

# MIAMIBEACH

## PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: [www.miamibeachfl.gov/planning](http://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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if "Yes," provide office of the Property Appraiser Summary Report)	
<b>Board of Adjustment</b> <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision		<b>Design Review Board</b> <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance	
<b>Planning Board</b> <input checked="" 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		<b>Historic Preservation Board</b> <input checked="" type="checkbox"/> Certificate of Appropriateness for design <input checked="" type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic district/site designation <input type="checkbox"/> Variance	
<input type="checkbox"/> Other:			
Property Information - Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY <b>1646 Euclid Avenue</b>			
FOLIO NUMBER(S) <b>02-3234-003-0010</b>			
Property Owner Information			
PROPERTY OWNER NAME <b>Seven Hundred Realty Corp.</b>			
ADDRESS <b>15499 WEST DIXIE HWY</b>		CITY <b>North Miami</b>	STATE <b>FL</b>
		ZIPCODE <b>33162</b>	
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS <b>c/o jay@usacommercial-residential.net</b>	
<b>Applicant Information (if different than owner)</b>			
APPLICANT NAME <b>Same as above</b>			
ADDRESS <b>Same as above</b>		CITY <b>Same as above</b>	STATE Same as above
		ZIPCODE Same as above	
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS <b>Same as above</b>	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST The Applicant is seeking a certificate of appropriateness for renovations along the exterior, east, of the Property, including, necessary demolition association with the renovation			



Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project include interior or exterior demolition?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Provide the total floor area of the new construction.		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 <b>Jose L. Gomez</b>		<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS 8101 Biscayne Boulevard, Suite 309		CITY <b>Miami</b>	STATE <b>FL</b> ZIPCODE <b>33016</b>
BUSINESS PHONE <b>305-559-1250</b>	CELL PHONE <b>305-778-7955</b>	EMAIL ADDRESS <b>jpg@beilinsonarchitectspa.com</b>	
Authorized Representative(s) Information (if applicable)			
NAME <b>Monika Entin</b>		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 South Biscayne Boulevard, Suite 850		CITY <b>Miami</b>	STATE <b>FL</b> ZIPCODE <b>33131</b>
BUSINESS PHONE <b>305-377-6237</b>	CELL PHONE <b>305-542-3445</b>	EMAIL ADDRESS <b>MEntin@BRZoningLaw.com</b>	
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".
- All disclosures must be submitted in CMB Application format and be consistent with CMB Code Sub-part A Section 2-482(c):
  - (c) If the lobbyist represents a corporation, partnership or trust, the chief officer, partner or beneficiary shall also be identified. Without limiting the foregoing, the lobbyist shall also identify all persons holding, directly or indirectly, a five percent or more ownership interest in such corporation, partnership, or trust.
- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.
- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the foregoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.
- When the applicable board reaches a decision a final order will be issued stating the board's decision and any conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part of the plans submitted for a building permit.

The aforementioned is acknowledged by:

Owner of the subject property     Authorized representative

  
 \_\_\_\_\_  
**SIGNATURE**

Jay Goldman, having POA on behalf of Nathan R. Silverstein

\_\_\_\_\_  
**PRINT NAME**  
 May 14, 2020

**DATE SIGNED**



**OWNER AFFIDAVIT FOR INDIVIDUAL OWNER**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I, N/A, 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 Florida

COUNTY OF Miami-Dade

I, Jay Goldman, having POA on behalf of Nathan R. Silverstein, being first duly sworn, depose and certify as follows: (1) I am the Nathan R. Silverstein is the President (print title) of Seven Hundred Realty Corp. (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 14<sup>th</sup> day of May, 2020. The foregoing instrument was acknowledged before me by Jay Goldman, having POA on behalf of Nathan R. Silverstein, who has produced Fla. DL 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: \_\_\_\_\_

\_\_\_\_\_  
Monika Entin





**PRINT NAME**

**POWER OF ATTORNEY AFFIDAVIT**

STATE OF Florida  
COUNTY OF Miami-Dade

Jay Goldman, having POA on behalf of Nathan R. Silverstein  
I, \_\_\_\_\_, 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 Monika Entin to be my representative before the Historic Preservation Board Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

Jay Goldman, having POA on behalf of Nathan R. Silverstein

**PRINT NAME (and Title, if applicable)**

[Signature]  
**SIGNATURE**

Sworn to and subscribed before me this 4th day of May, 2020. The foregoing instrument was acknowledged before me by Jay Goldman, having POA on behalf of Nathan R. Silverstein, who has produced Fla. DL as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires: \_\_\_\_\_

[Signature]  
**NOTARY PUBLIC**  
Monika Entin  
**PRINT NAME**

**CONTRACT FOR PURCHASE**

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

N/A  
**NAME**

\_\_\_\_\_  
**DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

% OF STOCK

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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.

Seven Hundred Realty Corp.

**NAME OF CORPORATE ENTITY**

NAME AND ADDRESS

Nathan R. Silverstein

% OF OWNERSHIP

100%

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**NAME OF CORPORATE ENTITY**

NAME AND ADDRESS

% OF OWNERSHIP

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



**DISCLOSURE OF INTEREST**  
**TRUSTEE**

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

N/A

<b>TRUST NAME</b>	
<b>NAME AND ADDRESS</b>	<b>% INTEREST</b>
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**COMPENSATED LOBBYIST**

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

NAME	ADDRESS	PHONE
<u>Monika Entin</u>	<u>200 South Biscayne Boulevard, Suite 850</u>	<u>305-542-3445</u>
<u>Jose L. Gomez</u>	<u>8101 Biscayne Boulevard, Suite 309</u>	<u>305-559-1250</u>
_____	_____	_____

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

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

**APPLICANT AFFIDAVIT**

STATE OF Florida  
COUNTY OF Miami-Dade

Jay Goldman, having POA on behalf of Nathan R. Silverstein  
I, \_\_\_\_\_, being first duly sworn, depose and certify as follows: (1) I am the applicant or representative of the applicant. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

[Signature]  
SIGNATURE

Sworn to and subscribed before me this 14<sup>th</sup> day of May, 2020. The foregoing instrument was acknowledged before me by Jay Goldman, having POA on behalf of Nathan R. Silverstein, who has produced Fla. DL as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

[Signature]  
NOTARY PUBLIC  
Monika Entin  
PRINT NAME

My Commission Expires: \_\_\_\_\_







# BERCOW RADELL FERNANDEZ LARKIN & TAPANES

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6237  
E-Mail: MEntin@BRZoningLaw.com

## VIA ELECTRONIC SUBMISSION

May 18, 2020

Ms. Debbie Tackett  
Preservation and Design Manager  
Planning Department  
City of Miami Beach  
1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach, Florida 33139

Re: Letter of Intent for Renovations to the East and South Facades and Proposed Signage for Property located at 1646 Euclid Avenue, Miami Beach, Florida

Dear Ms. Tackett:

This law firm represents Seven Hundred Realty Corp. (the "Applicant"), the owner of the Property located at 1646 Euclid Avenue, also known as 700 Lincoln Road, in Miami Beach, Florida (the "Property"). Please allow the following to serve as the required letter of intent in connection with a request for design review approval for renovations, including partial demolition and signage for the Property.

Description of the Property. The Miami-Dade County Property Appraiser identifies the Property by folio number: 02-3234-003-0010. The Property is located on the southwest corner of Lincoln Road and Euclid Avenue. It is approximately 15,000 square feet in size and is zoned CD-3, Commercial Development High Intensity.

The existing was designed by L. Murray Dixon in 1936. The southeast corner of the structure served as L. Murray Dixon for a number of years. The Property has been owned by the same family since the building's erection in 1936. Through the years the structure has seen numerous alterations, both on the interior and exterior of the structure. These renovations, include but are not limited to, the incorporation and removal of interior partitions, remodeling of store-fronts, replacement of store-front glass, various iterations of signage, and most notably



Ms. Debbie Tackett  
May 18, 2020  
1646 Lincoln Road  
Page 2 of 2

the expansion of the southeast corner with the removal of the previously existing planter.

Description of the Development Program. The eastern façade of the existing structure is comprised of fixed storefronts, and five (5) entry doors. The southernmost door was originally the door to L. Murray Dixon's office. As part of this application, the Applicant proposes to restore the original condition of the L. Murray Dixon office entry, along the southeast corner of the building, inasmuch as it will recess the structure to its original location and re-incorporate the planter condition. The Applicant also proposes to replace the remaining four (4) doors along the east façade to match the fixed storefronts along that side.

Over the last few years, the City, and this Board have requested that the alleys along Lincoln Road North and South be activated. In part, that activations has been created through the addition of storefronts. In this case, the Applicant proposes to renovate the south façade by enlarging, vertically, some of the existing windows, and creating two (2) new storefronts. The Applicant also proposes to re-introduce signage along the front parapet of the Property, where historically, many tenants advertised their location.

These minor changes will modernize the Property without detracting from the historic architecture.

Conclusion: The above-described modifications will not require any variances or other deviations of the City's Zoning Code. Moreover, the modifications will improve the aesthetics of the Property and make it more compatible with the character and contemporary nature of the surrounding community. We, therefore, respectfully request your recommendation of approval of the Applicant's request. If you have any questions or comments with regard to the application, please give me a call at 305-377-6237.

Sincerely,



Monika H. Entin

cc: Mr. James J. Seiberling





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

May 14, 2020

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

**Re: Property owners within 375 feet of:**

**SUBJECT:** 1646 Euclid Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-003-0010

**LEGAL DESCRIPTION:** ALTON BEACH REALTY CO 2 COMM SUB PB 6-33 LOTS 1 & 2 BLK 50

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: **234, including 11 international**



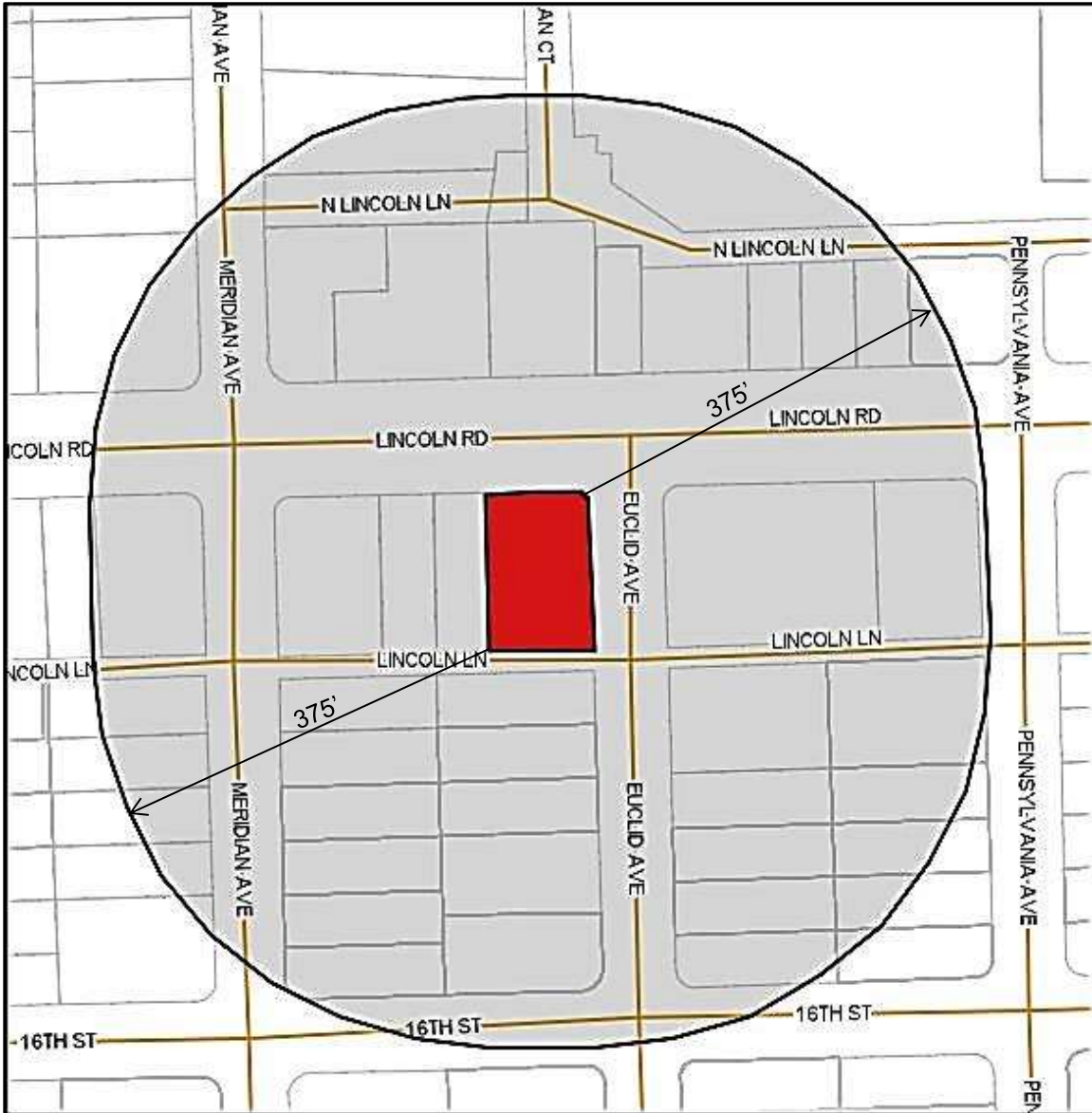


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certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting  
rdmiami.com | diana@rdmiami.com | 305.498.1614



### 375' RADIUS MAP



**SUBJECT:** 1646 Euclid Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-003-0010

**LEGAL DESCRIPTION:** ALTON BEACH REALTY CO 2 COMM SUB PB 6-33 LOTS 1 & 2 BLK 50



Name	Address	City	State	Zip	Country
818 LINCOLN INVESTMENTS LLC	3510 ST JOSEPH BOUL EAST	MONTREAL QC H1X 1W6			CANADA
ANGELA DE MARIO	V FEDERIGO ENRIQUE 2 VALENZANOBA	BARI 70010			ITALY
ANTHONY CHRISTODOULOU SHOSHANA KAZAB	30 BIDDULPH MANSIONS BIDDULPH RD	LONDON W91HX			ENGLAND
CASTLE GROUP PROPERTIES LLC	250 MANITOBA ST 733	TORONTO ON MBY 4GB			CANADA
COLLINS EIGHTH LLC 730 LEXINGTON LLC	2300 RUE EMILE BELANGER	MONTREAL QC H4R3J4			CANADA
ENRIQUE BENET GREGG	PRADO SUR 435	MEXICO DF 11000			MEXICO
LUCA GUARDA NARDINI	VIA BELZONI 70	PADOVA 35121			ITALY
MERIDIAN 1619 INC	350 LOUVAIN WEST 500	MONTREAL QC H2N 2E8			CANADA
PATRICIA INHAIA	RUA DOS NEGOCIANTES N19	TAIPA VILLAGE			MACAU
ROMOLO MATTIOCCO	VIA ARISTIPPO 2	ROME 00124			ITALY
TIZIANA BRAZZIOLI	33 GILGORM RD	TORONTO ON M5N 2M4			CANADA
1515 WEST LLC	1410 WEST 21 ST	MIAMI BEACH	FL	33140	USA
1601 EUCLID AVENUE LLC	750 OCEAN DR	MIAMI BEACH	FL	33139-7759	USA
1611 EUCLID 5 LLC C/O R MAXWELL SHEINER	210 NE 11 AVE NE	SAINT PETERSBURG	FL	33701-1949	USA
1611 EUCLID 7 LLC C/O R MAXWELL SHEINER	210 NE 11 AVE NE	SAINT PETERSBURG	FL	33701-1949	USA
1614 MERIDIAN LLC	227 E RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
3TC 605 LINCOLN LLC	605 LINCOLN RD #420	MIAMI BEACH	FL	33139	USA
605 LINCOLN 250 LLC	605 LINCOLN RD UNIT 250	MIAMI BEACH	FL	33139	USA
605 LINCOLN LLC	605 LINCOLN RD UNIT #210	MIAMI BEACH	FL	33139	USA
663 LINCOLN ROAD LLC C/O RYAN LLC/PAOLA CASTILLO	2111 WILSON BLVD STE 300	ARLINGTON	VA	22201	USA
718 LINCOLN OWNER LLC C/O JSRE ACQUISITIONS LLC	660 MADISON AVE	NEW YORK	NY	10065	USA
730 CORPORATION	1665 WASHINGTON AVE PH	MIAMI BEACH	FL	33139	USA
738 LINCOLN ROAD LLC C/O COMRAS COMPANY	1261 20 ST	MIAMI BEACH	FL	33139	USA
A & P DOMOS LLC	701 BRICKELL AVE #1650	MIAMI	FL	33131	USA
ADAN HERMOSO DANIELA ALEJANDRA HERMOSO LOZADA ANELVIS LOSADA DO COITO	1050 BRICKELL AVE #2204	MIAMI	FL	33131	USA
AJB CAPITAL INC	605 LINCOLN RD STE 440	MIAMI BEACH	FL	33139	USA
ALAN ALBERTO VISAGGIO	1601 MERIDIAN AVE 206	MIAMI BEACH	FL	33139	USA
ALAN TEMPKINS	605 LINCOLN RD 301	MIAMI BEACH	FL	33139	USA
ALESSIA FORNONI	5001 SW 73 TER	MIAMI	FL	33143	USA
ALEXANDER M SCHLEMPP	312 11TH AVE APT 36D	NEW YORK	NY	10001-1246	USA
ALEXANDRA LORENA BLACUTT GOTTRET CHRISTOPHER JUDE	1620 PENNSYLVANIA AVE 203	MIAMI BEACH	FL	33139	USA
ALFREDO GARCIA DE SANTAMARINA	1620 PENNSYLVANIA AVE 106	MIAMI BEACH	FL	33139	USA
ANDREW ANDERSON	7550 HINSON ST #6C	ORLANDO	FL	32819	USA
ANDREW LA CERVA	605 LINCOLN RD #260	MIAMI BEACH	FL	33139-2935	USA
ANDROMEDA95 INC	1680 MICHIGAN AVE 910	MIAMI BEACH	FL	33139	USA
ANSELMO MESSA	90 ALTON RD # 1502	MIAMI BEACH	FL	33139	USA
ANTHONY PURRINOS	128 CLINTON AVE	HILLSDALE	NJ	07642	USA
ARGENTA HOLDING LLC	605 LINCOLN RD FIFTH FLOOR	MIAMI BEACH	FL	33139	USA
ARMAGNAC LLC	110 WASHINGTON AVE 1324	MIAMI BEACH	FL	33139	USA
ARMAND LE BEAU	1605 MERIDIAN AVE UNIT 301	MIAMI BEACH	FL	33139-2846	USA
BARFLY INVESTMENT LLC CO TORRES AND VADILLO LLP	11402 NW 41 ST STE 202	MIAMI	FL	33178	USA



BELL & ROSS INC	605 LINCOLN RD #300	MIAMI BEACH	FL	33139	USA
BENJAMIN NASON HAMLIN CYRA AKILA CHOUDHURY	43 U STREET NORTHWEST	WASHINGTON	DC	20001	USA
BERNARD ZYSCOVICH	1615 MERIDIAN AVE UNIT 502	MIAMI BEACH	FL	33139-2855	USA
BLAIR DELOZIER JR TRS BLAIR DELOZIER JR TR	1614 PENNSYLVANIA AVE # 1E	MIAMI BEACH	FL	33139	USA
BLESH INC	201 S BISCAYNE BLVD STE 800	MIAMI	FL	33131	USA
BREQUIN INC	8301 NW 197 ST	MIAMI	FL	33015	USA
BRG LINCOLN 303 LLC	605 LINCOLN RD 303	MIAMI BEACH	FL	33139	USA
BRUNSWICK IMMOBILIER LLC	5500 OAKWOOD LN	CORAL GABLES	FL	33156-2110	USA
BULLDOG 69 LLC	230 WEST 41 ST 15TH FLR	NEW YORK	NY	10036	USA
BULLDOG 69 LLC	405 PARK AVE #802	NEW YORK	NY	10022	USA
CAFIGER ESTATE LLC	605 LINCOLN ROAD UNIT 270	MIAMI BEACH	FL	33139	USA
CALLA REAL ESTATE INC	3370 MARY ST	MIAMI	FL	33133	USA
CAMILLA INVESTMENT MIAMI LLC	8004 NW 154 ST 342	MIAMI LAKES	FL	33016	USA
CARLOS ALFREDO QUINONES	1615 MERIDIAN AVE #303	MIAMI BEACH	FL	33139	USA
CAROLA USA CORP	5743 HOLLYWOOD BLVD	HOLLYWOOD	FL	33021	USA
CECILIA M OLAVARRIA	1605 MERIDIAN AVE UNIT 304	MIAMI BEACH	FL	33139-2846	USA
CELEDONIO PEREZ & MICHAEL A XAVIER JTRS	1040 BISCAYNE BLVD # 1701	MIAMI	FL	33132	USA
CELIDA MARTINEZ CARLOS MARTINEZ	1605 MERIDIAN AVE #501	MIAMI BEACH	FL	33139-2845	USA
CHABAD HOUSE ON WHEELS INC	3134 ROYAL PALM AVE	MIAMI BEACH	FL	33140	USA
CHAKU LLC	1665 BAY RD #421	MIAMI BEACH	FL	33139	USA
CHLOE INVESTMENTS 2013 LLC	235 LINCOLN ROAD STE 310	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BCH	1700 CONVENTION CENTER DR 4TH FL	MIAMI BEACH	FL	33139	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
COMCO LLC	1261 20 ST	MIAMI BEACH	FL	33139	USA
COMOLAKES LLC	14721 SW 87 PL	MIAMI	FL	33176	USA
CORALLO INVESTMENT INC	1680 MICHIGAN AVE 910	MIAMI BEACH	FL	33139	USA
DANIEL J FRANCIS HERBERT CARRILLO	1615 MERIDIAN AVE 401	MIAMI BEACH	FL	33139	USA
DEAN MICHAEL MANN	1605 EUCLID AVE C 1	MIAMI BEACH	FL	33139	USA
DEL CALLMAN EMILY CALLMAN	1614 EUCLID AVE 22	MIAMI BEACH	FL	33139	USA
DELVAI USA LLC	7915 EAST DR 1	NORTH BAY VILLAGE	FL	33141	USA
DERK LLC C/O CHRISTIAN SANTUCHO	345 OCEAN DR 1102	MIAMI BEACH	FL	33139	USA
DIANA M PEREZ	1601 MERIDIAN AVE 208	MIAMI BEACH	FL	33139	USA
DIMER GIOVANNONI & W COSETTA SARA GIOVANNONI JTRS	1605 MERIDIAN AVE #204	MIAMI BEACH	FL	33139	USA
DINA GOLDENTAYER	350 MERIDIAN AVE # 202	MIAMI BEACH	FL	33139-8746	USA
DOUBLEPINVESTMENTS LLC	8301 NW 197 ST	MIAMI	FL	33015	USA
EDDY VENEZIA INC	1680 MICHIGAN AVE STE 910	MIAMI BEACH	FL	33139	USA
ELEPHANT REAL ESTATE LLC	301 ARTHUR GODFREY ROAD 500	MIAMI BEACH	FL	33140	USA
ELIOM LLC	1680 MICHIGAN AVE STE 910	MIAMI BEACH	FL	33139	USA
ELISE GIULIANO	1614 PENNSYLVANIA AVE #2J	MIAMI BEACH	FL	33139-7781	USA
EMKER USA LLC	1680 MICHIGAN AVE SUITE 910	MIAMI BEACH	FL	33139	USA
ENLACE N & C LLC	110 WASHIGTON AVE 1324	MIAMI BEACH	FL	33139	USA



ERIKA SOBE LLC	8301 NW 197 ST	HIALEAH	FL	33015	USA
ERNESTO J MUNOZ LUZ MARINA LONDONO	3419 WALLINGTON AVE N #9	SEATTLE	WA	98103	USA
EUCLID 1610 INC	235 LINCOLN ROAD STE 310	MIAMI BEACH	FL	33139	USA
EUCLID 206 LLC	1600 EUCLID AVE # 206	MIAMI BEACH	FL	33139	USA
EUSOLULU LLC	235 LINCOLN RD 306	MIAMI BEACH	FL	33139	USA
EVELYN MIAMI INC	PO BOX 190026	MIAMI	FL	33139	USA
FEIVEL BEACH REALTY LLC C/O GREG HERSOKOWITZ ESQ	9100 S DAELAND BLVD 908	CORAL GABLES	FL	33156	USA
FLAMINGO VICE CORP	3370 MARY ST	COCONUT GROVE	FL	33133	USA
FLORIDA SB INVESTMENT LLC	1680 MICHIGAN AVE STE 910	MIAMI BEACH	FL	33139	USA
FRANCESCA GALLINA	1614 PENNSYLVANIA AVE #1G	MIAMI BEACH	FL	33139	USA
FRANCESCA MISTE	1611 EUCLID AVE #14	MIAMI BEACH	FL	33139-7764	USA
FRANK RANDON	1616 EUCLID AVE #14	MIAMI BEACH	FL	33139	USA
G ONE LLC	16508 NE 27 AVE	NORTH MIAMI BEACH	FL	33160	USA
GAETANO MANSI &W GABRIELLA RODRIGUEZ	1611 EUCLID AVE #12	MIAMI BEACH	FL	33139-7747	USA
GARRICK J EDWARDS MIA MARCIA ROMERO	1614 EUCLID AVE #34	MIAMI BEACH	FL	33139	USA
GARY TEPLITSKY OLGA TEPLITSKY	1614 PENNSYLVANIA AVE 2A	MIAMI BEACH	FL	33139	USA
GEMMA 3 LLC	18628 SW 50 CT	MIRAMAR	FL	33029	USA
GENEFIN USA CORP	2 SOUTH BISCAYNE BLVD 2490	MIAMI	FL	33131	USA
GENEFIN USA CORP	2 SOUTH BISCAYNE BLVD 3600	MIAMI	FL	33131	USA
GEORGE CHRISTOPHER GARY ZAGER	419 FERNLEAF AVE	CORONA DEL MAR	CA	92625	USA
GIANPA INC	235 LINCOLN RD # 306	MIAMI BEACH	FL	33139	USA
GIORGIA 09 INC	1680 MICHIGAN AVE 190	MIAMI BEACH	FL	33139	USA
GIOTEC LLC	2950 NE 188 ST	AVENTURA	FL	33180	USA
GISELLE VALLE	1605 MERIDIAN AVE #403	MIAMI BEACH	FL	33139	USA
GLADYS M GARCIA LE REM WALDO GARCIA REM ODALYS GARCIA MORA	777 NW 131 AVE	MIAMI	FL	33182	USA
GUERASSIM NIKOLOV MARYANN WAMBUI MAINA	1615 MERIDIAN AVE 403	MIAMI BEACH	FL	33139	USA
GULPGIN INC	8301 NW 197 ST	MIAMI	FL	33015	USA
GUMA RE INC	1441 BRICKELL AVE 1400	MIAMI	FL	33131	USA
H F F LLC	605 LINCOLN RD #410	MIAMI BEACH	FL	33139-2902	USA
H F F LLC	605 LINCOLN RD #400	MIAMI BEACH	FL	33139	USA
HENRY THURMAN RIVERA GORDILLO ROMEO LIONEL RIVERA GORDILLO	1605 MERIDIAN AVE 504	MIAMI BEACH	FL	33139	USA
HILTON NAPOLEON DIANA MICHELE NAPOLEON	221 VISCAYA AVE	CORAL GABLES	FL	33134	USA
HOPE 110 LLC	1561 ALTON RD 272	MIAMI BEACH	FL	33139	USA
INTRE I INC	3370 MARY ST	MIAMI	FL	33133	USA
IVAN MANUEL ALVAREZ &W MARIA ALEXANDRA ALVAREZ	1615 MERIDIAN AVE #302	MIAMI BEACH	FL	33139-2865	USA
IVAN O ALVAREZ	1614 EUCLID AVE #35	MIAMI BEACH	FL	33139-7783	USA
JAIRO GIRALDO TRS JEN TRUST	455 GRAND BAY DR #PH17	KEY BISCAYNE	FL	33149	USA
JAN TAWAKOL & TASNIM KHAN JTRS	5302 EAST DOUBLETREE RD	PARADISE VALLEY	AZ	85253	USA
JEFFERY PERRY MIDLICK	3380 SW 2 CT	DEERFIELD BEACH	FL	33442	USA
JERRY INMAN	1610 PENNSYLVANIA AVE UNIT 4	MIAMI BEACH	FL	33139-7716	USA
JOAO BOSCO CABRAL CO CJ LAW MARIA EMILIA MALDAUN CABRAL	1395 BRICKELL AVE STE 800	MIAMI	FL	33131	USA
JOEL G BLANCHETTE & KAREN KRANZ SERGI JTRS	12000 MARKET ST #347	RESTON	VA	20190	USA



