

BOARD APPLICATION CHECKLIST

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

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

Applications requiring a traffic study must meet with the Transportation Department and peer reviewer thirty (30) calendar days prior to the CAP First Submittal deadline to determine the methodology for the traffic impact study and obtain the Transportation Department's checklist. Fifteen (15) days prior to the First submittal the applicant must submit the traffic study via CAP. Seven (7) days prior to First submittal the Transportation Department/Peer Reviewer will provide first round of comments to the applicant. The applicant must address the comments and submit revised traffic study/plans by the CAP First Submittal deadline including a narrative responding to Transportation/Peer Reviewer comments.

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

Property address: 2687 Flaming Drive Board DRB Date: 11/12/2020

ITEM #	ITEM DESCRIPTION	REQUIRED
CAP FIRST SUBMITTAL		
To be uploaded online (CAP) by the applicant before 12:00 pm by First submittal deadline. ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.		
1	Application Fee and Peer review fees shall be paid after Pre-Application meeting and before the First submittal. It is the applicant's responsibility to make this payment, if an invoice is not generated by the CAP system, the applicant should contact staff prior to first submittal to be invoiced and make payment.	<input checked="" type="checkbox"/>
a	Is the property the primary residence & homestead of the applicant/property owner? (If yes, provide office of the Property Appraiser Summary Report).	
2	Copy of signed and dated check list issued at Pre-Application meeting.	<input checked="" type="checkbox"/>
3	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	<input checked="" type="checkbox"/>
4	Signed and dated Letter of Intent. Letter must outline application details and identify hardships if Variances are requested. (see also Items # 42,43 and 44).	<input checked="" type="checkbox"/>
5	Mailing Labels: Upload property owner's list and copy of original certified letter from provider. See #52 for submittal of Hard copy / originals of these items.	<input checked="" type="checkbox"/>
6	Copies of all current or previously active Business Tax Receipts.	<input checked="" type="checkbox"/>
7	School Concurrency Application for projects with a net increase in residential units (no SFH). Provide Planning Department - Miami Dade - School Concurrency Application for Transmittal	
8	Survey: Electronic version of original signed & sealed, dated no more than six months from date of application. Survey must provide: lot area, grade per Section 114-1 of the City Code. (If no sidewalk exists, provide the elevation of the crown of the road) and spot elevations.	<input checked="" type="checkbox"/>
9	Architectural Plans and Exhibits (must be 11"x 17")	
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date. Include copies of previous recorded board orders, if applicable.	<input checked="" type="checkbox"/>

Property address: 2687 Flaming Drive

Board: DRB

Date: 11/12/2020

ITEM #	ITEM DESCRIPTION	REQUIRED
b	Copy of the original survey included in plan package. See No. 8 above for survey requirements	<input checked="" type="checkbox"/>
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	<input checked="" type="checkbox"/>
d	Context Location Plan, Min 8.5"X11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images)	<input checked="" type="checkbox"/>
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	<input checked="" type="checkbox"/>
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable	<input checked="" type="checkbox"/>
g	Proposed FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable.	<input checked="" type="checkbox"/>
h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	<input checked="" type="checkbox"/>
i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	<input checked="" type="checkbox"/>
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	
k	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	<input checked="" type="checkbox"/>
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	
m	Demolition Plans (Floor Plans & Elevations with dimensions)	
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	<input checked="" type="checkbox"/>
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	<input checked="" type="checkbox"/>
p	Proposed Section Drawings	<input checked="" type="checkbox"/>
q	Color Renderings (elevations and three dimensional perspective drawings).	<input checked="" type="checkbox"/>
10	Landscape Plans and Exhibits (must be 11"x 17")	
a	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan, as well as underground and overhead utilities when street trees are required.	<input checked="" type="checkbox"/>
b	Hardscape Plan, i.e. paving materials, pattern, etc.	<input checked="" type="checkbox"/>
11	Copy of original Building Permit Card, & Microfilm, if available.	<input checked="" type="checkbox"/>
12	Copy of previously approved building permits (provide building permit number) and/or Board Orders.	
13	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recording data. See Part 1 / Section 1 / A. Surveying & Mapping Standards and submittal Requirements of the Public Works Manual. http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920	
14	Vacant/Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Dept.	

Property address: 2687 Flaming Drive Board: DRB Date: 11/12/2020

ITEM #	ITEM DESCRIPTION	REQUIRED
15	Historic Resources Report (This report shall include, but not be limited to, copy of the original Building Permit Card and subsequent modifications, Microfilm records, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure and any other related information on the property.	
16	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	
17	Line of Sight studies.	
18	Structural Analysis of existing building including methodology for shoring and bracing.	
19	Proposed exterior and interior lighting plan, including photometric calculations.	
20	Exploded Axonometric Diagram (showing second floor in relationship to first floor).	<input checked="" type="checkbox"/>
21	Neighborhood Context Study. (Planning will provide guidance if necessary for application.)	<input checked="" type="checkbox"/>
22	Required yards open space calculations and shaded diagrams.	<input checked="" type="checkbox"/>
23	Required yards section drawings.	<input checked="" type="checkbox"/>
24	Variance and/or Waiver Diagram	<input checked="" type="checkbox"/>
25	Schematic signage program	
26	Detailed sign(s) with dimensions and elevation drawings showing exact location.	
27	Elevation drawings showing area of building façade for sign calculation (Building ID signs).	
28	Daytime and nighttime renderings for illuminated signs.	
29	Floor Plan Indicating area where alcoholic beverages will be displayed.	
30	Survey showing width of the canal (Dimension shall be certified by a surveyor)	
31	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	
32	DERM recommendation/preliminary approval. Docks or any structures shall have approval stamp from DERM or other regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended.	
33	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
34	Survey shall include spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the due within the property. Erosion control line and Bulkhead line shall be indicated if present.	
35	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
36	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable).	
37	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	
38	Traffic Study, Site plan(s) : Revised version and narrative addressing first round of comments from Transportation Department and peer review, provide a narrative. (See Transportation Department check list for requirements.)	
39	Sound Study report (Hard copy) with 1 CD.	
40	Site Plan (Identify streets and alleys)	
a	Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____	

Property address: 2687 Flaming Drive Board: DRB Date: 11/12/2020

ITEM #	ITEM DESCRIPTION	REQUIRED
b	# parking spaces & dimensions_____ Loading spaces locations & dimensions_____	
c	# of bicycle parking spaces_____	
d	Interior and loading area location & dimensions_____	
e	Street level trash room location and dimensions_____	
f	Delivery route_____ Sanitation operation_____ Valet drop-off & pick-up_____ Valet route in and out_____	
g	Valet route to and from_____ auto-turn analysis for delivery and sanitation vehicles_____	
h	Indicate any backflow preventer and FPL vault if applicable	
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan	
41	Floor Plan (dimensioned)	
a	Total floor area	
b	Identify # seats indoors_____ outdoors_____ seating in public right of way_____ Total_____	
c	Occupancy load indoors and outdoors per venue_____ Total when applicable_____	
42	The letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.	<input checked="" type="checkbox"/>
43	The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:	
a	Section 118-53 (d) of the City Code for each Variance.	<input checked="" type="checkbox"/>
44	The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows:	
a	For Conditional Use -Section 118-192 (a)(1)-(7)	
b	CU - NIE and or outdoor Entertainment Establishments - Section 142-1362 (a)(1)-(9)	
c	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)	
d	CU - Structures over 50,000 SQ.FT. - Section 118-192 (b) (1)-(11)	
e	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	
f	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions	
	Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A	
Other	Front Yard Variance Diagram	<input checked="" type="checkbox"/>
Other	Waivers #1 and #2 - for two-story interior side elevation - staff recommends further refinement of interior side elevations to better meet intent of code	<input checked="" type="checkbox"/>
Other		

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

Property address: 2687 Flaming Drive Board: DRB Date: 11/12/2020

ITEM #	ITEM DESCRIPTION	REQUIRED
FINAL SUBMITTAL (CAP & PAPER)		
Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. Final Submittal Documents must be uploaded to the CAP and hard copies must be submitted to the Planning Department prior to 12:00 P.M. on final submittal deadline. Staff will review and issue a notice to proceed or to continue submittal to a future meeting if the application is found incomplete.		
45	Traffic Study, Site plan(s): This is the final traffic study including any modifications required to address comments from the City's Transportation Department. City's required permit by FDOT should be obtained prior to Final submittal (via CAP).	
	PAPER FINAL SUBMITTAL:	
46	Original application with all signed and notarized applicable affidavits and disclosures.	<input checked="" type="checkbox"/>
47	Original of all applicable items.	<input checked="" type="checkbox"/>
48	One (1) signed and sealed 11"X17" bound, collated set of all the required documents.	<input checked="" type="checkbox"/>
49	14 collated copies of all required documents	<input checked="" type="checkbox"/>
50	One (1) CD/DVD with electronic copy of entire final application package (plans, application, Letter of Intent, traffic/sound study, etc.) see CD/DVD formatting attached, for instructions.	<input checked="" type="checkbox"/>
51	Traffic Study (Hard copy)	
52	Mailing Labels -2 sets of gummed labels and a CD including: Property owner's list and Original certified letter from provider.	<input checked="" type="checkbox"/>

ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS

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

Emily K. Balter

 Applicant or Designee's Name

Emily K. Balter

 Applicant or Designee's Signature

11/16/2020

 Date

* Due to Covid-19 Paper Copies may be placed with an electric copy of all final, original submittal documents, uploaded into CSS and labeled as "Formal Submittal". Staff will provide further details on processes at First Submittal Comments.

[Handwritten Signature]

MIAMIBEACH

PLANNING DEPARTMENT

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

LAND USE BOARD HEARING APPLICATION

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

Application Information			
FILE NUMBER DRB20-0615		Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if "Yes," provide office of the Property Appraiser Summary Report)	
Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision		Design Review Board <input checked="" type="checkbox"/> Design review approval <input checked="" type="checkbox"/> Variance	
Planning Board <input type="checkbox"/> Conditional use permit <input type="checkbox"/> Lot split approval <input type="checkbox"/> Amendment to the Land Development Regulations or zoning map <input type="checkbox"/> Amendment to the Comprehensive Plan or future land use map		Historic Preservation Board <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic district/site designation <input type="checkbox"/> Variance	
<input type="checkbox"/> Other:			
Property Information - Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 2687 Flamingo Drive, Miami Beach, Florida 33140			
FOLIO NUMBER(S) 02-3226-002-0090			
Property Owner Information			
PROPERTY OWNER NAME Tal Alexander			
ADDRESS 2687 Flamingo Drive		CITY Miami Beach	STATE Florida
BUSINESS PHONE (917) 769-2210		CELL PHONE	EMAIL ADDRESS TAlexander@elliman.com
Applicant Information (if different than owner)			
APPLICANT NAME Tal Alexander			
ADDRESS 2687 Flamingo Drive		CITY Miami Beach	STATE Florida
BUSINESS PHONE (917) 769-2210		CELL PHONE	EMAIL ADDRESS TAlexander@elliman.com
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST New single-family home with variance for front setback and waiver of additional side yard open space.			

Project Information			
Is there an existing building(s) on the site?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the project include interior or exterior demolition?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Provide the total floor area of the new construction.			SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).			SQ. FT.
Party responsible for project design			
NAME Rene Gonzalez		<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 1035 N. Miami Avenue, #406		CITY Miami	STATE Florida
BUSINESS PHONE (305) 440-4314		CELL PHONE (305) 975-5597	EMAIL ADDRESS rene@gonzalezarchitecture.com
Authorized Representative(s) Information (if applicable)			
NAME Michael Larkin		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 South Biscayne Blvd., Suite 850		CITY Miami Beach	STATE Florida
BUSINESS PHONE (305) 374-5300		CELL PHONE	EMAIL ADDRESS mlarkin@brzoninglaw.com
NAME Matthew Amster		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 South Biscayne Blvd., Suite 850		CITY Miami	STATE Florida
BUSINESS PHONE (305) 374-5300		CELL PHONE	EMAIL ADDRESS mamster@brzoninglaw.com
NAME Emily Balter		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 South Biscayne Blvd., Suite 850		CITY Miami	STATE Florida
BUSINESS PHONE (305) 374-5300		CELL PHONE	EMAIL ADDRESS ebalter@brzoninglaw.com

Please note the following information:

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

Please read the following and acknowledge below:

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

The aforementioned is acknowledged by:

Owner of the subject property Authorized representative



SIGNATURE

Tal Alexander

PRINT NAME

 11/16/20
DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF Florida

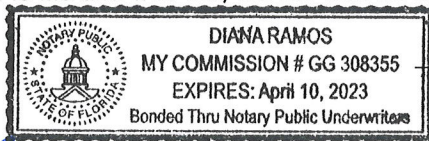
COUNTY OF Miami-Dade

I, Tal Alexander, 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.

Tal Alexander
SIGNATURE

Sworn to and subscribed before me this 16 day of November, 2020. The foregoing instrument was acknowledged before me by Tal Alexander, who has produced N.Y. P.L. 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: 4.10.2023

Diana Ramos
PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

STATE OF _____

COUNTY OF _____

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

SIGNATURE

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

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

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

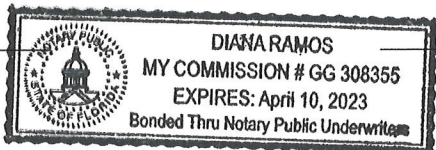
Tal Alexander
PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 16 day of November, 2020. The foregoing instrument was acknowledged before me by Tal Alexander, who has produced N/A as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: 4.10.2023



[Signature]
NOTARY PUBLIC
Diana Ramos
PRINT NAME

CONTRACT FOR PURCHASE

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

N/A

NAME _____ **DATE OF CONTRACT** _____

NAME, ADDRESS AND OFFICE

% OF STOCK

_____	_____
_____	_____
_____	_____
_____	_____

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

N/A

NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP

N/A

NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP

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

DISCLOSURE OF INTEREST
TRUSTEE

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

N/A

TRUST NAME	
NAME AND ADDRESS	% INTEREST
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

COMPENSATED LOBBYIST

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

NAME	ADDRESS	PHONE
Michael Larkin	200 South Biscayne Blvd., Suite 850, Miami, FL 33131	(305) 374-5300
Matthew Amster	200 South Biscayne Blvd., Suite 850, Miami, FL 33131	(305) 374-5300
Rene Gonzalez	1035 N. Miami Avenue, #406, Miami, FL 33136	(305) 440-4314

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

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

APPLICANT AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

I, Tal Alexander, 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.

Tal Alexander
SIGNATURE

Sworn to and subscribed before me this 16 day of November, 2020. The foregoing instrument was acknowledged before me by Tal Alexander, who has produced NY DL as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

Diana Ramos
NOTARY PUBLIC
Diana Ramos
PRINT NAME

My Commission Expires: 4.10.2023

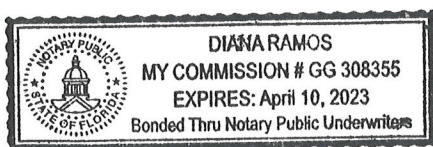


EXHIBIT A

Legal Description

Lot 2, in Block 2, of FLAMINGO TERRACE SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 10, Page 3, of the Public Records of Miami-Dade County, Florida.



