.
Response: Revised as noted.

Item No: m
Remarks: 11A, 11B – include length dim. For the wall associated at the higher height
Response: Height has been lowered to 18'-0". Not required to show length.

Item No: n
Remarks: Add existing drawn elevations.
Response: Need more clarity. Not sure what you are requesting. There are no existing building elevations.

Item No: o
Remarks: 12, 13 Add section mark on mini key plan showing where section is taken
Response: Revised as noted. See section marks on sheet 08.

Item No: p
Remarks: 23 Add additional photos of house prior to demolition. Add photos of construction prior/during demolition
Response: Added as noted.

Item No: q
Remarks: Add plan showing graphically depicting previous floor plan (DRB18-0331) vs new "reduced and compliant with setbacks" floor plan
Response: Added as noted.

Item No: r
Remarks: Side Yard Elevations Min:6.56' Max: 6.56'
Response: Revised as noted.

Item No: s
Remarks: Rear Yard Elevations Min: 6.56' Max: 6.56'
Response: Revised as noted.

Item No: t
Remarks: Missing landscape plans by registered LA in the state of FL
Response: See attached Landscape Plans.

Item No: u
Remarks: Missing context elevation of neighboring properties
Response: See attached photos. See sheets 24 and 25

Item No: v
Remarks: Missing building card
Response: See attached building card.

Item No: w
Remarks: Missing microfilm of original house
Response: See attached mircofilm.

Item No: x
Remarks: Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also, drawings need to be dated
Response: Revised as noted.

Item No: y
Remarks: Add narrative response sheet.
Response: See attached.

Division: **Zoning**

Item No: a.
Remarks: Update survey to be not older than 6 months.
Response: Refer to attached new survey.

Item No: b.
Remarks: Revise zoning information to indicate that the lot area is 7,500 sf, not 7,200 sf. As such, all associated calculations for lot coverage and unit size shall be adjusted.
Response: Revised as noted.

Item No: c.
Remarks: Revise adjusted grade on zoning information to be 5.54' NGVD.
Response: Revised as noted.

Item No: d.
Remarks: Note that for one-story structures not exceeding 18'-0" in height as measured from finish floor, a portion limited to 5% of the lot coverage allowed (187.5 sf), the height could be extended to 24' for a single flat roof structure, and any wall associated with this higher height cannot exceed 25'-0" in length. The higher portion of the home does not comply with these requirements and shall be revised.
Response: Height has been revised to 18'-0".

Item No: e.
Remarks: Proposed floor plan is not consistent in several pages. Please coordinate.
Response: Floor plans are now coordinated.

Item No: f.
Remarks: Revise open space diagram. Indicate that driveway and walkway are impervious surface.
Response: Revised as per comment.

Item No: g.
Remarks: Roof plan. Dimension area exceeding 18'-0" in height.
Response: Revised to 18'-0" in height.

[redacted]

Owner MURRAY GROSSMAN | Mailing Address | Permit No. 14941 | Cost $ 7,000.

Lot 9 | Block 15 | Subdivision NAUTILUS EXT | Address 1030 West 47th street

General Contractor R. A. Steffans 13309 | Bond No. 2678

Architect David T. Ellis | Engineer 3222-14-153

Zoning Regulations: Use RD | Area 13 | Lot Size 60 X 125

Building Size: Front 44' | Depth 65' | Height 15' | Stories 1

Certificate of Occupancy No. | Use Residence- 6 rms & 1 car garage attached-

Type of Construction c-b-s | Foundation Spread footing | Roof Tile | Date Oct.30-1940