JOHN JOSEPH RYAN MARY BENITA RYAN	1612 PENNSYLVANIA AVE 8	MIAMI BEACH	FL	33139	USA
JOHN R RECKERT &W MONICA R	14778 SW 43 WAY	MIAMI	FL	33185-4371	USA
JON S BRAELEY	1615 MERIDIAN AVE #204	MIAMI BEACH	FL	33139-2829	USA
JOSE RICARDO FURNARI	3301 N COUNTRY CLUB DR # 405	AVENTURA	FL	33180	USA
JOSEPH W BLOUNT TRS	605 LINCOLN RD #200	MIAMI BEACH	FL	33139-2934	USA
JULES BERREBI SARA BERREBI	2800 ISLAND BLVD #2002	AVENTURA	FL	33160	USA
JULIAN JOHNSTON	2405 MERIDIAN AVE	MIAMI BEACH	FL	33140	USA
KAMILA CARDENAS	560 NW 44TH ST	MIAMI	FL	33127-2657	USA
KAROSHI LLC	11 BROADWAY STE 368	NEW YORK	NY	10004	USA
KINJO REAL ESATE LLC	3370 MARY ST	MIAMI	FL	33133	USA
KRYSTALL LLC	8301 NW 197 ST	MIAMI	FL	33015	USA
LAGUNA LIGHT CORPORATION	8004 NW 154 ST 342	MIAMI LAKES	FL	33016	USA
LAGUNA NIGEL INC	1614 PENNSYLVANIA AVE #2D	MIAMI BEACH	FL	33139	USA
LAUDERDALE INVESTMENTS LLC	8301 NW 197 ST	MIAMI	FL	33015	USA
LAURA CRESTO	1614 EUCLID AVE #21	MIAMI BEACH	FL	33139-7782	USA
LES JARDINS 204 LLC	1620 PENNSYLVANIA AVE 204	MIAMI BEACH	FL	33139	USA
LFC MIAMI PROPERTIES LLC	1000 5 ST # 229	MIAMI BEACH	FL	33139	USA
LINCOLN CENTER ASSOCIATES	1300 COLLINS AVE STE 100	MIAMI BEACH	FL	33139-4234	USA
LINCOLN CENTURION RETAIL LLC	512 SEVENTH AVE 37 FL	NEW YORK	FL	10018	USA
LINCOLN PALMS PARTNERS LP C/O HANNAH LAWRENCE	231 W FULTON	GRAND RAPIDS	MI	49503	USA
LINCOLN ROAD 450 LLC	1000 S POINTE DR 1902	MIAMI BEACH	FL	33139	USA
LINCOLN ROAD PENTHOUSE LLLP C/O W PROPERTIES INC	6705 RED ROAD #608	CORAL GABLES	FL	33143	USA
LOREMA INC	8301 NW 197 ST	MIAMI	FL	33015	USA
LUCA ANDREA ANDREI	PO BOX 191095	MIAMI BEACH	FL	33119	USA
LUIS GRADOS JTRS MICHAEL ALESSANDRI JTRS	1614 PENNSYLVANIA AVE #2F	MIAMI BEACH	FL	33139	USA
M G A 2015 INC	1680 MICHIGAN AVE STE 910	MIAMI BEACH	FL	33139	USA
MADLINE MEINICK	5 ISLAND AVE APT 12J	MIAMI BEACH	FL	33139-1327	USA
MALEMY LLC	1600 EUCLID AVE STE 103	MIAMI BEACH	FL	33139	USA
MARC D JACOBSON DEBORAH B JACOBSON	115 E RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
MARCH FIRST 605 LLC	605 LINCOLN RD 240	MIAMI BEACH	FL	33139	USA
MARIA TERESA PIA LOPEZ JTRS IRENE T DE JESUS BERTANI JTRS	9507 NW 47TH TER	DORAL	FL	33178	USA
MARINA GRANDE MIAMI LLC	18628 SW 50 CT	MIRAMAR	FL	33029	USA
MARK B CARBON	1737 MILAN STREET	NEW ORLEANS	LA	70115	USA
MARK PARASCANDOLA CHRISTINA B PARASCANDOLA	2002 15TH ST NW	WASHINGTON	DC	20009-5809	USA
MARLON B ALLEN	4228 19 ST NE	WASHINGTON	DC	20018	USA
MARTIN F MUELLAR TRS MARTIN F MUELLAR REVOCABLE TRUST	1614 EUCLID AVE 33	MIAMI BEACH	FL	33139	USA
MARVIAL LLC	8301 NW 197 ST	MIAMI	FL	33015	USA
MASSIMILIANO LINGUA	1620 PENNSYLVANIA AVE #107	MIAMI BEACH	FL	33139	USA
MBS03 INC	8301 NW 197 ST	MIAMI	FL	33015	USA
MC FLORIDA PROPERTIES LLC	848 BRICKELL AVE #745	MIAMI	FL	33131	USA
MC KINLEY STAR INVESTMENT INC	1680 MICHIGAN AVE STE 910	MIAMI BEACH	FL	33139	USA
MCB REAL ESTATE INC C/O FINLEY AND BOLOGNA INTL	150 SE 2 AVE 1010	MIAMI	FL	33131	USA



MELAM ESTATE CORP	517 W 41 ST 500	MIAMI BEACH	FL	33140	USA
MICHAEL C IANNIELLO	1605 EUCLID AVE #B-2	MIAMI BEACH	FL	33139-7700	USA
MIGEC LLC	1600 EUCLID AVE 107	MIAMI BEACH	FL	33139	USA
MILACLA LLC	235 LINCOLN ROAD # 310	MIAMI BEACH	FL	33139	USA
MILLA USA INC	8301 NW 197 ST	MIAMI	FL	33015	USA
MILOS PASTAR IRENA PASTAR	1615 MERIDIAN AVE 504	MIAMI BEACH	FL	33139	USA
MORECO CORP	12970 BIG BEAR BLUFF	BOYNTON BEACH	FL	33473-3302	USA
MS COSTRUZIONI INC	8301 NW 197 ST	MIAMI	FL	33015	USA
NICHOLAS GAGE JOAN PAULSON GAGE	1620 PENNSYLVANIA AVE #101	MIAMI BEACH	FL	33139	USA
NIMARRA DREAM RE LLC	7915 EAST DR # 1	NORTH BAY VILLAGE	FL	33141	USA
NORBERTO EZQUERRA &W ALINE M	5070 FIELDS POND CLOSE	MARIETTA	GA	30068	USA
NOREI MESA DELLYS MARICHAL (JTRS)	1614 PENNSYLVANIA AVE APT 1F	MIAMI BEACH	FL	33139	USA
OCEANSIDE RESORTS INC	605 LINCOLN RD #320	MIAMI BEACH	FL	33139-2934	USA
OEXP LLC	1680 MICHIGAN AVE STE 910	MIAMI BEACH	FL	33139	USA
OLABE INV CORP	2230 SW 21 AVE	MIAMI	FL	33145	USA
OMAR PONS	451 SE 3 ST	HIALEAH	FL	33010	USA
OMMERGIO S R L	1601 MERIDIAN AVE 203	MIAMI BEACH	FL	33139	USA
ONELIA ROMAN JTRS GLADYS CHAVEZ JTRS RAUL M ROMAN JTRS	1605 MERIDIAN AVENUE #401	MIAMI BEACH	FL	33140	USA
OROVILLE INC	8301 NW 197 ST	MIAMI	FL	33015	USA
PAOLO STEFANINI	1250 SOUTH MIAMI AVE #2115	MIAMI	FL	33130	USA
PATRICIA E REYES ABBE DIAZ	602 W 165 ST #5	NEW YORK	NY	10032	USA
PEACH ROSE INC	820 15 ST STE 101	MIAMI BEACH	FL	33139	USA
PERRY J SAIDMAN TRS PERRYJ SAIDMAN REVOC TRUST	1614 PENNSYLVANIA AVE 2G	MIAMI BEACH	FL	33139	USA
PIETRO DI LEO	1900 PURDY AVE #2011	MIAMI BEACH	FL	33139	USA
PN SOUTH LLC	1620 PENNSYLVANIA AVE #105	MIAMI BEACH	FL	33139	USA
POKM LLC	44 W FLAGLER ST STE 2300	MIAMI	FL	33130	USA
PPF 723 LINCOLN LANE LLC C/O LINCOLN LANE MM	801 ARTHUR GODFREY RD STE 600	MIAMI BEACH	FL	33140	USA
PPF LRIII PORTFOLIO LLC C/O LINCOLN ROAD MM LLC	801 ARTHUR GODFREY RD #600	MIAMI BEACH	FL	33140	USA
PPF MBL PORTFOLIO LLC C/O LINCOLN ROAD MM LLC	801 ARTHUR GODFREY RD #600	MIAMI BEACH	FL	33140	USA
PREDRAG GRNCARSKI GISELLE GRNCARSKI	1614 PENNSYLVANIA AVE 2 I	MIAMI BEACH	FL	33139	USA
RAUL R NAVARRO	1615 MERIDIAN AVE #301	MIAMI BEACH	FL	33139	USA
RIANNA ROMANOWSKI	1614 EUCLID AVE UNIT 36	MIAMI BEACH	FL	33139	USA
ROBERT J GRANDCHAMP &W TWILA L GRANDCHAMP	301 VISAYA AVE	CORAL GABLES	FL	33134-7331	USA
ROBERT P QUINN	1450 LINCOLN RD #9055	MIAMI BEACH	FL	33139	USA
RODOLFO W ELIAS TR	1605 MERIDIAN AVE #201	MIAMI BEACH	FL	33139-2827	USA
RUBBER 8 LLC	605 LINCOLN RD #230	MIAMI BEACH	FL	33139	USA
RUBBER B LLC	605 LINCOLN RD #210	MIAMI BEACH	FL	33139	USA
SAMIR HANASH	1614 PENNSYLVANIA AVE 2E	MIAMI BEACH	FL	33139	USA
SAVO FAUSTO	1600 EUCLID AVE #207	MIAMI BEACH	FL	33139	USA
SCOTT A STONE BRENDA J BASTEN STONE	1610 PENNSYLVANIA AVE 3	MIAMI BEACH	FL	33139	USA
SEAN MICHAEL HENNESSY	1611 EUCLID AVE # 17	MIAMI BEACH	FL	33139	USA
SENYO LLC	44 W FLAGLER ST STE 2300	MIAMI	FL	33130	USA



SEVEN HUNDRED REALTY CORP LESSEE % NATHAN NEWMAN AGENT	15499 WEST DIXIE HWY	N MIAMI BEACH	FL	33162-6031	USA
SIBILLINAWEST INC	2125 BISCAYNE BLVD STE 580A	MIAMI	FL	33137	USA
SIOCAM USA LLC	1000 5 ST #206	MIAMI BEACH	FL	33139	USA
SONI REAL EST LLC	605 LINCOLN RD STE 215	MIAMI BEACH	FL	33139	USA
SOUTH BEACH TRISTAR 800 LLC TRICAP	590 MADISON AVE 21 FLOOR	NEW YORK	NY	10022	USA
SOUTH FLORIDA ART CENTER INC	924 LINCOLN RD #205	MIAMI BEACH	FL	33139	USA
SPARTA MIAMI LLC	8301 NW 197 ST	MIAMI	FL	33015	USA
SPENCER MORRIS INVESTMENTS LLC	7853 GUNN HIGHWAY #155	TAMPA	FL	33626	USA
STELLA MIAMI RE INC	1680 MICHIGAN AVE #910	MIAMI BEACH	FL	33139	USA
STEPHANE NADAME & W VALERIE	1605 EUCLID AVE #D-1	MIAMI BEACH	FL	33139	USA
SUNRISE PROPERTIES EDE LLC C/O BALWANT CHEEMA	8301 NW 197 ST	MIAMI	FL	33015	USA
TEODORA LLC	820 15 ST	MIAMI BEACH	FL	33139	USA
THELMAR CORP	9225 COLLINS AVE APT-402	SURFSIDE	FL	33154-3038	USA
THOMAS TOOLIN BRUCE JORDAN	1615 MERIDIAN AVE 501	MIAMI BEACH	FL	33139	USA
THOR ASB 605 LINCOLN ROAD LLC C/O RYAN LLC/PAOLA CASTILLO	2111 WILSON BLVD STE 300	ARLINGTON	VA	22201	USA
TUCAN RESIDENCES LLC	1620 PENNSYLVANIA AVE #102	MIAMI BEACH	FL	33140	USA
TWO TWENTY LLC	605 LINCOLN RD STE 230	MIAMI BEACH	FL	33139	USA
VERONIQUE SEIGNOL PHILLIPE SEIGNOL	661 86 ST	MIAMI BEACH	FL	33141	USA
VIOLET EUCLID 5 LLC	801 S MIAMI AVE # 3010	MIAMI	FL	33130	USA
VIRL INC	235 LINCOLN ROAD 306	MIAMI BEACH	FL	33139	USA
VIVIANA HINCAPIE	1615 MERIDIAN AVE 304	MIAMI BEACH	FL	33139	USA
VLADLEN SERGIENKO SVETLANA PAVLISH	1605 EUCLID AVE # A 1	MIAMI BEACH	FL	33139	USA
WILFREDO ROMAN	1605 MERIDIAN AVE #502	MIAMI BEACH	FL	33139-2845	USA
XAVIEN HOOD BRANDI HOOD	1616 EUCLID AVE # 4	MIAMI BEACH	FL	33139	USA
ZEV LUMELSKI	2801 SARENTO PL APT 204	PALM BCH GDNS	FL	33410-2926	USA