200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.377.6223 office

305.377.6222 fax

ckoshal@brzoninglaw.com

December 7, 2020

VIA ELECTRONIC SUBMITTAL

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

Re: DRB20-0615 – Design Review and Variance Request for the Property Located at 2687 Flamingo Drive, Miami Beach, Florida

Dear Mr. Mooney:

This law firm represents Tal Alexander (the "Applicant"), the owner of the property located at 2687 Flamingo Drive (the "Property") in the City of Miami Beach (the "City"). The Applicant intends to build a stunning, Spanish Mediterranean Revival style single-family home on this vacant lot. Please allow this letter to serve as the letter of intent in connection with a request to the Design Review Board ("DRB") for design review with side yard open space waiver and associated front setback variance for the new single-family home on the Property.

Property Description. The Property is located at the crossroads of Flamingo Drive and Pine Tree Drive, with a median island that contains a pump station. Directly across from that are Fairgreen Park and Scott Rakow Youth Center. At the rear, the Property is situated on the narrowest portion of the Indian Creek Canal, with Indian Creek Drive and multifamily and commercial uses in close proximity. The Miami-Dade County Property Appraiser's Office identifies the Property with Folio No. 02-3226-002-0090. See Exhibit A, Property Appraiser Detailed Report. The original home was demolished in 2015 in accordance with demolition permit No. BD150133. See Exhibit B, Permit Detailed Report.

The irregular-shaped lot, with curved frontage and canal at the rear, is approximately 22,883 square feet in size. The winding nature of Flamingo Drive, which causes the Property's severe curved frontage, has existed since the area was originally platted in 1924. See Exhibit C, Flamingo Terrace Subdivision recorded in the Miami-Dade County Official Public Records at Book 10, Page 3.

The Property is located within the RS-2, Single Family Residential Zoning District, but the area is not a typical single-family neighborhood. In addition to being at the crossroad intersection, the surrounding area contains varying sized single-family homes, the Park and Youth Center, large and modest religious and educational uses, as well as non-residential hotel and restaurant uses across the Indian Creek Canal.

Proposed Development. The Applicant proposes to construct an exquisitely designed, Spanish Mediterranean Revival two-story residence. The flow of the home with three (3) distinct buildings effectively breaks the massing and adds privacy for the main home from the busy intersection of Pine Tree Drive and Flamingo Drive and the multifamily buildings across the narrow canal. The home features an attractive low-scale entrance, referred to as the "coach house," with garage on the south, parallel to the right of way, and a connecting two-story guest' quarters. While containing two (2) floors, the ceiling heights are modest and the overall structure is under the maximum height for a 1-story building. Vehicles can drive thru the center of the coach house to an interior auto court. This hidden auto court and parallel garage entrance preserves the pedestrian view of the new home. The main home is centrally located on the Property with smaller gazebo structures in the rear approximately thirty-nine (39) feet away with an east-west oriented pool located in between. The purposeful layout of the home, with varying projections, cut-outs, window shapes, and overhangs, ensures minimal impact on abutting neighbors and privacy for the residents.

The main home, front gate, coach house, and gazebos will feature typical Spanish Mediterranean Revival finishes such as clay barrel tile pitched roof; varying stucco and stone cladding exterior walls; keystone columns and arches; unique iron guard rails accenting second floor windows; and stacked terracotta tile elements on the balconies.

The Applicant's design complies with the City of Miami Beach Code of Ordinances (the "Code") requirements for height, side and rear setbacks, unit size, and lot coverage. The height of the coach house is 20'-8", the main home is 30'-10", and the single-story gazebos are 15'-0", all of which are well within the maximum permitted height for sloped roof structures. This places an essentially 1-story height structure on the right of way and pushes the main home to the center of the Property. The size of the proposed home is approximately 11,339 square feet (49.66% of the lot size), which is also below the allowable 50%-unit size limit. The proposed lot coverage is within the 30%-maximum permitted at approximately 28.4%. The main home is setback approximately 76' from the front and over 72' from the rear. Additionally, the sum of the interior side setbacks is 20'-10", with 10'-8" setback on the north and 16'-2" setback on the south. This ensures that the home is centrally located within the irregular lot and minimizes any potential impacts on the neighboring lots.

The symmetrical design with lower, effectively 1-story structures at the front and rear and 2-story main residence in the middle, reduces massing from the street and canal and accommodates sufficient spacing between the coach house, the main home and the gazebos. Due to the curved right of way, a portion of the coach house exceeds the required 40' setback required for two-story portions of homes connected to a one-story portion at 20', for which the Applicant requests a variance. The Applicant also requests a waiver from the additional open space requirement to have the main home at 62'-6" along the north and south sides. The design sufficiently addresses the intent of the Code with the main massing centrally located and almost 40' of open space between structures on this irregular, dual-frontage lot, as well as 66.7% front yard open space and 70.8% rear yard open space.

Waiver Request. The Applicant respectfully requests Design Review Board approval of the following waiver:

1. Code Section 142-106(2)(d), to waive the open to sky from grade requirement for additional open space of two-story north and south side elevations located parallel to a side property line exceeding 50% of the lot depth or 60 feet.

The intent of the Code is to reduce the scale and massing of the second story portion of homes against the neighboring properties. The proposed design, within an irregular curved frontage, adequately addresses the intent of the Code. The massing of the main home is only 2'-6" larger than 60'. Additionally, there is almost 40' of separation between the main home and the coach house and gazebo structures. The liberal distances between the structures effectively reduce the scale and massing of the home along the property lines. Additionally, the layout of the home complies with the required side yard setbacks, yard open spaces, unit size, and lot coverage.

The north and south elevations feature a key stone finish and an ornamental stone band framing the roof. Additionally, the 62'-6" length is sufficiently fragmented with windows and doors, as well as open terraces in the front and rear of the structure. The second-floor rear balcony also features a decorative iron guard rail. Therefore, the intent of the Code is satisfied and the centrally located main home, with varying architectural interest in design and materials, has a minimal impact on the abutting neighbors.

Variance Request. The Applicant's proposal substantially complies with the single-family home regulations, including lot coverage, unit size, and height. The front setback variance requested is minor and does not contradict the intent of the Code. In order to

fully realize its development and due to the Property's confining characteristics, the Applicant requests the following variance:

1. A variance of Code Section 142-106(a)(1), to permit the front setback at 20' when 40' is required for the two-story portion of a home in the RS-2 District.

Satisfaction of Hardship Criteria. The Applicant's request satisfies all hardship criteria as follows:

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

The curved frontage along Flamingo Drive creates a challenge in laying out the home and garage. Additionally, there are serious privacy concerns as this Property fronts the crossroads of busy Pine Tree Drive and Flamingo Drive, and is located on the narrowest portion of the Indian Creek Canal with hotels and restaurants in close proximity on the opposite side. These conditions are special conditions peculiar to this unique Property. The careful placement of the coach house remedies these conditions, while also providing necessary vehicular access from the main driveway and sufficient maneuvering within the Property.

Notably, the minor encroachment of the two-story portion into the front setback does not result in a larger home. The main home is entirely within the side setbacks and approximately 80' from the right of way. The only two-story portion of the home that exceeds the 40' required setback is a small portion of the coach house, which at a height of 20'-8" to the midpoint of the sloped roof is essentially a one-story structure that would otherwise be permitted at 20' setback and significantly less than the permitted height for a two-story structure at 31'. Further, the design complies with Section 142-105(b)(4)(c)(1) of the Code, which requires 35% of the front façade be setback an additional 5'. The Project provides 73.8% of the front façade setback at least 5' from the 20' requested setback. This is more than twice the requirement and the vast majority is pushed back further than 5'. This is a unique circumstance that complies with the intent of the Code and is sensitive to the abutting neighbor within the beautifully designed Spanish Mediterranean Revival home.

(2) The special conditions and circumstances do not result from the action of the applicant;

The special conditions and circumstances of the Property do not result from the action of the Applicant. The Property was originally platted in 1924 with the drastic curved frontage and narrow canal at the rear. The Applicant wishes to create a new home that is sensitive to the neighbors, as well as creates privacy from the highly traversed Pine Tree Drive intersection with Flamingo Drive and commercial uses across the narrowest portion of the Indian Creek Canal.

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

The Code allows other similarly situated property owners to seek similar variances to accommodate development and allow for the construction of certain features, especially on irregular lots. The proposed home complies with the purpose and intent of the Code. The Project is well within the Code requirements for height, side setbacks, unit size, and lot coverage. The design also fits in with the variety of uses and lot sizes in the neighborhood. Therefore, granting of this encroachment into the front setback for a minimal portion of the narrow, low-scale coach house does not confer any special privilege on the Applicant, nor does it result in a larger home than allowed.

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

The home substantially complies with the land development regulations with regards to side setbacks, unit size, lot coverage, and height requirements for homes in the RS-2 zoning district. A literal interpretation of the provisions of these land development regulations would force the Applicant to position most of the massing onto the side neighbors and prevent the careful symmetry of three structures that effectively breaks up the massing. The slight deviation from the land development regulations is necessary to construct a viable home, with certain amenities for its residents, and a safe radius to enter and exit the garage. As a result, the Code would deprive the Applicant of the right to build what is enjoyed by other properties and would work an unnecessary and undue hardship on the Applicant.

(5) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

The Applicant's goals are to provide safe vehicle maneuverability within the site and centralize the main home from busy thoroughfares and the narrow canal in the rear without imposing on the abutting neighbors. The minor setback variance is the minimum necessary to accomplish this goal along the drastic curved frontage. It allows for better visibility when entering and leaving the Property and maintaining an appropriate distance from the intersection. It also provides sufficient maneuverability within the site and still provides a beautiful frontage. Further, the coach house is effectively only one-story in height and there are no homes located immediately across the street that would be impacted.

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

The residence will be in harmony with the surrounding properties, and aims to further the intent and purpose of the land development regulations. Granting the requested minimal front setback variance will not be injurious to the area involved or otherwise detrimental to the public welfare. The design of the home purposefully considers the curved frontage with a variety of heights, projections, windows, steps and overhangs on each elevation, as well as large open space between each structure.

(7) The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan. The planning and zoning director may require applicants to submit documentation to support this requirement prior to the scheduling of a public hearing or any time prior to the board of adjustment voting on the applicant's request.

The variance request is consistent with the City's Comprehensive Plan and does not reduce the levels of service as set forth in the plan.

Practical Difficulty. The irregular-shaped frontage and narrow canal in the rear, as platted, and the crossroads of busy Pine Tree Drive and Flamingo Drive are all practical difficulties inhibiting the Applicant from meeting all of the land development regulations. Placing a small portion of the narrow, effectively one-story tall coach house towards the west, where there is no other home fronting the Property, ensures that all other setbacks, where the main home is two-stories and abuts neighbors complies with the Code and minimizes lot coverage. The Applicant's proposal satisfies the intent and

purposes of the Code to provide a beautifully designed new home that is compatible with the neighborhood.

Sea Level Rise and Resiliency Criteria. The new home advances the sea level rise and resiliency criteria in Section 133-50(a) of the City Code, as follows:

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

A recycling and salvage plan for demolition of the existing home will be provided at permitting.

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

Hurricane proof impact windows will be provided.

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

The Applicant will provide, where feasible, passive cooling systems.

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

All landscaping will be Florida friendly and resilient.

5. Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.

The Applicant is proactively addressing sea level rise projections by raising the first floor of the home to 9' NGVD.

6. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.

The raised first-floor ensures that the home is adaptable to the raising of public rights-of-ways and adjacent land in the future.

7. Where feasible and appropriate. All critical mechanical and electrical systems are located above base flood elevation.

All mechanical and electrical systems will be located above base flood elevation.

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

The proposed home is entirely new construction located well-above base flood elevation.

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

No habitable space is located below base floor elevation.

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

Where feasible, water retention systems will be provided.

11. Cool pavement materials or porous pavement materials shall be utilized.

Cool pavement materials or porous pavement materials will be utilized where possible.

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

The proposed design provides large open spaces and non-air-conditioned shaded living spaces to strategically minimize the potential for heat island effects on site.

Conclusion. Granting this design review application with associated waiver and variance will permit the development of a beautifully-designed, Spanish Mediterranean Revival single-family home that will add much more value to the surrounding neighborhood than the existing idle, vacant land. The Applicant effectively centralizes the 2-story main home with low-scale structures at the front and rear that act as appropriate transitions and provide ample privacy from the busy thoroughfares and narrow canal, while still minimizing any impact on the neighboring lots to the north and south. The home significantly complies with the land development regulations and intent of Code.

We look forward to your favorable review of the application. If you have any questions or comments in the interim, please give me a call at 305-377-6236.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matthew Amster", with a long horizontal line extending to the right.

Matthew Amster

Attachments

cc: Michael W. Larkin, Esq.
Emily K. Balter, Esq.

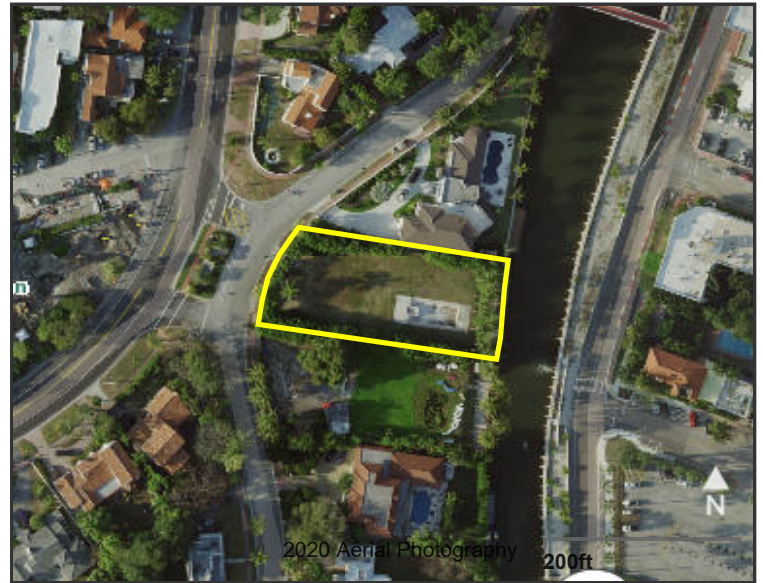


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 11/15/2020

Property Information	
Folio:	02-3226-002-0090
Property Address:	2687 FLAMINGO DR Miami Beach, FL 33140-4316
Owner	TIMOTHY P BARBER
Mailing Address	917 S LUSK ST 300 BOISE, ID 83706 USA
PA Primary Zone	2100 ESTATES - 15000 SQFT LOT
Primary Land Use	0066 VACANT RESIDENTIAL : EXTRA FEA OTHER THAN PARKING
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	22,400 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$3,135,539	\$2,911,744	\$2,911,744
Building Value	\$0	\$0	\$0
XF Value	\$43,958	\$44,461	\$44,965
Market Value	\$3,179,497	\$2,956,205	\$2,956,709
Assessed Value	\$3,179,497	\$2,956,205	\$2,956,709

Benefits Information				
Benefit	Type	2020	2019	2018
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
FLAMINGO TERRACE SUB PB 10-3 LOT 2 BLK 2 LOT SIZE 100.000 X 224 OR 19414-1215 12 2000 4 COC 22175-3763 04 2004 1

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,179,497	\$2,956,205	\$2,956,709
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,179,497	\$2,956,205	\$2,956,709
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,179,497	\$2,956,205	\$2,956,709
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,179,497	\$2,956,205	\$2,956,709

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/13/2015	\$3,400,000	29744-0472	Qual by exam of deed
02/08/2011	\$2,350,000	27582-2428	Qual by exam of deed
06/10/2010	\$2,600,000	27326-1269	Affiliated parties
04/01/2004	\$1,600,000	22175-3763	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

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Permit Manager

Welcome to Miami Beach, Florida



City of Miami Beach Building Department

Detail

[Info](#)

Status

Case / Application / Permit Number	BD150133
Type / Classification	BDEMOPRJ
	ALL: Complete Demolition
	BLDG: Building
Address	2687 FLAMINGO DR
	Miami Beach, FL 33140
Parcel Number	32260020090
File Date	2015-08-25
Status	FINAL
Status Date	N/A
Valuation	\$20,000.00
Fees	\$596.63
Payments	\$596.63
Balance	\$0.00
Description	Total demolition of property

[View Map](#) (Click the "Back" button on the browser to return to Permit Manager.)