Plumbing Contractor G.C McCaughan # 14523 | Sewer Connection 1 | Date 11-12-40

Temporary Closet 1

Plumbing Contractor | Laundry tub 1 | Date

Water Closets 2 | Bath Tubs 1 | Floor Drains

Lavatories 2 | Showers 1 | Grease Traps

Urinals | Sinks 1 | Drinking Fountains

Gas Stoves no | Gas Heaters | Rough Approved | Date

Gas Radiators | Gas Turn On Approved

Final OK Bell- Jan.22-1941

Septic Tank Contractor | Tank Size | Date

Oil Burner Contractor | Tank Size | Date

Sprinkler System

Electrical Contractor MAX BELIN # 16208 | Address | Date 11-14-40

OUTLETS Switch 13 | Range 1 | Motors | Fans | Temporary Service

Light 11 | HEATERS Water

Receptacles 22 | Space 1 | Centers of Distribution 2

Refrigerators 1

Irons 1 | Sign Outlets

No. FIXTURES 11 | Electrical Contractor | Date

FINAL APPROVED BY J.J. Farrey | Date of Service Jan.14-1941

Alterations or Repairs—Over

ALTERATIONS & ADDITIONS

Building Permits: # 26347 Repairs to dining room floor- Owner - $ 300: March 17, 1948
30339 Remodeling garage - Owner $ 200: July 13, 1949
#70854 Owner, Polin: For sale sign - $5.00 - 1/2/64

#87788 - owner - screen porch $700.00 10/21/71
#19110 Miami Beach Realty Corp/for sale sign/$5/10-20-80

Plumbing Permits: # 28462 People's Water & Gas Co: 1 gas range - July 15, 1949 Final Gas OK- T. A. O'Neill 8/23/49
#47039 Peoples Gas System: 1 Gas dryer 1/31/69

Electrical Permits: #38509 Lyon Elec Co: 1 Water Heater Outlet: Jan 12, 1953 -OK, Meginniss, 1/21/53

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

March 13, 2020

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

Re: Property owners within 375 feet of:
SUBJECT: 1030 W 47 Street, Miami Beach, FL 33140
FOLIO NUMBER: 02-3222-014-1530
LEGAL DESCRIPTION: NAUTILUS ADDN PB 8-130 LOT 9 BLK 15

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

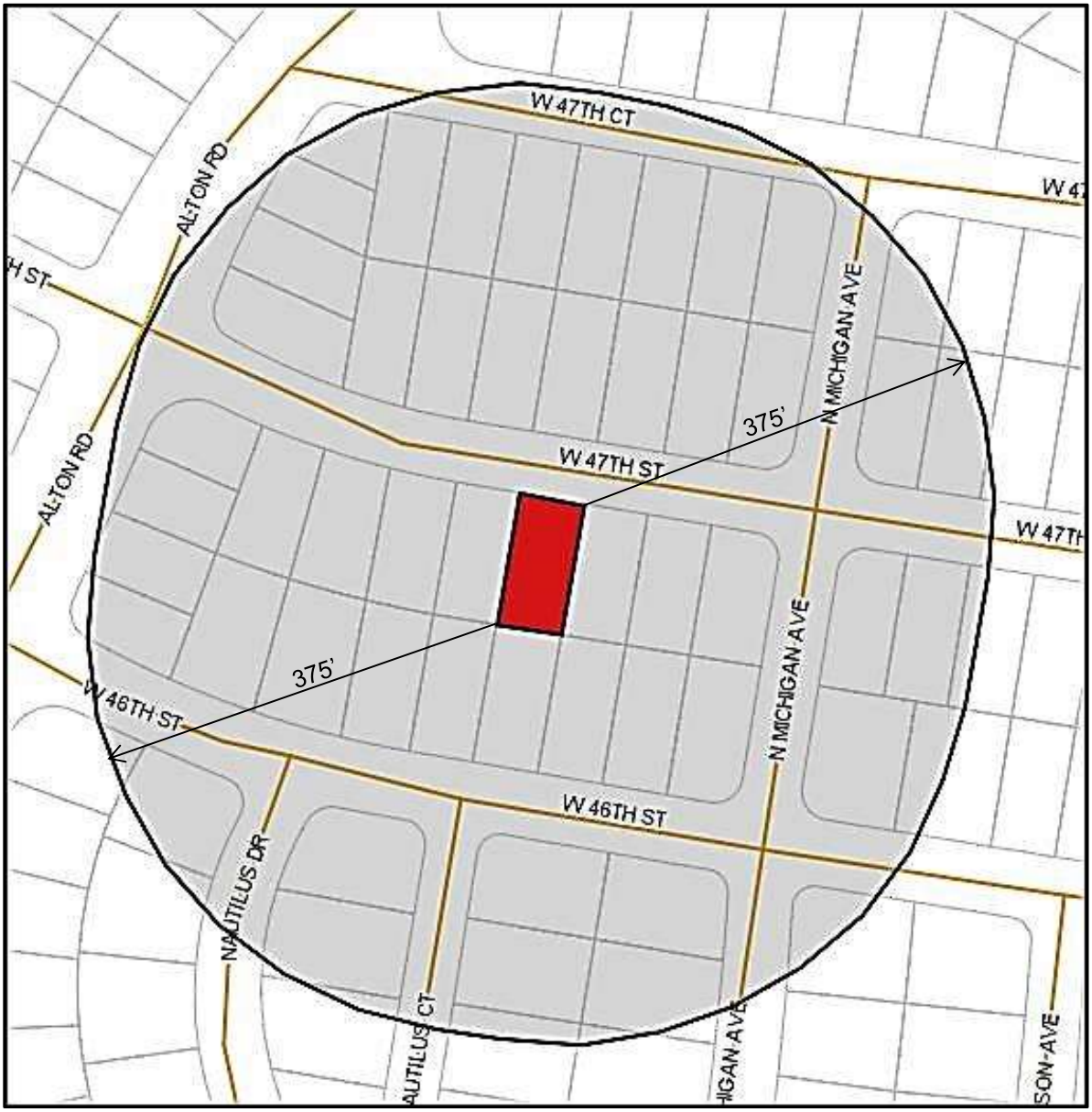
Total number of property owners without repetition: **61, including 0 international**