818 LINCOLN INVESTMENTS LLC  
3510 ST JOSEPH BOUL EAST  
MONTREAL QC H1X 1W6  
CANADA

ANGELA DE MARIO  
V FEDERIGO ENRIQUE 2 VALENZANOBA  
BARI 70010  
ITALY

ANTHONY CHRISTODOULOU  
SHOSHANA KAZAB  
30 BIDDULPH MANSIONS BIDDULPH RD  
LONDON W91HX  
ENGLAND

CASTLE GROUP PROPERTIES LLC  
250 MANITOBA ST 733  
TORONTO ON MBY 4G6  
CANADA

COLLINS EIGHTH LLC  
730 LEXINGTON LLC  
2300 RUE EMILE BELANGER  
MONTREAL QC H4R3J4  
CANADA

ENRIQUE BENET GREGG  
PRADO SUR 435  
MEXICO DF 11000  
MEXICO

LUCA GUARDA NARDINI  
VIA BELZONI 70  
PADOVA 35121  
ITALY

MERIDIAN 1619 INC  
350 LOUVAIN WEST 500  
MONTREAL QC H2N 2E8  
CANADA

PATRICIA INHAIA  
RUA DOS NEGOCIANTES N19  
TAIPA VILLAGE  
MACAU

ROMOLO MATTIOCCO  
VIA ARISTIPPO 2  
ROME 00124  
ITALY

TIZIANA BRAZZIOLI  
33 GILGORM RD  
TORONTO ON M5N 2M4  
CANADA

1515 WEST LLC  
1410 WEST 21 ST  
MIAMI BEACH, FL 33140

1601 EUCLID AVENUE LLC  
750 OCEAN DR  
MIAMI BEACH, FL 33139-7759

1611 EUCLID 5 LLC  
C/O R MAXWELL SHEINER  
210 NE 11 AVE NE  
SAINT PETERSBURG, FL 33701-1949

1611 EUCLID 7 LLC  
C/O R MAXWELL SHEINER  
210 NE 11 AVE NE  
SAINT PETERSBURG, FL 33701-1949

1614 MERIDIAN LLC  
227 E RIVO ALTO DR  
MIAMI BEACH, FL 33139

3TC 605 LINCOLN LLC  
605 LINCOLN RD #420  
MIAMI BEACH, FL 33139

605 LINCOLN 250 LLC  
605 LINCOLN RD UNIT 250  
MIAMI BEACH, FL 33139

605 LINCOLN LLC  
605 LINCOLN RD UNIT #210  
MIAMI BEACH, FL 33139

663 LINCOLN ROAD LLC  
C/O RYAN LLC/PAOLA CASTILLO  
2111 WILSON BLVD STE 300  
ARLINGTON, VA 22201

718 LINCOLN OWNER LLC  
C/O JSRE ACQUISITIONS LLC  
660 MADISON AVE  
NEW YORK, NY 10065

730 CORPORATION  
1665 WASHINGTON AVE PH  
MIAMI BEACH, FL 33139

738 LINCOLN ROAD LLC  
C/O COMRAS COMPANY  
1261 20 ST  
MIAMI BEACH, FL 33139

A & P DOMOS LLC  
701 BRICKELL AVE #1650  
MIAMI, FL 33131

ADAN HERMOSO  
DANIELA ALEJANDRA HERMOSO LOZADA  
ANELVIS LOSADA DO COITO  
1050 BRICKELL AVE #2204  
MIAMI, FL 33131

AJB CAPITAL INC  
605 LINCOLN RD STE 440  
MIAMI BEACH, FL 33139

ALAN ALBERTO VISAGGIO  
1601 MERIDIAN AVE 206  
MIAMI BEACH, FL 33139

ALAN TEMPKINS  
605 LINCOLN RD 301  
MIAMI BEACH, FL 33139

ALESSIA FORNONI  
5001 SW 73 TER  
MIAMI, FL 33143

ALEXANDER M SCHLEMP  
312 11TH AVE APT 36D  
NEW YORK, NY 10001-1246



ALEXANDRA LORENA BLACUTT GOTTRET  
CHRISTOPHER JUDE  
1620 PENNSYLVANIA AVE 203  
MIAMI BEACH, FL 33139

ALFREDO GARCIA DE SANTAMARINA  
1620 PENNSYLVANIA AVE 106  
MIAMI BEACH, FL 33139

ANDREW ANDERSON  
7550 HINSON ST #6C  
ORLANDO, FL 32819

ANDREW LA CERVA  
605 LINCOLN RD #260  
MIAMI BEACH, FL 33139-2935

ANDROMEDA95 INC  
1680 MICHIGAN AVE 910  
MIAMI BEACH, FL 33139

ANSELMO MESSA  
90 ALTON RD # 1502  
MIAMI BEACH, FL 33139

ANTHONY PURRINOS  
128 CLINTON AVE  
HILLSDALE, NJ 07642

ARGENTA HOLDING LLC  
605 LINCOLN RD FIFTH FLOOR  
MIAMI BEACH, FL 33139

ARMAGNAC LLC  
110 WASHINGTON AVE 1324  
MIAMI BEACH, FL 33139

ARMAND LE BEAU  
1605 MERIDIAN AVE UNIT 301  
MIAMI BEACH, FL 33139-2846

BARFLY INVESTMENT LLC  
CO TORRES AND VADILLO LLP  
11402 NW 41 ST STE 202  
MIAMI, FL 33178

BELL & ROSS INC  
605 LINCOLN RD #300  
MIAMI BEACH, FL 33139

BENJAMIN NASON HAMLIN  
CYRA AKILA CHOUDHURY  
43 U STREET NORTHWEST  
WASHINGTON, DC 20001

BERNARD ZYSCOVICH  
1615 MERIDIAN AVE UNIT 502  
MIAMI BEACH, FL 33139-2855

BLAIR DELOZIER JR TRS  
BLAIR DELOZIER JR TR  
1614 PENNSYLVANIA AVE # 1E  
MIAMI BEACH, FL 33139

BLESH INC  
201 S BISCAYNE BLVD STE 800  
MIAMI, FL 33131

BREQUIN INC  
8301 NW 197 ST  
MIAMI, FL 33015

BRG LINCOLN 303 LLC  
605 LINCOLN RD 303  
MIAMI BEACH, FL 33139

BRUNSWICK IMMOBILIER LLC  
5500 OAKWOOD LN  
CORAL GABLES, FL 33156-2110

BULLDOG 69 LLC  
230 WEST 41 ST 15TH FLR  
NEW YORK, NY 10036

BULLDOG 69 LLC  
405 PARK AVE #802  
NEW YORK, NY 10022

CAFIGER ESTATE LLC  
605 LINCOLN ROAD UNIT 270  
MIAMI BEACH, FL 33139

CALLA REAL ESTATE INC  
3370 MARY ST  
MIAMI, FL 33133

CAMILLA INVESTMENT MIAMI LLC  
8004 NW 154 ST 342  
MIAMI LAKES, FL 33016

CARLOS ALFREDO QUINONES  
1615 MERIDIAN AVE #303  
MIAMI BEACH, FL 33139

CAROLA USA CORP  
5743 HOLLYWOOD BLVD  
HOLLYWOOD, FL 33021

CECILIA M OLAVARRIA  
1605 MERIDIAN AVE UNIT 304  
MIAMI BEACH, FL 33139-2846

CELEDONIO PEREZ &  
MICHAEL A XAVIER JTRS  
1040 BISCAYNE BLVD # 1701  
MIAMI, FL 33132

CELIDA MARTINEZ  
CARLOS MARTINEZ  
1605 MERIDIAN AVE #501  
MIAMI BEACH, FL 33139-2845

CHABAD HOUSE ON WHEELS INC  
3134 ROYAL PALM AVE  
MIAMI BEACH, FL 33140

CHAKU LLC  
1665 BAY RD #421  
MIAMI BEACH, FL 33139

CHLOE INVESTMENTS 2013 LLC  
235 LINCOLN ROAD STE 310  
MIAMI BEACH, FL 33139

CITY OF MIAMI BCH  
1700 CONVENTION CENTER DR 4TH FL  
MIAMI BEACH, FL 33139

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

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

COMCO LLC  
1261 20 ST  
MIAMI BEACH, FL 33139

COMOLAKES LLC  
14721 SW 87 PL  
MIAMI, FL 33176

CORALLO INVESTMENT INC  
1680 MICHIGAN AVE 910  
MIAMI BEACH, FL 33139

DANIEL J FRANCIS  
HERBERT CARRILLO  
1615 MERIDIAN AVE 401  
MIAMI BEACH, FL 33139

DEAN MICHAEL MANN  
1605 EUCLID AVE C 1  
MIAMI BEACH, FL 33139

DEL CALLMAN  
EMILY CALLMAN  
1614 EUCLID AVE 22  
MIAMI BEACH, FL 33139

DELVAI USA LLC  
7915 EAST DR 1  
NORTH BAY VILLAGE, FL 33141

DERK LLC  
C/O CHRISTIAN SANTUCHO  
345 OCEAN DR 1102  
MIAMI BEACH, FL 33139

DIANA M PEREZ  
1601 MERIDIAN AVE 208  
MIAMI BEACH, FL 33139

DIMER GIOVANNONI &W COSETTA  
SARA GIOVANNONI JTRS  
1605 MERIDIAN AVE #204  
MIAMI BEACH, FL 33139

DINA GOLDENTAYER  
350 MERIDIAN AVE # 202  
MIAMI BEACH, FL 33139-8746

DOUBLEPINVESTMENTS LLC  
8301 NW 197 ST  
MIAMI, FL 33015

EDDY VENEZIA INC  
1680 MICHIGAN AVE STE 910  
MIAMI BEACH, FL 33139

ELEPHANT REAL ESTATE LLC  
301 ARTHUR GODFREY ROAD 500  
MIAMI BEACH, FL 33140

ELIOM LLC  
1680 MICHIGAN AVE STE 910  
MIAMI BEACH, FL 33139

ELISE GIULIANO  
1614 PENNSYLVANIA AVE #2J  
MIAMI BEACH, FL 33139-7781

EMKER USA LLC  
1680 MICHIGAN AVE SUITE 910  
MIAMI BEACH, FL 33139

ENLACE N & C LLC  
110 WASHIGTON AVE 1324  
MIAMI BEACH, FL 33139

ERIKA SOBE LLC  
8301 NW 197 ST  
HIALEAH, FL 33015

ERNESTO J MUNOZ  
LUZ MARINA LONDONO  
3419 WALLINGTON AVE N #9  
SEATTLE, WA 98103

EUCLID 1610 INC  
235 LINCOLN ROAD STE 310  
MIAMI BEACH, FL 33139

EUCLID 206 LLC  
1600 EUCLID AVE # 206  
MIAMI BEACH, FL 33139

EUSOLULU LLC  
235 LINCOLN RD 306  
MIAMI BEACH, FL 33139

EVELYN MIAMI INC  
PO BOX 190026  
MIAMI, FL 33139

FEIVEL BEACH REALTY LLC  
C/O GREG HERSOKOWITZ ESQ  
9100 S DADELAND BLVD 908  
CORAL GABLES, FL 33156



FLAMINGO VICE CORP  
3370 MARY ST  
COCONUT GROVE, FL 33133

FLORIDA SB INVESTMENT LLC  
1680 MICHIGAN AVE STE 910  
MIAMI BEACH, FL 33139

FRANCESCA GALLINA  
1614 PENNSYLVANIA AVE #1G  
MIAMI BEACH, FL 33139

FRANCESCA MISTE  
1611 EUCLID AVE #14  
MIAMI BEACH, FL 33139-7764

FRANK RANDON  
1616 EUCLID AVE #14  
MIAMI BEACH, FL 33139

G ONE LLC  
16508 NE 27 AVE  
NORTH MIAMI BEACH, FL 33160

GAETANO MANSI &W  
GABRIELLA RODRIGUEZ  
1611 EUCLID AVE #12  
MIAMI BEACH, FL 33139-7747

GARRICK J EDWARDS  
MIA MARCIA ROMERO  
1614 EUCLID AVE #34  
MIAMI BEACH, FL 33139

GARY TEPLITSKY  
OLGA TEPLITSKY  
1614 PENNSYLVANIA AVE 2A  
MIAMI BEACH, FL 33139

GEMMA 3 LLC  
18628 SW 50 CT  
MIRAMAR, FL 33029

GENEFIN USA CORP  
2 SOUTH BISCAYNE BLVD 2490  
MIAMI, FL 33131

GENEFIN USA CORP  
2 SOUTH BISCAYNE BLVD 3600  
MIAMI, FL 33131

GEORGE CHRISTOPHER GARY ZAGER  
419 FERNLEAF AVE  
CORONA DEL MAR, CA 92625

GIANPA INC  
235 LINCOLN RD # 306  
MIAMI BEACH, FL 33139

GIORGIA 09 INC  
1680 MICHIGAN AVE 190  
MIAMI BEACH, FL 33139

GIOTEC LLC  
2950 NE 188 ST  
AVENTURA, FL 33180

GISELLE VALLE  
1605 MERIDIAN AVE #403  
MIAMI BEACH, FL 33139

GLADYS M GARCIA LE  
REM WALDO GARCIA  
REM ODALYS GARCIA MORA  
777 NW 131 AVE  
MIAMI, FL 33182

GUERASSIM NIKOLOV  
MARYANN WAMBUI MAINA  
1615 MERIDIAN AVE 403  
MIAMI BEACH, FL 33139

GULPGIN INC  
8301 NW 197 ST  
MIAMI, FL 33015

GUMA RE INC  
1441 BRICKELL AVE 1400  
MIAMI, FL 33131

H F F LLC  
605 LINCOLN RD #410  
MIAMI BEACH, FL 33139-2902

H F F LLC  
605 LINCOLN RD #400  
MIAMI BEACH, FL 33139

HENRY THURMAN RIVERA GORDILLO  
ROMEO LIONEL RIVERA GORDILLO  
1605 MERIDIAN AVE 504  
MIAMI BEACH, FL 33139

HILTON NAPOLEON  
DIANA MICHELE NAPOLEON  
221 VISCAYA AVE  
CORAL GABLES, FL 33134

HOPE 110 LLC  
1561 ALTON RD 272  
MIAMI BEACH, FL 33139

INTRE I INC  
3370 MARY ST  
MIAMI, FL 33133

IVAN MANUEL ALVAREZ &W  
MARIA ALEXANDRA ALVAREZ  
1615 MERIDIAN AVE #302  
MIAMI BEACH, FL 33139-2865

IVAN O ALVAREZ  
1614 EUCLID AVE #35  
MIAMI BEACH, FL 33139-7783

JAIRO GIRALDO TRS  
JEN TRUST  
455 GRAND BAY DR #PH17  
KEY BISCAYNE, FL 33149

JAN TAWAKOL &  
TASNIM KHAN JTRS  
5302 EAST DOUBLETREE RD  
PARADISE VALLEY, AZ 85253

JEFFERY PERRY MIDLICK  
3380 SW 2 CT  
DEERFIELD BEACH, FL 33442

JERRY INMAN  
1610 PENNSYLVANIA AVE UNIT 4  
MIAMI BEACH, FL 33139-7716

JOAO BOSCO CABRAL  
CO CJ LAW  
MARIA EMILIA MALDAUN CABRAL  
1395 BRICKELL AVE STE 800  
MIAMI, FL 33131

JOEL G BLANCHETTE &  
KAREN KRANZ SERGI JTRS  
12000 MARKET ST #347  
RESTON, VA 20190

JOHN JOSEPH RYAN  
MARY BENITA RYAN  
1612 PENNSYLVANIA AVE 8  
MIAMI BEACH, FL 33139

JOHN R RECKERT &W MONICA R  
14778 SW 43 WAY  
MIAMI, FL 33185-4371

JON S BRAELEY  
1615 MERIDIAN AVE #204  
MIAMI BEACH, FL 33139-2829

JOSE RICARDO FURNARI  
3301 N COUNTRY CLUB DR # 405  
AVENTURA, FL 33180

JOSEPH W BLOUNT TRS  
605 LINCOLN RD #200  
MIAMI BEACH, FL 33139-2934

JULES BERREBI  
SARA BERREBI  
2800 ISLAND BLVD #2002  
AVENTURA, FL 33160

JULIAN JOHNSTON  
2405 MERIDIAN AVE  
MIAMI BEACH, FL 33140

KAMILA CARDENAS  
560 NW 44TH ST  
MIAMI, FL 33127-2657

KAROSHI LLC  
11 BROADWAY STE 368  
NEW YORK, NY 10004

KINJO REAL ESATE LLC  
3370 MARY ST  
MIAMI, FL 33133

KRYSTALL LLC  
8301 NW 197 ST  
MIAMI, FL 33015

LAGUNA LIGHT CORPORATION  
8004 NW 154 ST 342  
MIAMI LAKES, FL 33016

LAGUNA NIGEL INC  
1614 PENNSYLVANIA AVE #2D  
MIAMI BEACH, FL 33139

LAUDERDALE INVESTMENTS LLC  
8301 NW 197 ST  
MIAMI, FL 33015

LAURA CRESTO  
1614 EUCLID AVE #21  
MIAMI BEACH, FL 33139-7782

LES JARDINS 204 LLC  
1620 PENNSYLVANIA AVE 204  
MIAMI BEACH, FL 33139

LFC MIAMI PROPERTIES LLC  
1000 5 ST # 229  
MIAMI BEACH, FL 33139

LINCOLN CENTER ASSOCIATES  
1300 COLLINS AVE STE 100  
MIAMI BEACH, FL 33139-4234

LINCOLN CENTURION RETAIL LLC  
512 SEVENTH AVE 37 FL  
NEW YORK, FL 10018

LINCOLN PALMS PARTNERS LP  
C/O HANNAH LAWRENCE  
231 W FULTON  
GRAND RAPIDS, MI 49503

LINCOLN ROAD 450 LLC  
1000 S POINTE DR 1902  
MIAMI BEACH, FL 33139

LINCOLN ROAD PENTHOUSE LLLP  
C/O W PROPERTIES INC  
6705 RED ROAD #608  
CORAL GABLES, FL 33143

LOREMA INC  
8301 NW 197 ST  
MIAMI, FL 33015

LUCA ANDREA ANDREI  
PO BOX 191095  
MIAMI BEACH, FL 33119

LUIS GRADOS JTRS  
MICHAEL ALESSANDRI JTRS  
1614 PENNSYLVANIA AVE #2F  
MIAMI BEACH, FL 33139



M G A 2015 INC  
1680 MICHIGAN AVE STE 910  
MIAMI BEACH, FL 33139

MADELINE MEINICK  
5 ISLAND AVE APT 12J  
MIAMI BEACH, FL 33139-1327

MALEMY LLC  
1600 EUCLID AVE STE 103  
MIAMI BEACH, FL 33139

MARC D JACOBSON  
DEBORAH B JACOBSON  
115 E RIVO ALTO DR  
MIAMI BEACH, FL 33139

MARCH FIRST 605 LLC  
605 LINCOLN RD 240  
MIAMI BEACH, FL 33139

MARIA TERESA PIA LOPEZ JTRS  
IRENE T DE JESUS BERTANI JTRS  
9507 NW 47TH TER  
DORAL, FL 33178

MARINA GRANDE MIAMI LLC  
18628 SW 50 CT  
MIRAMAR, FL 33029

MARK B CARBON  
1737 MILAN STREET  
NEW ORLEANS, LA 70115

MARK PARASCANDOLA  
CHRISTINA B PARASCANDOLA  
2002 15TH ST NW  
WASHINGTON, DC 20009-5809

MARLON B ALLEN  
4228 19 ST NE  
WASHINGTON, DC 20018

MARTIN F MUELLER TRS  
MARTIN F MUELLER REVOCABLE TRUST  
1614 EUCLID AVE 33  
MIAMI BEACH, FL 33139

MARVIAL LLC  
8301 NW 197 ST  
MIAMI, FL 33015

MASSIMILIANO LINGUA  
1620 PENNSYLVANIA AVE #107  
MIAMI BEACH, FL 33139

MBS03 INC  
8301 NW 197 ST  
MIAMI, FL 33015

MC FLORIDA PROPERTIES LLC  
848 BRICKELL AVE #745  
MIAMI, FL 33131

MC KINLEY STAR INVESTMENT INC  
1680 MICHIGAN AVE STE 910  
MIAMI BEACH, FL 33139

MCB REAL ESTATE INC  
C/O FINLEY AND BOLOGNA INTL  
150 SE 2 AVE 1010  
MIAMI, FL 33131

MELAM ESTATE CORP  
517 W 41 ST 500  
MIAMI BEACH, FL 33140

MICHAEL C IANNIELLO  
1605 EUCLID AVE #B-2  
MIAMI BEACH, FL 33139-7700

MIGEC LLC  
1600 EUCLID AVE 107  
MIAMI BEACH, FL 33139

MILACLA LLC  
235 LINCOLN ROAD # 310  
MIAMI BEACH, FL 33139

MILLA USA INC  
8301 NW 197 ST  
MIAMI, FL 33015

MILOS PASTAR  
IRENA PASTAR  
1615 MERIDIAN AVE 504  
MIAMI BEACH, FL 33139

MORECO CORP  
12970 BIG BEAR BLUFF  
BOYNTON BEACH, FL 33473-3302

MS COSTRUZIONI INC  
8301 NW 197 ST  
MIAMI, FL 33015

NICHOLAS GAGE  
JOAN PAULSON GAGE  
1620 PENNSYLVANIA AVE #101  
MIAMI BEACH, FL 33139

NIMARRA DREAM RE LLC  
7915 EAST DR # 1  
NORTH BAY VILLAGE, FL 33141

NORBERTO EZQUERRA & W ALINE M  
5070 FIELDS POND CLOSE  
MARIETTA, GA 30068

NOREI MESA  
DELLYS MARICHAL (JTRS)  
1614 PENNSYLVANIA AVE APT 1F  
MIAMI BEACH, FL 33139

OCEANSIDE RESORTS INC  
605 LINCOLN RD #320  
MIAMI BEACH, FL 33139-2934

OEXP LLC  
1680 MICHIGAN AVE STE 910  
MIAMI BEACH, FL 33139

OLABE INV CORP  
2230 SW 21 AVE  
MIAMI, FL 33145

OMAR PONS  
451 SE 3 ST  
HIALEAH, FL 33010

OMMERGIO S R L  
1601 MERIDIAN AVE 203  
MIAMI BEACH, FL 33139

ONELIA ROMAN JTRS  
GLADYS CHAVEZ JTRS  
RAUL M ROMAN JTRS  
1605 MERIDIAN AVENUE #401  
MIAMI BEACH, FL 33140

OROVILLE INC  
8301 NW 197 ST  
MIAMI, FL 33015

PAOLO STEFANINI  
1250 SOUTH MIAMI AVE #2115  
MIAMI, FL 33130

PATRICIA E REYES  
ABBE DIAZ  
602 W 165 ST #5  
NEW YORK, NY 10032

PEACH ROSE INC  
820 15 ST STE 101  
MIAMI BEACH, FL 33139

PERRY J SAIDMAN TRS  
PERRYJ SAIDMAN REVOC TRUST  
1614 PENNSYLVANIA AVE 2G  
MIAMI BEACH, FL 33139

PIETRO DI LEO  
1900 PURDY AVE #2011  
MIAMI BEACH, FL 33139

PN SOUTH LLC  
1620 PENNSYLVANIA AVE #105  
MIAMI BEACH, FL 33139

POKM LLC  
44 W FLAGLER ST STE 2300  
MIAMI, FL 33130

PPF 723 LINCOLN LANE LLC  
C/O LINCOLN LANE MM  
801 ARTHUR GODFREY RD STE 600  
MIAMI BEACH, FL 33140

PPF LR III PORTFOLIO LLC  
C/O LINCOLN ROAD MM LLC  
801 ARTHUR GODFREY RD #600  
MIAMI BEACH, FL 33140

PPF MBL PORTFOLIO LLC  
C/O LINCOLN ROAD MM LLC  
801 ARTHUR GODFREY RD #600  
MIAMI BEACH, FL 33140

PREDRAG GRNCARSKI  
GISELLE GRNCARSKI  
1614 PENNSYLVANIA AVE 2 I  
MIAMI BEACH, FL 33139

RAUL R NAVARRO  
1615 MERIDIAN AVE #301  
MIAMI BEACH, FL 33139

RIANNA ROMANOWSKI  
1614 EUCLID AVE UNIT 36  
MIAMI BEACH, FL 33139

ROBERT J GRANDCHAMP &W  
TWILA L GRANDCHAMP  
301 VISCAYA AVE  
CORAL GABLES, FL 33134-7331

ROBERT P QUINN  
1450 LINCOLN RD #9055  
MIAMI BEACH, FL 33139

RODOLFO W ELIAS TR  
1605 MERIDIAN AVE #201  
MIAMI BEACH, FL 33139-2827

RUBBER 8 LLC  
605 LINCOLN RD #230  
MIAMI BEACH, FL 33139

RUBBER B LLC  
605 LINCOLN RD #210  
MIAMI BEACH, FL 33139

SAMIR HANASH  
1614 PENNSYLVANIA AVE 2E  
MIAMI BEACH, FL 33139

SAVO FAUSTO  
1600 EUCLID AVE #207  
MIAMI BEACH, FL 33139

SCOTT A STONE  
BRENDA J BASTEN STONE  
1610 PENNSYLVANIA AVE 3  
MIAMI BEACH, FL 33139

SEAN MICHAEL HENNESSY  
1611 EUCLID AVE # 17  
MIAMI BEACH, FL 33139

SENYO LLC  
44 W FLAGLER ST STE 2300  
MIAMI, FL 33130

SEVEN HUNDRED REALTY CORP LESSEE  
% NATHAN NEWMAN AGENT  
15499 WEST DIXIE HWY  
N MIAMI BEACH, FL 33162-6031



SIBILLINAWEST INC  
2125 BISCAYNE BLVD STE 580A  
MIAMI, FL 33137

SIOCAM USA LLC  
1000 5 ST #206  
MIAMI BEACH, FL 33139

SONI REAL EST LLC  
605 LINCOLN RD STE 215  
MIAMI BEACH, FL 33139

SOUTH BEACH TRISTAR 800 LLC  
TRICAP  
590 MADISON AVE 21 FLOOR  
NEW YORK, NY 10022

SOUTH FLORIDA ART CENTER INC  
924 LINCOLN RD #205  
MIAMI BEACH, FL 33139

SPARTA MIAMI LLC  
8301 NW 197 ST  
MIAMI, FL 33015

SPENCER MORRIS INVESTMENTS LLC  
7853 GUNN HIGHWAY #155  
TAMPA, FL 33626

STELLA MIAMI RE INC  
1680 MICHIGAN AVE #910  
MIAMI BEACH, FL 33139

STEPHANE NADAME &W VALERIE  
1605 EUCLID AVE #D-1  
MIAMI BEACH, FL 33139

SUNRISE PROPERTIES EDE LLC  
C/O BALWANT CHEEMA  
8301 NW 197 ST  
MIAMI, FL 33015

TEODORA LLC  
820 15 ST  
MIAMI BEACH, FL 33139

THELMAR CORP  
9225 COLLINS AVE APT-402  
SURFSIDE, FL 33154-3038

THOMAS TOOLIN  
BRUCE JORDAN  
1615 MERIDIAN AVE 501  
MIAMI BEACH, FL 33139

THOR ASB 605 LINCOLN ROAD LLC  
C/O RYAN LLC/PAOLA CASTILLO  
2111 WILSON BLVD STE 300  
ARLINGTON, VA 22201

TUCAN RESIDENCES LLC  
1620 PENNSYLVANIA AVE #102  
MIAMI BEACH, FL 33140

TWO TWENTY LLC  
605 LINCOLN RD STE 230  
MIAMI BEACH, FL 33139

VERONIQUE SEIGNOL  
PHILLIPE SEIGNOL  
661 86 ST  
MIAMI BEACH, FL 33141

VIOLET EUCLID 5 LLC  
801 S MIAMI AVE # 3010  
MIAMI, FL 33130

VIRL INC  
235 LINCOLN ROAD 306  
MIAMI BEACH, FL 33139

VIVIANA HINCAPIE  
1615 MERIDIAN AVE 304  
MIAMI BEACH, FL 33139

VLADLEN SERGIENKO  
SVETLANA PAVLISH  
1605 EUCLID AVE # A 1  
MIAMI BEACH, FL 33139

WILFREDO ROMAN  
1605 MERIDIAN AVE #502  
MIAMI BEACH, FL 33139-2845

XAVIEN HOOD  
BRANDI HOOD  
1616 EUCLID AVE # 4  
MIAMI BEACH, FL 33139

ZEV LUMELSKI  
2801 SARENTO PL APT 204  
PALM BCH GDNS, FL 33410-2926

# PLAN CORRECTIONS REPORT (HPB20-0417)

**PLAN ADDRESS:** 700 Lincoln Rd  
Miami Beach, FL -331392814  
**PARCEL:** 0232340030010  
**APPLICATION DATE:** 05/14/2020  
**SQUARE FEET:** 0  
**DESCRIPTION:** Certificate of appropriateness for renovation and partial demolition  
**EXPIRATION DATE:**  
**VALUATION:** \$0.00

CONTACTS	Name	Company	Address
Applicant	Jose Gomez	Beilinson Gomez Arch. AR0015	8101 Biscayne Blvd #309 Miami, FL 33138
	MONIKA ENTIN		200 S. Biscayne Blvd. Suite 850 Miami, FL 33131

**Submittal Intake**                      **Version: 1**                      **Date Received: 05/18/2020**                      **Date Completed: 05/29/2020**

1. HPB Plan Review - Fail                      James Seiberling Ph: [email: JamesSeiberling@miamibeachfl.gov](mailto:JamesSeiberling@miamibeachfl.gov)

Comments: Comments Issued: May 29, 2020  
Final Submittal & Formal Submittal (CSS): June 8, 2020  
Notice to proceed issued: June 15, 2020  
Agenda finalized & all fees paid by: June 17, 2020  
Tentative HPB meeting agenda date: August 11, 2020

SUBJECT: HPB20-0417, 700 Lincoln Road.

1. DEFICIENCIES IN ARCHITECTURAL PRESENTATION
  - a. Provide a brief historical resources report (can be prepared by architect). The microfilm that was uploaded 10003, was for the wrong building. There is other microfilm numbered 10003,10004 that is correct. [Refer to the Historic Resources Report containing the only historic microfilm provided by the Building Department for this structure.](#)
  - b. Provide demolition elevations (can be combined with existing elevations). [See the final submission plans.](#)
2. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)
  - a. Staff recommends that the applicant explore the restoration of the façade panels and metals dividers. [The Applicant will take staff's recommendations under consideration.](#)
  - b. Staff recommends exploration of ways to make the existing storefronts that are to remain along Lincoln Road, more consistent with the new proposed storefronts. This may include refinishing the frames and replacement of the grilles in the transom of each door. [The Applicant will take staff's recommendations under consideration.](#)

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**Final 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 CSS 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  
BTR Copies of Previous Business Tax Receipts  
Survey Recent Signed and Sealed Survey  
Plans      Architectural Plans and Exhibits  
Landscape      Landscaping Plans and Exhibits  
HRRHistoric Resources Report  
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.

2. HPB Admin Review - Fail                      Victor Nunez Ph: [email: VictorNunez@miamibeachfl.gov](mailto:VictorNunez@miamibeachfl.gov)

Comments: Comments Issued: May 28, 2020  
The following fees are outstanding (tentative) and will be invoiced by June 15th.

1. Advertisement - \$1,544
2. Board Order Recording - \$103
3. Posting - \$103
4. Courier - \$77
5. Mail Label Fee (\$4 per mailing label) \$ 1,170

Total Outstanding Balance = \$ 2,997

NOTE: All fees MUST BE PAID by June 17th or the application will not move forward.

In addition to the fees, the following shall be provided to the Department no later than June 8th 12:00pm Final submittal deadline: For the health and safety of our customers and staff, and in an effort to continue to provide service to our residents and development community, the Planning department will be transitioning the "CSS & Paper Submittal" step to an electronic "Formal Submittal". The timing of this upload is the same as the previous paper submittal, but applicants are just uploading two files to CSS titled "Formal



Submittal” and “Formal Mail Notice”. This takes the place of the paper submittal. The format must be consistent with the attached instructions, titled “Novus Formal Submittal Format Standards”. Please keep in mind that the submittal MUST be consistent with the plans / document which allowed the application to receive a Notice to Proceed. As customary, nothing can change between the Formal Submittal and the scheduled date of hearing. If paper is requested in the future, it must mirror the Formal Submittal upload

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SEYMOUR BUILDING

Owner SEYMOUR SYNDICATE, INC Mailing Address

Permit No 10003

Cost \$ 45,000.

Lot 1 & 2 Block 50 Subdivision 2nd COMMERCIAL

Address 700, 704, 706, 708, 710, 712 Lincoln Rd and 1630, 1634, 1638, 1640, 1642, 1646 Euclid Ave

General Contractor L. & H. Miller Company

Bond No.

Architect L. Murray Dixon

5293

Engineer R.A. Belsham

Zoning Regulations: Use BAA

Area 19

Lot Size

3234-03-0010

Building Size: Front 100'

Depth 150'

Height

Stories

Certificate of Occupancy No.