Contacts

Name	THUNDER DEMOLITION INC
Business	N/A
Relationship	CONTRACTOR
Phone	N/A
Name	1207 VENTURES INC
Business	N/A
Relationship	OWNER
Phone	N/A
Name	THUNDER DEMOLITION INC
Business	N/A
Relationship	APPLICANT
Phone	N/A

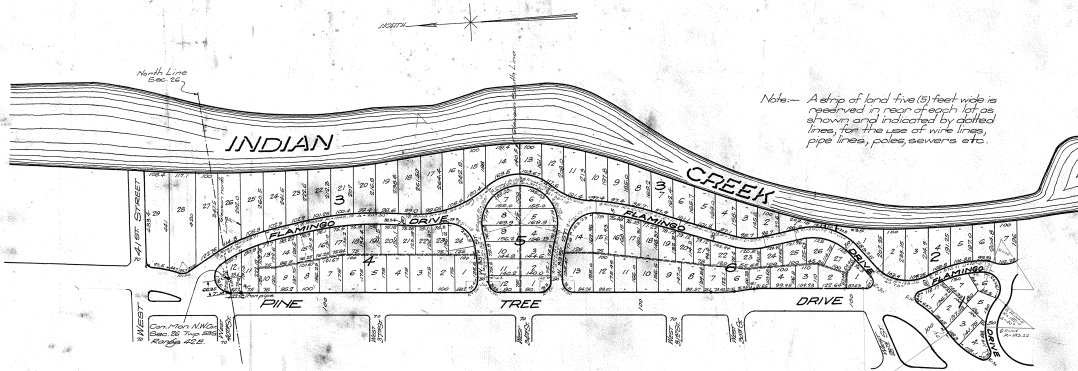
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10-3



FLAMINGO TERRACE SUBDIVISION

THE MIAMI BEACH IMPROVEMENT COMPANY

AND

W.H.H. GLEASON & MARY H. GLEASON

MIAMI BEACH, FLORIDA

Being a subdivision of portions of Lots 2 and 3, all in fractional Section 27, portions of Lots 1, 2, 3 and portions of Government Lot 2, also a portion of the SE 1/4 of the SE 1/4 of fractional Section 22, all in Township 53 S., Range 22 E.,

Scale - 1" = 200' W.C. Brown, Miami Beach, Fla. April 29th 1924.
Notary Public State of Florida

Know All Men By These Presents — That The Miami Beach Improvement Company, a corporation duly organized and existing under the laws of the State of Florida and W.H.H. Gleason, Flora B. Gleason, his wife, and Mary H. Gleason, a widow, hereby file this plat of the property to be known as "Flamingo Terrace Subdivision", situated in the City of Miami Beach, Dade County, Florida, and more particularly described as follows, to wit: —

Portions of the East half (E 1/2) of the Northeast quarter (NE 1/4) of the Northeast quarter (NE 1/4) of the Northeast quarter (NE 1/4) of Government Lot Two (2) and (3) three, all in fractional Section twenty seven (27), portions of Government Lot Two (2), Section twenty six (26), and portions of Government Lot Seven (7), fractional Section twenty three (23), and a portion of the Southeast quarter (SE 1/4) of the Southeast quarter (SE 1/4) of the Southeast quarter (SE 1/4) of fractional Section twenty two (22), all in Township fifty three (53) South, Range forty three (43) East.

In Witness Whereof The Miami Beach Improvement Company has caused its name to be signed by its President and its corporate seal to be affixed hereto by its Secretary and the said W.H.H. Gleason, Flora B. Gleason, and Mary H. Gleason, hereunto set their hands and seals, this 24th day of May, A.D. 1924.

Executed in the presence of —
 The Miami Beach Improvement Company
 W.C. Brown, Secretary
 W.H.H. Gleason, President
 Mary H. Gleason, Secretary
 Flora B. Gleason, Secretary
 W.C. Brown, Secretary
 W.H.H. Gleason, Secretary
 Mary H. Gleason, Secretary

State of New Jersey —
 County of Burlington —
 I hereby certify that on the 24th day of May, A.D. 1924, personally appeared before me, John S. Collins, President of the Miami Beach Improvement Company, a corporation organized and existing under the laws of the State of Florida, to me well known and known to be the person described in and who executed the foregoing instrument and acknowledged the execution thereof to be his free act and deed as such officer and that that the said instrument is the act and deed of said corporation.
 Witness my hand and official seal at Moorestown, New Jersey, the day and year above written.
 My commission expires —
 May 26, 1925
 John S. Collins
 Notary Public
 State of New Jersey at large

State of Florida —
 County of Dade —
 I hereby certify that on this 24th day of May, A.D. 1924, before me personally appeared, The U. Hancock, Secretary of The Miami Beach Improvement Company, a corporation organized and existing under the laws of the State of Florida, to me well known and known to be the person described in and who executed the foregoing instrument and acknowledged the execution thereof to be his free act and deed as such officer and that the said instrument is the act and deed of said corporation.
 Witness my hand and official seal of Miami Beach, Florida, the day and year above written.

U. Hancock
 Notary Public State of Florida at large
 My commission expires — August 12th 1924

State of Florida
 County of Dade
 I hereby certify that on the 24th day of May, A.D. 1924, before me personally appeared, W.H.H. Gleason, Flora B. Gleason, his wife, and Mary H. Gleason, a widow, to me known to be the persons described in and who executed the foregoing instrument and personally acknowledged the execution thereof to be their free act and deed.
 And I further certify that the said Flora B. Gleason known to me to be the wife of the said W.H.H. Gleason, on a separate and private examination, taken and made by and before me, separately and apart from her said husband did acknowledge that she signed the foregoing instrument for the purposes stated above, and that she executed the said instrument freely and voluntarily and without restraint, apprehension or fear of or from her said husband.
 Witness my hand and official seal at Miami Beach, Florida, this 24th day of May, A.D. 1924.

W.C. Brown
 Notary Public State of Florida at large
 My commission expires December 9, 1927.

This is to certify that the above plat was made in conformity with a survey of the property and is accurate and correct to the best of my knowledge and belief.

W.C. Brown
 Registered Engineer, State of Florida
 Examined and approved for record
 Herbert Leach
 County Engineer, Dade County, Florida

This plat was approved by a vote passed and adopted by the City Council of Miami Beach, Florida, this 23rd day of May, A.D. 1924.

John H. ...
 President City Council

OK - R.M. ...
 City Engineer

W.C. Brown
 Notary Public State of Florida at large
 My commission expires December 9, 1927.



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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

November 10, 2020

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

Re: Property owners within 375 feet of:

SUBJECT: 2687 Flamingo Drive, Miami Beach, FL 33140

FOLIO NUMBER: 02-3226-002-0090

ABBREV. LEGAL DESCRIPTION: FLAMINGO TERRACE SUB PB 10-3 LOT 2 BLK 2

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

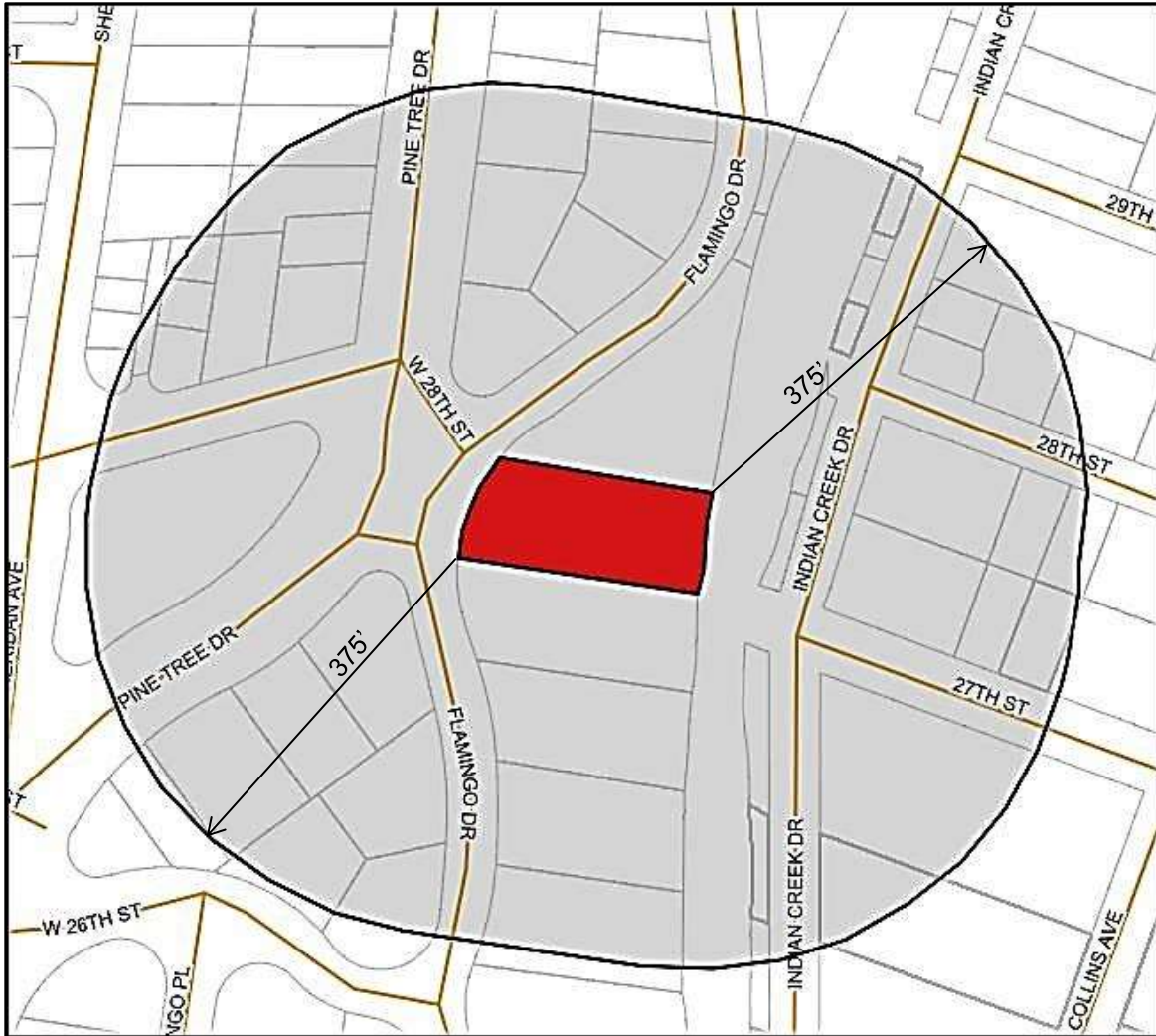
Total number of property owners without repetition: **207, including 1 international**



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
rdmiami.com | diana@rdmiami.com | 305.498.1614

375' RADIUS MAP



SUBJECT: 2687 Flamingo Drive, Miami Beach, FL 33140

FOLIO NUMBER: 02-3226-002-0090

ABBREV. LEGAL DESCRIPTION: FLAMINGO TERRACE SUB PB 10-3 LOT 2 BLK 2

Name	Address	City	State	Zip	Country
PETER WILLEKENS INGRID HUYSSMANS	KANTEKLAARPAD 1	SCHOTEN 2900			BELGIUM
2618 COLLINS CAPITAL HOLDINGS LLC	17070 COLLINS AVE 256	SUNNY ISLES BEACH	FL	33160	USA
2822 PINE TREE DRIVE LLC C/O SHULAMIT STOCK	9033 GARLAND AVE	SURFSIDE	FL	33154	USA
2829 INDIAN CREEK HOLDINGS LLC	3739 COLLINS AVE UNIT N601	MIAMI BEACH	FL	33140	USA
2829 INDIAN CREEK INVESTMENTS LLC	1026 S JEAGA DR	JUPITER	FL	33458	USA
2829 SRAL LLC	39 POOL DR	ROSLYN	NY	11576	USA
2840 PINE TREE MB I LP	231 W FULTON ST	GRANT RAPIDS	MI	49503	USA
755 83RD ST CORP	1023 SW 12 CT	MIAMI	FL	33135	USA
AIDA YIGON SEUC LE REM JORGE LUIUS SEUC REM JUAN EDUARDO SEUC	2829 INDIAN CREEK DR 711	MIAMI BEACH	FL	33140	USA
AK PROPERTY INVESTMENT HOLDINGS LLC	3200 COLLINS AVE 9 6	MIAMI BEACH	FL	33140	USA
ALBERTO HERNANDEZ	2555 COLLINS AVE # 2402	MIAMI BEACH	FL	33140-4755	USA
ALBERTO LLORENTE &W LETSY	2829 INDIAN CREEK DR #504	MIAMI BEACH	FL	33140-4729	USA
ALBERTO SARRIA &W AMERICA	PO BOX 22914	HIALEAH	FL	33002	USA
ALI SHAYGAN	7612 LAKE VISTA CT #305	LAKEWOOD RANCH	FL	34202	USA
ALICIA M CUZA	2829 INDIAN CREEK DR #1108	MIAMI BEACH	FL	33140-4730	USA
ALRICK MANNA &W OLIVE M	2829 INDIAN CREEK DR APT 403	MIAMI BEACH	FL	33140-4729	USA
AMY L RABIN	331 W 28 ST	MIAMI BEACH	FL	33140-4306	USA
ANA M CAMPOS NAVARRO	2829 INDIAN CREEK DR #1111	MIAMI BEACH	FL	33140-4730	USA
ANDI LUSHA ERMELINDA LUSHA	2642 COLLINS AVE UNIT 205	MIAMI BEACH	FL	33140	USA
ANDRE FERNANDO DA SILVA FROES	2829 INDIAN CREEK DR #402	MIAMI BEACH	FL	33140	USA
ANTONIO A DE JESUS TRS ANTONIO A DE JESUS REVOCABLE TR	2642 COLLINS AVE 312	MIAMI BEACH	FL	33140	USA
ARITA SHEREMETI	2642 COLLINS AVE 503	MIAMI BEACH	FL	33140	USA
ARMANDO J VERA	22 RAILROAD SR #304	ANDOVER	MA	01810	USA
BALMIA LLC C/O KELLERMANN VARELA PL	605 LINCOLN RD #420	MIAMI BEACH	FL	33139	USA
BERNARD J PINO &W MARIA GARCIA-OTERO	2401 ALHAMBRA CIRCLE	CORAL GABLES	FL	33134-2110	USA
BGM GOLDEN GROUP LLC	36 NE 1 ST STE 154	MIAMI	FL	33132	USA
BLANCA PERERA LE CLEMENTE PERERA LE REM MARLENE PERERA	1474 WEST 83 ST	HIALEAH	FL	33014	USA
BLANCHIMONT REAL ESTATE LLC	175 SW 7 ST #1606	MIAMI	FL	33130	USA
BRANDON PENDLETON	2642 COLLINS AVE #407	MIAMI BEACH	FL	33140	USA
BRENNA MELLO DAVID A LEBATARD	2829 INDIAN CREEK DR 302	MIAMI BEACH	FL	33140	USA
CAPVEST VENTURES LLC	1160 KANE CONCOURSE 301	BAY HARBOR ISLANDS	FL	33154	USA
CARLOS M VEGA &W IRENE P	6226 SW 11 ST	MIAMI	FL	33144-4906	USA
CARLOS VASS	2829 INDIAN CREEK DR # 409	MIAMI BEACH	FL	33140	USA
CARMEN VALDESUSO	321 W 24 ST APT 11A	NEW YORK	NY	10011	USA
CARY GONZALEZ VEGA LE REM VERONICA STILES	10931 AMPUS PLACE	LAS VEGAS	NV	89141	USA
CASIMIRO MARQUES & RITA M CHANG	2829 INDIAN CREEK DR #605	MIAMI BEACH	FL	33140-4729	USA
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CONNIE & WANDA INVESTMENTS LLC	1300 SW 67 AVE	MIAMI	FL	33144	USA
CRISPINA N RAMIREZ &H PEDRO A	1505 CAMP POINT CT	ROSWELL	GA	30075-4739	USA