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

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

375' RADIUS MAP

N



SUBJECT: 1030 W 47 Street, Miami Beach, FL 33140
FOLIO NUMBER: 02-3222-014-1530
LEGAL DESCRIPTION: NAUTILUS ADDN PB 8-130 LOT 9 BLK 15

4707 ALTON LLC
1730 W 25 ST
MIAMI BEACH, FL 33140

ALICIA M BALDA
4625 ALTON RD
MIAMI BEACH, FL 33140-2806

ARKADIY PURYGIN
LENA ABIDOR
4585 NAUTILUS CT
MIAMI BEACH, FL 33140

ARKADIY URYASH &W
SVETLANA URYASH
4711 ALTON RD
MIAMI BEACH, FL 33140

BARRY B BRECHER &W RACHEL A
930 W 47 CT
MIAMI BEACH, FL 33140-2907

BILLY HERNANDEZ
IRENE N HERNANDEZ
4630 N MICHIGAN AVE
MIAMI BEACH, FL 33140

BRUCE M ROSENSTEIN &W EMILY
4585 ALTON RD
MIAMI BEACH, FL 33140-2854

CHARLES JOSEPH GOLDMAN
903 W 46 ST
MIAMI BEACH, FL 33140

CHARLES M DICKERSON &
RODNEY C SCHIMKO
1050 W 47 CT
MIAMI BEACH, FL 33140-2805

CHRISTIAN SEDA
4701 ALTON RD
MIAMI BEACH, FL 33140

DAVID L WRUBEL &W YULADYS
1063 W 47 ST
MIAMI BEACH, FL 33140-2802

DAVID REINHARD TRS
DAVID REINHARD INTERVIVOS REV TR
4595 N MICHIGAN AVE
MIAMI BEACH, FL 33140

DINO L PIROLA
4601 ALTON RD
MIAMI BEACH, FL 33140-2806

DONNA K & CYNTHIA A JACOBS
1040 W 47 ST
MIAMI BEACH, FL 33140

EDITH SHAPIRO
1051 W 46 ST
MIAMI BEACH, FL 33140-2801

ERIC B TURETSKY &W PAMELA
4574 NAUTILUS DR
MIAMI BEACH, FL 33140-2828

EYAL I FRIEDMAN &W SHAVIL
1021 W 46 ST
MIAMI BEACH, FL 33140-2801

FELIX ROSENBERG &W LANA
4700 N MICHIGAN AVE
MIAMI BEACH, FL 33140-2922

FRANCES IRENE APPLEBAUM TRS
NANCY GABOR TRS
SANDRA FRANKEL TRS
1070 W 47 ST
MIAMI BEACH, FL 33140

GUADALUPE ODALYS CASTILLO
1018 W 47 ST
MIAMI BEACH, FL 33140-2803

ICER PALACIO TRS
1550 MADRUGA AVE STE 150
CORAL GABLES, FL 33146

IRA HILL &W DEBBY
901 W 47 ST
MIAMI BEACH, FL 33140-2904

ISRAEL NIMAN &W RACHEL
4595 NAUTILUS CT
MIAMI BEACH, FL 33140-2817

JEFFREY MAYZURK
RUTH MAYZURK
4554 NAUTILUS DR
MIAMI BEACH, FL 33140

JEFFREY WEISSMAN &W RACHEL
1042 W 47 CT
MIAMI BEACH, FL 33140-2805

JEROME KRUMPELMAN
RUTH S KRUMPELMAN
1060 W 47 CT
MIAMI BEACH, FL 33140

JESSICA SOVA
YEHOSHUA SOVA
4731 N MICHIGAN AVE
MIAMI BEACH, FL 33140

JESUS GARCIA LE &
REM ELY L GARCIA
1024 W 47 ST
MIAMI BEACH, FL 33140-2803

JESUS GUERRA &W OLGA
1032 W 47 CT
MIAMI BEACH, FL 33140-2805

JORGE ESQUIROL
900 W 47 ST
MIAMI BEACH, FL 33140-2905

JORGE FERNANDEZ