Use STORES (11)

Type of Construction CBS

Foundation Wood Piling Designed for 3 stories

Roof Flat

Date June 23, 1937

Plumbing Contractor #10252 Fixzit

Sewer Connection 1,

Date July 26, 1937

25 Fixtures - 11 Gas outlets

Temporary Closet

Plumbing Contractor

Date

Water Closets

Bath Tubs

Floor Drains

Lavatories

Showers

Grease Traps

Urinals

Sinks

Drinking Fountains

Gas Stoves

Gas Heater

Rough Approved

Date

Gas Radiators

Gas Turn On Approved

Septic Tank Contractor

Tank Size

Date

Oil Burner Contractor

Tank Size

Date

Sprinkler System

Electrical Contractor # 9160 George LaVigne

Address

Date Aug. 18, 1937

Switch 64

Range Motors

Fans

Temporary Service - June 26, 1937

OUTLETS Light 128

HEATERS Water

#8878 - LaVigne

Receptacles 61

Space (#1630 Euclid Centers of Distribution 2,

South store - O.K. Inman, Oct. 11, 1937

#9529-LaVigne-12 Fixtures, Oct. 11, 1937

Refrigerators

(#1638 Euclid #9876 Hardy- 6 Fixtures - Nov. 15, 1937

#9860-LaVigne-Window lights - Nov. 15, 1937

Irons

Sign Outlets

No. FIXTURES

Electrical Contractor

Date

FINAL APPROVED BY

Date of Service

METRO ORD. #75-34  
RECERTIFICATION DATE: 6-10-77



#710 Building Permits: # 37159 Flat wall sign-24 sq.ft.-Claude Southern Corp. \$ 200... Oct. 15, 1951  
#710 STUART COOLING CORP. # 37613 Air conditioning- 5 tons- Stuart Cooling Corp. \$1,980... Dec. 4, 1951  
#1630-36 Euclid & 700-20 Lin.Rd.#38002 Re-roofing - Giffen Industries, Inc. \$3,995... Feb. 18, 1952  
#706 # 38179 Air conditioning Unit-5 tons- Miami Beach Air Condition Corp. \$2,195... 3/28/52  
#1642 PINTO FURS # 38190/ ONE 5-ton Air Condition unit: Miami Beach Air Conditioning Co. \$2,185 Apr. 1, 1952  
#710 Lincoln Road # 38482 Air conditioning room - 10' x 12' x 8' - #1 CBS- Flat roof- Air Controlled Homes, contr. \$ 500..... May 16, 1952  
#700 Lincoln Road ok # 44368 Install 1 - 10 Ton A. C. Units: Biscayne A. C. \$ 3000..... April 20, 1954  
Plaag 4/28/54 --  
704 Lincoln Road # 47542 Biscayne A. C. Co: Install one - 5 ton A. C. Unit and one - 5 ton cooling tower OK, Plaag 7/18/1955 \$ 1 500 May 18, 1955  
1646 Euclid #53034 Appliance Consumer: 1-2 ton window air conditioner-\$400-4/15.57OK 6/12/57 Plaag  
1638 Euclid #54315 Installations, Inc: Installation of 2-1 ton window air conditioners - \$400.00 - August 28, 1957 OK 5/26/58 Plaag  
1642 Euclid #55372 Owner: Lath & plaster partition, cut door thru existing partition, block stairwell - \$200.00 - January 16, 1958  
700 Linc. Rd. #64325 The Mackle Co: Revamp office installing new partitions & ceiling- Jas. Vensel & Herbert Savage-Architects - \$4,000 - March 1, 1961 Compl. Saperstein 4/2/62  
700 Linc #64427 Calderwood Co: Reroute duct work - \$200 - March 17, 1961OK Plaag 4/17/61  
700 Linc #64512 Buck Neon: Flat wall neon sign 30 x 24' - 60 sq.ft., using transformers from old sign-"Florida Property, Mackle - Gen. Development" - \$300.00 - March 31, 1961  
704 Linc.: Durable Awning Co. #66166 - Canvas awning with stakes in sidewalk; approved by City Mgr. Office 10/19/61. Sketch filed with permit No. 66164. - \$1400. - 10/19/61  
1632 Euclid Ave. (Louis Sherry) Twin City Glass Co.: Relocate glass windows - \$200. - 6/28/63  
1634 Euclid Ave. #44142 Peoples Gas: 1 gas range - 1/30/64  
706 Linc. Rd. #73171 Viking Maint. & Const. Co. Inc.: Remodel store and store front - \$4,000 - 12/8/64OK Brown 3/15/65  
700 Linc. Rd. #74483 Acolite Neon Sign Co.: Flat wall sign 12' x 3' (WIGS) - \$200 - 7/20/65  
710 Linc. Rd. #76714 ~~Repla~~ Rudy Glass: Replace store front - \$1800 - 7/25/66  
710 Linc. Rd. #76862 Yoya Land Corp.: New paneling, floor and paint interior - \$825 - 8/16/66  
710 Linc. Rd. #76987 Bengis Assoc.: Replace sign copy - \$100 - 9/7/66  
700 Linc. Rd. #77005 Owner, Harry Brown, Inc.: Remodel store interior - \$1500 - 9/9/66 OK McLaughlin 12/6/66  
710 Linc. Rd. #77111 Miami Coca Cola Bottling Co.: Flat wall sign, OASIS FRUIT SHIPPERS COCO COLA" - \$150 - 10/5/66  
~~710 Linc. Rd. #644~~  
700 Linc. Rd. #77373 Federal Sign and Signal Corp.: 4' x 15' flat wall sign - HARRY BROWN FURS - \$550 - 11/15/66  
700 Linc. Rd. #77594 C. A. Davis: Remodel store - \$2000 - 12/22/66  
714 Linc. Rd. #78657 D & J Sheet Metal Co.: Install one 2½ ton A.C. unit - \$500 - 7/27/67 - OK - SHERLY - 7/24/68  
700 Linc. Rd. #81247 Amos L. Harrel: Interior alterations \$1000 10/28/68  
1630 Euclid Ave. Dewey Hawkins 1 - 2 H.P. Air Cond. , 1 - 1 H.P. 10/30/68 OK 12/15/68  
700 Linc. #81745 Flutie Neon Signs Flat wall sign FREEPORT GRAND BAHAMA LUCAYA INFORMATION 60 Sq. Ft. Council Approval 1/15/69 File #1847 \$1,200.00 1/20/69

Plumbing Permits:  
#33190 Leverett Pump Sales: 1 Drain well (2") (Must be on owner's property) 4-3-1952  
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708 Lincoln Rd # 35164 Gray & Co: 2 Centers of distribution, 1 Meter change, 1 motor, Oct.5,1951 HR-4/22/52  
710 Lincoln " # 35243 Claude Southern Corp: 1 Neon transformer, Oct. 15,1951  
710 Lincoln Rd.# 35423 Emanuel Electric: 4 switch outlets, 7 light outlets, 12 fixtures-Nov. 6, 1951  
710 Lincoln Rd.# 35971 Lyon Electric Co.: 15 center s of distribution, 1 service-equipment - Jan.16, 1952  
PM 2/26/52 OK  
706 Lincoln Rd.# 36308 B. Haskell Co.: 1 motor - April 2, 1952  
642 Euclid Ave # 36309 B. Haskell Co.: 1 motor- April 2, 1952  
1642 Euclid Ave: #38024 Gulf Electric Co: 6 Fixtures Nov.10,1952 OK 11-13-52 HOR OK-Plaag 4/2  
700 Lincoln #41786 Jonesey Electric: 1 center of distribution, 1 service, 1 motor LHP, 1 motor: 4/22/54  
704 Lincoln #44580 Jonesey Electric: 1 meter change, 1 motor,0-lhp, 1 motor,2-5hp May 24, 1955 -  
OK, Fidler 12/22/1955  
1642 Euclid Ave 47072 Hart Electric: one motor, 0-lhp March 28, 1956 OK, Fidler 3/29/56  
OK Rosser 1/15/57  
9 Fixtures: fixtures, 1 iron out January 11, 1957

## ALTERATIONS OR REPAIRS

Building Permits: # 10754 Gold leaf sign on window (Goldwasser)			\$		
			20	Dec. 15,	1937
#712	French Shop: # 10778	1 Canopy awning: Dade Awning Co:	\$	125....	Dec. 16, 1937
	Breedings # 13114	Remodeling for drug store: Owner	\$	1,400....	Oct. 17, 1939
	# 13622	SIGN 78 sq ft: Neon Sign & Display	\$	325....	Jan. 11, 1939
	# 14787	Removing partitions & toilets - making new store front:	\$	500....	Oct. 9, 1940
	# 14906	Addition of cold storage box: Belcher Industries:	\$	1,000....	Oct. 26th, 1940
	# 15835	Garbage Bin: 8 x 12 x 7'6 (concrete)	\$	100....	June 23, 1941
#1638 Euclid	# 16392	Addition - interior mezzanine for toilet room:	\$	500....	Oct. 30, 1941
	# 16522	Flat wall sign: Morgan Neon Sign Co:	\$	80....	Nov. 25, 1941
	# 18117	Flat wall sign: 7'x2½' Neon Sign & Service:	\$	150....	Feb. 28, 1944
	# 19034	Replacing partition: Day labor:	\$	200....	Oct. 2, 1944
	# 19037	Making new store front: General Building Repairs	\$	900....	Oct. 3, 1944
706 Lincoln	# 19269	Setting store fixtures: General Building Repairs	\$	150....	Nov. 3, 1944
706 Sol Stein	# 19292	Canopy of indirect lighting troughs: A Kaplan,	\$	400....	Nov. 8, 1944
#700 Bushee's	# 19567	Awning: Miami Beach Awning Company	\$	675....	Jan. 2, 1945
#700 "	# 19657	Sign - Max Landesman, sign writer:	\$	50....	Jan. 25, 1945
Bayliss	# 21031	Painting - C. D. Hatter, painter:	\$	300....	October 19, 1945
#1646 Euclid	# 23676	Wall lettering: Jack Green, painter:	\$	25....	November 22, 1946
#1630 Euclid	# 25211	New fixtures - Lee-Tischler,	\$	1,000....	August 22, 1947
#700 Lincoln Rd	# 25442	DEMOLITION - BRICK WALL - Joseph Langner, Inc.	\$	150....	September 26, 1947
#706 Lincoln Rd	# 25518	Flat wall sign: Flash Neon	\$	390....	October 4, 1947
#700 Lincoln Rd	# 25729	Repairing fire damage: Joseph Langner, contractor:	\$	300....	October 22, 1947
#706 Lincoln Rd	# 30871	Store fixtures - Owner (Sylvia White)	\$	300....	Sept. 26, 1949
#700 Lincoln Rd.	# 31905	Re-roofing - Giffen Roofing Company, contr.	\$	248....	January 24, 1950
#700 Lincoln Rd.	# 37062	Replace partition approx. 8' x 8' - 2" x 4" studs, rocklath and 3/4" plaster both sides - shelving - Norman Rubinson, contr.	\$	150....	Oct. 2, 1951
#710 Lincoln Rd.	# 37075	Alter show windows at front per attached sketch, Adler constr. Co. Corp., contr.	\$	1,000....	Oct. 4, 1951

See other side

### Plumbing Permits:

#700 - Breedings:	# 12597(?)	1 water closet: 2 sinks, 1 grease traps, 3 sand traps, 1 gas stove, 4 gas heaters, October 24, 1939 Gas OK T.J. Bell 10/31st
	# 15024	Alex. Orr, Jr: 2 lavatories, 1 gas water heater: February 1, 1941
	# 15872	Stolpmann: 1 water closet: 1 lavatory: September 18, 1941
	# 16130	Herman March: 1 water closet: 1 lavatory: 1 sink: 1 grease trap: 1 floor drain: 5 safe waste drains: 1 gas range: November 3, 1941
	# 16278	Herman March: Take plumbing out of beauty parlor: November 26, 1941
	# 17018	Alex. Orr, Jr: 1 gas heater: May 1, 1943
1638 Euclid	# 17289	C. Ray Martin: 5 Lavatories, 1 gas water heater: December 14, 1943
1638 Euclid	# 17360	C. Ray Martin: 3 Lavatories, January 6, 1944
Lincoln Rd Barber Shop:	# 18527	C. Ray Martin: 6 Lavatories, 1 water heater, (elec) Sept. 24, 1945
708 Lincoln Rd	# 32165	Hurst Drilling & Equipment Co: 2" drain well: Aug. 16, 1951

See other side -----



LOT: 1 + 2 BLOCK: 50 SUBDIVISION: \_\_\_\_\_ ADDRESS: 700 - 712  
1630 - 1646 E. 610

## ALTERATIONS & ADDITIONS

**BUILDING PERMITS** #M08654 12/18/86 Julio Castaveda 1-5 ton air cond wind, duct work only

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**PLUMBING PERMITS**

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**ELECTRICAL PERMITS** #81700 1/22/87 Electric & Work Corp - 1-5 ton air cond

Electrical Permits:

Pinto #1642 Euclid: # 9937 Martin: 4 outlets, 1 receptacle, 1 refrigerator, 2 irons, 2 centers, 11-20-37  
 #1642 Euclid: # 9938 Martin : 15 Fixtures, November 19, 1937: O.K. Inman  
 #710 Lincoln:# 9980 8 Fixtures, November 24, 1947: O.K. Inman Nov. 26th  
 #708 Lincoln.#10008 12 Fixtures, November 29, 1937; O.K. Inman Nov. 29th  
 #714 Lincoln:#10085 17 Fixtures, December 3, 1937 : O.K. Inman Dec. 6th  
 #700 Lincoln:#10205 4 Fixtures, 20 Reflectors, December 19, 1937: O.K. Inman, Dec 20th  
 Dowd #706 Lincoln:#10374 21 Fixtures, January 7, 1938: O.K. Inman Jan. 8th  
 #704 Lincoln:#10403 5 Fixtures, January 11, 1938 O.K. Inman Jan. 11th  
 #12314 Unity Electric: 1 light outlet, 2 receptacles, 1 iron, January 9, 1939  
 BREEDINGS #13732 Lyon Electric: 3 switch outlets, 10 light outlets, 15 receptacles,  
 3 motors, 6 centers of distribution, 1 service change: Nov. 7, 1939  
 #16835 Abbott Electric: 10 Receptacles, 3 Fixtures, February 5, 1941  
 PINTO #16880 Abbott Electric: 1 iron outlet, February 14, 1941 - O.K. Feb. 19th  
 #17971 F.C. Ast Electric: 1 switch outlet, 3 light outlets, 5 receptacles,  
 5 fixtures, 1 fan, 3 motors, 3 centers, Nov. 13, 1941 - O.K. Brown 11-  
 Lincoln Delicatessen #18569 Morgan Neon: 1 Neon transformer: November 25, 1941  
 #14354 Neon Sign & Display: 4 neon transformers, January 11, 1940 \*  
 #19454 Lyon Electric: 2 appliance outlets, April 29, 1943  
 #1628 Euclid #19946 F. C. Ast: 6 Light outlets, 10 Fixtures, 11 appliance outlets, Jan. 4 , 1944  
 #1628 Euclid #20025 F. C. Ast: 4 light outlets, 2 fixtures, 5 appliances, Jan. 22, 1944  
 #1642 Euclid #20109 Neon Sign & Service: 1 neon transformer: February 28, 1944  
 #706 Lincoln #20655 Astor Electric: 25 switch outlets, 44 light outlets, 10 receptacles,  
 44 fixtures, 1 iron outlet, 4 centers, October 6, 1944  
 #700 -- Bushee's #20611 B & W Electric: 5 Switch outlets, 4 light outlets, November 1, 1944  
 # 700 Lincoln Rd: #20644 Ace Electrical Service: 3 Switch outlets, 1 motor, 41 fluorescent transformers,  
 1 service, November 15, 1944  
 #704 Lincoln Rd: # Ace Electrical Service: 6 Fixtures, 1 Temporary service: December 6, 1944  
 #706 Barber Shop #20984 Lyon Electric: 1 motor, April 20, 1945  
 #21372 Lyon Electric: 3 Switch outlets, 18 receptacles, 4 fixtures, 1 water heater  
 1 center of distribution, 1 service equipment, October 5, 1945  
 #1632 Euclid #22104 Astor Electric: 1 appliance outlet, January 30, 1946  
 #1638 Euclid #22248 Ace Electrical Service: 10 receptacles, 2 centers of distribution, February  
 Final OK Woodmansee 5/26th 1946  
 #1646 Euclid #22528 Lyon Electric: 6 light outlets, 10 fixtures, May 5, 1946  
 #1630 Euclid #24725 Astor Electric: 2 light outlets, 5 fixtures, 5 iron outlets, 1 center, 8-26-4  
 #700 Lincoln Rd #24909 Flash Neon: 1 neon transformer: October 4, 1947  
 #708 Lincoln Rd #24988 Toby Electric: 30 light outlets, October 20, 1947  
 #706 Lincoln Rd #25305 Astor Electric: 18 light outlets, 18 fixtures, November 24, 1947  
 #704 Lincoln Rd #26070 Lyon Electric: 1 motor April 5, 1948

See other side-----

708 Lincoln Rd. 59781 Foster Elec: 4 light outlets, 4 fixtures-7/1/63  
704 Linc. #61195 Astor Elec. Service: 1 cent. of dist. - 7/24/64  
706 Linc. #61809 Astor Elec. Serv.Inc.: 60 fixtures - 12/11/64  
708 Linc. #61889 C. J. Kay Elec. Co.: 5 fixtures - 1/11/65  
1630 Euclid #63783 C. J. Kay Elec. Co.: 1 motor, 2-5 hp - 8/5/66  
710 Linc. Flash Electric: 17 light outlets; 6 receptacles; 17 fixtures - 8/10/66  
700 Linc. #63966 Bennett Elec. Co.: 2 switch outlets; 5 receptacles; 1 motor, 6-10 hp - 9/27/66  
710 Linc. #64081 Acclite Sign Co.: 2 fixtures - 10/31/66  
700 Linc. #64143 Federal Sign & Signal Corp.: 3 neon transformers - 11/15/66 - Bldg.Perm.#77373  
1630 Euclid #66222 Brothers Electric 1 Motor 0-1 H.P., 2 Motors 2 H.P. 9/26/68  
700 Lincoln Rd. Lyon Electrical Co. 1 Switch Outlet, 5 Light Outlets, 6 Receptacles, 5 Fixtures, 10/30/68  
700 Linc. Flutie Neon Signs 3 Neon Transformers 1/20/69  
#69188 - Elect Power and Service - 16 fixtures lights 10/18/71  
#69229 - Acclite Sign - 6 fluor lamps 11/1/71  
#69267 - Electric Power & Service - 1 - 3 ton air cond. 11/11/71  
1642 Euclid-Iro Electric #70241- 5 receptacles-1-4-73  
1634 Euclid Avenue-#75857-Ocean Electric Co.- 100 amps feeder, 1 a/c window, violation removed-11-15-79  
#78006 6/7/82 Maximum Elect - 125 service size in amps  
#81521 10/30/86 Feliu Elec - spec purpose receptacle 10



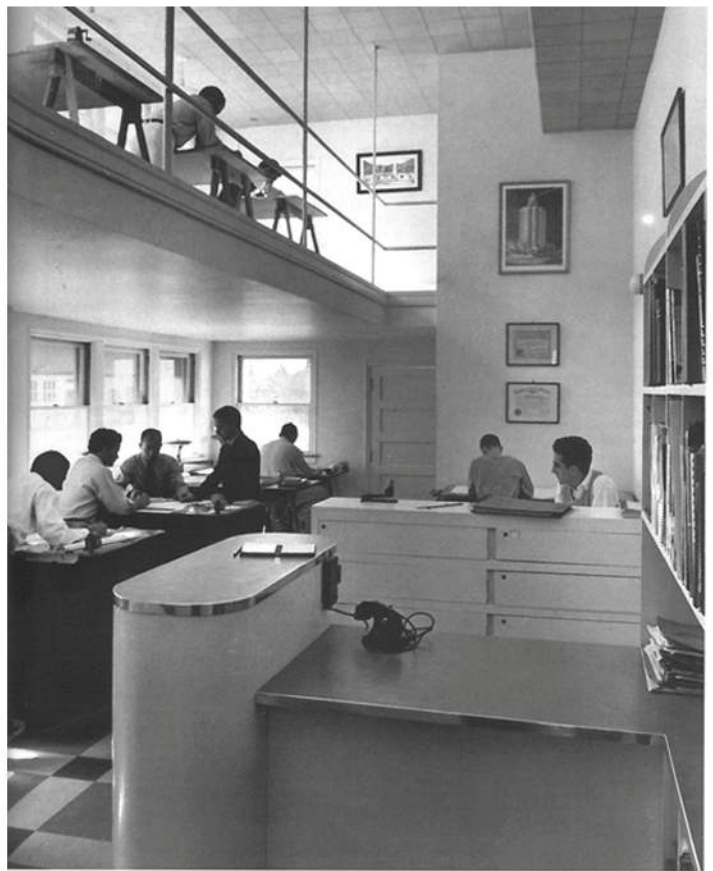
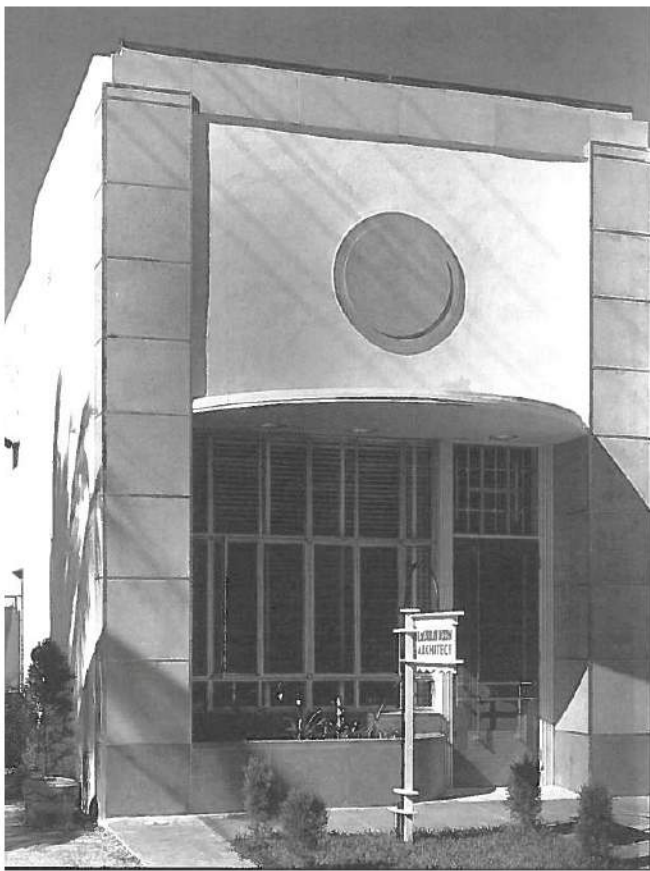


1646 EUCLID AVE.

BEILINSON  
GOMEZ

ARCHITECTS *pa*





1646 EUCLID AVE.

BEILINSON  
GOMEZ

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June 8, 2020

Historic Resources Report  
Seymour Building – Goldwasser’s Shops  
700-712 Lincoln Road, 1630-1646 Euclid Avenue  
Miami Beach, FL 33139

Legal Description: Lots 1 and 2 , Block 50, of "Second Commercial, Subdivision of the Alton Beach Realty Company", according to the Plat thereof as recorded in Plat Book 6, at Page 33 of the public records of Miami-Dade County, Florida

Year Built: 1937

Original Architect: L. Murray Dixon

Lawrence Murray Dixon (1901–1949) was born in Live Oak, Florida. He undertook architectural studies at Georgia School of Technology. After graduation he worked in New York City for the office of Schultze & Weaver, where he honed his craft for six years. After his move to Miami Beach in 1929 he became one of the most skilled and prolific architects of the Art Deco period.

Though some of his buildings have been demolished, some prime examples of his work remain. One of them is the low-slung Seymour Building. When it opened in 1937 it housed Goldwasser’s clothing store and, tucked back in the rear at 1630 Euclid Avenue was the office where Dixon worked.

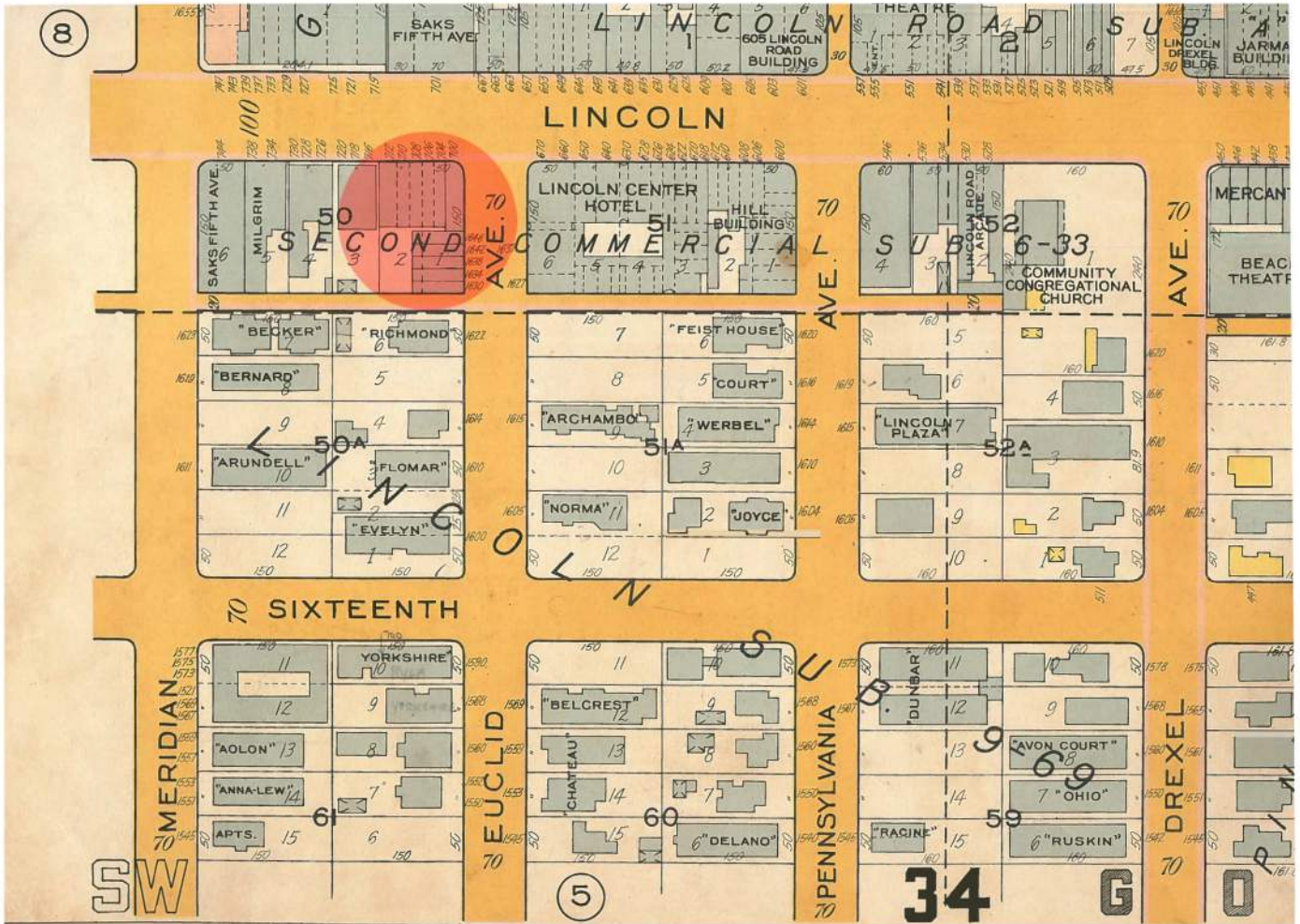
Among his major Miami Beach architectural contributions Mr. Dixon was responsible for the design of hotels such as The Victor, The Tides and The Raleigh.

In 2003, there was an exhibition of Mr. Dixon’s work at the Bass Museum in Miami Beach. His work was published in *The American Architect and Architecture* in 1936.

Building Description: The Seymour is a 1-story corner commercial/retail building which was Mr. Dixon’s first design in the Streamline Moderne style. The style is defined by horizontal lines and a rounded corner façade from Lincoln Road to Euclid Avenue creating a free flowing façade that increased the horizontality and displays a strong compositional feature. The flat undecorated walls and the modernist corner built of curved panes of glass was the first of its kind in Miami Beach.

The building is constructed of steel, concrete masonry and stucco. The foundation was wood pilings designed for three stories. Construction was by L & H Miller Company.





1943 PLAT BOOK, CITY OF MIAMI BEACH

SEYMOUR BUILDING

Owner SEYMOUR SYNDICATE, INC Mailing Address

Lot 1 & 2 Block 50

Subdivision 2nd COMMERCIAL

Address 700, 704, 706, 708, 710, 712 Lincoln Rd and 1630, 1634, 1638, 1640, 1642 Euclid Ave Bond No.

General Contractor L. & H. Miller Company

Architect L. Murray Dixon

Engineer R.A. Belsham

Zoning Regulations: Use BAA

Area 19

Depth 150'

Lot Size Height Stories

Certificate of Occupancy No.