CRISTIANE K CARDOSO VIDAL	2829 INDIAN CREEK DR #704	MIAMI BEACH	FL	33140-4791	USA
DAN CRISTIAN POPESCU	2642 COLLINS AVE 201	MIAMI BEACH	FL	33141	USA
DANIEL LEBATARD JTRS LOURDES LEBATARD JTRS	3389 SHERIDAN ST #14	HOLLYWOOD	FL	33021	USA
DANIEL T LE BATARD	3389 SHERIDAN ST #14	HOLLYWOOD	FL	33021	USA
DARRELL R WINDLE LIVING TRUST	1918 WEST LELAND	CHICAGO	IL	60640	USA
DAVID A LEBATARD	2829 INDIAN CREEK DR 301	MIAMI BEACH	FL	33140	USA
DAVID M DOS SANTOS FRANCISCO MARCELO FERRARO	2829 INDIAN CREEK DR #510	MIAMI BEACH	FL	33140	USA
DAVID NORMAN	2829 INDIAN CREEK DR #803	MIAMI BEACH	FL	33140-4791	USA
DB MIND TECHNOLOGIES INC	2829 INDIAN CREEK DR #1211	MIAMI BEACH	FL	33140-4793	USA
DIANA VASERSTEIN	2625 PINE TREE DR	MIAMI BEACH	FL	33140-4321	USA
DINO PASSARETTA	128 RED CHIMNEY DR	WARWICK	RI	02886	USA
EDELBERT DE LA PORTILLA	2829 INDIAN CREEK DR #705	MIAMI BEACH	FL	33140-4791	USA
EDELBERT DE LA PORTILLA	2829 INDIAN CREEK DR #707	MIAMI BEACH	FL	33140-4791	USA
EDELBERT DE LA PORTILLA	2829 INDIAN CREEK DR #1410	MIAMI BEACH	FL	33140-4793	USA
EDEN ASEFAW GHEBRESILASIE	2642 COLLINS AVE #207	MIAMI BEACH	FL	33140-4739	USA
EDGARDO VERDES TRS EDGARDO VERDES REV LIV TR	2642 COLLINS AVE 301	MIAMI BEACH	FL	33140	USA
ELENA CUENCA	2829 INDIAN CREEK DR UNIT 502	MIAMI BEACH	FL	33140-4729	USA
ELIAS M VASSILAROS TRS ELIAS M VASSILAROS REVOCABLE TR	14951 SW 136 PL	MIAMI	FL	33186	USA
ELIDA I DE JESUS &H JUAN G DE JESUS	2642 COLLINS AVE #212	MIAMI BEACH	FL	33140-4739	USA
ELIO FLORES TRS ELIO FLORES REVOCABLE TRUST	2829 INDIAN CREEK DR 611	MIAMI BEACH	FL	33140	USA
ELISA G GARCIA LE REM MARIA CRISTINA ROMERO	2642 COLLINS AVE 401	MIAMI BEACH	FL	33140	USA
ELIZABETH DEJU	2829 INDIAN CREEK DRIVE UNIT 904	MIAMI BEACH	FL	33140-4730	USA
ELSA GONZALEZ	2829 INDIAN CREEK DR #706	MIAMI BEACH	FL	33140-4791	USA
ELVIA MERCEDES DE CORCHUELO TRS ELVIA MERCEDES DE CORCHUELO LIVING TRUST	2642 COLLINS AVE 510	MIAMI BEACH	FL	33140	USA
ENRIQUE A FERRER &W MAGALY L	16082 SW 43 TERR	MIAMI	FL	33185-4900	USA
ENRIQUE BETANCOURT	2236 MELANTE DR NE	ATLANTA	GA	30324	USA
ERIC LARSON SCHROLL	525 ALEKA LOOP APT B4	KAPAA	HI	96746	HAWAII
ERIC WITIW	3500 MILITARY RD	ARLINGTON	VA	22207	USA
ERNA BERGER	6770 INDIAN CREEK DR #TSE BOX 238	MIAMI BEACH	FL	33141-5748	USA
FARIDA DOURAID KBAR	2829 INDIAN CREEK DR #810	MIAMI BEACH	FL	33140	USA
FARIDA KBAR	2829 INDIAN CREEK DR #810	MIAMI BEACH	FL	33140-4791	USA
FCM 315 LP	4045 SHERIDAN AVE BOX 221	MIAMI BEACH	FL	33140	USA
FEDERICO O BARONE	2837 PINE TREE DR	MIAMI BEACH	FL	33140-4331	USA
FERNANDO ARANDIA &W RUTH T	7852 SNEAD LANE	FALLS CHURCH	VA	22043	USA
FISHER COLLINS LLC	1550 MADRUGA AVE #120	CORAL GABLES	FL	33146	USA
FRED ROHAN	2829 INDIAN CREEK DR #1210	MIAMI BEACH	FL	33140-4730	USA
GABRIEL RYDZ	20533 BISCAYNE BLVD 1240	AVENTURA	FL	33180	USA
GENA GUTMAN	2645 PINE TREE DR	MIAMI BEACH	FL	33140-4321	USA
GEORGE W NAVARRO & ANDREA PAREDES	430 MADEIRA BLVD	MELVILLE	NY	11747	USA
GIRISH TYAGI	80 SPRUCE HILL ROAD	WESTON	MA	02493	USA

GISELA M MUNIZ	320 W 30 ST APT 2G	NEW YORK	NY	10001	USA
GLENN KENDALL	2801 FLAMINGO DR	MIAMI BEACH	FL	33140-3914	USA
GONZALO LEBATARD LOURDES LEBATARD DAVID LEBATARD	2829 INDIAN CREEK DR #1008	MIAMI BEACH	FL	33140	USA
GONZALO LEBATARD LOURDES LEBATARD	2829 INDIAN CREEK DR 801	MIAMI BEACH	FL	33140	USA
GRETA HIRSCH	2120 WYOMING AVE NW APT 2	WASHINGTON	DC	20008-3904	USA
HECTOR BELTRAN	2642 COLLINS AVE APT 311	MIAMI BEACH	FL	33140-4739	USA
HENRY CASO ELIZABETH DAMROSCH CASO	140 SEELEY ST	BROOKLYN	NY	11218	USA
HOLGER ODENSTEIN	2840 FLAMINGO DR	MIAMI BEACH	FL	33140	USA
HUGO N RUIZ LE REM HUGO RUIZ	6039 COLLINS AVE #737	MIAMI BEACH	FL	33140	USA
HUMBERTO DE ARMAS EDGAR CABRERA	2642 COLLINS AVE #410	MIAMI BEACH	FL	33140-4779	USA
IGORS MULUKS	2829 INDIAN CREEK DR #1102	MIAMI BEACH	FL	33140	USA
ILEANA QUINTANA LE REM JULIO E QUINTANA ETALS JTRS	2642 COLLINS AVE #412	MIAMI BEACH	FL	33140	USA
ILIAM ESPADA	2642 COLLINS AVE #310	MIAMI BEACH	FL	33140-4739	USA
INDIAN CREEK 601 LLC	2625 COLLINS AVE UNIT 707	MIAMI BEACH	FL	33140	USA
IRA FINANCIAL TRUST COMPANY GDN JEFFREY RAM IRA BENEFICIARY	221 S PHILLIPS AVE 206	SIOUX FALLS	SD	57104	USA
ISIDRO SABATIER LE LUISA SABATIER LE REM ISIDRO EDUARDO SABATIER	1345 SW 16 ST	MIAMI	FL	33145	USA
JACQUELINE ISALES	2829 INDIAN CREEK DR #306	MIAMI BEACH	FL	33140-4729	USA
JAIIME GIUDICE VIVIAN GIUDICE	2642 COLLINS AVE #309	MIAMI BEACH	FL	33140	USA
JAIIME L GIUDICE VIVIAN GIUDICE	2642 COLLINS AVE #409	MIAMI BEACH	FL	33140	USA
JAY M BASS &W KATHRYN	2653 FLAMINGO DR	MIAMI BEACH	FL	33140-4316	USA
JOANN J O'NEILL	2829 INDIAN CREEK DR #901	MIAMI BEACH	FL	33140-4730	USA
JOHN & JOSE SARDUY	15831 NW 82 CT	HIALEAH	FL	33016	USA
JORGE CACERES MARIA CACERES DUQUE	2642 COLLINS AVE #506	MIAMI BEACH	FL	33140	USA
JOSE S GONZALEZ	2642 COLLINS AVE #204	MIAMI BEACH	FL	33140-4739	USA
JOSEFINA D PEREZ-CASTRO	8645 SW 132 CT	MIAMI	FL	33183	USA
JUAN C HERNANDEZ ISIDRO CANDELARIO	124 BATTERY WAY	PEACHTREE CITY	GA	30269	USA
JULIANA LANEL MION	2829 INDIAN CREEK DRIVE 1406	MIAMI BEACH	FL	33140	USA
K CAMERON TRS M CAMERON TRS	3921 ALTON RD #424	MIAMI BEACH	FL	33140	USA
KAREN L CRISONINO TRS KAREN L CRISONINO REVOCABLE TRUST	2829 INDIAN CREEK DR APT 309	MIAMI BEACH	FL	33140	USA
KENNETH LEITER	2642 COLLINS AVE 504	MIAMI BEACH	FL	33140	USA
KEVIN A SKINNER JTRS KATHRYN BATES JTRS	2829 INDIAN CREEK DR 1001	MIAMI BEACH	FL	33140	USA
KEVIN ANDREW SKINNER KATHRYN SKINNER	2829 INDIAN CREEK DR 1002	MIAMI BEACH	FL	33140	USA
KHIARA LLC	9130 S DADELAND BLVD 1509	MIAMI	FL	33156	USA
KRISTINA VARTANYAN	2829 INDIAN CREEK DR #401	MIAMI BEACH	FL	33140	USA
LAURENCE S LEDER	2829 INDIAN CREEK DR #1103	MIAMI BEACH	FL	33140-4730	USA
LILLIAN GONZALES	HCR 69 BOX 1014	PASTURA	NM	88435	USA
LORENZO DE LEO	2829 INDIAN CREEK DR UNIT 807	MIAMI BEACH	FL	33140	USA
LOUISE M OBRIEN TRS LOUISE M OBRIEN REVOCABLE TRUST	2815 PINE TREE DR	MIAMI BEACH	FL	33140	USA
LUCA SANCISI QUENIA ACOSTA	1010 BRICKELL AVE UNIT 4609	MIAMI	FL	33131-3795	USA
LUCIANO MEDORI MILENA MEDORI	2351 DOUGLAS RD 1008	MIAMI	FL	33145	USA