9845 NW 118 WAY
MIAMI, FL 33178

JORGE LUIS FERNANDEZ
9845 NW 118 WAY
MEDLEY, FL 33178

JUDITH LYNNE BARREDO
1041 W 47 ST
MIAMI BEACH, FL 33140-2802

LAWRENCE WELKOVICH
5745 N BAY RD
MIAMI BEACH, FL 33140-

LOIS JOAN WOLFF LE
REM NANCY WOLFF DIAZ
4635 ALTON RD
MIAMI BEACH, FL 33140

LUIS CASTILLO
PAULA ARRAZOLA
4580 N MICHIGAN AVE
MIAMI BEACH, FL 33140

MANSION LC
3326 MARY ST STE 601
MIAMI, FL 33133-1900

MARC FRANKFORTER &W ALIZA
1015 W 46 ST
MIAMI BEACH, FL 33140-2801

MARIA CARMEN LOPEZ
1050 W 47 ST
MIAMI BEACH, FL 33140-2803

MARIA TERESA GRIECO TRS
MARIA TERESA GRIECO REV TR
VERONICA SANMARINO FLICK TRS
3555 FLAMINGO DR
MIAMI BEACH, FL 33140

MARK E STEIN &W MICHELE I
1035 W 46 ST
MIAMI BEACH, FL 33140-2801

MATTHEW POURANI
YAMILKA POURANI
909 W 47 ST
MIAMI BEACH, FL 33140

MICHAEL B NADLER
1030 W 47 ST
MIAMI BEACH, FL 33140

MICHAEL BURNSTINE
KARA BURNSTINE
1049 W 47 ST
MIAMI BEACH, FL 33140

MICHAEL DAVID ARAMA
4595 NAUTILUS DR
MIAMI BEACH, FL 33140-2827

MICHAEL ROTTMAN &W P'NINA
1033 W 47 ST
MIAMI BEACH, FL 33140-2802

MNH HOLD LLC
1365 MAJESTY TER
WESTON, FL 33327

MOSHE WARSHAWSKY
4574 N MICHIGAN AVE
MIAMI BEACH, FL 33140

NICHOLAS NAMIAS
BETH J NAMIAS
1075 W 46 ST
MIAMI BEACH, FL 33140

NOAH ESTELLE LLC
4834 FISHER ISLAND DR
FISHER ISLAND, FL 33109

NORMA B ROSENFELD TR
ALBERT ROSENFELD SUCC TR
PO BOX 2424
MIAMI BEACH, FL 33140-0424

OK 1015 LLC
1015 W 47 ST
MIAMI BEACH, FL 33140

PHILIPPE BENICHOU
ALEXANDRA BENICHOU
1025 W 47 ST
MIAMI BEACH, FL 33140

RAELENE J MERCER
1039 W 46 ST
MIAMI BEACH, FL 33140

RICHARD D GAUNTLETT &W PAULETTE
1024 W 47 CT
MIAMI BEACH, FL 33140-2805

RIVKA MAYER
4590 N MICHIGAN AVE
MIAMI BEACH, FL 33140-2919

ROBERT CARDENAS
JEANETTE R CARDENAS
1000 W 47 CT
MIAMI BEACH, FL 33140-2805

SARET GOLD PROP LLC
36 NE 1 ST #307
MIAMI, FL 33131

TWO SPIN B S LLC
200 SOUTH BISCAYNE BLVD 3200
MIAMI, FL 33131

YELENA NIKOLNIKOV
4615 ALTON RD
MIAMI BEACH, FL 33140

Z V I &W DEBORAH S GOLD
4575 NAUTILUS DR
MIAMI BEACH, FL 33140-2827

Name	Address	City	State	Zip	Country
4707 ALTON LLC	1730 W 25 ST	MIAMI BEACH	FL	33140	USA
ALICIA M BALDA	4625 ALTON RD	MIAMI BEACH	FL	33140-2806	USA
ARKADIY PURYGIN LENA ABIDOR	4585 NAUTILUS CT	MIAMI BEACH	FL	33140	USA
ARKADIY URYASH &W SVETLANA URYASH	4711 ALTON RD	MIAMI BEACH	FL	33140	USA