Use STORES (11)

Type of Construction CBS Foundation Designed for 3 stories Roof Flat

Date June 23, 1937

Plumbing Contractor #10252 Fixzit

Sewer Connection 1,

Date July 26, 1937

Plumbing Contractor 25 Fixtures - 11 Gas outlets

Temporary Closet

Water Closets

Lavatories

Bath Tubs

Floor Drains

Urinals

Showers

Grease Traps

Gas Stoves

Sinks

Drinking Fountains

Gas Radiators

Gas Heater

Rough Approved

Septic Tank Contractor

Gas Turn On Approved

Oil Burner Contractor

Tank Size

Date

Sprinkler System

Tank Size

Date

Electrical Contractor # 9160 George LaVigne

Address

Date Aug. 18, 1937

Switch 64

Range Motors

Fans

Temporary Service - June 26, 1937 #8878 - LaVigne

OUTLETS Light 128

HEATERS Water

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Oct. 11, 1937

#9529-LaVigne-12 Fixtures, Oct. 11, 1937

Refrigerators

Oct. 11, 1937

#9860-LaVigne-Window lights-Nov. 15, 1937

Electrical Contractor

Nov. 15, 1937

No. FIXTURES

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Date

FINAL APPROVED BY

Date of Service

METRO ORD. #75-34

RECERTIFICATION DATE: 6-10-77

3234-03-0010

5293



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700 Lincoln #41786 Jonesey Electric: 1 center of distribution, 1 service, 1 motor LHP, 1 motor 1HP, 1 motor: 4/22/54  
704 Lincoln #44580 Jonesey Electric: 1 meter change, 1 motor,0-lhp, 1 motor,2-5hp May 24, 1955 -  
OK, Fidler 12/22/1955  
1642 Euclid Ave 47072 Hart Electric: one motor, 0-lhp March 28, 1956 OK, Fidler 3/29/56  
OK Rosser 1/15/57  
fixtues, 1 iron cut January 14, 1957

# ALTERATIONS OR REPAIRS

Permit #	Address	Description	Amount	Date
#712	French Shop	Building Permits: # 10778 1 Canopy awning: Dade Awning Co.	\$ 125	Dec. 15, 1937
	Breedings	Remodeling for drug store: Owner	\$ 1,400	Dec. 16, 1937
		SIGN 78 sq ft: Neon Sign & Display	\$ 325	Oct. 17, 1939
		Removing partitions & toilets - making new store front:	\$ 500	Jan. 11, 1939
		Addition of cold storage box: Belcher Industries:	\$ 1,000	Oct. 9, 1940
		Garbage Bin: 8 x 12 x 7'6" (concrete)	\$ 100	Oct. 26th, 1940
		Addition - interior mezzanine for toilet room:	\$ 500	June 23, 1941
		Flat wall sign: Morgan Neon Sign Co:	\$ 80	Oct. 30, 1941
		Flat wall sign: 7'x2 1/2' Neon Sign & Service:	\$ 150	Nov. 25, 1941
		Replacing partition: Day labor:	\$ 200	Feb. 28, 1944
		Making new store front: General Building Repairs	\$ 900	Oct. 2, 1944
		Setting store fixtures: General Building Repairs	\$ 150	Oct. 3, 1944
		Canopy of indirect lighting troughs: A Kaplan,	\$ 400	Nov. 3, 1944
		Awning: Miami Beach Awning Company	\$ 675	Nov. 8, 1944
		Sign - Max Landesman, sign writer:	\$ 50	Jan. 2, 1945
		Painting - C. D. Hatter, painter:	\$ 300	Jan. 25, 1945
		Wall lettering: Jack Green, painter:	\$ 25	October 19, 1945
		New fixtures - Lee-Fischler,	\$ 1,000	November 22, 1946
		DEMOLITION - BRICK WALL - Joseph Langner, Inc.	\$ 150	August 22, 1947
		Flat wall sign: Flash Neon	\$ 390	September 26, 1947
		Repairing fire damage: Joseph Langner, contractor:	\$ 300	October 4, 1947
		Store fixtures - Owner (Sylvia White)	\$ 300	October 22, 1947
		Re-roofing - Giffen Roofing Company, contr.	\$ 248	Sept. 26, 1949
		Replace partition approx. 8' x 8' - 2" x 4" studs, rocklath and 3/4" plaster both sides - shelving - Norman Rubinson, contr.	\$ 150	January 24, 1950
		Alter show windows at front per attached sketch, Adler Const. Co. Corp., contractor:	\$ 1,000	Oct. 2, 1951
			\$ 1,000	Oct. 4, 1951
				See other side
		Plumbing Permits:		
#700 - Breedings:	# 12597(?)	1 water closet: 2 sinks, 1 grease traps, 3 sand traps, 1 gas stove, 4 gas heaters, October 24, 1939 Gas OK T.J. Bell 10/31st		
	# 15024	Alex. Orr, Jr: 2 lavatories, 1 gas water heater: February 1, 1941		
	# 15872	Stolpmann: 1 water closet: 1 lavatory: September 18, 1941		
	# 16130	Herman March: 1 water closet: 1 lavatory: 1 sink: 1 grease trap: 1 floor drain: 5 safe waste drains: 1 gas range: November 3, 1941		
	# 16278	Herman March: Take plumbing out of beauty parlor: November 26, 1941		
	# 17018	Alex. Orr, Jr: 1 gas heater: May 1, 1943		
	# 17289	C. Ray Martin: 5 Lavatories, 1 gas water heater: December 14, 1943		
	# 17360	C. Ray Martin: 3 Lavatories, January 6, 1944		
	Shop: # 18527	C. Ray Martin: 6 Lavatories, 1 water heater, (elec) Sept. 24, 1945		
	# 32165	Hurst Drilling & Equipment Co: 2" drain well: Aug. 16, 1951		

See other side -----

LOT: 1 & 2 BLOCK: 50 SUBDIVISION:

ADDRESS:

700-112  
1630-1646 E. 6th St

### ALTERATIONS & ADDITIONS

#M08654 12/18/86 Julio Castaveda 1-5 ton air cond wind, duct work only

#### BUILDING PERMITS

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#### PLUMBING PERMITS

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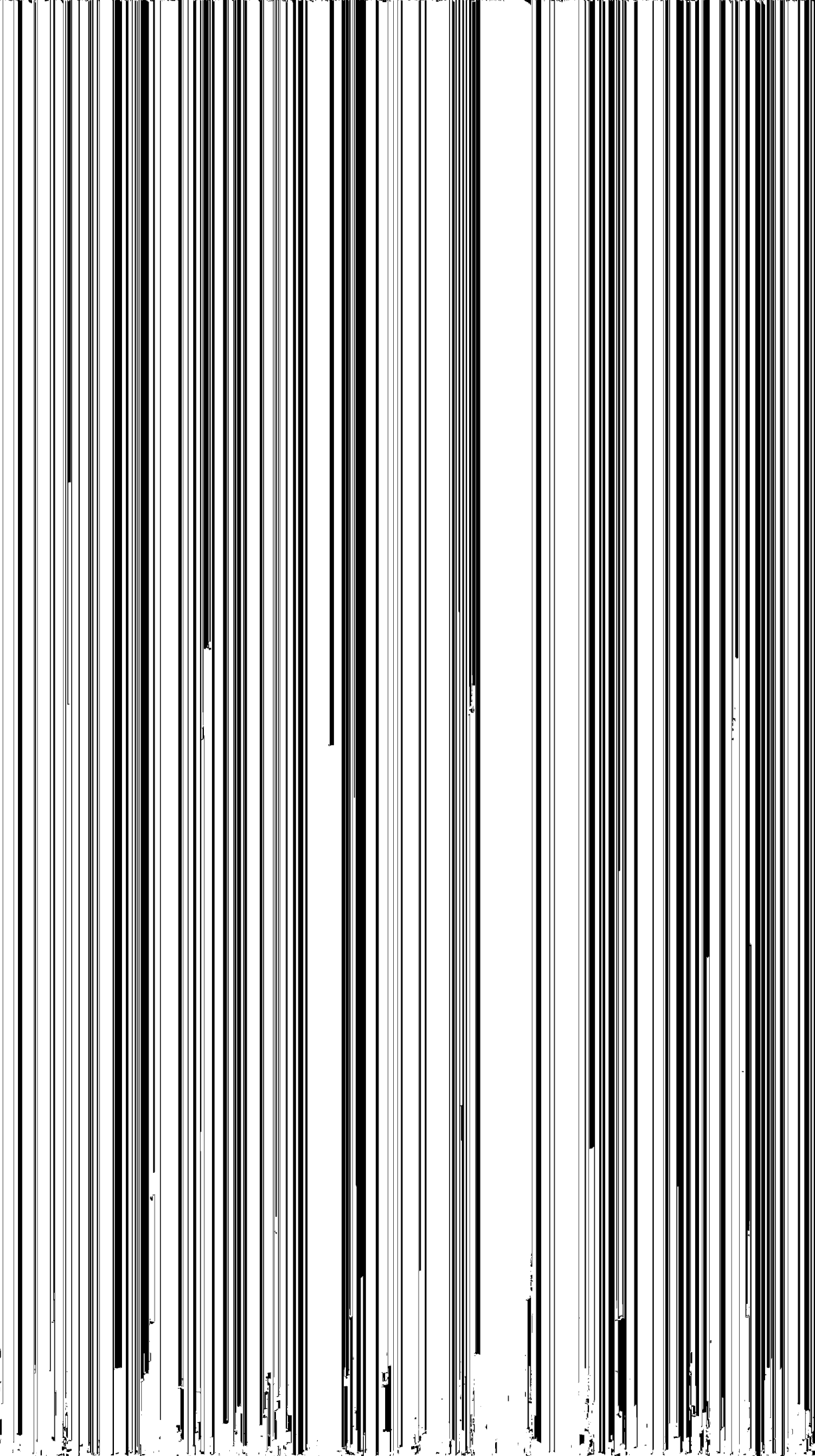
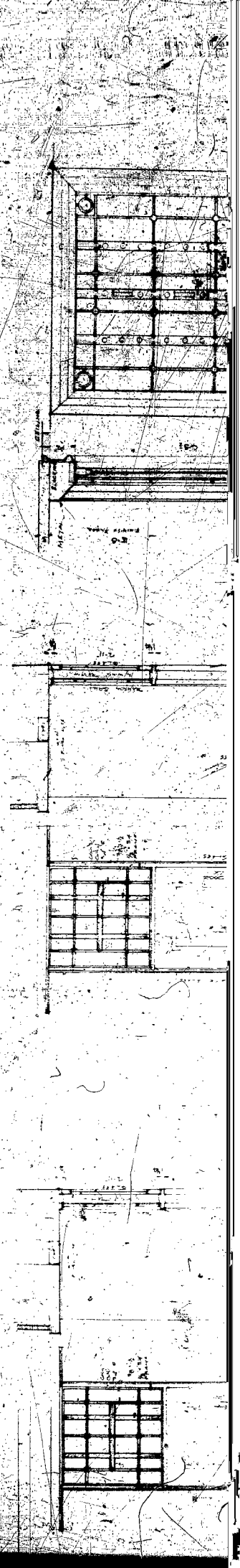
ELECTRICAL PERMITS #81700 1/22/87 Electric & Work Corp - 1-5 ton air cond



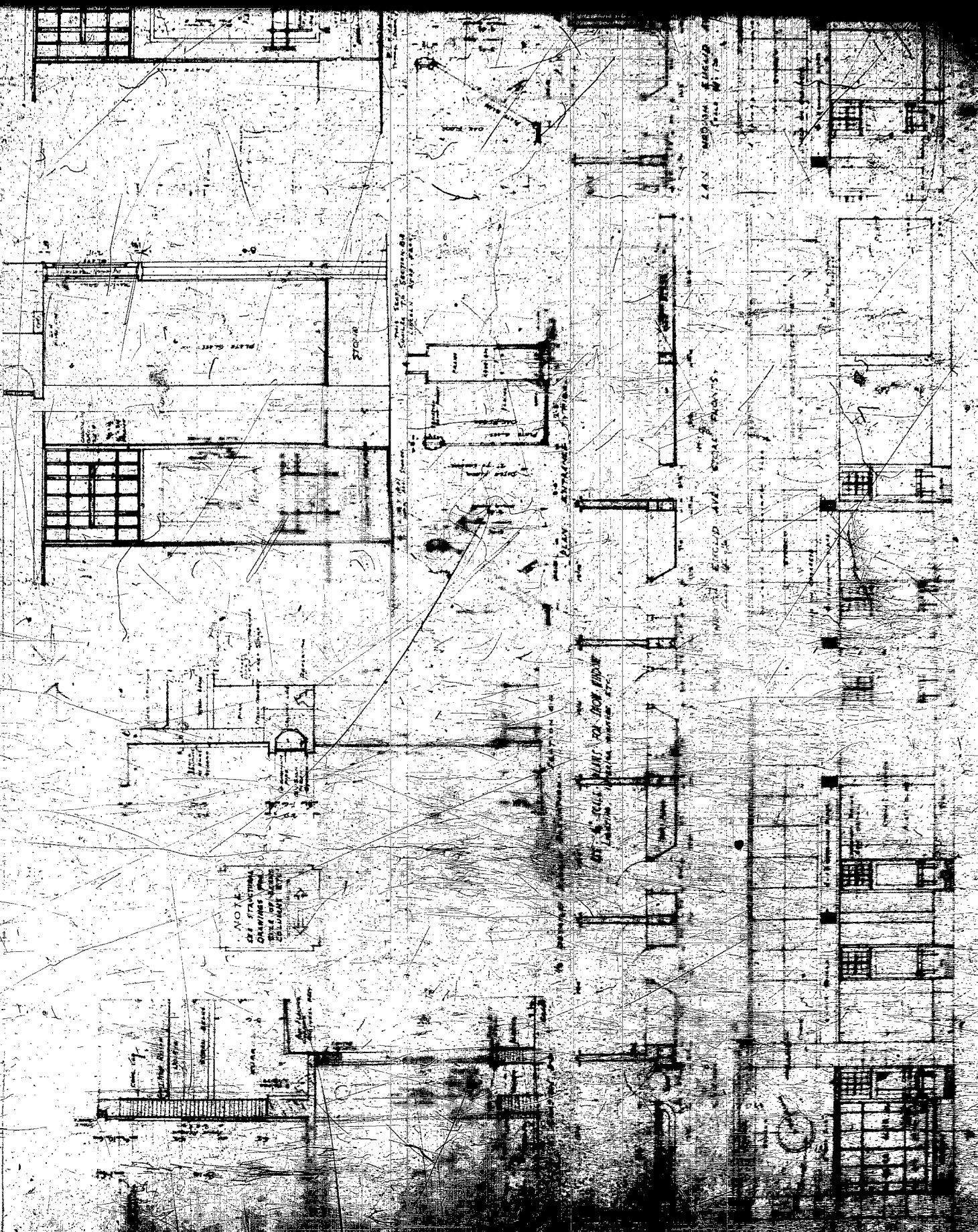
Electrical Permits:

Pinto #1642 Euclid: # 9937 Martin: 4 outlets, 1 receptacle, 1 refrigerator, 2 irons, 2 centers, 11-20-37  
 #1642 Euclid: # 9938 Martin: 15 Fixtures, November 19, 1937: O.K. Inman  
 #710 Lincoln: # 9980 Martin: 8 Fixtures, November 24, 1947: O.K. Inman Nov. 26th  
 #708 Lincoln: #10008 Martin: 12 Fixtures, November 29, 1937: O.K. Inman Nov. 29th  
 #714 Lincoln: #10085 Martin: 17 Fixtures, December 3, 1937: O.K. Inman Dec. 6th  
 #700 Lincoln: #10205 Martin: 4 Fixtures, 20 Reflectors, December 19, 1937: O.K. Inman, Dec 20th  
 #706 Lincoln: #10374 Martin: 21 Fixtures, January 7, 1938: O.K. Inman Jan. 8th  
 #704 Lincoln: #10403 Martin: 5 Fixtures, January 11, 1938 O.K. Inman Jan. 11th  
 Dowd  
 BREEDINGS  
 Unity Electric: 1 light outlet, 2 receptacles, 1 iron, January 9, 1939  
 Lyon Electric: 3 switch outlets, 10 light outlets, 15 receptacles,  
 3 motors, 6 centers of distribution, 1 service change: Nov. 7, 1939  
 PINTO  
 Abbott Electric: 10 Receptacles, 3 Fixtures, February 5, 1941  
 Abbott Electric: 1 iron outlet, February 14, 1941 - O.K. Feb. 19th  
 F.C. Ast Electric: 1 switch outlet, 3 light outlets, 5 receptacles,  
 5 fixtures, 1 fan, 3 motors, 3 centers, Nov. 13, 1941 - O.K. Brown 11-  
 Lincoln Delicatessen #18569 Morgan Neon: 1 Neon transformer: November 25, 1941  
 #14354 Neon Sign & Display: 4 neon transformers, January 11, 1940 \*  
 #19454 Lyon Electric: 2 appliance outlets, April 29, 1943  
 #19946 F. C. Ast: 6 Light outlets, 10 Fixtures, 11 appliance outlets, Jan. 4, 1944  
 #20025 F. C. Ast: 4 light outlets, 2 fixtures, 5 appliances, Jan. 22, 1944  
 #20109 Neon Sign & Service: 1 neon transformer: February 28, 1944  
 #20655 Astor Electric: 25 switch outlets, 44 light outlets, 10 receptacles,  
 44 fixtures, 1 iron outlet, 4 centers, October 6, 1944  
 #20611 B & W Electric: 5 Switch outlets, 4 light outlets, November 1, 1944  
 #20644 Ace Electrical Service: 3 Switch outlets, 1 motor, 41 fluorescent transformers  
 # Ace Electrical Service: 1 service, November 15, 1944  
 # Ace Electrical Service: 6 Fixtures, 1 Temporary service: December 6, 1944  
 #20984 Lyon Electric: 1 motor, April 20, 1945  
 #21372 Lyon Electric: 3 Switch outlets, 18 receptacles, 4 fixtures, 1 water heater  
 1 center of distribution, 1 service equipment, October 5, 1945  
 #22104 Astor Electric: 1 appliance outlet, January 30, 1946  
 #22248 Ace Electrical Service: 10 receptacles, 2 centers of distribution, February 1946  
 Final OK Woodmansee 5/26th  
 #22528 Lyon Electric: 6 light outlets, 10 fixtures, May 5, 1946  
 #24725 Astor Electric: 2 light outlets, 5 fixtures, 5 iron outlets, 1 center, 8-26-4  
 #24909 Flash Neon: 1 neon transformer: October 4, 1947  
 #24988 Toby Electric: 30 light outlets, October 20, 1947  
 #25305 Astor Electric: 18 light outlets, 18 fixtures, November 24, 1947  
 #26070 Lyon Electric: 1 motor, April 5, 1948  
 See other

708 Lincoln Co. 59781 Foster Elec: 4 light outlets, 4 fixtures-7/1/63  
704 Linc. #61125 Astor Elec. Service: 1 cent. of dist. - 7/24/64  
706 Linc. #61809 Astor Elec. Serv. Inc.: 60 fixtures 12/11/64  
708 Linc. #61889 C. J. Kay Elec. Co.: 5 fixtures - 1/11/65  
1630 Euclid #63783 C. J. Kay Elec. Co.: 1 motor, 2-5 hp - 8/5/66  
710 Linc. Flash Electric: 17 light outlets; 6 receptacles; 17 fixtures - 8/10/66  
700 Linc. #63966 Bennett Elec. Co.: 2 switch outlets; 5 receptacles; 1 motor, 6-10 hp - 9/27/66  
710 Linc. #64081 Acollite Sign Co.: 2 fixtures - 10/31/66  
700 Linc. #64143 Federal Sign & Signal Corp.: 3 neon transformers - 11/15/66 - Bldg. Perm. #77373  
1630 Euclid #66222 Brothers Electric 1 Motor 0-1 H.P., 2 Motors 2 H.P. 9/26/68  
700 Lincoln Rd. Lyon Electrical Co. 1 Switch Outlet, 5 Light Outlets, 6 Receptacles, 5 Fixtures, 10/30/68  
#69188 - Elect Power and Service - 16 fixtures lights 10/18/71  
#69229 - Acollite Sign - 6 fluor lamps 11/1/71  
#69267 - Electric Power & Service - 1 - 3 ton air cond. 11/11/71  
1642 Euclid-Iro Electric #70241- 5 receptacles-1-4-73  
1634 Euclid Avenue-#75857-Ocean Electric Co.- 100 amps feeder, 1 a/c window, violation removed-11-15-79  
#78006 6/7/82 Maximum Elect - 125 service size in amps  
#81521 10/30/86 Feliu Elec - spec purpose receptacle 10







NOTE:  
SEE STRUCTURAL  
DRAWINGS FOR  
DETAILS OF  
CONCRETE WORK

SEE PLAN FOR DETAILS OF CONCRETE WORK

SEE PLAN FOR DETAILS OF CONCRETE WORK

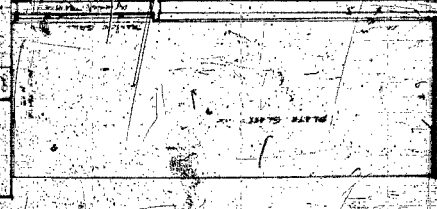
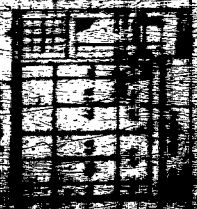
STOVE

PLATE GLASS

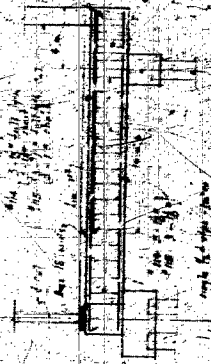
SEE PLAN FOR DETAILS OF CONCRETE WORK

SEE PLAN FOR DETAILS OF CONCRETE WORK

SEE PLAN FOR DETAILS OF CONCRETE WORK



Handwritten notes and technical specifications in the upper left quadrant, including various alphanumeric codes and descriptive text.



DETAIL - No. 1449 (1/2) - 15



DETAIL - No. 1449 (1/2) - 15

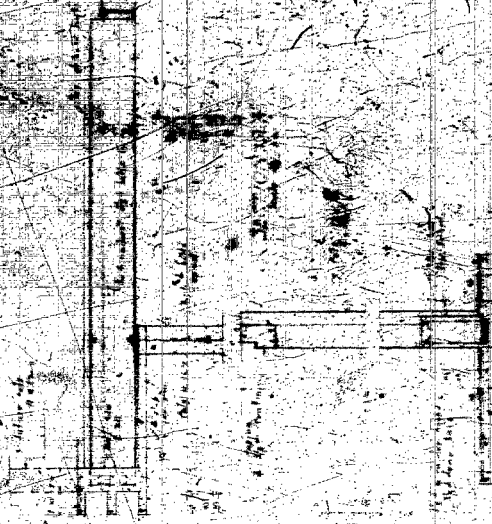
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CONC-BLANKS

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61	62	63	64	65	66	67	68	69	70
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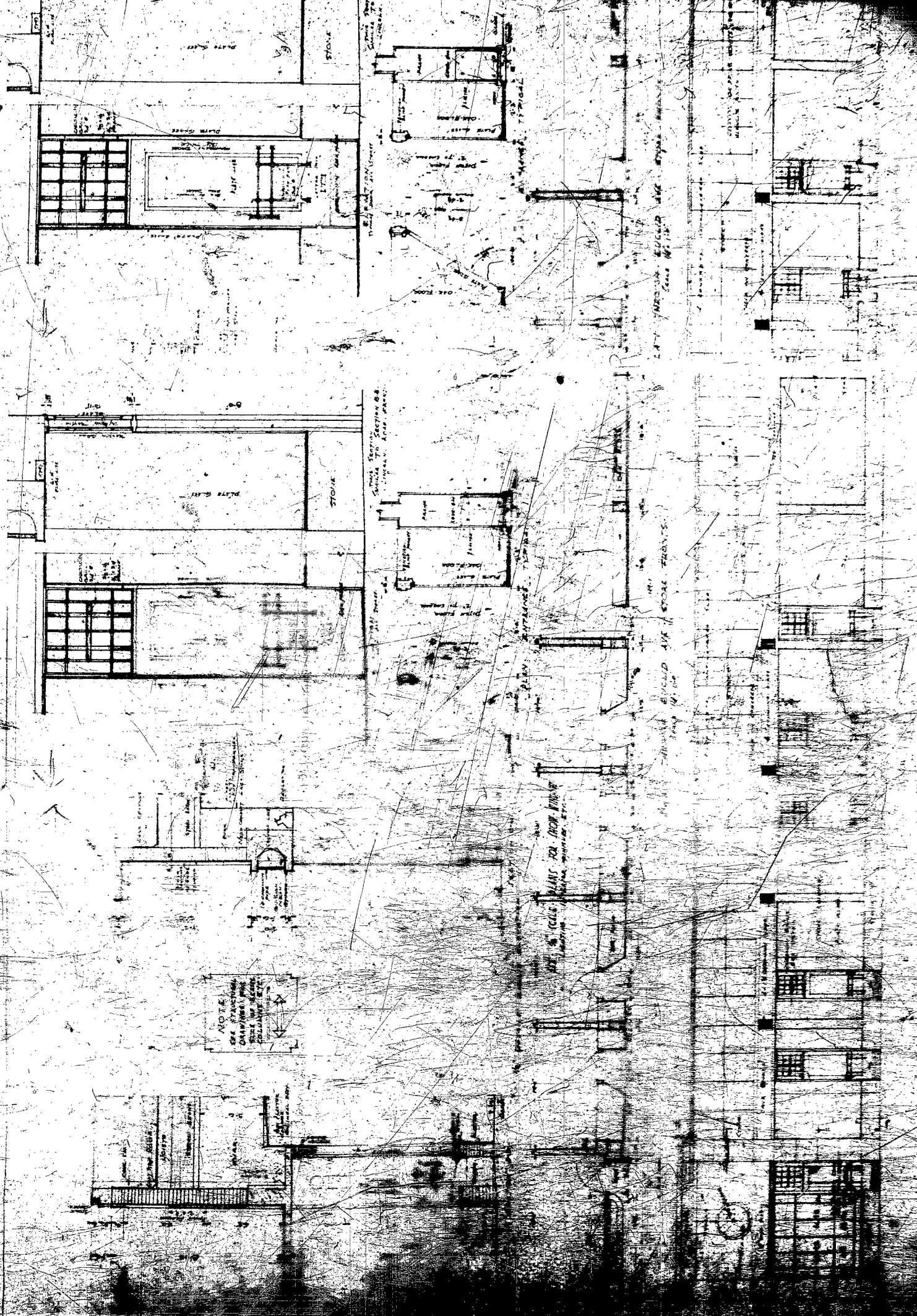
CONC-BLANKS