LUIS MIGUEL CAPALDO	2642 COLLINS AVE #501	MIAMI BEACH	FL	33140-4779	USA
LUMADES INC	5500 ORDUNA DR	CORAL GABLES	FL	33146	USA
MACARENA GOMEZ	2829 INDIAN CREEK DR #701	MIAMI BEACH	FL	33141	USA
MADELAINE TAMAYO JO ANN MARIE HIGGINS DELLYS MARICHAL	2829 INDIAN CREEK DR	MIAMI BEACH	FL	33140	USA
MANDARINI LLC TRS MANDARINI TRUST	2675 FLAMINGO DR	MIAMI BEACH	FL	33140	USA
MANUEL EXPOSITO &W RAQUEL	2642 COLLINS AVE APT 306	MIAMI BEACH	FL	33140-4739	USA
MANUEL JUSTO	2829 INDIAN CREEK DR 1402	MIAMI BEACH	FL	33140	USA
MANUEL JUSTO	200 172 ST UNIT 312	SUNNY ISLES BEACH	FL	33160	USA
MARIA J BENITEZ	2829 INDIAN CREEK DR #703	MIAMI BEACH	FL	33140-4791	USA
MARIA JIMENEZ	8132 SW 83 ST	MIAMI	FL	33143-6617	USA
MARIA LUISA MARTINEZ LE REM FRANCISCO MARTINEZ	2829 INDIAN CREEK DR 501	MIAMI BEACH	FL	33140	USA
MARIA MORATAYA	2642 COLLINS AVE #404	MIAMI BEACH	FL	33140-4779	USA
MARIA RITA LAGAR	2829 INDIAN CREEK DR 305	MIAMI BEACH	FL	33140	USA
MARIA ROMERO	2642 COLLINS AVE #509	MIAMI BEACH	FL	33140-4779	USA
MARINA KYURINYAN	2829 INDIAN CREEK DR # 811	MIAMI BEACH	FL	33140	USA
MARINA SARABIA JTRS MARY A SANTOS JTRS	501 89 ST	SURFSIDE	FL	33154	USA
MARIO DE LA TORRE YUMET DE LA TORRE	2829 INDIAN CREEK DRIVE #1209	MIAMI BEACH	FL	33140	USA
MARK A GAMEZ	2642 COLLINS AVE #210	MIAMI BEACH	FL	33140-4739	USA
MARK CLARK	3025 INDIAN CREEK DR #201	MIAMI BEACH	FL	33140	USA
MARTIN SATKA	2829 INDIAN CREEK DR 505	MIAMI BEACH	FL	33140	USA
MARVIN D MILLER	2829 INDIAN CREEK DR APT 1009	MIAMI BEACH	FL	33140-4730	USA
MASSIMO BAZZOCCHI	2642 COLLINS AVE #502	MIAMI BEACH	FL	33140	USA
MBCDC VILLA MATTI INC	945 PENNSYLVANIA AVE	MIAMI BEACH	FL	33139	USA
MELINDA A MARCUSE	2829 INDIAN CREEK DR #603	MIAMI BEACH	FL	33140-4729	USA
MERCEDES ESTEVEZ	437 54 ST APT 2	WEST NEW YORK	NJ	07093	USA
MICHAEL DRESSMAN	2829 INDIAN CREEK DR #906	MIAMI BEACH	FL	33140-4730	USA
MIGUEL INGELMO & MYRNA T LEAL JTRS	2829 INDIAN CREEK DR #408	MIAMI BEACH	FL	33140-4729	USA
MING LU	320 W 38TH ST APT 1203	NEW YORK	NY	10018-5233	USA
MIREN ARNAIZ	6431 SW 145 ST	MIAMI	FL	33158-1835	USA
MIYOKO A LORA	2829 INDIAN CREEK DR #808	MIAMI BEACH	FL	33140	USA
NEW YORK PROPERTIES MART INC	10101 COLLINS AVE #5-B	BAL HARBOUR	FL	33154	USA
NICOLAS TEMPESTINI JTRS ROBERTO TEMPESTINI JTRS ANA MARIA UBRIACO	2642 COLLINS AVE #304	MIAMI BEACH	FL	33140	USA
NIKOLA PETREVSKI TRS PETREVSKI FAMILY TRUST BONA PETREVSKI TRS	2387 KINGS CROSS	SHELBY TOWNSHIP	MI	48315	USA
NORIS BARCENAS LE REM BARBARA BARCENAS	2829 INDIAN CREEK DR 410	MIAMI BEACH	FL	33140	USA
OASIS 8 HOLDINGS GROUP INC	1330 WEST AVE #1011	MIAMI BEACH	FL	33139	USA
OSMAY VASQUEZ LOPEZ	2829 INDIAN CREEK DR #909	MIAMI BEACH	FL	33140	USA
PEDRO MUR &W MERCY	2250 SW 58 AVE	MIAMI	FL	33155-2245	USA
PEDRO RUMBAUT &W SUSANA H	2829 INDIAN CREEK DR 508	MIAMI BEACH	FL	33140	USA
PHILIPPE LE NOTRE	2829 INDIAN CREEK DR #608	MIAMI BEACH	FL	33140	USA
PHOENECIA REAL ESTATE INVEST LLC	1801 SW 3 AVE 6 FLOOR	MIAMI	FL	33129	USA

PINETREE PARADISE LLC	32 NW 20 ST	MIAMI	FL	33127	USA
PIO JACKSON ENCALADA MONICA ROMERO	2642 COLLINS AVE 302	MIAMI BEACH	FL	33140	USA
PIOTR KRASUSKI &W ANNA PONIECKA	2630 FLAMINGO DR	MIAMI BEACH	FL	33140-4317	USA
PRIME OCEAN PROPERTIES LLC	7200 NW 19 ST #302	MIAMI	FL	33126	USA
RAFAEL GUTIERREZ	2829 INDIAN CREEK DR #PH-1	MIAMI BEACH	FL	33140-4793	USA
RAUL MONCARZ &W ELISA	2644 FLAMINGO DR	MIAMI BEACH	FL	33140-4317	USA
RAYMOND RUFFINO TRS RUFFINO FAMILY REVOCABLE TRUST	86 ALEXANDER DR	TUXEDO	NY	10987	USA
REGIA CONCORDIA LLC	2751 NORTH MIAMI AVE #7	MIAMI	FL	33127	USA
RHF GROUP INC	1000 BRICKELL AVE # 400	MIAMI	FL	33131	USA
RICARDO ESTEVAN PERTIERRA LLC	2203 NORTH BAY RD	MIAMI BEACH	FL	33140	USA
RICARDO PIEDRA &W LOURDES	2642 COLLINS AVE APT 511	MIAMI BEACH	FL	33140-4779	USA
RICARDO SIMON	2829 INDIAN CREEK DR 405	MIAMI BEACH	FL	33140	USA
ROBERTO CONTRERAS	2642 COLLINS AVE APT 206	MIAMI BEACH	FL	33140-4739	USA
ROSA MURILLO DIAZ	2829 INDIAN CREEK DR # 503	MIAMI BEACH	FL	33140	USA
ROSA MURILLO DIAZ	9881 SW 60 ST	MIAMI	FL	33173-1422	USA
RUBENS & HELIO LLC	2642 COLLINS AVE #408	MIAMI BEACH	FL	33140	USA
RUBENS M BARBOSA	2829 INDIAN CREEK DR #1004	MIAMI BEACH	FL	33140-4730	USA
SANDRA TANGO	126 PARK AVE	WEST CALDWELL	NJ	07006	USA
SANDRA J EIRAS & CARMEN R FORTE	2829 INDIAN CREEK DR #1207	MIAMI BEACH	FL	33140-4730	USA
SAUL K GROSS &W JANE DEE	2900 FLAMINGO DR	MIAMI BEACH	FL	33140-3917	USA
SERENA JOAQUIM	2642 COLLINS AVE #512	MIAMI BEACH	FL	33140-4779	USA
SERGEY SHABLAKOV	2655 PINE TREE DR	MIAMI BEACH	FL	33140	USA
SHARON L JACOBSON TRS SHARON L JACOBSON	2642 COLLINS AVE 402	MIAMI BEACH	FL	33140	USA
SHOSHANA SCHECTER TRS DIAMONT CANDIOTTI FBO SHOSHANA SCHECTER FBO	2637 FLAMINGO DR	MIAMI BEACH	FL	33140	USA
SHTBP	844 ALTON RD #3	MIAMI BEACH	FL	33139	USA
SILVIA ACOSTA	11120 SW 43RD TER	MIAMI	FL	33165-4723	USA
SILVIA REAL ESTATE MANAGEMENT LLC	2030 DOUGLAS RD 704	CORAL GABLES	FL	33134	USA
SIRA RAMESH	2363 SIERRA LN	MAITLAND	FL	32751	USA
STEVEN WAYNE PATTERSON CARLY PATTERSON	2901 FLAMINGO DR	MIAMI BEACH	FL	33140	USA
STIBNITE GRP 7.40 LTD PARTNERSHIP	747 4 ST #200	MIAMI BEACH	FL	33139-8714	USA
SYDELL INDIAN CREEK LLC C/O SYDELL GROUP LTD	30 WEST 26 ST 12 FLOOR	NEW YORK	NY	10010	USA
TATSIA LLC	2642 COLLINS AVENUE #307	MIAMI BEACH	FL	33140	USA
TERESA BETANCOURT ENRIQUE BETANCOURT JR	2829 INDIAN CREEK DR #806	MIAMI BEACH	FL	33140	USA
THE JCM2642 FAMILY TRUST	2642 COLLINS AVE #506	MIAMI BEACH	FL	33140	USA
TIMOTHY P BARBER	917 S LUSK ST 300	BOISE	ID	83706	USA
TOMAS JACKSON DAMARIES JACKSON	21671 MARIGOT DR	BOCA RATON	FL	33428	USA
TRANSCARS LLC	4522 CHEVAL BLVD	LUTZ	FL	33558	USA
TUDAN LLC	100 N BISCAYNE BLVD 2904	MIAMI	FL	33132	USA
US DISSA LLC	1549 NE 123 ST	NORTH MIAMI BEACH	FL	33161	USA
VERA HELENA SAES AZENHA TRS VERA H S AZENHA REVOCABLE TRUST	700 NE 81 ST	MIAMI	FL	33138	USA

VERA HELENA SAES AZENHA TRS	955 STILLWATER DR	MIAMI BEACH	FL	33141-1021	USA
VERONICA JUDITH MENDIBURI	2829 INDIAN CREEK DR UNIT 1208	MIAMI BEACH	FL	33140	USA
VISAR QEHAJAJ	1508 BAY RD #575	MIAMI BEACH	FL	33139	USA
WATERCUP 2811 LLC	5901 NW 151 ST 126	MIAMI LAKES	FL	33014	USA
WILL DAVIS JR	2829 INDIAN CREEK DR 1408	MIAMI BEACH	FL	33140	USA
WORLD RENT LLC	11600 NW 91 ST #4	MIAMI	FL	33178	USA
XENIA TAOUBINA	2829 INDIAN CREEK DR #1202	MIAMI BEACH	FL	33140	USA
YARON YEMINI	325 W 26 ST	MIAMI BEACH	FL	33140-4304	USA