BARRY B BRECHER &W RACHEL A	930 W 47 CT	MIAMI BEACH	FL	33140-2907	USA
BILLY HERNANDEZ IRENE N HERNANDEZ	4630 N MICHIGAN AVE	MIAMI BEACH	FL	33140	USA
BRUCE M ROSENSTEIN &W EMILY	4585 ALTON RD	MIAMI BEACH	FL	33140-2854	USA
CHARLES JOSEPH GOLDMAN	903 W 46 ST	MIAMI BEACH	FL	33140	USA
CHARLES M DICKERSON & RODNEY C SCHIMKO	1050 W 47 CT	MIAMI BEACH	FL	33140-2805	USA
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DAVID L WRUBEL &W YULADYS	1063 W 47 ST	MIAMI BEACH	FL	33140-2802	USA
DAVID REINHARD TRS DAVID REINHARD INTERVIVOS REV TR	4595 N MICHIGAN AVE	MIAMI BEACH	FL	33140	USA
DINO L PIROLA	4601 ALTON RD	MIAMI BEACH	FL	33140-2806	USA
DONNA K & CYNTHIA A JACOBS	1040 W 47 ST	MIAMI BEACH	FL	33140	USA
EDITH SHAPIRO	1051 W 46 ST	MIAMI BEACH	FL	33140-2801	USA
ERIC B TURETSKY &W PAMELA	4574 NAUTILUS DR	MIAMI BEACH	FL	33140-2828	USA
EYAL I FRIEDMAN &W SHAVIL	1021 W 46 ST	MIAMI BEACH	FL	33140-2801	USA
FELIX ROSENBERG &W LANA	4700 N MICHIGAN AVE	MIAMI BEACH	FL	33140-2922	USA
FRANCES IRENE APPLEBAUM TRS NANCY GABOR TRS SANDRA FRANKEL TRS	1070 W 47 ST	MIAMI BEACH	FL	33140	USA
GUADALUPE ODALYS CASTILLO	1018 W 47 ST	MIAMI BEACH	FL	33140-2803	USA
ICER PALACIO TRS	1550 MADRUGA AVE STE 150	CORAL GABLES	FL	33146	USA
IRA HILL &W DEBBY	901 W 47 ST	MIAMI BEACH	FL	33140-2904	USA
ISRAEL NIMAN &W RACHEL	4595 NAUTILUS CT	MIAMI BEACH	FL	33140-2817	USA
JEFFREY MAYZURK RUTH MAYZURK	4554 NAUTILUS DR	MIAMI BEACH	FL	33140	USA
JEFFREY WEISSMAN &W RACHEL	1042 W 47 CT	MIAMI BEACH	FL	33140-2805	USA
JEROME KRUMPELMAN RUTH S KRUMPELMAN	1060 W 47 CT	MIAMI BEACH	FL	33140	USA
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JESUS GARCIA LE & REM ELY L GARCIA	1024 W 47 ST	MIAMI BEACH	FL	33140-2803	USA
JESUS GUERRA &W OLGA	1032 W 47 CT	MIAMI BEACH	FL	33140-2805	USA
JORGE ESQUIROL	900 W 47 ST	MIAMI BEACH	FL	33140-2905	USA
JORGE FERNANDEZ	9845 NW 118 WAY	MIAMI	FL	33178	USA
JORGE LUIS FERNANDEZ	9845 NW 118 WAY	MEDLEY	FL	33178	USA
JUDITH LYNNE BARREDO	1041 W 47 ST	MIAMI BEACH	FL	33140-2802	USA
LAWRENCE WELKOVICH	5745 N BAY RD	MIAMI BEACH	FL	33140-	USA
LOIS JOAN WOLFF LE REM NANCY WOLFF DIAZ	4635 ALTON RD	MIAMI BEACH	FL	33140	USA
LUIS CASTILLO PAULA ARRAZOLA	4580 N MICHIGAN AVE	MIAMI BEACH	FL	33140	USA
MANSION LC	3326 MARY ST STE 601	MIAMI	FL	33133-1900	USA
MARC FRANKFORTER &W ALIZA	1015 W 46 ST	MIAMI BEACH	FL	33140-2801	USA