6









NOTE:  
SEE STRUCTURAL  
DRAWINGS FOR  
COLLARS & STAYS

SEE CELL  
PLANS FOR  
TRUSS BRIDGE  
CONNECTION

PLAN SHOULD BE  
CHECKED FOR  
STAIR DETAILS

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STAIR DETAILS

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SEE SECTION 88  
FOR  
DETAILS

SEE SECTION 88  
FOR  
DETAILS

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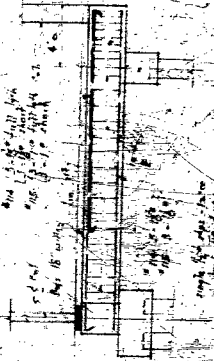
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CONCRETE BEAMS

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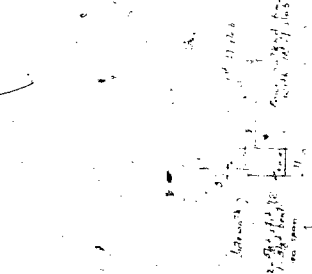


DETAIL FOR BEAM NO. 15  
 OR ALL SIMILAR BEAMS TO BE SHOWN



CONCRETE BEAMS TO BE SHOWN  
 WITH REINFORCEMENT DETAILS  
 AND ALL SIMILAR BEAMS TO BE SHOWN

CONCRETE BEAMS TO BE SHOWN  
 WITH REINFORCEMENT DETAILS  
 AND ALL SIMILAR BEAMS TO BE SHOWN



CONCRETE BEAMS TO BE SHOWN  
 WITH REINFORCEMENT DETAILS  
 AND ALL SIMILAR BEAMS TO BE SHOWN



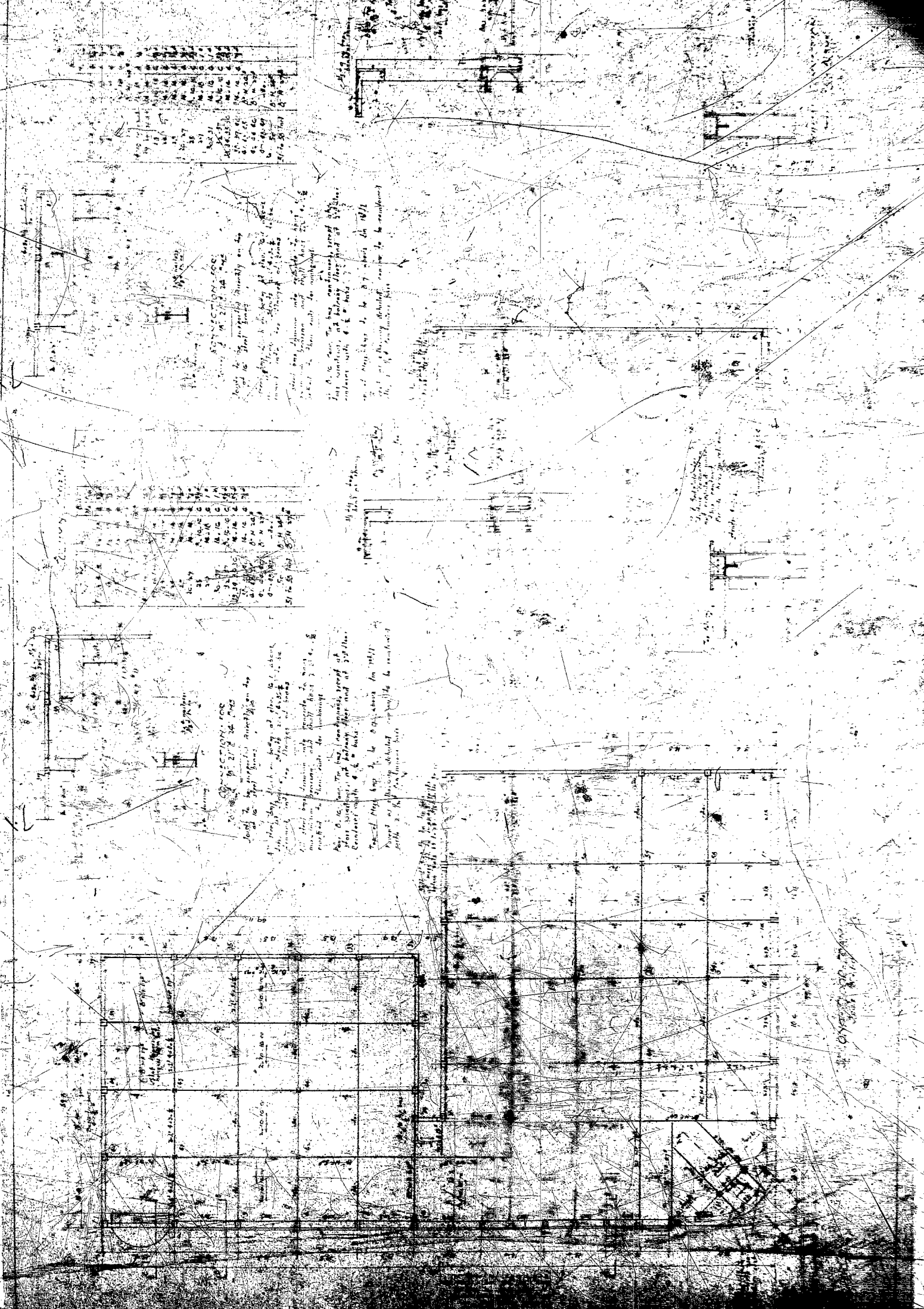
CONCRETE BEAMS TO BE SHOWN  
 WITH REINFORCEMENT DETAILS  
 AND ALL SIMILAR BEAMS TO BE SHOWN

CONCRETE BEAMS TO BE SHOWN  
 WITH REINFORCEMENT DETAILS  
 AND ALL SIMILAR BEAMS TO BE SHOWN

Top of Foundation by Arrow  
to the top of masonry  
Elevation +11.0







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Notes to be prepared primarily on the  
 basis of the floor plan and the  
 structural drawings. The floor plan  
 should be checked for accuracy and  
 consistency with the structural  
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 consistency with the structural  
 drawings.

DATE: 10/10/10

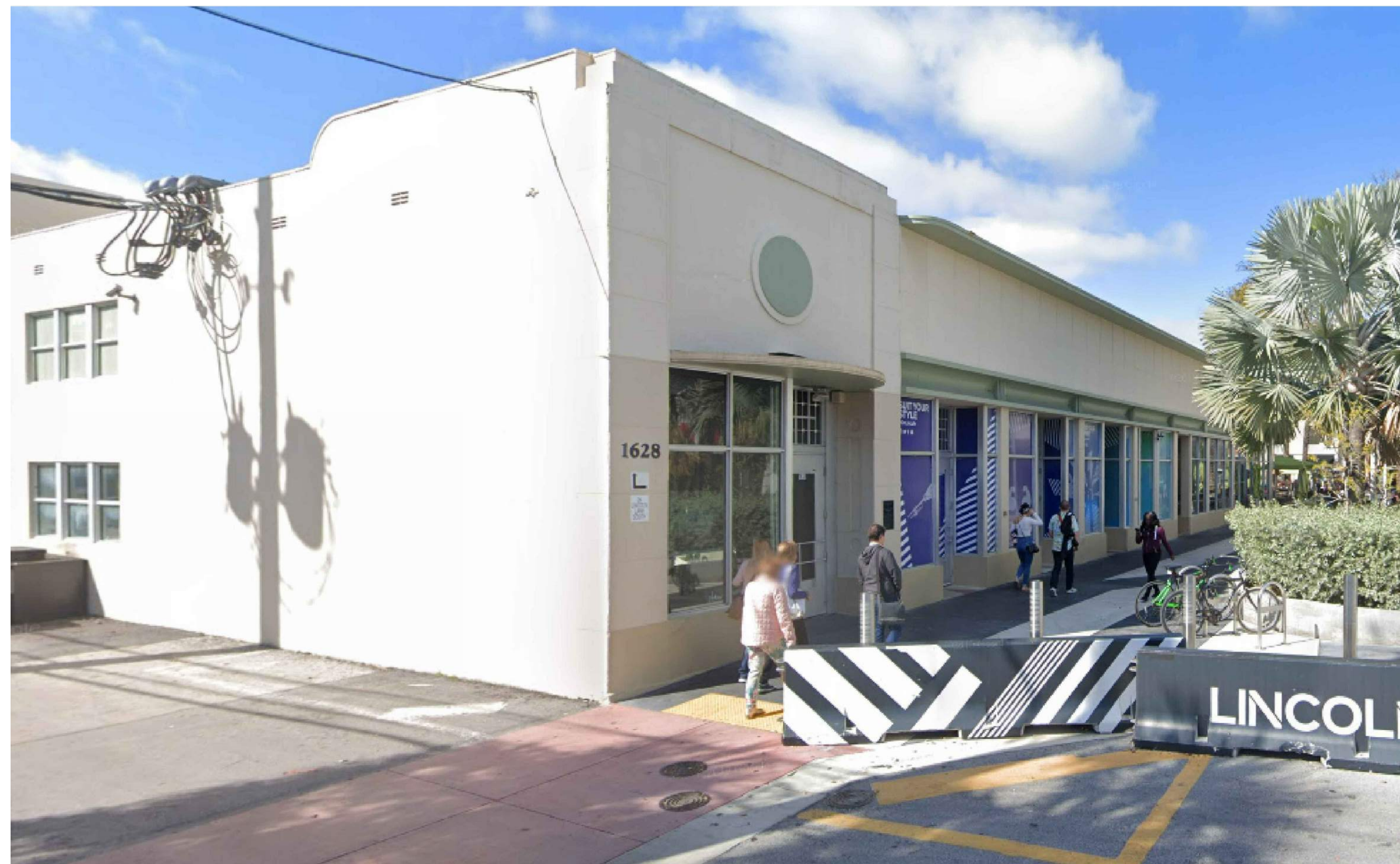








EXISTING EAST ELEVATION



EXISTING SOUTH EAST ELEVATION



EXISTING EAST ELEVATION

**700 LINCOLN**  
 1646 EUCLID AVE  
 MIAMI BEACH, FL 33139

BEILINSON  
 GOMEZ

ARCHITECTS  
 P.A.

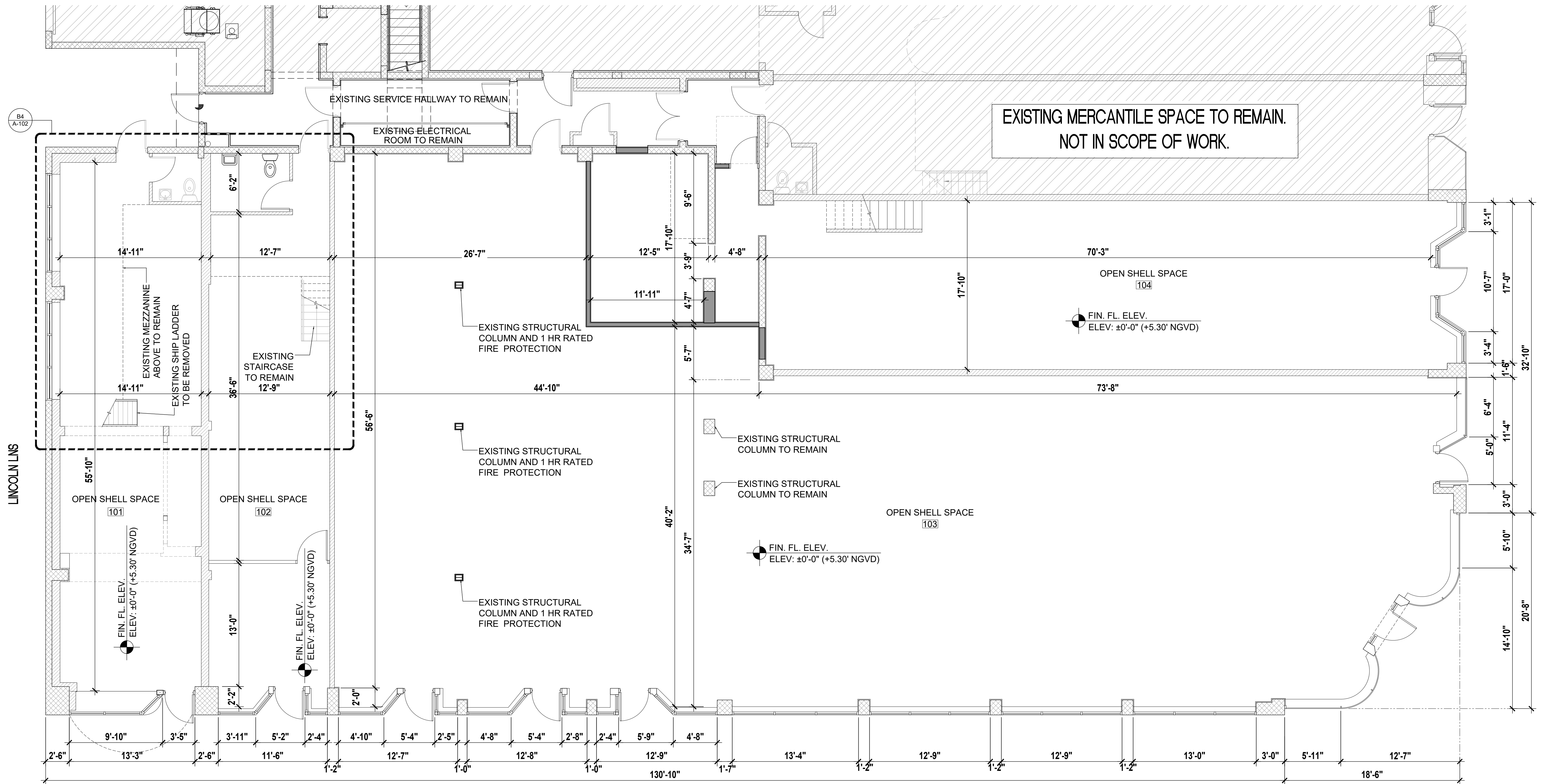
ROSE J. GOMEZ

DWG. TITLE	EXISTING CONDITIONS
SCALE	VARIABLES
PROJECT NO.	
DATE	2019-07
SHEET NUMBER	03-13-19
DATE	REVISION

**A-003**

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B4  
A-102

LINCOLN LNS

**LEGEND**

-  EXISTING CMU WALL / CONCRETE COLUMN TO REMAIN
-  EXISTING INTERIOR PARTITION TO REMAIN
-  EXISTING AREA NOT IN SCOPE OF WORK

**700 LINCOLN**  
1646 EUCLID AVE  
MIAMI BEACH, FL 33139

**BEILINSON  
GOMEZ  
ARCHITECTS**  
P.A.

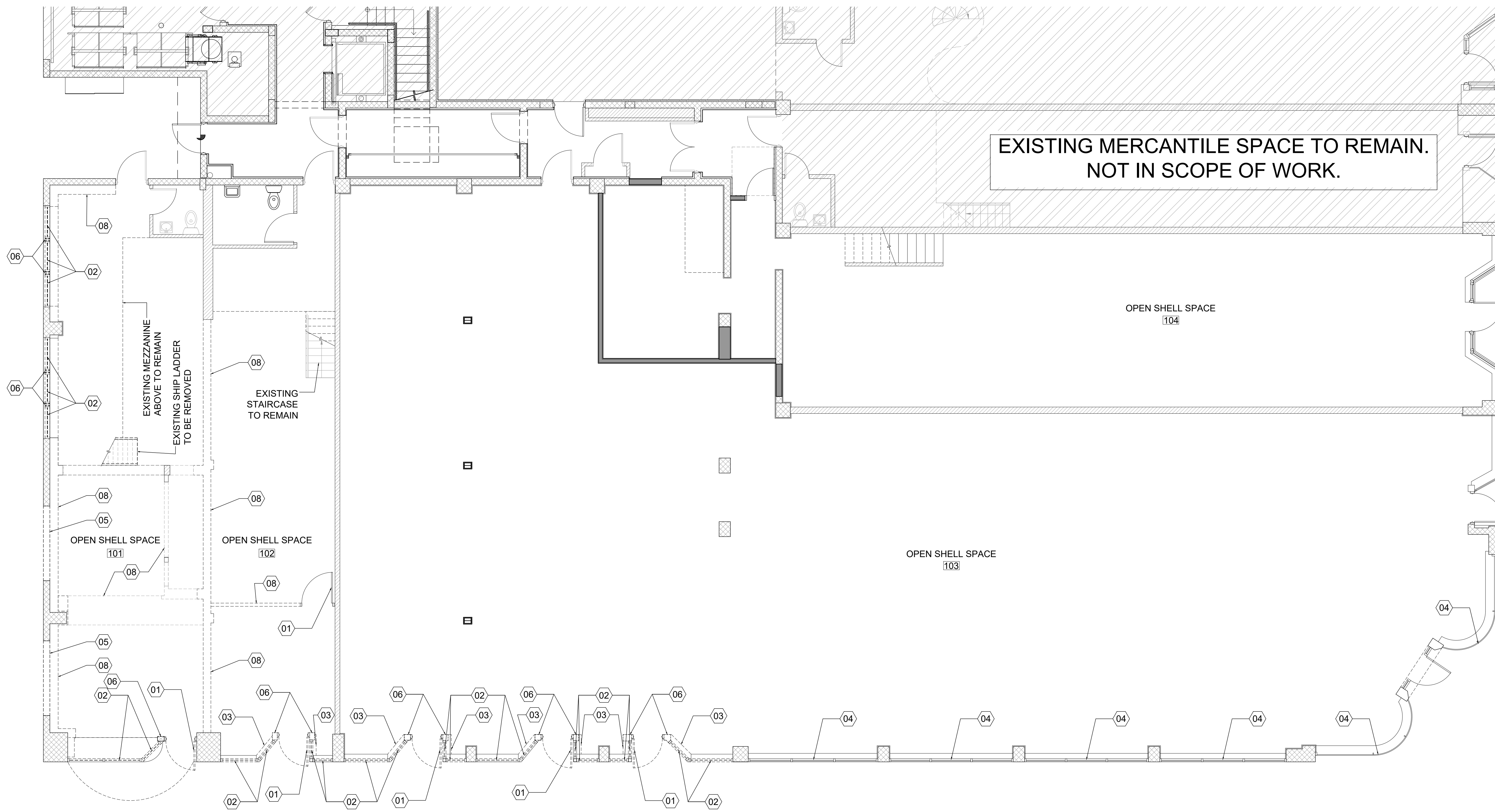
8101 BISCAYNE BLVD, S 309, 310  
MIAMI, FL 33133  
TEL: 305.559.1250 FAX: 305.551.1746

DWG. TITLE	EXISTING GROUND FLOOR PLAN
SCALE	N.T.S.
PROJECT NO.	2019-07
DATE	03-13-19
SHEET NUMBER	EXIST-101

DATE	REVISION
------	----------

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CONSULTANT



- ### KEY NOTE
- 01 REMOVE EXISTING DOOR
  - 02 REMOVE EXISTING STOREFRONT / WINDOW
  - 03 REMOVE EXISTING KNEE WALL
  - 04 EXISTING STOREFRONT TO REMAIN
  - 05 REMOVE EXISTING WALL AS INDICATED
  - 06 REMOVE EXISTING COLUMNS
  - 07 EXISTING DOOR TO REMAIN
  - 08 REMOVE INTERIOR PARTITION AS INDICATED

**700 LINCOLN**  
 1646 EUCLID AVE  
 MIAMI BEACH, FL 33139

**BEILINSON  
 GOMEZ**  
 ARCHITECTS  
 P.A.

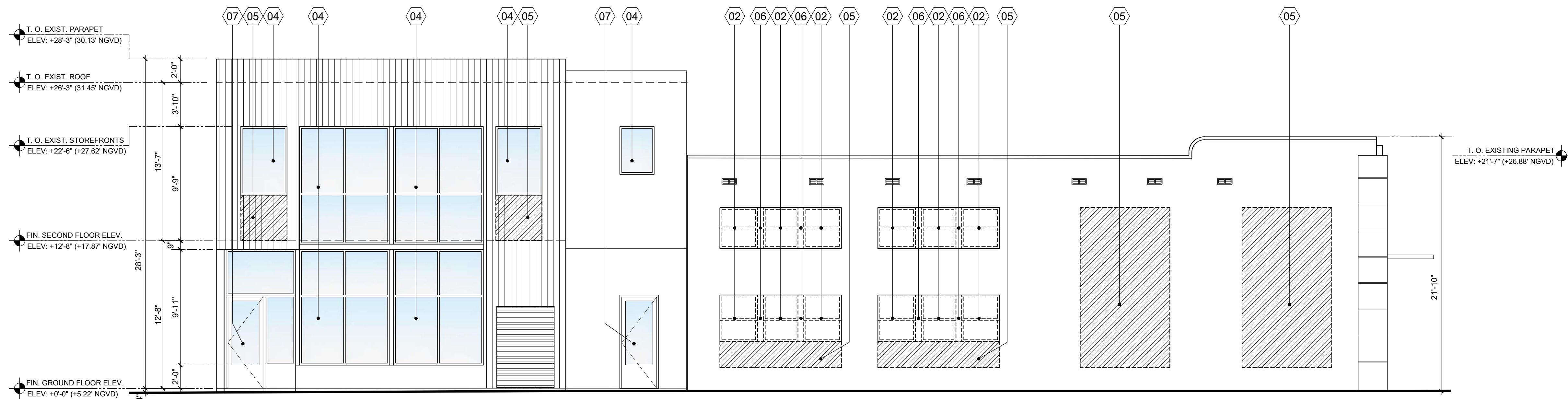
8101 BISCAYNE BLVD. 3305 310  
 MIAMI, FL 33138-4692  
 T 305.559.1250 F 305.551.1746

DWG. TITLE	DEMOLITION PLAN
SCALE	3/16"=1'-0"
PROJECT NO.	
DATE	2019-07
SHEET NUMBER	03-13-19
DATE	REVISION

**D-101**

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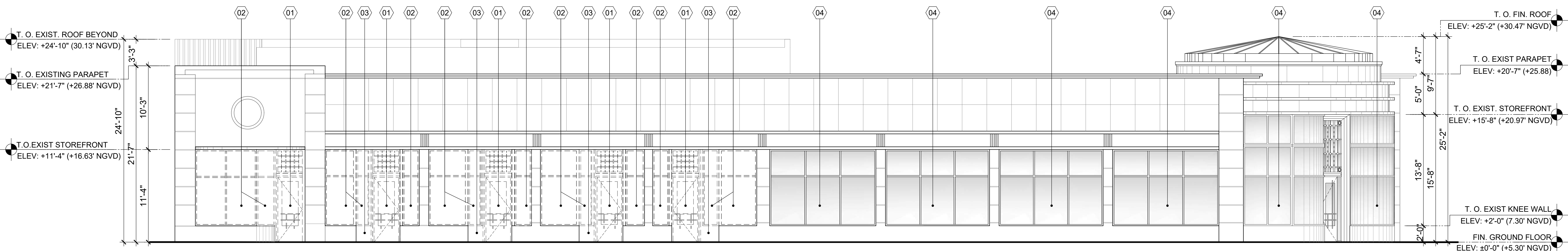




**EAST ELEVATION DEMOLITION**

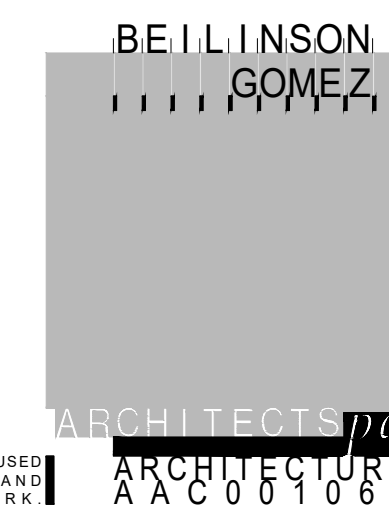
**KEY NOTE**

- 01 REMOVE EXISTING DOOR
- 02 REMOVE EXISTING STOREFRONT / WINDOW
- 03 REMOVE EXISTING KNEE WALL
- 04 EXISTING STOREFRONT TO REMAIN
- 05 REMOVE EXISTING WALL AS INDICATED
- 06 REMOVE EXISTING COLUMNS
- 07 EXISTING DOOR TO REMAIN