PETER WILLEKENS
INGRID HUYSSMANS
KANTEKLAARPAD 1
SCHOTEN 2900
BELGIUM

2618 COLLINS CAPITAL HOLDINGS LLC
17070 COLLINS AVE 256
SUNNY ISLES BEACH, FL 33160

2822 PINE TREE DRIVE LLC
C/O SHULAMIT STOCK
9033 GARLAND AVE
SURFSIDE, FL 33154

2829 INDIAN CREEK HOLDINGS LLC
3739 COLLINS AVE UNIT N601
MIAMI BEACH, FL 33140

2829 INDIAN CREEK INVESTMENTS LLC
1026 S JEAGA DR
JUPITER, FL 33458

2829 SRAL LLC
39 POOL DR
ROSLYN, NY 11576

2840 PINE TREE MB I LP
231 W FULTON ST
GRANT RAPIDS, MI 49503

755 83RD ST CORP
1023 SW 12 CT
MIAMI, FL 33135

AIDA YIGON SEUC LE
REM JORGE LUIUS SEUC
REM JUAN EDUARDO SEUC
2829 INDIAN CREEK DR 711
MIAMI BEACH, FL 33140

AK PROPERTY INVESTMENT HOLDINGS
LLC
3200 COLLINS AVE 9 6
MIAMI BEACH, FL 33140

ALBERTO HERNANDEZ
2555 COLLINS AVE # 2402
MIAMI BEACH, FL 33140-4755

ALBERTO LLORENTE &W LETSY
2829 INDIAN CREEK DR #504
MIAMI BEACH, FL 33140-4729

ALBERTO SARRIA &W AMERICA
PO BOX 22914
HIALEAH, FL 33002

ALI SHAYGAN
7612 LAKE VISTA CT #305
LAKEWOOD RANCH, FL 34202

ALICIA M CUZA
2829 INDIAN CREEK DR #1108
MIAMI BEACH, FL 33140-4730

ALRICK MANNA &W OLIVE M
2829 INDIAN CREEK DR APT 403
MIAMI BEACH, FL 33140-4729

AMY L RABIN
331 W 28 ST
MIAMI BEACH, FL 33140-4306

ANA M CAMPOS NAVARRO
2829 INDIAN CREEK DR #1111
MIAMI BEACH, FL 33140-4730

ANDI LUSHA
ERMELINDA LUSHA
2642 COLLINS AVE UNIT 205
MIAMI BEACH, FL 33140

ANDRE FERNANDO DA SILVA FROES
2829 INDIAN CREEK DR #402
MIAMI BEACH, FL 33140

ANTONIO A DE JESUS TRS
ANTONIO A DE JESUS REVOCABLE TR
2642 COLLINS AVE 312
MIAMI BEACH, FL 33140

ARITA SHEREMETI
2642 COLLINS AVE 503
MIAMI BEACH, FL 33140

ARMANDO J VERA
22 RAILROAD SR #304
ANDOVER, MA 01810

BALMIA LLC
C/O KELLERMANN VARELA PL
605 LINCOLN RD #420
MIAMI BEACH, FL 33139

BERNARD J PINO &W
MARIA GARCIA-OTERO
2401 ALHAMBRA CIRCLE
CORAL GABLES, FL 33134-2110

BGM GOLDEN GROUP LLC
36 NE 1 ST STE 154
MIAMI, FL 33132

BLANCA PERERA LE
CLEMENTE PERERA LE
REM MARLENE PERERA
1474 WEST 83 ST
HIALEAH, FL 33014

BLANCHIMONT REAL ESTATE LLC
175 SW 7 ST #1606
MIAMI, FL 33130

BRANDON PENDLETON
2642 COLLINS AVE #407
MIAMI BEACH, FL 33140

BRENNA MELLO
DAVID A LEBATARD
2829 INDIAN CREEK DR 302
MIAMI BEACH, FL 33140

CAPVEST VENTURES LLC
1160 KANE CONCOURSE 301
BAY HARBOR ISLANDS, FL 33154

CARLOS M VEGA & W IRENE P
6226 SW 11 ST
MIAMI, FL 33144-4906

CARLOS VASS
2829 INDIAN CREEK DR # 409
MIAMI BEACH, FL 33140

CARMEN VALDESUSO
321 W 24 ST APT 11A
NEW YORK, NY 10011

CARY GONZALEZ VEGA LE
REM VERONICA STILES
10931 AMPUS PLACE
LAS VEGAS, NV 89141

CASIMIRO MARQUES &
RITA M CHANG
2829 INDIAN CREEK DR #605
MIAMI BEACH, FL 33140-4729

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

CONNIE & WANDA INVESTMENTS LLC
1300 SW 67 AVE
MIAMI, FL 33144

CRISPINA N RAMIREZ & H PEDRO A
1505 CAMP POINT CT
ROSWELL, GA 30075-4739

CRISTIANE K CARDOSO VIDAL
2829 INDIAN CREEK DR #704
MIAMI BEACH, FL 33140-4791

DAN CRISTIAN POPESCU
2642 COLLINS AVE 201
MIAMI BEACH, FL 33141

DANIEL LEBATARD JTRS
LOURDES LEBATARD JTRS
3389 SHERIDAN ST #14
HOLLYWOOD, FL 33021

DANIEL T LE BATARD
3389 SHERIDAN ST #14
HOLLYWOOD, FL 33021

DARRELL R WINDLE LIVING TRUST
1918 WEST LELAND
CHICAGO, IL 60640

DAVID A LEBATARD
2829 INDIAN CREEK DR 301
MIAMI BEACH, FL 33140

DAVID M DOS SANTOS
FRANCISCO MARCELO FERRARO
2829 INDIAN CREEK DR #510
MIAMI BEACH, FL 33140

DAVID NORMAN
2829 INDIAN CREEK DR #803
MIAMI BEACH, FL 33140-4791

DB MIND TECHNOLOGIES INC
2829 INDIAN CREEK DR #1211
MIAMI BEACH, FL 33140-4793

DIANA VASERSTEIN
2625 PINE TREE DR
MIAMI BEACH, FL 33140-4321

DINO PASSARETTA
128 RED CHIMNEY DR
WARWICK, RI 02886

EDELBERT DE LA PORTILLA
2829 INDIAN CREEK DR #705
MIAMI BEACH, FL 33140-4791

EDELBERT DE LA PORTILLA
2829 INDIAN CREEK DR #707
MIAMI BEACH, FL 33140-4791

EDELBERT DE LA PORTILLA
2829 INDIAN CREEK DR #1410
MIAMI BEACH, FL 33140-4793

EDEN ASEFAW GHEBRESILASIE
2642 COLLINS AVE #207
MIAMI BEACH, FL 33140-4739

EDGARDO VERDES TRS
EDGARDO VERDES REV LIV TR
2642 COLLINS AVE 301
MIAMI BEACH, FL 33140

ELENA CUENCA
2829 INDIAN CREEK DR UNIT 502
MIAMI BEACH, FL 33140-4729

ELIAS M VASSILAROS TRS
ELIAS M VASSILAROS REVOCABLE TR
14951 SW 136 PL
MIAMI, FL 33186

ELIDA I DE JESUS & H
JUAN G DE JESUS
2642 COLLINS AVE #212
MIAMI BEACH, FL 33140-4739

ELIO FLORES TRS
ELIO FLORES REVOCABLE TRUST
2829 INDIAN CREEK DR 611
MIAMI BEACH, FL 33140

ELISA G GARCIA LE
REM MARIA CRISTINA ROMERO
2642 COLLINS AVE 401
MIAMI BEACH, FL 33140

ELIZABETH DEJU
2829 INDIAN CREEK DRIVE UNIT 904
MIAMI BEACH, FL 33140-4730

ELSA GONZALEZ
2829 INDIAN CREEK DR #706
MIAMI BEACH, FL 33140-4791

ELVIA MERCEDES DE CORCHUELO TRS
ELVIA MERCEDES DE CORCHUELO
LIVING TRUST
2642 COLLINS AVE 510
MIAMI BEACH, FL 33140

ENRIQUE A FERRER &W MAGALY L
16082 SW 43 TERR
MIAMI, FL 33185-4900

ENRIQUE BETANCOURT
2236 MELANTE DR NE
ATLANTA, GA 30324

ERIC LARSON SCHROLL
525 ALEKA LOOP APT B4
KAPAA, HI 96746
HAWAII

ERIC WITIW
3500 MILITARY RD
ARLINGTON, VA 22207

ERNA BERGER
6770 INDIAN CREEK DR #TSE BOX 238
MIAMI BEACH, FL 33141-5748

FARIDA DOURAID KBAR
2829 INDIAN CREEK DR #810
MIAMI BEACH, FL 33140

FARIDA KBAR
2829 INDIAN CREEK DR #810
MIAMI BEACH, FL 33140-4791

FCM 315 LP
4045 SHERIDAN AVE BOX 221
MIAMI BEACH, FL 33140

FEDERICO O BARONE
2837 PINE TREE DR
MIAMI BEACH, FL 33140-4331

FERNANDO ARANDIA &W RUTH T
7852 SNEAD LANE
FALLS CHURCH, VA 22043

FISHER COLLINS LLC
1550 MADRUGA AVE #120
CORAL GABLES, FL 33146

FRED ROHAN
2829 INDIAN CREEK DR #1210
MIAMI BEACH, FL 33140-4730

GABRIEL RYDZ
20533 BISCAYNE BLVD 1240
AVENTURA, FL 33180

GENA GUTMAN
2645 PINE TREE DR
MIAMI BEACH, FL 33140-4321

GEORGE W NAVARRO & ANDREA PAREDES
430 MADEIRA BLVD
MELVILLE, NY 11747

GIRISH TYAGI
80 SPRUCE HILL ROAD
WESTON, MA 02493

GISELA M MUNIZ
320 W 30 ST APT 2G
NEW YORK, NY 10001

GLENN KENDALL
2801 FLAMINGO DR
MIAMI BEACH, FL 33140-3914

GONZALO LEBATARD
LOURDES LEBATARD
DAVID LEBATARD
2829 INDIAN CREEK DR #1008
MIAMI BEACH, FL 33140

GONZALO LEBATARD
LOURDES LEBATARD
2829 INDIAN CREEK DR 801
MIAMI BEACH, FL 33140

GRETA HIRSCH
2120 WYOMING AVE NW APT 2
WASHINGTON, DC 20008-3904

HECTOR BELTRAN
2642 COLLINS AVE APT 311
MIAMI BEACH, FL 33140-4739

HENRY CASO
ELIZABETH DAMROSCH CASO
140 SEELEY ST
BROOKLYN, NY 11218

HOLGER ODENSTEIN
2840 FLAMINGO DR
MIAMI BEACH, FL 33140

HUGO N RUIZ LE
REM HUGO RUIZ
6039 COLLINS AVE #737
MIAMI BEACH, FL 33140

HUMBERTO DE ARMAS
EDGAR CABRERA
2642 COLLINS AVE #410
MIAMI BEACH, FL 33140-4779

IGORS MULUKS
2829 INDIAN CREEK DR #1102
MIAMI BEACH, FL 33140

ILEANA QUINTANA LE
REM JULIO E QUINTANA ETALS JTRS
2642 COLLINS AVE #412
MIAMI BEACH, FL 33140

ILIAM ESPADA
2642 COLLINS AVE #310
MIAMI BEACH, FL 33140-4739

INDIAN CREEK 601 LLC
2625 COLLINS AVE UNIT 707
MIAMI BEACH, FL 33140

IRA FINANCIAL TRUST COMPANY GDN
JEFFREY RAM IRA BENEFICIARY
221 S PHILLIPS AVE 206
SIOUX FALLS, SD 57104

ISIDRO SABATIER LE
LUISA SABATIER LE
REM ISIDRO EDUARDO SABATIER
1345 SW 16 ST
MIAMI, FL 33145

JACQUELINE ISALES
2829 INDIAN CREEK DR #306
MIAMI BEACH, FL 33140-4729

JAIME GIUDICE
VIVIAN GIUDICE
2642 COLLINS AVE #309
MIAMI BEACH, FL 33140

JAIME L GIUDICE
VIVIAN GIUDICE
2642 COLLINS AVE #409
MIAMI BEACH, FL 33140

JAY M BASS &W KATHRYN
2653 FLAMINGO DR
MIAMI BEACH, FL 33140-4316

JOANN J O'NEILL
2829 INDIAN CREEK DR #901
MIAMI BEACH, FL 33140-4730

JOHN & JOSE SARDUY
15831 NW 82 CT
HIALEAH, FL 33016

JORGE CACERES
MARIA CACERES DUQUE
2642 COLLINS AVE #506
MIAMI BEACH, FL 33140

JOSE S GONZALEZ
2642 COLLINS AVE #204
MIAMI BEACH, FL 33140-4739

JOSEFINA D PEREZ-CASTRO
8645 SW 132 CT
MIAMI, FL 33183

JUAN C HERNANDEZ
ISIDRO CANDELARIO
124 BATTERY WAY
PEACHTREE CITY, GA 30269

JULIANA LANEL MION
2829 INDIAN CREEK DRIVE 1406
MIAMI BEACH, FL 33140

K CAMERON TRS
M CAMERON TRS
3921 ALTON RD #424
MIAMI BEACH, FL 33140

KAREN L CRISONINO TRS
KAREN L CRISONINO REVOCABLE TRUST
2829 INDIAN CREEK DR APT 309
MIAMI BEACH, FL 33140

KENNETH LEITER
2642 COLLINS AVE 504
MIAMI BEACH, FL 33140

KEVIN A SKINNER JTRS
KATHRYN BATES JTRS
2829 INDIAN CREEK DR 1001
MIAMI BEACH, FL 33140

KEVIN ANDREW SKINNER
KATHRYN SKINNER
2829 INDIAN CREEK DR 1002
MIAMI BEACH, FL 33140

KHIARA LLC
9130 S DADELAND BLVD 1509
MIAMI, FL 33156

KRISTINA VARTANYAN
2829 INDIAN CREEK DR #401
MIAMI BEACH, FL 33140

LAURENCE S LEDER
2829 INDIAN CREEK DR #1103
MIAMI BEACH, FL 33140-4730

LILLIAN GONZALES
HCR 69 BOX 1014
PASTURA, NM 88435

LORENZO DE LEO
2829 INDIAN CREEK DR UNIT 807
MIAMI BEACH, FL 33140

LOUISE M OBRIEN TRS
LOUISE M OBRIEN REVOCABLE TRUST
2815 PINE TREE DR
MIAMI BEACH, FL 33140

LUCA SANCISI
QUENIA ACOSTA
1010 BRICKELL AVE UNIT 4609
MIAMI, FL 33131-3795

LUCIANO MEDORI
MILENA MEDORI
2351 DOUGLAS RD 1008
MIAMI, FL 33145

LUIS MIGUEL CAPALDO
2642 COLLINS AVE #501
MIAMI BEACH, FL 33140-4779

LUMADES INC
5500 ORDUNA DR
CORAL GABLES, FL 33146

MACARENA GOMEZ
2829 INDIAN CREEK DR #701
MIAMI BEACH, FL 33141

MADELAINE TAMAYO
JO ANN MARIE HIGGINS
DELLYS MARICHAL
2829 INDIAN CREEK DR
MIAMI BEACH, FL 33140

MANDARINI LLC TRS
MANDARINI TRUST
2675 FLAMINGO DR
MIAMI BEACH, FL 33140

MANUEL EXPOSITO &W RAQUEL
2642 COLLINS AVE APT 306
MIAMI BEACH, FL 33140-4739

MANUEL JUSTO
2829 INDIAN CREEK DR 1402
MIAMI BEACH, FL 33140

MANUEL JUSTO
200 172 ST UNIT 312
SUNNY ISLES BEACH, FL 33160

MARIA J BENITEZ
2829 INDIAN CREEK DR #703
MIAMI BEACH, FL 33140-4791

MARIA JIMENEZ
8132 SW 83 ST
MIAMI, FL 33143-6617

MARIA LUISA MARTINEZ LE
REM FRANCISCO MARTINEZ
2829 INDIAN CREEK DR 501
MIAMI BEACH, FL 33140

MARIA MORATAYA
2642 COLLINS AVE #404
MIAMI BEACH, FL 33140-4779

MARIA RITA LAGAR
2829 INDIAN CREEK DR 305
MIAMI BEACH, FL 33140

MARIA ROMERO
2642 COLLINS AVE #509
MIAMI BEACH, FL 33140-4779

MARINA KYURINYAN
2829 INDIAN CREEK DR # 811
MIAMI BEACH, FL 33140

MARINA SARABIA JTRS
MARY A SANTOS JTRS
501 89 ST
SURFSIDE, FL 33154

MARIO DE LA TORRE
YUMET DE LA TORRE
2829 INDIAN CREEK DRIVE #1209
MIAMI BEACH, FL 33140

MARK A GAMEZ
2642 COLLINS AVE #210
MIAMI BEACH, FL 33140-4739

MARK CLARK
3025 INDIAN CREEK DR #201
MIAMI BEACH, FL 33140

MARTIN SATKA
2829 INDIAN CREEK DR 505
MIAMI BEACH, FL 33140

MARVIN D MILLER
2829 INDIAN CREEK DR APT 1009
MIAMI BEACH, FL 33140-4730

MASSIMO BAZZOCCHI
2642 COLLINS AVE #502
MIAMI BEACH, FL 33140

MBCDC VILLA MATTI INC
945 PENNSYLVANIA AVE
MIAMI BEACH, FL 33139

MELINDA A MARCUSE
2829 INDIAN CREEK DR #603
MIAMI BEACH, FL 33140-4729