MARIA CARMEN LOPEZ	1050 W 47 ST	MIAMI BEACH	FL	33140-2803	USA
MARIA TERESA GRIECO TRS MARIA TERESA GRIECO REV TR VERONICA SANMARINO FLICK TRS	3555 FLAMINGO DR	MIAMI BEACH	FL	33140	USA
MARK E STEIN &W MICHELE I	1035 W 46 ST	MIAMI BEACH	FL	33140-2801	USA
MATTHEW POURANI YAMILKA POURANI	909 W 47 ST	MIAMI BEACH	FL	33140	USA
MICHAEL B NADLER	1030 W 47 ST	MIAMI BEACH	FL	33140	USA
MICHAEL BURNSTINE KARA BURNSTINE	1049 W 47 ST	MIAMI BEACH	FL	33140	USA
MICHAEL DAVID ARAMA	4595 NAUTILUS DR	MIAMI BEACH	FL	33140-2827	USA
MICHAEL ROTTMAN &W P'NINA	1033 W 47 ST	MIAMI BEACH	FL	33140-2802	USA
MNH HOLD LLC	1365 MAJESTY TER	WESTON	FL	33327	USA
MOSHE WARSHAWSKY	4574 N MICHIGAN AVE	MIAMI BEACH	FL	33140	USA
NICHOLAS NAMIAS BETH J NAMIAS	1075 W 46 ST	MIAMI BEACH	FL	33140	USA
NOAH ESTELLE LLC	4834 FISHER ISLAND DR	FISHER ISLAND	FL	33109	USA
NORMA B ROSENFELD TR ALBERT ROSENFELD SUCC TR	PO BOX 2424	MIAMI BEACH	FL	33140-0424	USA
OK 1015 LLC	1015 W 47 ST	MIAMI BEACH	FL	33140	USA
PHILIPPE BENICHOU ALEXANDRA BENICHOU	1025 W 47 ST	MIAMI BEACH	FL	33140	USA
RAELENE J MERCER	1039 W 46 ST	MIAMI BEACH	FL	33140	USA
RICHARD D GAUNTLETT &W PAULETTE	1024 W 47 CT	MIAMI BEACH	FL	33140-2805	USA
RIVKA MAYER	4590 N MICHIGAN AVE	MIAMI BEACH	FL	33140-2919	USA
ROBERT CARDENAS JEANETTE R CARDENAS	1000 W 47 CT	MIAMI BEACH	FL	33140-2805	USA
SARET GOLD PROP LLC	36 NE 1 ST #307	MIAMI	FL	33131	USA
TWO SPIN B S LLC	200 SOUTH BISCAYNE BLVD 3200	MIAMI	FL	33131	USA
YELENA NIKOLNIKOV	4615 ALTON RD	MIAMI BEACH	FL	33140	USA
Z V I &W DEBORAH S GOLD	4575 NAUTILUS DR	MIAMI BEACH	FL	33140-2827	USA