**EAST ELEVATION DEMOLITION**

**700 LINCOLN**  
 700 LINCOLN ROAD  
 MIAMI BEACH, FL, 33139



DWG. TITLE	DEMOLITION ELEVATIONS
SCALE	VARIABLES
PROJECT NO.	2019-07
DATE	09-23-15
SHEET NUMBER	D-201





GOLDWATER

7 0 0 L I N C O L N R O A D

FINAL SUBMITTAL 06-08-20

700 LINCOLN  
1646 EUCLID AVE  
MIAMI BEACH, FL 33139

BEILINSON  
GOMEZ

ARCHITECTS *pa*

ARCHITECTURE

A A C 0 0 1 0 6 2

8101 BISCAYNE BLVD. S 305.310  
MIAMI, FL 33139-4692

ROSE J. GOMEZ

T 305.559.1250 F 305.551.1746

DWG. TITLE	COVER
SCALE	N.T.S.
PROJECT NO.	2019-07
DATE	03-13-19
SHEET NUMBER	A-000
△ DATE	REVISION



ABBREVIATIONS

MATERIAL LEGEND

PROJECT TEAM

DRAWING INDEX

<b>A</b>	ACOUS. A.C. A.D. ADJ. AGGR. AL APPROX. ARCH. ASB. ASPH.	ACOUSTICAL AIR CONDITIONING AREA DRAIN ADJUSTABLE AGGREGATE ALUMINUM APPROXIMATE ARCHITECTURAL ASBESTOS ASPHALT	<b>C</b>	GA. GALV. G.B. G.C. GL. GND. GR. GYP. G.W.B.	GAUGE GALVANIZED GRAB BAR GENERAL CONTRACTOR GLASS GROUND GRADE GYPSUM GYPSUM WALLBOARD	<b>R</b>	R. RAD. R.D. REF. REFL. REFR. RF. RQTR. REINF. REQ. RESIL. RM. R.O. R.W.D. R.W.L.	RISER RADIUS ROOF DRAIN REFERENCE REFLECTED REFRIGERATOR ROOF REGISTER REINFORCED REQUIRED RESILIENT ROOM ROUGH OPENING REDWOOD RAIN WATER LEADER		
<b>B</b>	BD. BITUM. BLDG. BLK. BLKG. BLKHD. BM. BOT.	BOARD BITUMINOUS BUILDING BLOCK BLOCKING BULKHEAD BEAM BOTTOM	<b>F</b>	H.B. H.C. HDWD. HDWE. H.M. HORIZ. HR. HGT.	HOSE BIB HOLLOW CORE HARD WOOD HARDWARE HOLLOW METAL HORIZONTAL HOUR HEIGHT	<b>S</b>	S. S.ABF S.C. S.C.D. SCHED. S.D. SECT. SH. SHR. SHT. SIM. S.N.D. S.N.R. SPEC. SQ. S.ST. S.SK. STA. STD. STL. STOR. STRL. SUSP. SYM.	SOUTH SOUND ATTENUATION FIRE BLANKETS SOLID CORE SEAT COVER DISPENSER SOAP DISPENSER SECTION SHELF SHOWER SHEET SIMILAR SANITARY NAPKIN DISPENSER SANITARY NAPKIN RECEPTACLE SQUARE STAINLESS STEEL SERVICE SINK STATION STANDARD STEEL STORAGE STRUCTURAL SUSPEND SYMMETRICAL		
<b>C</b>	CAB. CARP. C.B. CEM. CER. C.I. C.G. CLG. CLKG. CLO. CLR. C.M.U. C.O. COL. CONC. CONN. CONST. CONT. CORR. CTSK. CNTR. C.T. CTR.	CABINET CARPET CATCH BASIN CEMENT CERAMIC CAST IRON CORNER GUARD CEILING CAULKING CLOSET CLEAR CONCRETE MASONRY UNIT CASED OPENING COLUMN CONCRETE CONNECTION CONSTRUCTION CONTINUOUS CORRIDOR COUNTERSUNK COUNTER CERAMIC TILE CENTER	<b>J</b>	JAN. JST. JT.	JANITOR JOIST JOINT	<b>K</b>	KIT. KITCHEN	<b>L</b>	LAB. LAM. LAV. L.F. LKR. LT. LTG. LTWT.	LABORATORY LAMINATE LAVATORY LINEAR FEET LOCKER LIGHT LIGHTING LIGHT WEIGHT
<b>D</b>	DBL. DEPT. D.F. DET. DIA. DIM. DISP. DN. D.O. DR. DWR. DS. D.S.P. DWG.	DOUBLE DEPARTMENT DRINKING FOUNTAIN DETAIL DIAMETER DIMENSION DISPENSER DOWN DOOR OPENING DOOR DRAWER DOWN SPOUT DRY STANDPIPE DRAWING	<b>M</b>	MAX. M.C. MACH. MECH. MEMB. MET. MFR. MH. MIN. MIR. MISC. M.L. M.O. MTD. MUL.	MAXIMUM MEDICINE CABINET MACHINE MECHANICAL MEMBRANE METAL MANUFACTURER MANHOLE MINIMUM MIRROR MISCELLANEOUS MATCH LINE MASONRY OPENING MOUNTED MULLION	<b>T</b>	TRD. T.B. T.C. TEL. TEMP. T. & G. THK. TOIL. T.P. T.P.D. T.V. T.W. TYP. T.O.B. T.O.C. T.O.S.	TREAD TOWEL BAR TOP OF CURB TELEPHONE TEMPERED TONGUE AND GROOVE THICK TOILET TOP OF PAVEMENT TOILET PAPER DISPENSER TELEVISION TOP OF WALL TYPICAL TOP OF BEAM TOP OF CONCRETE TOP OF SLAB		
<b>E</b>	E. EA. E.J. EL. ELEC. ELEV. EMER. ENCL. E.P. EQ. EQPT. E.S. E.W.C. EXST. EXP. EXP. EXT.	EAST EACH EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMERGENCY ENCLOSURE ELECTRICAL PANEL BOARD EQUAL EQUIPMENT EMERGENCY OVERFLOW SCUPPER ELECTRIC WATER COOLER EXISTING EXPOSED EXPANSION EXTERIOR	<b>N</b>	N. N.I.C. NO. OR # NOM. N.T.S.	NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE	<b>U</b>	UNF. U.O.N. UR.	UNFINISHED UNLESS OTHERWISE NOTED URINAL UNDERWRITERS LAB		
<b>F</b>	F.A. F.B. F.D. FDN. F.E. F.E.C. F.H.C. FIN. FL. FLASH. FLUOR. F.O.C. F.O.F. F.O.S. FPRF. F.S. FT. FTG. FURR. FUT. F.V. F.V.C.	FIRE ALARM FLAT BAR FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FIRE EXTINGUISHER CAB. FIRE HOSE CABINET FINISH FLOOR FLASHING FLUORESCENT FACE OF CONCRETE FACE OF FINISH FACE OF STUDS FIREPROOF FULL SIZE FOOT OR FEET FOOTING FURRING FUTURE FIELD VERIFY FIRE VALVE CABINET	<b>O</b>	O.A. OBS. O.C. O.D. OFF. OPNG. OP. HD. OPP.	OVERALL OBSURE ON CENTER OUTSIDE DIMENSION OFFICE OPENING OPPOSITE HAND OPPOSITE	<b>V</b>	V.I.F. VERT. V.T. VEST. V.B.	VERIFY IN FIELD VERTICAL VINYL TILE VESTIBULE VAPOR BARRIER		
			<b>P</b>	PRCST. P.L. P.T. PL. P.LAM. PLAS. PLYWD. POL. PR. PT. P.T.D. PTN. PTR.	PRE-CAST PROPERTY LINE PRESSURE TREATED PLATE PLASTIC LAMINATE PLASTER PLYWOOD POLISHED PAIR POINT PAPER TOWEL DISPENSER PARTITION PAPER TOWEL RECEPTACLE	<b>W</b>	W. WT. W/ W.C. WD. WO. WP. WSCT.	WEST WEIGHT WITH WATER CLOSET WOOD WITHOUT WATERPROOF WAINSCOT		
			<b>Q</b>	Q.T.	QUARRY TILE					


**OWNER:**  
SEVEN HUNDRED REALTY CORPORATION  
C/O USA COMMERCIAL INC.  
15499 WEST DIXIE HIGHWAY  
NORTH MIAMI BEACH, FL 33162

**ARCHITECT:**  
BEILINSON GOMEZ ARCHITECTS PA  
JOSE L. GOMEZ AR 0015416  
8101 BISCAYNE BLVD., SUITE 309-310  
MIAMI, FL 33138-4664  
TEL. (305) 559-1250 FAX. (305) 551-1740

**ARCHITECTURAL**

A-000	COVER
A-001	GENERAL NOTES AND INDEX
A-002	HISTORICAL PICTURES
A-003	EXISTING BUILDING PICTURES
EXIST-101	EXISTING GROUND FLOOR PLAN
D-101	GROUND FLOOR PLAN DEMOLITION
D-201	ELEVATIONS DEMOLITION
A-101	PROPOSED GROUND FLOOR PLAN
A-102	EXISTING MEZZANINE, PROPOSED MEZZANINE
A-201	EXISTING EAST ELEVATION, PROPOSED EAST ELEVATION
A-202	EXISTING NORTH ELEVATION, PROPOSED NORTH ELEVATION
A-203	EXISTING SOUTH ELEVATION, PROPOSED SOUTH ELEVATION

SYMBOL LEGEND

APPLICABLE CODES

	DOOR number wall construction		wall type
	room name / finish schedule		detail number
	bldg. / partial & detail section symbol		detail number
	notes		COLUMN REFERENCE
	notes		ELEVATION
	notes		DRAWING REVISION

**GOVERNING ZONING CODE:** CITY OF MIAMI BEACH, FLORIDA CODE OF ORDINANCE

**BUILDING CODE:** FLORIDA BUILDING CODE 2017

**EXISTING BUILDING:** FLORIDA BUILDING CODE: EXISTING BUILDING CODE 2017

**STRUCTURAL:** FLORIDA BUILDING CODE 2017

**PLUMBING:** FLORIDA BUILDING CODE 2017 - PLUMBING

**MECHANICAL:** FLORIDA BUILDING CODE 2017 - MECHANICAL

**ELECTRICAL:** FLORIDA BUILDING CODE - 2017 EDITION

**ACCESSIBILITY:** FLORIDA BUILDING CODE 2017 - ACCESSIBILITY

**FIRE PROTECTION:** FLORIDA FIRE PREVENTION CODE - 6th EDITION

PROJECT INFORMATION

SCOPE OF WORK

- IMPROVEMENT OF EXISTING BUILDING LOCATED AT 1646 EUCLID, MIAMI BEACH, FL.
- IMPROVEMENT CONSISTS OF:
  - MODIFICATION OF EAST ELEVATION
  - MODIFICATION OF SOUTH ELEVATION
  - MODIFICATION OF INTERIOR SPACE
- WORK AREA APPROX. 6,821 SQ. FT.

LEGAL DESCRIPTION

LOTS 1 AND 2, BLOCK 50, OF "SECOND COMMERCIAL, SUBDIVISION OF THE ALTON BEACH REALTY COMPANY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, AT PAGE 33 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

ZONING SUMMARY

**PROJECT ADDRESS:** 1646 EUCLID MIAMI BEACH, FL 33139

**ZONING DISTRICT:** CD-3

**PRESENT / PROPOSED OCCUPANCY:** MERCANTILE

**LOT COVERAGE:** TO REMAIN - EXISTING

**SETBACKS:** TO REMAIN - EXISTING

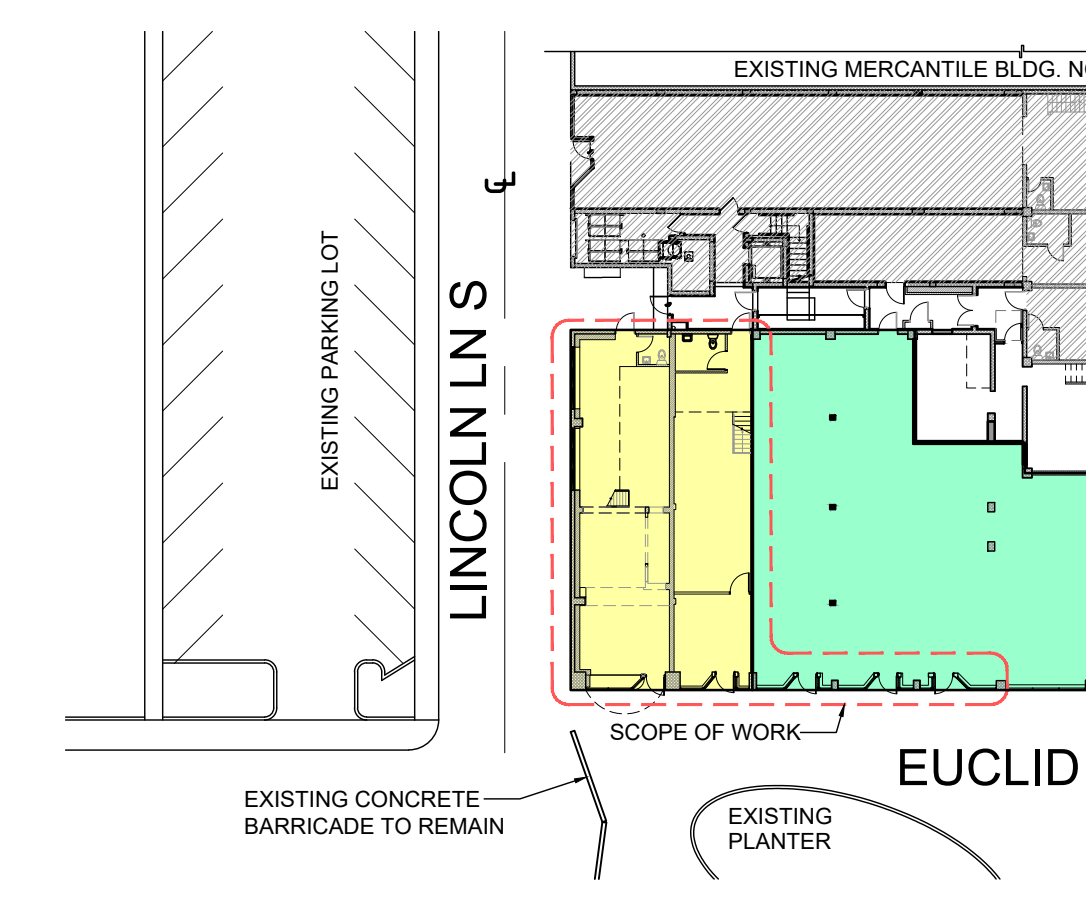
**EXISTING BUILDING AREA:** 14,776 SQ. FT.

ALTERATION CLASSIFICATION

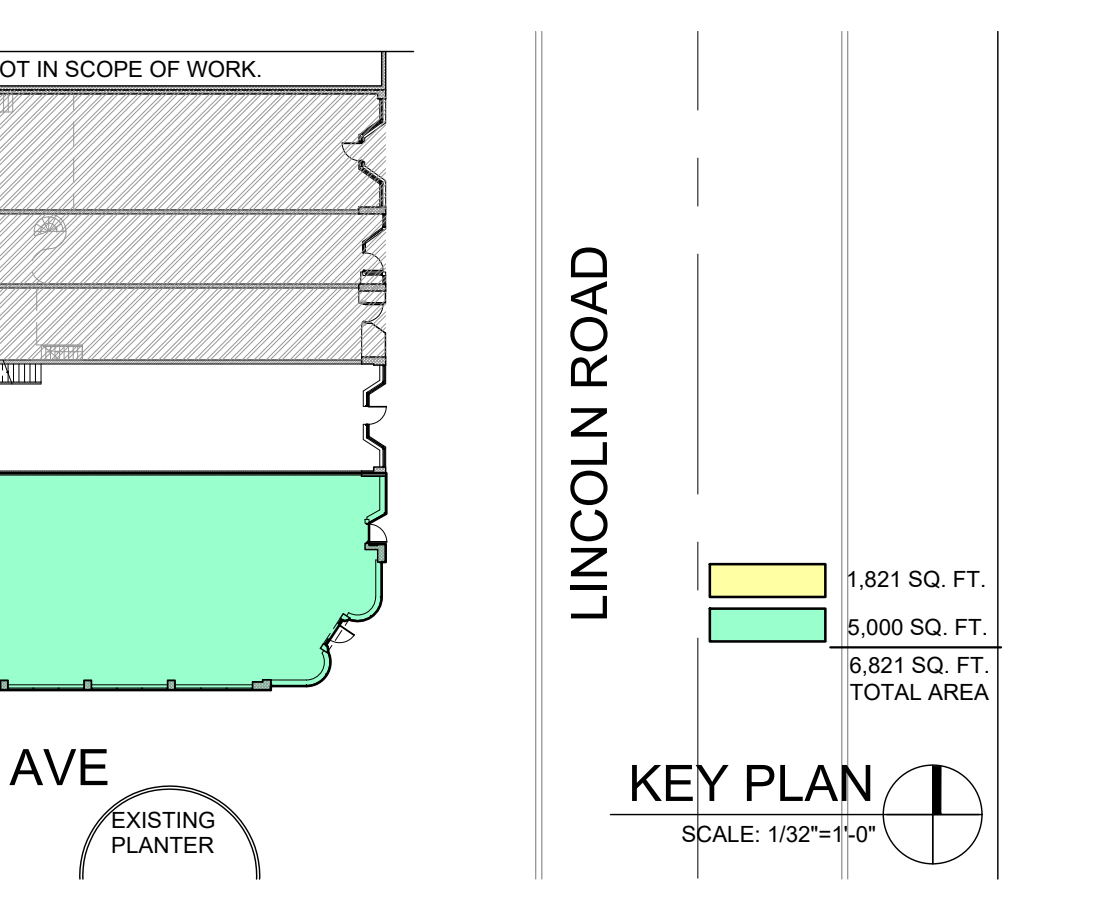
ALTERATION LEVEL 2

CLASSIFICATION OF REHABILITATION WORK

RENOVATION AS PER FFPC 101 5TH EDITION CHAPTER 43.4, MODIFICATION AS PER FFPC 101 5TH EDITION CHAPTER 43.5, RECONSTRUCTION AS PER FFPC 101 5TH EDITION CHAPTER 43.6

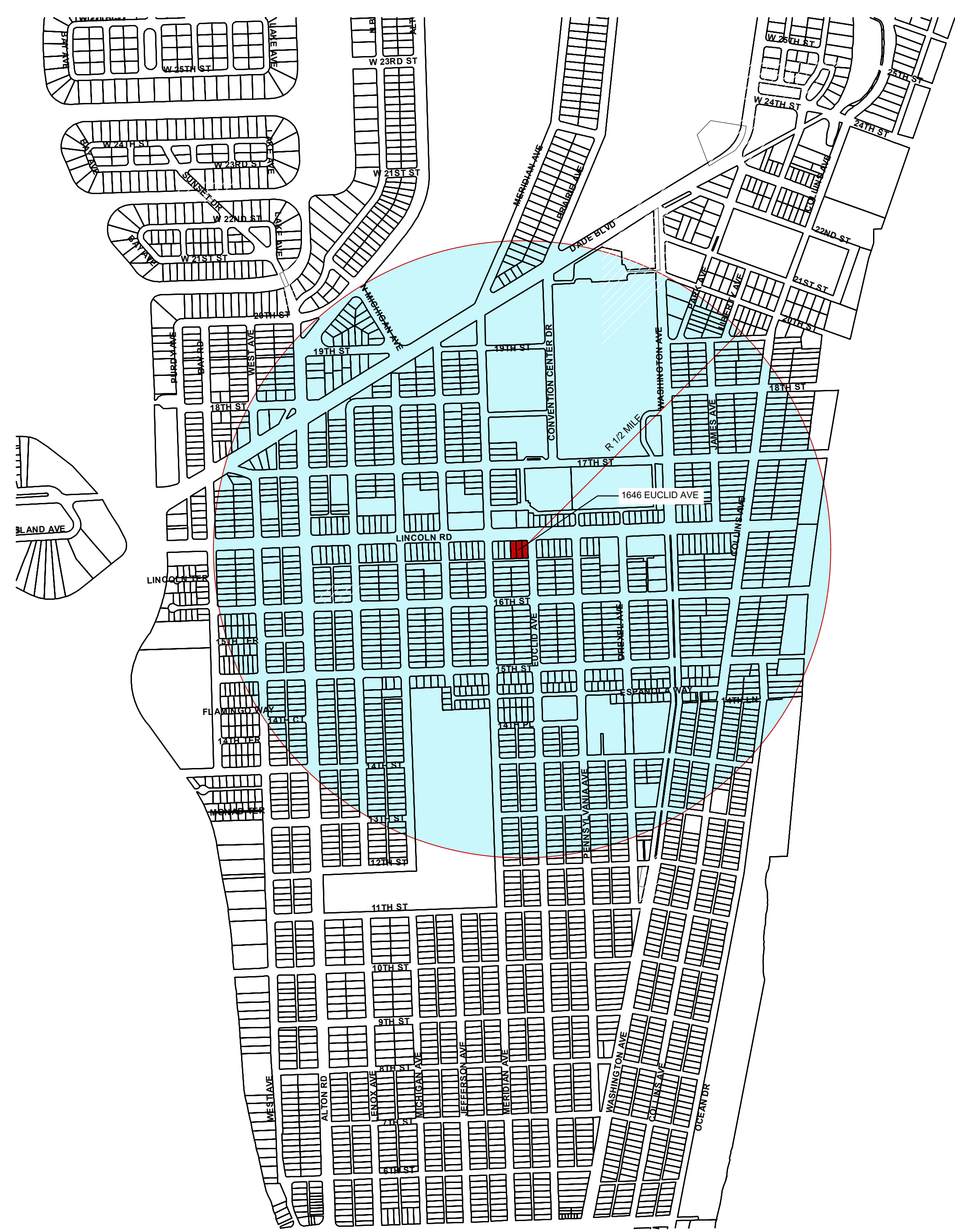


**700 LINCOLN**  
1646 EUCLID AVE  
MIAMI BEACH, FL 33139



**BEILINSON GOMEZ ARCHITECTS P.A.**

8101 BISCAYNE BLVD., SUITE 309-310  
MIAMI, FL 33138-4664  
TEL. (305) 559-1250 FAX. (305) 551-1740

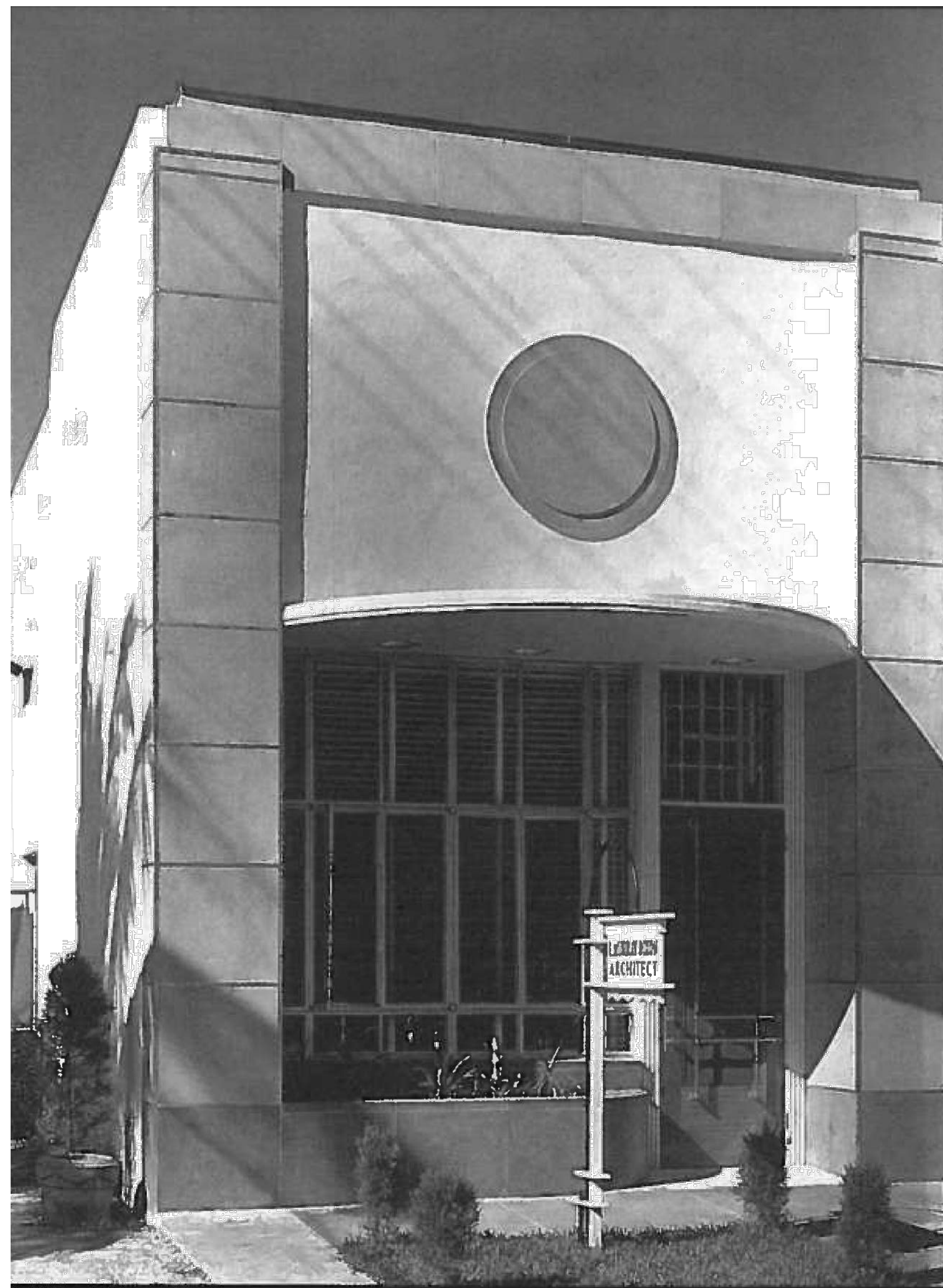


**LOCATION MAP**  
SCALE: N.T.S.

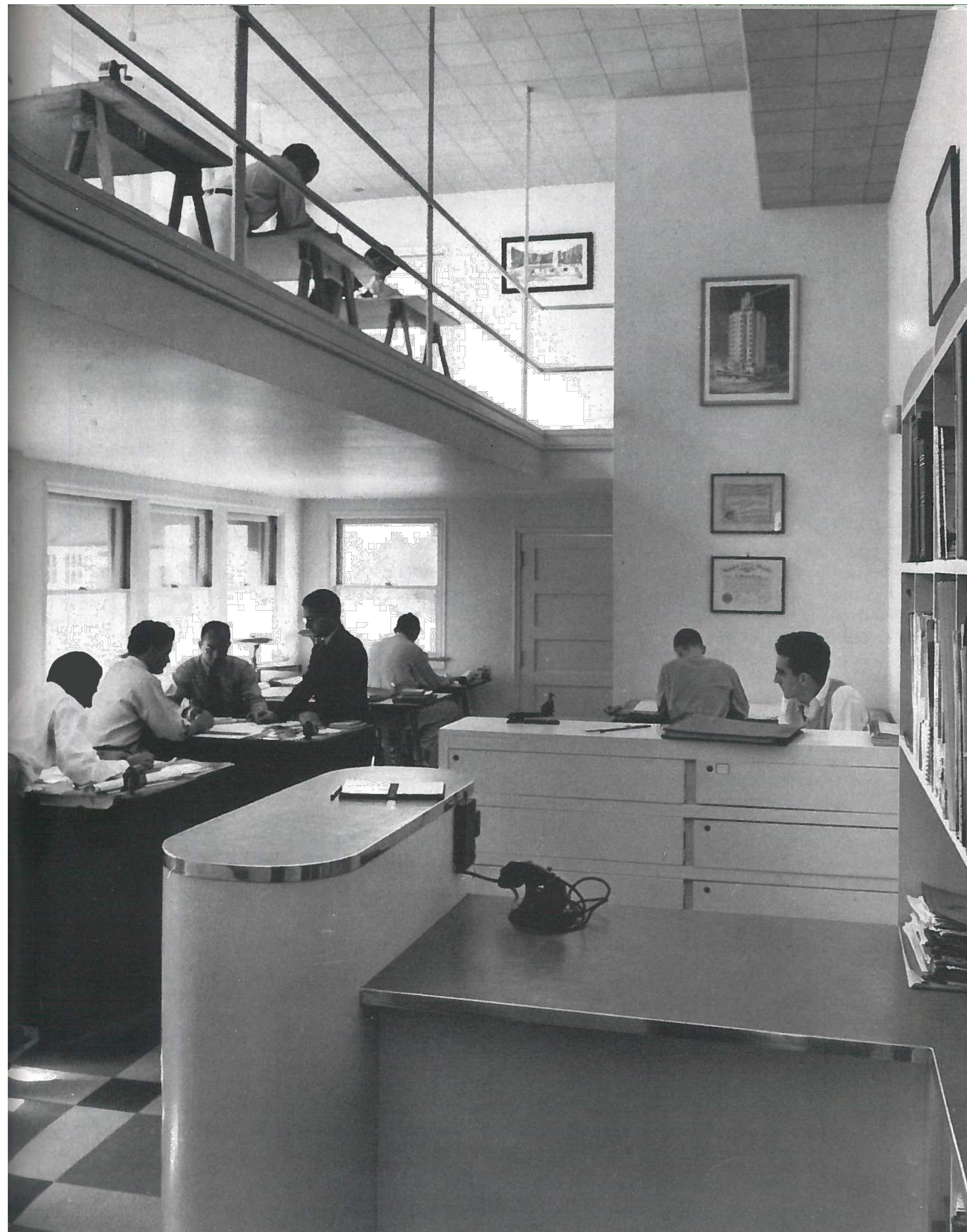
DWG. TITLE	GENERAL NOTES AND INDEX
SCALE	N.T.S.
PROJECT NO.	
DATE	2019-07
SHEET NUMBER	03-13-19