MERCEDES ESTEVEZ
437 54 ST APT 2
WEST NEW YORK, NJ 07093

MICHAEL DRESSMAN
2829 INDIAN CREEK DR #906
MIAMI BEACH, FL 33140-4730

MIGUEL INGELMO &
MYRNA T LEAL JTRS
2829 INDIAN CREEK DR #408
MIAMI BEACH, FL 33140-4729

MING LU
320 W 38TH ST APT 1203
NEW YORK, NY 10018-5233

MIREN ARNAIZ
6431 SW 145 ST
MIAMI, FL 33158-1835

MIYOKO A LORA
2829 INDIAN CREEK DR #808
MIAMI BEACH, FL 33140

NEW YORK PROPERTIES MART INC
10101 COLLINS AVE #5-B
BAL HARBOUR, FL 33154

NICOLAS TEMPESTINI JTRS
ROBERTO TEMPESTINI JTRS
ANA MARIA UBRIACO
2642 COLLINS AVE #304
MIAMI BEACH, FL 33140

NIKOLA PETREVSKI TRS
PETREVSKI FAMILY TRUST
BONA PETREVSKI TRS
2387 KINGS CROSS
SHELBY TOWNSHIP, MI 48315

NORIS BARGENAS LE
REM BARBARA BARGENAS
2829 INDIAN CREEK DR 410
MIAMI BEACH, FL 33140

OASIS 8 HOLDINGS GROUP INC
1330 WEST AVE #1011
MIAMI BEACH, FL 33139

OSMAY VASQUEZ LOPEZ
2829 INDIAN CREEK DR #909
MIAMI BEACH, FL 33140

PEDRO MUR &W MERCY
2250 SW 58 AVE
MIAMI, FL 33155-2245

PEDRO RUMBAUT &W SUSANA H
2829 INDIAN CREEK DR 508
MIAMI BEACH, FL 33140

PHILIPPE LE NOTRE
2829 INDIAN CREEK DR #608
MIAMI BEACH, FL 33140

PHOENECIA REAL ESTATE INVEST LLC
1801 SW 3 AVE 6 FLOOR
MIAMI, FL 33129

PINETREE PARADISE LLC
32 NW 20 ST
MIAMI, FL 33127

PIO JACKSON ENCALADA
MONICA ROMERO
2642 COLLINS AVE 302
MIAMI BEACH, FL 33140

PIOTR KRASUSKI &W
ANNA PONIECKA
2630 FLAMINGO DR
MIAMI BEACH, FL 33140-4317

PRIME OCEAN PROPERTIES LLC
7200 NW 19 ST #302
MIAMI, FL 33126

RAFAEL GUTIERREZ
2829 INDIAN CREEK DR #PH-1
MIAMI BEACH, FL 33140-4793

RAUL MONCARZ &W ELISA
2644 FLAMINGO DR
MIAMI BEACH, FL 33140-4317

RAYMOND RUFFINO TRS
RUFFINO FAMILY REVOCABLE TRUST
86 ALEXANDER DR
TUXEDO, NY 10987

REGIA CONCORDIA LLC
2751 NORTH MIAMI AVE #7
MIAMI, FL 33127

RHF GROUP INC
1000 BRICKELL AVE # 400
MIAMI, FL 33131

RICARDO ESTEVAN PERTIERRA LLC
2203 NORTH BAY RD
MIAMI BEACH, FL 33140

RICARDO PIEDRA &W LOURDES
2642 COLLINS AVE APT 511
MIAMI BEACH, FL 33140-4779

RICARDO SIMON
2829 INDIAN CREEK DR 405
MIAMI BEACH, FL 33140

ROBERTO CONTRERAS
2642 COLLINS AVE APT 206
MIAMI BEACH, FL 33140-4739

ROSA MURILLO DIAZ
2829 INDIAN CREEK DR # 503
MIAMI BEACH, FL 33140

ROSA MURILLO DIAZ
9881 SW 60 ST
MIAMI, FL 33173-1422

RUBENS & HELIO LLC
2642 COLLINS AVE #408
MIAMI BEACH, FL 33140

RUBENS M BARBOSA
2829 INDIAN CREEK DR #1004
MIAMI BEACH, FL 33140-4730

SANDRA TANGO
126 PARK AVE
WEST CALDWELL, NJ 07006

SANDRA J EIRAS & CARMEN R FORTE
2829 INDIAN CREEK DR #1207
MIAMI BEACH, FL 33140-4730

SAUL K GROSS &W JANE DEE
2900 FLAMINGO DR
MIAMI BEACH, FL 33140-3917

SERENA JOAQUIM
2642 COLLINS AVE #512
MIAMI BEACH, FL 33140-4779

SERGEY SHABLA KOV
2655 PINE TREE DR
MIAMI BEACH, FL 33140

SHARON L JACOBSON TRS
SHARON L JACOBSON
2642 COLLINS AVE 402
MIAMI BEACH, FL 33140

SHOSHANA SCHECTER TRS
DIAMONT CANDIOTTI FBO
SHOSHANA SCHECTER FBO
2637 FLAMINGO DR
MIAMI BEACH, FL 33140

SHTBP
844 ALTON RD #3
MIAMI BEACH, FL 33139

SILVIA ACOSTA
11120 SW 43RD TER
MIAMI, FL 33165-4723

SILVIA REAL ESTATE MANAGEMENT LLC
2030 DOUGLAS RD 704
CORAL GABLES, FL 33134

SIRA RAMESH
2363 SIERRA LN
MAITLAND, FL 32751

STEVEN WAYNE PATTERSON
CARLY PATTERSON
2901 FLAMINGO DR
MIAMI BEACH, FL 33140

STIBNITE GRP 7.40 LTD PARTNERSHIP
747 4 ST #200
MIAMI BEACH, FL 33139-8714

SYDELL INDIAN CREEK LLC
C/O SYDELL GROUP LTD
30 WEST 26 ST 12 FLOOR
NEW YORK, NY 10010

TATSIA LLC
2642 COLLINS AVENUE #307
MIAMI BEACH, FL 33140

TERESA BETANCOURT
ENRIQUE BETANCOURT JR
2829 INDIAN CREEK DR #806
MIAMI BEACH, FL 33140

THE JCM2642 FAMILY TRUST
2642 COLLINS AVE #506
MIAMI BEACH, FL 33140

TIMOTHY P BARBER
917 S LUSK ST 300
BOISE, ID 83706

TOMAS JACKSON
DAMARIES JACKSON
21671 MARIGOT DR
BOCA RATON, FL 33428

TRANSCARS LLC
4522 CHEVAL BLVD
LUTZ, FL 33558

TUDAN LLC
100 N BISCAYNE BLVD 2904
MIAMI, FL 33132

US DISSA LLC
1549 NE 123 ST
NORTH MIAMI BEACH, FL 33161

VERA HELENA SAES AZENHA TRS
VERA H S AZENHA REVOCABLE TRUST
700 NE 81 ST
MIAMI, FL 33138

VERA HELENA SAES AZENHA TRS
955 STILLWATER DR
MIAMI BEACH, FL 33141-1021

VERONICA JUDITH MENDIBURI
2829 INDIAN CREEK DR UNIT 1208
MIAMI BEACH, FL 33140

VISAR QEHAJAJ
1508 BAY RD #575
MIAMI BEACH, FL 33139

WATERCUP 2811 LLC
5901 NW 151 ST 126
MIAMI LAKES, FL 33014

WILL DAVIS JR
2829 INDIAN CREEK DR 1408
MIAMI BEACH, FL 33140

WORLD RENT LLC
11600 NW 91 ST #4
MIAMI, FL 33178

XENIA TAOUBINA
2829 INDIAN CREEK DR #1202
MIAMI BEACH, FL 33140

YARON YEMINI
325 W 26 ST
MIAMI BEACH, FL 33140-4304

Name	Address	City	State	Zip	Country
PETER WILLEKENS INGRID HUYSSMANS	KANTEKLAARPAD 1	SCHOTEN 2900			BELGIUM
2618 COLLINS CAPITAL HOLDINGS LLC	17070 COLLINS AVE 256	SUNNY ISLES BEACH	FL	33160	USA
2822 PINE TREE DRIVE LLC C/O SHULAMIT STOCK	9033 GARLAND AVE	SURFSIDE	FL	33154	USA
2829 INDIAN CREEK HOLDINGS LLC	3739 COLLINS AVE UNIT N601	MIAMI BEACH	FL	33140	USA
2829 INDIAN CREEK INVESTMENTS LLC	1026 S JEAGA DR	JUPITER	FL	33458	USA
2829 SRAL LLC	39 POOL DR	ROSLYN	NY	11576	USA
2840 PINE TREE MB I LP	231 W FULTON ST	GRANT RAPIDS	MI	49503	USA
755 83RD ST CORP	1023 SW 12 CT	MIAMI	FL	33135	USA
AIDA YIGON SEUC LE REM JORGE LUIUS SEUC REM JUAN EDUARDO SEUC	2829 INDIAN CREEK DR 711	MIAMI BEACH	FL	33140	USA
AK PROPERTY INVESTMENT HOLDINGS LLC	3200 COLLINS AVE 9 6	MIAMI BEACH	FL	33140	USA
ALBERTO HERNANDEZ	2555 COLLINS AVE # 2402	MIAMI BEACH	FL	33140-4755	USA
ALBERTO LLORENTE &W LETSY	2829 INDIAN CREEK DR #504	MIAMI BEACH	FL	33140-4729	USA
ALBERTO SARRIA &W AMERICA	PO BOX 22914	HIALEAH	FL	33002	USA
ALI SHAYGAN	7612 LAKE VISTA CT #305	LAKESWOOD RANCH	FL	34202	USA
ALICIA M CUZA	2829 INDIAN CREEK DR #1108	MIAMI BEACH	FL	33140-4730	USA
ALRICK MANNA &W OLIVE M	2829 INDIAN CREEK DR APT 403	MIAMI BEACH	FL	33140-4729	USA
AMY L RABIN	331 W 28 ST	MIAMI BEACH	FL	33140-4306	USA
ANA M CAMPOS NAVARRO	2829 INDIAN CREEK DR #1111	MIAMI BEACH	FL	33140-4730	USA
ANDI LUSHA ERMELINDA LUSHA	2642 COLLINS AVE UNIT 205	MIAMI BEACH	FL	33140	USA
ANDRE FERNANDO DA SILVA FROES	2829 INDIAN CREEK DR #402	MIAMI BEACH	FL	33140	USA
ANTONIO A DE JESUS TRS ANTONIO A DE JESUS REVOCABLE TR	2642 COLLINS AVE 312	MIAMI BEACH	FL	33140	USA
ARITA SHEREMETI	2642 COLLINS AVE 503	MIAMI BEACH	FL	33140	USA
ARMANDO J VERA	22 RAILROAD SR #304	ANDOVER	MA	01810	USA
BALMIA LLC C/O KELLERMANN VARELA PL	605 LINCOLN RD #420	MIAMI BEACH	FL	33139	USA
BERNARD J PINO &W MARIA GARCIA-OTERO	2401 ALHAMBRA CIRCLE	CORAL GABLES	FL	33134-2110	USA
BGM GOLDEN GROUP LLC	36 NE 1 ST STE 154	MIAMI	FL	33132	USA
BLANCA PERERA LE CLEMENTE PERERA LE REM MARLENE PERERA	1474 WEST 83 ST	HIALEAH	FL	33014	USA
BLANCHIMONT REAL ESTATE LLC	175 SW 7 ST #1606	MIAMI	FL	33130	USA
BRANDON PENDLETON	2642 COLLINS AVE #407	MIAMI BEACH	FL	33140	USA
BRENNA MELLO DAVID A LEBATARD	2829 INDIAN CREEK DR 302	MIAMI BEACH	FL	33140	USA
CAPVEST VENTURES LLC	1160 KANE CONCOURSE 301	BAY HARBOR ISLANDS	FL	33154	USA
CARLOS M VEGA &W IRENE P	6226 SW 11 ST	MIAMI	FL	33144-4906	USA
CARLOS VASS	2829 INDIAN CREEK DR # 409	MIAMI BEACH	FL	33140	USA
CARMEN VALDESUSO	321 W 24 ST APT 11A	NEW YORK	NY	10011	USA
CARY GONZALEZ VEGA LE REM VERONICA STILES	10931 AMPUS PLACE	LAS VEGAS	NV	89141	USA
CASIMIRO MARQUES & RITA M CHANG	2829 INDIAN CREEK DR #605	MIAMI BEACH	FL	33140-4729	USA
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CONNIE & WANDA INVESTMENTS LLC	1300 SW 67 AVE	MIAMI	FL	33144	USA
CRISPINA N RAMIREZ &H PEDRO A	1505 CAMP POINT CT	ROSWELL	GA	30075-4739	USA

CRISTIANE K CARDOSO VIDAL	2829 INDIAN CREEK DR #704	MIAMI BEACH	FL	33140-4791	USA
DAN CRISTIAN POPESCU	2642 COLLINS AVE 201	MIAMI BEACH	FL	33141	USA
DANIEL LEBATARD JTRS LOURDES LEBATARD JTRS	3389 SHERIDAN ST #14	HOLLYWOOD	FL	33021	USA
DANIEL T LE BATARD	3389 SHERIDAN ST #14	HOLLYWOOD	FL	33021	USA
DARRELL R WINDLE LIVING TRUST	1918 WEST LELAND	CHICAGO	IL	60640	USA
DAVID A LEBATARD	2829 INDIAN CREEK DR 301	MIAMI BEACH	FL	33140	USA
DAVID M DOS SANTOS FRANCISCO MARCELO FERRARO	2829 INDIAN CREEK DR #510	MIAMI BEACH	FL	33140	USA
DAVID NORMAN	2829 INDIAN CREEK DR #803	MIAMI BEACH	FL	33140-4791	USA
DB MIND TECHNOLOGIES INC	2829 INDIAN CREEK DR #1211	MIAMI BEACH	FL	33140-4793	USA
DIANA VASERSTEIN	2625 PINE TREE DR	MIAMI BEACH	FL	33140-4321	USA
DINO PASSARETTA	128 RED CHIMNEY DR	WARWICK	RI	02886	USA
EDELBERT DE LA PORTILLA	2829 INDIAN CREEK DR #705	MIAMI BEACH	FL	33140-4791	USA
EDELBERT DE LA PORTILLA	2829 INDIAN CREEK DR #707	MIAMI BEACH	FL	33140-4791	USA
EDELBERT DE LA PORTILLA	2829 INDIAN CREEK DR #1410	MIAMI BEACH	FL	33140-4793	USA
EDEN ASEFAW GHEBRESILASIE	2642 COLLINS AVE #207	MIAMI BEACH	FL	33140-4739	USA
EDGARDO VERDES TRS EDGARDO VERDES REV LIV TR	2642 COLLINS AVE 301	MIAMI BEACH	FL	33140	USA
ELENA CUENCA	2829 INDIAN CREEK DR UNIT 502	MIAMI BEACH	FL	33140-4729	USA
ELIAS M VASSILAROS TRS ELIAS M VASSILAROS REVOCABLE TR	14951 SW 136 PL	MIAMI	FL	33186	USA
ELIDA I DE JESUS & H JUAN G DE JESUS	2642 COLLINS AVE #212	MIAMI BEACH	FL	33140-4739	USA
ELIO FLORES TRS ELIO FLORES REVOCABLE TRUST	2829 INDIAN CREEK DR 611	MIAMI BEACH	FL	33140	USA
ELISA G GARCIA LE REM MARIA CRISTINA ROMERO	2642 COLLINS AVE 401	MIAMI BEACH	FL	33140	USA
ELIZABETH DEJU	2829 INDIAN CREEK DRIVE UNIT 904	MIAMI BEACH	FL	33140-4730	USA
ELSA GONZALEZ	2829 INDIAN CREEK DR #706	MIAMI BEACH	FL	33140-4791	USA
ELVIA MERCEDES DE CORCHUELO TRS ELVIA MERCEDES DE CORCHUELO LIVING TRUST	2642 COLLINS AVE 510	MIAMI BEACH	FL	33140	USA
ENRIQUE A FERRER & W MAGALY L	16082 SW 43 TERR	MIAMI	FL	33185-4900	USA
ENRIQUE BETANCOURT	2236 MELANTE DR NE	ATLANTA	GA	30324	USA
ERIC LARSON SCHROLL	525 ALEKA LOOP APT B4	KAPAA	HI	96746	HAWAII
ERIC WITIW	3500 MILITARY RD	ARLINGTON	VA	22207	USA
ERNA BERGER	6770 INDIAN CREEK DR #TSE BOX 238	MIAMI BEACH	FL	33141-5748	USA
FARIDA DOURAID KBAR	2829 INDIAN CREEK DR #810	MIAMI BEACH	FL	33140	USA
FARIDA KBAR	2829 INDIAN CREEK DR #810	MIAMI BEACH	FL	33140-4791	USA
FCM 315 LP	4045 SHERIDAN AVE BOX 221	MIAMI BEACH	FL	33140	USA
FEDERICO O BARONE	2837 PINE TREE DR	MIAMI BEACH	FL	33140-4331	USA
FERNANDO ARANDIA & W RUTH T	7852 SNEAD LANE	FALLS CHURCH	VA	22043	USA
FISHER COLLINS LLC	1550 MADRUGA AVE #120	CORAL GABLES	FL	33146	USA
FRED ROHAN	2829 INDIAN CREEK DR #1210	MIAMI BEACH	FL	33140-4730	USA
GABRIEL RYDZ	20533 BISCAYNE BLVD 1240	AVENTURA	FL	33180	USA
GENA GUTMAN	2645 PINE TREE DR	MIAMI BEACH	FL	33140-4321	USA
GEORGE W NAVARRO & ANDREA PAREDES	430 MADEIRA BLVD	MELVILLE	NY	11747	USA
GIRISH TYAGI	80 SPRUCE HILL ROAD	WESTON	MA	02493	USA