**A-001**





HISTORICAL PICTURE



HISTORICAL PICTURE



HISTORICAL PICTURE

**700 LINCOLN**  
 1646 EUCLID AVE  
 MIAMI BEACH, FL 33139

BEILINSON  
 GOMEZ  
 ARCHITECTS P.A.  
 AAC001062

8101 BISCAYNE BLVD. 3305 310  
 MIAMI, FL 33138-4692  
 T 305.559.1250 F 305.551.1746

ROSE J. GOMEZ  
 A R 0 1 5 4 F 6

DWG. TITLE	SITE PICTURE
SCALE	VARIES
PROJECT NO.	
DATE	2019-07
SHEET NUMBER	03-13-19
DATE	REVISION

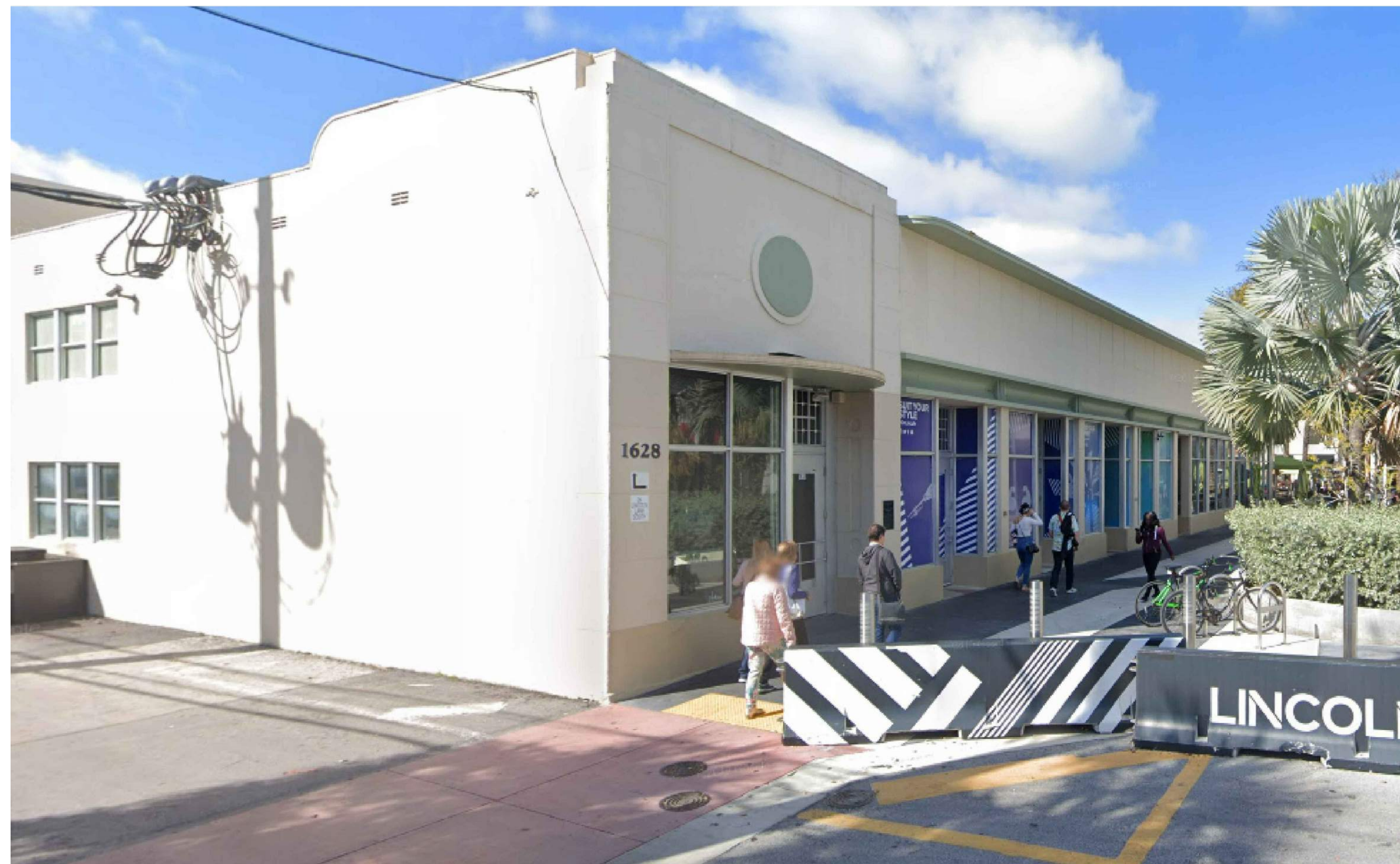
**A-002**

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EXISTING EAST ELEVATION



EXISTING SOUTH EAST ELEVATION



EXISTING EAST ELEVATION

**700 LINCOLN**  
 1646 EUCLID AVE  
 MIAMI BEACH, FL 33139

BEILINSON  
 GOMEZ

ARCHITECTS  
 P.A.

ROSE J. GOMEZ

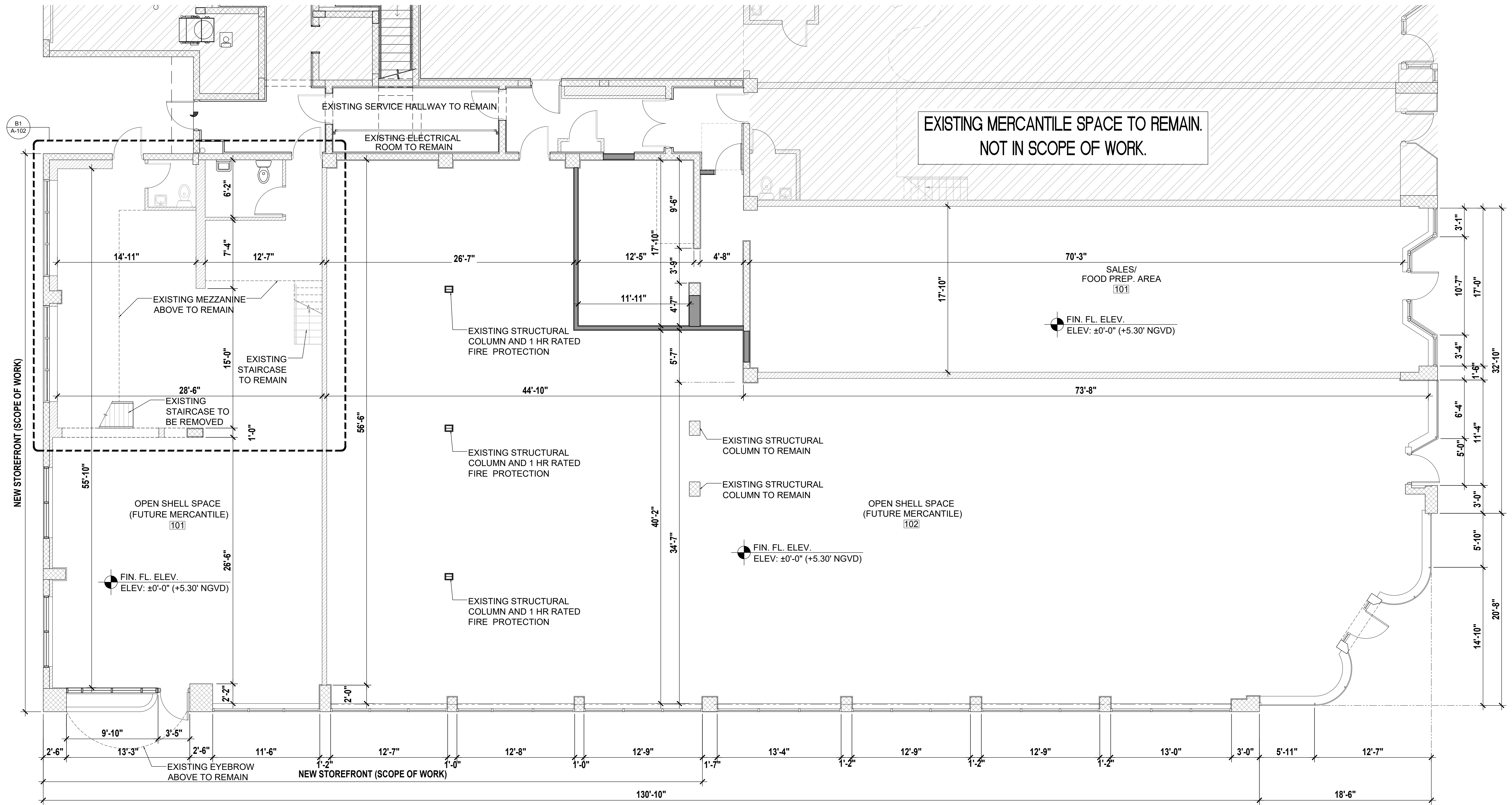
DWG. TITLE	EXISTING CONDITIONS
SCALE	VARIABLES
PROJECT NO.	
DATE	2019-07
SHEET NUMBER	03-13-19
DATE	REVISION

**A-003**




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LINCOLN LNS



**LEGEND**

-  EXISTING CMU WALL / CONCRETE COLUMN TO REMAIN
-  EXISTING INTERIOR PARTITION TO REMAIN
-  EXISTING AREA NOT IN SCOPE OF WORK

**700 LINCOLN**  
 1646 EUCLID AVE  
 MIAMI BEACH, FL 33139

BEILINSON  
 GOMEZ

ARCHITECTS P.A.  
 ARCHITECTURE  
 A A C 0 0 1 0 6 2

DWG. TITLE	PROPOSED GROUND FLOOR PLAN
SCALE	N.T.S.
PROJECT NO.	
DATE	2019-07
SHEET NUMBER	03-13-19

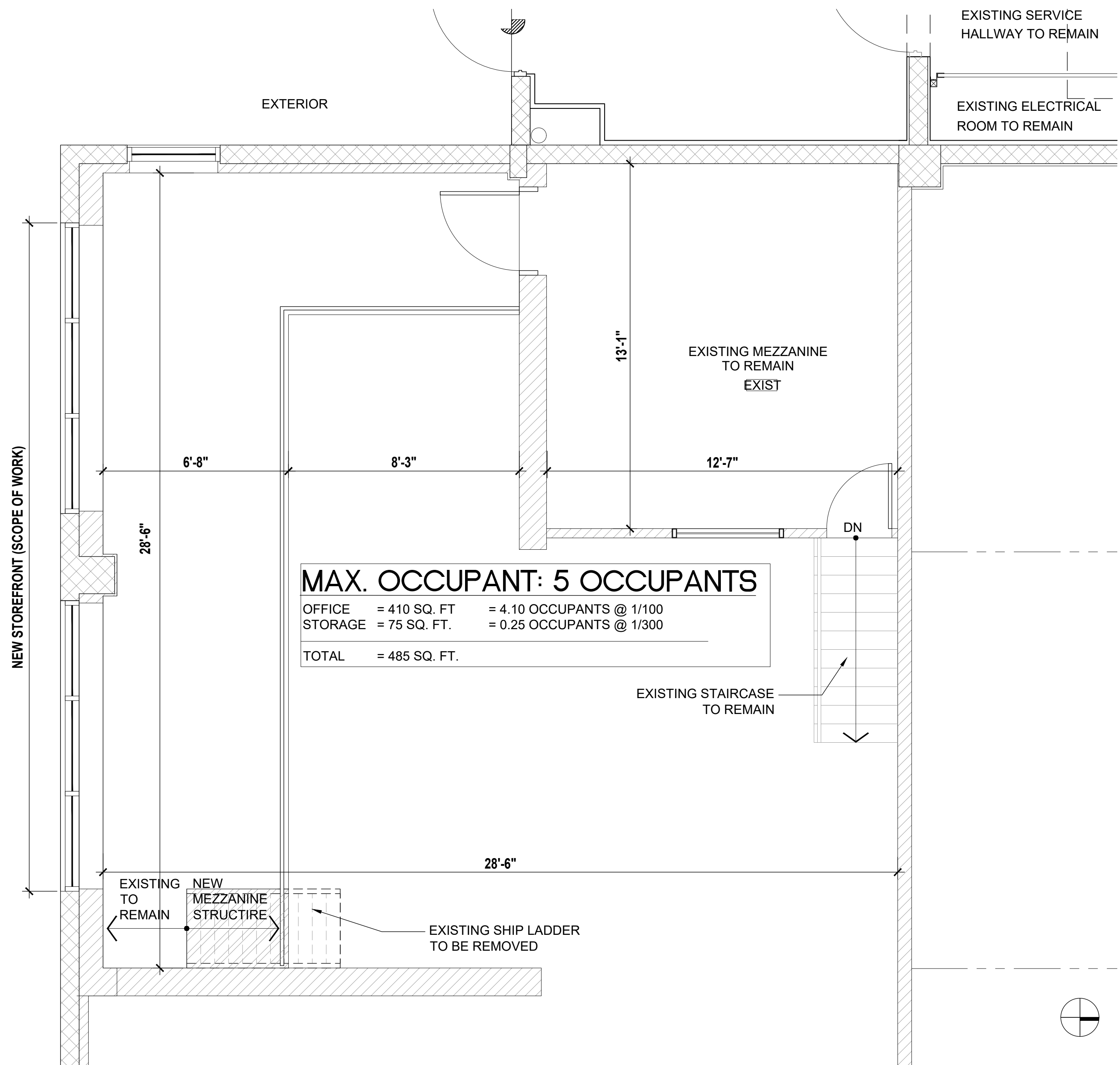
**A-101**

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LINCOLN LNS

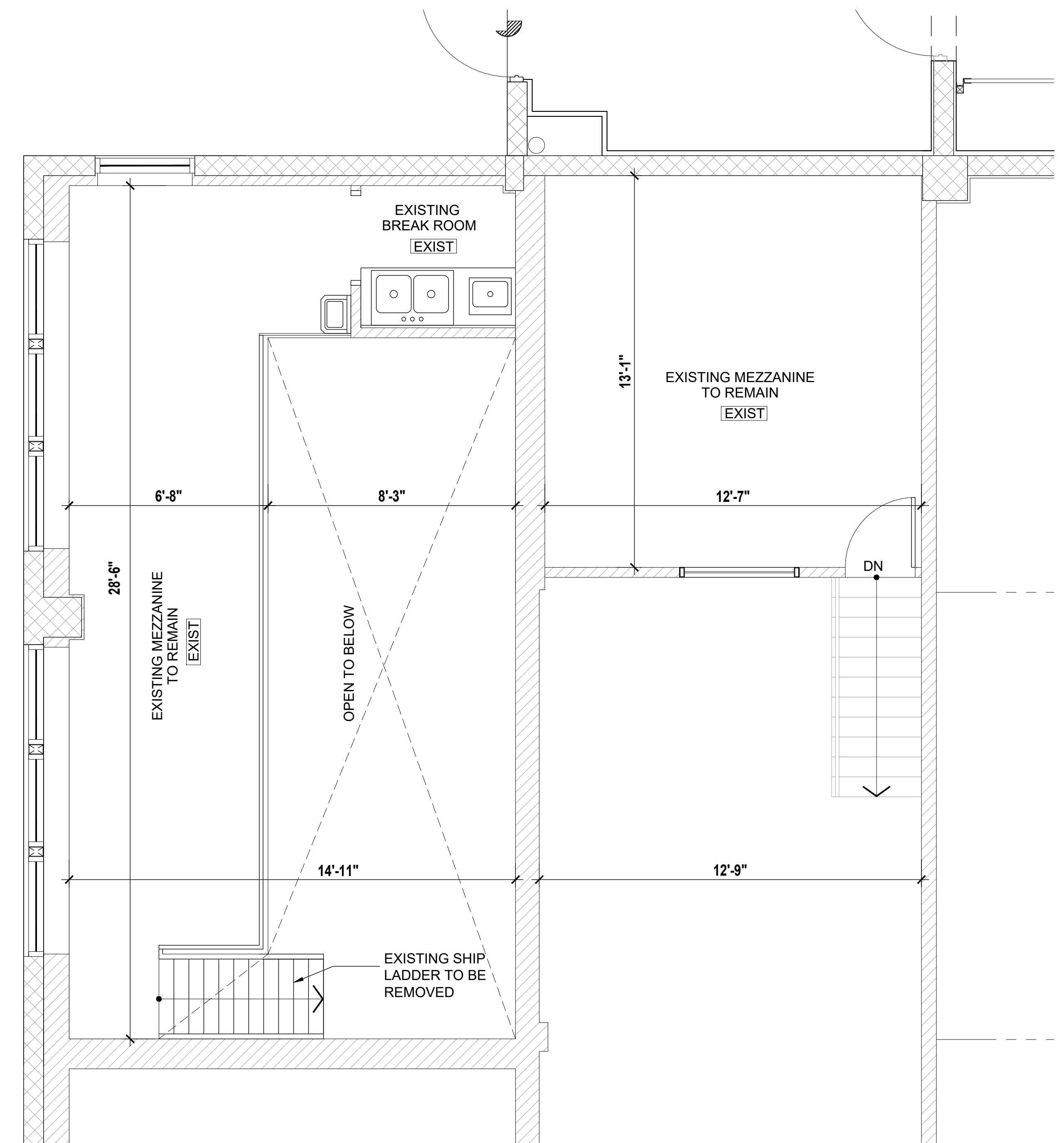
NEW STOREFRONT (SCOPE OF WORK)



**MAX. OCCUPANT: 5 OCCUPANTS**  
 OFFICE = 410 SQ. FT. = 4.10 OCCUPANTS @ 1/100  
 STORAGE = 75 SQ. FT. = 0.25 OCCUPANTS @ 1/300  
 TOTAL = 485 SQ. FT.





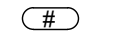
**B1** PROPOSED MEZZANINE

SCALE: 3/8"=1'-0"



**B4** EXISTING MEZZANINE

SCALE: 3/8"=1'-0"

-  EXISTING CMU WALL / CONCRETE COLUMN TO REMAIN
-  EXISTING INTERIOR PARTITION TO REMAIN
-  EXISTING AREA NOT IN SCOPE OF WORK
-  EXISTING DOOR TO REMAIN
-  NEW DOOR. REFER TO DOOR SCHEDULE.

A1

A2

A3

A4 LEGEND

SCALE: N.T.S.

A5

A6

700 LINCOLN  
 1646 EUCLID AVE  
 MIAMI BEACH, FL 33139

BEILINSON  
 GOMEZ

ARCHITECTS P.A.

ARCHITECTURE

A A C 0 0 1 0 6 2

8101 BISCAYNE BLVD. S 305.310  
 M I A M I F L 3 1 3 8 3 4 6 9 2

ROSE J. GOMEZ

A R 0 1 5 4 1 6

DWG. TITLE	EXISTING MEZZANINE, PROPOSED MEZZANINE
SCALE	N.T.S.
PROJECT NO.	2019-07
DATE	03-13-19
SHEET NUMBER	A-102

DATE REVISION

A-102

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CONSULTANT



**EXISTING EAST ELEVATION**



**PROPOSED EAST ELEVATION**

**KEY NOTE**

- 01 NEW CLEAR ANOD. ALUM. & GLASS TO MATCH EXIST.
- 02 NEW DOOR TO MATCH HISTORICAL DOOR
- 03 EXISTING STOREFRONT TO REMAIN
- 04 NEW TENANT SIGNAGE

**700 LINCOLN**  
 1646 EUCLID AVE  
 MIAMI BEACH, FL 33139

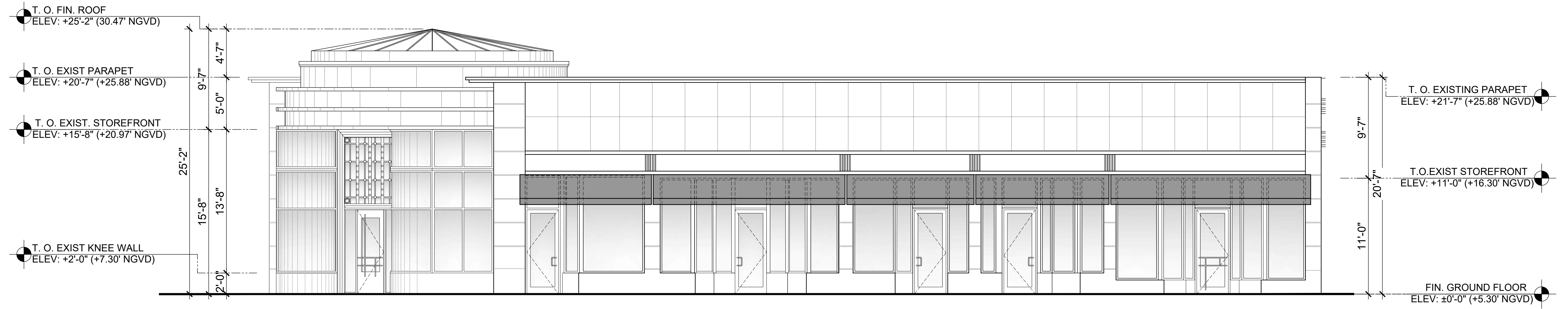
**BEILINSON  
 GOMEZ**  
 ARCHITECTS P.A.  
 ARCHITECTURE  
 A A C 0 0 1 0 6 2

8101 BISCAYNE BLVD. 3305 310  
 MIAMI, FL 33133-4694  
 T 305.559.1250 F 305.551.1746  
**ROSE J. GOMEZ**

DWG. TITLE	EXISTING EAST ELEVATION
PROPOSED EAST ELEVATION	
SCALE	3/16"=1'-0"
PROJECT NO.	2019-07
DATE	03-13-19
SHEET NUMBER	A-201

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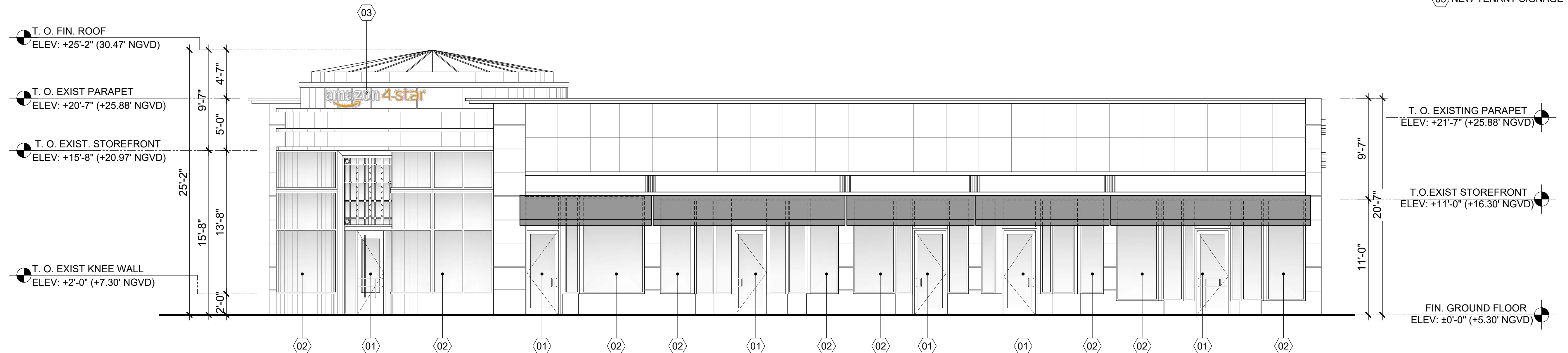




**EXISTING NORTH ELEVATION**

**KEY NOTE**

- 01) EXISTING DOOR TO REMAIN
- 02) EXISTING STOREFRONT TO REMAIN
- 03) NEW TENANT SIGNAGE



**PROPOSED NORTH ELEVATION**

**700 LINCOLN**  
 1646 EUCLID AVE  
 MIAMI BEACH, FL 33139

**BEILINSON  
 GOMEZ**  
 ARCHITECTS P.A.  
 8101 BISCAYNE BLVD, SUITE 310  
 MIAMI, FL 33148  
 T 305.559.1250 F 305.551.1746

DWG. TITLE	EXISTING NORTH ELEVATION
PROPOSED NORTH ELEVATION	
SCALE	3/16"=1'-0"
PROJECT NO.	2019-07
DATE	03-13-19
SHEET NUMBER	A-202.1
DATE	REVISION



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

**KEY NOTE**

- 01 NEW CLEAR ANOD. ALUM. & GLASS TO MATCH EXIST.
- 02 EXISTING STOREFRONT TO REMAIN
- 03 EXISTING DOOR TO REMAIN

**700 LINCOLN**  
 1646 EUCLID AVE  
 MIAMI BEACH, FL 33139

**BEILINSON  
 GOMEZ  
 ARCHITECTS P.A.**

8101 BISCAYNE BLVD. SUITE 310  
 MIAMI, FL 33138-4694  
 T 305.559.1250 F 305.551.1746

DWG. TITLE	EXISTING SOUTH ELEVATION; PROPOSED SOUTH ELEVATION
SCALE	N.T.S.
PROJECT NO.	
DATE	2019-07
SHEET NUMBER	03-13-19
DATE	REVISION

**A-203**