GISELA M MUNIZ	320 W 30 ST APT 2G	NEW YORK	NY	10001	USA
GLENN KENDALL	2801 FLAMINGO DR	MIAMI BEACH	FL	33140-3914	USA
GONZALO LEBATARD LOURDES LEBATARD DAVID LEBATARD	2829 INDIAN CREEK DR #1008	MIAMI BEACH	FL	33140	USA
GONZALO LEBATARD LOURDES LEBATARD	2829 INDIAN CREEK DR 801	MIAMI BEACH	FL	33140	USA
GRETA HIRSCH	2120 WYOMING AVE NW APT 2	WASHINGTON	DC	20008-3904	USA
HECTOR BELTRAN	2642 COLLINS AVE APT 311	MIAMI BEACH	FL	33140-4739	USA
HENRY CASO ELIZABETH DAMROSCH CASO	140 SEELEY ST	BROOKLYN	NY	11218	USA
HOLGER ODENSTEIN	2840 FLAMINGO DR	MIAMI BEACH	FL	33140	USA
HUGO N RUIZ LE REM HUGO RUIZ	6039 COLLINS AVE #737	MIAMI BEACH	FL	33140	USA
HUMBERTO DE ARMAS EDGAR CABRERA	2642 COLLINS AVE #410	MIAMI BEACH	FL	33140-4779	USA
IGORS MULUKS	2829 INDIAN CREEK DR #1102	MIAMI BEACH	FL	33140	USA
ILEANA QUINTANA LE REM JULIO E QUINTANA ETALS JTRS	2642 COLLINS AVE #412	MIAMI BEACH	FL	33140	USA
ILIAM ESPADA	2642 COLLINS AVE #310	MIAMI BEACH	FL	33140-4739	USA
INDIAN CREEK 601 LLC	2625 COLLINS AVE UNIT 707	MIAMI BEACH	FL	33140	USA
IRA FINANCIAL TRUST COMPANY GDN JEFFREY RAM IRA BENEFICIARY	221 S PHILLIPS AVE 206	SIOUX FALLS	SD	57104	USA
ISIDRO SABATIER LE LUISA SABATIER LE REM ISIDRO EDUARDO SABATIER	1345 SW 16 ST	MIAMI	FL	33145	USA
JACQUELINE ISALES	2829 INDIAN CREEK DR #306	MIAMI BEACH	FL	33140-4729	USA
JAIIME GIUDICE VIVIAN GIUDICE	2642 COLLINS AVE #309	MIAMI BEACH	FL	33140	USA
JAIIME L GIUDICE VIVIAN GIUDICE	2642 COLLINS AVE #409	MIAMI BEACH	FL	33140	USA
JAY M BASS &W KATHRYN	2653 FLAMINGO DR	MIAMI BEACH	FL	33140-4316	USA
JOANN J O'NEILL	2829 INDIAN CREEK DR #901	MIAMI BEACH	FL	33140-4730	USA
JOHN & JOSE SARDUY	15831 NW 82 CT	HIALEAH	FL	33016	USA
JORGE CACERES MARIA CACERES DUQUE	2642 COLLINS AVE #506	MIAMI BEACH	FL	33140	USA
JOSE S GONZALEZ	2642 COLLINS AVE #204	MIAMI BEACH	FL	33140-4739	USA
JOSEFINA D PEREZ-CASTRO	8645 SW 132 CT	MIAMI	FL	33183	USA
JUAN C HERNANDEZ ISIDRO CANDELARIO	124 BATTERY WAY	PEACHTREE CITY	GA	30269	USA
JULIANA LANEL MION	2829 INDIAN CREEK DRIVE 1406	MIAMI BEACH	FL	33140	USA
K CAMERON TRS M CAMERON TRS	3921 ALTON RD #424	MIAMI BEACH	FL	33140	USA
KAREN L CRISONINO TRS KAREN L CRISONINO REVOCABLE TRUST	2829 INDIAN CREEK DR APT 309	MIAMI BEACH	FL	33140	USA
KENNETH LEITER	2642 COLLINS AVE 504	MIAMI BEACH	FL	33140	USA
KEVIN A SKINNER JTRS KATHRYN BATES JTRS	2829 INDIAN CREEK DR 1001	MIAMI BEACH	FL	33140	USA
KEVIN ANDREW SKINNER KATHRYN SKINNER	2829 INDIAN CREEK DR 1002	MIAMI BEACH	FL	33140	USA
KHIARA LLC	9130 S DAELAND BLVD 1509	MIAMI	FL	33156	USA
KRISTINA VARTANYAN	2829 INDIAN CREEK DR #401	MIAMI BEACH	FL	33140	USA
LAURENCE S LEDER	2829 INDIAN CREEK DR #1103	MIAMI BEACH	FL	33140-4730	USA
LILLIAN GONZALES	HCR 69 BOX 1014	PASTURA	NM	88435	USA
LORENZO DE LEO	2829 INDIAN CREEK DR UNIT 807	MIAMI BEACH	FL	33140	USA
LOUISE M OBRIEN TRS LOUISE M OBRIEN REVOCABLE TRUST	2815 PINE TREE DR	MIAMI BEACH	FL	33140	USA
LUCA SANCISI QUENIA ACOSTA	1010 BRICKELL AVE UNIT 4609	MIAMI	FL	33131-3795	USA
LUCIANO MEDORI MILENA MEDORI	2351 DOUGLAS RD 1008	MIAMI	FL	33145	USA

LUIS MIGUEL CAPALDO	2642 COLLINS AVE #501	MIAMI BEACH	FL	33140-4779	USA
LUMADES INC	5500 ORDUNA DR	CORAL GABLES	FL	33146	USA
MACARENA GOMEZ	2829 INDIAN CREEK DR #701	MIAMI BEACH	FL	33141	USA
MADELAINE TAMAYO JO ANN MARIE HIGGINS DELLYS MARICHAL	2829 INDIAN CREEK DR	MIAMI BEACH	FL	33140	USA
MANDARINI LLC TRS MANDARINI TRUST	2675 FLAMINGO DR	MIAMI BEACH	FL	33140	USA
MANUEL EXPOSITO &W RAQUEL	2642 COLLINS AVE APT 306	MIAMI BEACH	FL	33140-4739	USA
MANUEL JUSTO	2829 INDIAN CREEK DR 1402	MIAMI BEACH	FL	33140	USA
MANUEL JUSTO	200 172 ST UNIT 312	SUNNY ISLES BEACH	FL	33160	USA
MARIA J BENITEZ	2829 INDIAN CREEK DR #703	MIAMI BEACH	FL	33140-4791	USA
MARIA JIMENEZ	8132 SW 83 ST	MIAMI	FL	33143-6617	USA
MARIA LUISA MARTINEZ LE REM FRANCISCO MARTINEZ	2829 INDIAN CREEK DR 501	MIAMI BEACH	FL	33140	USA
MARIA MORATAYA	2642 COLLINS AVE #404	MIAMI BEACH	FL	33140-4779	USA
MARIA RITA LAGAR	2829 INDIAN CREEK DR 305	MIAMI BEACH	FL	33140	USA
MARIA ROMERO	2642 COLLINS AVE #509	MIAMI BEACH	FL	33140-4779	USA
MARINA KYURINYAN	2829 INDIAN CREEK DR # 811	MIAMI BEACH	FL	33140	USA
MARINA SARABIA JTRS MARY A SANTOS JTRS	501 89 ST	SURFSIDE	FL	33154	USA
MARIO DE LA TORRE YUMET DE LA TORRE	2829 INDIAN CREEK DRIVE #1209	MIAMI BEACH	FL	33140	USA
MARK A GAMEZ	2642 COLLINS AVE #210	MIAMI BEACH	FL	33140-4739	USA
MARK CLARK	3025 INDIAN CREEK DR #201	MIAMI BEACH	FL	33140	USA
MARTIN SATKA	2829 INDIAN CREEK DR 505	MIAMI BEACH	FL	33140	USA
MARVIN D MILLER	2829 INDIAN CREEK DR APT 1009	MIAMI BEACH	FL	33140-4730	USA
MASSIMO BAZZOCCHI	2642 COLLINS AVE #502	MIAMI BEACH	FL	33140	USA
MBCDC VILLA MATTI INC	945 PENNSYLVANIA AVE	MIAMI BEACH	FL	33139	USA
MELINDA A MARCUSE	2829 INDIAN CREEK DR #603	MIAMI BEACH	FL	33140-4729	USA
MERCEDES ESTEVEZ	437 54 ST APT 2	WEST NEW YORK	NJ	07093	USA
MICHAEL DRESSMAN	2829 INDIAN CREEK DR #906	MIAMI BEACH	FL	33140-4730	USA
MIGUEL INGELMO & MYRNA T LEAL JTRS	2829 INDIAN CREEK DR #408	MIAMI BEACH	FL	33140-4729	USA
MING LU	320 W 38TH ST APT 1203	NEW YORK	NY	10018-5233	USA
MIREN ARNAIZ	6431 SW 145 ST	MIAMI	FL	33158-1835	USA
MIYOKO A LORA	2829 INDIAN CREEK DR #808	MIAMI BEACH	FL	33140	USA
NEW YORK PROPERTIES MART INC	10101 COLLINS AVE #5-B	BAL HARBOUR	FL	33154	USA
NICOLAS TEMPESTINI JTRS ROBERTO TEMPESTINI JTRS ANA MARIA UBRIACO	2642 COLLINS AVE #304	MIAMI BEACH	FL	33140	USA
NIKOLA PETREVSKI TRS PETREVSKI FAMILY TRUST BONA PETREVSKI TRS	2387 KINGS CROSS	SHELBY TOWNSHIP	MI	48315	USA
NORIS BARCENAS LE REM BARBARA BARCENAS	2829 INDIAN CREEK DR 410	MIAMI BEACH	FL	33140	USA
OASIS 8 HOLDINGS GROUP INC	1330 WEST AVE #1011	MIAMI BEACH	FL	33139	USA
OSMAY VASQUEZ LOPEZ	2829 INDIAN CREEK DR #909	MIAMI BEACH	FL	33140	USA
PEDRO MUR &W MERCY	2250 SW 58 AVE	MIAMI	FL	33155-2245	USA
PEDRO RUMBAUT &W SUSANA H	2829 INDIAN CREEK DR 508	MIAMI BEACH	FL	33140	USA
PHILIPPE LE NOTRE	2829 INDIAN CREEK DR #608	MIAMI BEACH	FL	33140	USA
PHOENECIA REAL ESTATE INVEST LLC	1801 SW 3 AVE 6 FLOOR	MIAMI	FL	33129	USA

PINETREE PARADISE LLC	32 NW 20 ST	MIAMI	FL	33127	USA
PIO JACKSON ENCALADA MONICA ROMERO	2642 COLLINS AVE 302	MIAMI BEACH	FL	33140	USA
PIOTR KRASUSKI &W ANNA PONIECKA	2630 FLAMINGO DR	MIAMI BEACH	FL	33140-4317	USA
PRIME OCEAN PROPERTIES LLC	7200 NW 19 ST #302	MIAMI	FL	33126	USA
RAFAEL GUTIERREZ	2829 INDIAN CREEK DR #PH-1	MIAMI BEACH	FL	33140-4793	USA
RAUL MONCARZ &W ELISA	2644 FLAMINGO DR	MIAMI BEACH	FL	33140-4317	USA
RAYMOND RUFFINO TRS RUFFINO FAMILY REVOCABLE TRUST	86 ALEXANDER DR	TUXEDO	NY	10987	USA
REGIA CONCORDIA LLC	2751 NORTH MIAMI AVE #7	MIAMI	FL	33127	USA
RHF GROUP INC	1000 BRICKELL AVE # 400	MIAMI	FL	33131	USA
RICARDO ESTEVAN PERTIERRA LLC	2203 NORTH BAY RD	MIAMI BEACH	FL	33140	USA
RICARDO PIEDRA &W LOURDES	2642 COLLINS AVE APT 511	MIAMI BEACH	FL	33140-4779	USA
RICARDO SIMON	2829 INDIAN CREEK DR 405	MIAMI BEACH	FL	33140	USA
ROBERTO CONTRERAS	2642 COLLINS AVE APT 206	MIAMI BEACH	FL	33140-4739	USA
ROSA MURILLO DIAZ	2829 INDIAN CREEK DR # 503	MIAMI BEACH	FL	33140	USA
ROSA MURILLO DIAZ	9881 SW 60 ST	MIAMI	FL	33173-1422	USA
RUBENS & HELIO LLC	2642 COLLINS AVE #408	MIAMI BEACH	FL	33140	USA
RUBENS M BARBOSA	2829 INDIAN CREEK DR #1004	MIAMI BEACH	FL	33140-4730	USA
SANDRA TANGO	126 PARK AVE	WEST CALDWELL	NJ	07006	USA
SANDRA J EIRAS & CARMEN R FORTE	2829 INDIAN CREEK DR #1207	MIAMI BEACH	FL	33140-4730	USA
SAUL K GROSS &W JANE DEE	2900 FLAMINGO DR	MIAMI BEACH	FL	33140-3917	USA
SERENA JOAQUIM	2642 COLLINS AVE #512	MIAMI BEACH	FL	33140-4779	USA
SERGEY SHABLA KOV	2655 PINE TREE DR	MIAMI BEACH	FL	33140	USA
SHARON L JACOBSON TRS SHARON L JACOBSON	2642 COLLINS AVE 402	MIAMI BEACH	FL	33140	USA
SHOSHANA SCHECTER TRS DIAMONT CANDIOTTI FBO SHOSHANA SCHECTER FBO	2637 FLAMINGO DR	MIAMI BEACH	FL	33140	USA
SHTBP	844 ALTON RD #3	MIAMI BEACH	FL	33139	USA
SILVIA ACOSTA	11120 SW 43RD TER	MIAMI	FL	33165-4723	USA
SILVIA REAL ESTATE MANAGEMENT LLC	2030 DOUGLAS RD 704	CORAL GABLES	FL	33134	USA
SIRA RAMESH	2363 SIERRA LN	MAITLAND	FL	32751	USA
STEVEN WAYNE PATTERSON CARLY PATTERSON	2901 FLAMINGO DR	MIAMI BEACH	FL	33140	USA
STIBNITE GRP 7.40 LTD PARTNERSHIP	747 4 ST #200	MIAMI BEACH	FL	33139-8714	USA
SYDELL INDIAN CREEK LLC C/O SYDELL GROUP LTD	30 WEST 26 ST 12 FLOOR	NEW YORK	NY	10010	USA
TATSIA LLC	2642 COLLINS AVENUE #307	MIAMI BEACH	FL	33140	USA
TERESA BETANCOURT ENRIQUE BETANCOURT JR	2829 INDIAN CREEK DR #806	MIAMI BEACH	FL	33140	USA
THE JCM2642 FAMILY TRUST	2642 COLLINS AVE #506	MIAMI BEACH	FL	33140	USA
TIMOTHY P BARBER	917 S LUSK ST 300	BOISE	ID	83706	USA
TOMAS JACKSON DAMARIES JACKSON	21671 MARIGOT DR	BOCA RATON	FL	33428	USA
TRANSCARS LLC	4522 CHEVAL BLVD	LUTZ	FL	33558	USA
TUDAN LLC	100 N BISCAYNE BLVD 2904	MIAMI	FL	33132	USA
US DISSA LLC	1549 NE 123 ST	NORTH MIAMI BEACH	FL	33161	USA
VERA HELENA SAES AZENHA TRS VERA H S AZENHA REVOCABLE TRUST	700 NE 81 ST	MIAMI	FL	33138	USA

VERA HELENA SAES AZENHA TRS	955 STILLWATER DR	MIAMI BEACH	FL	33141-1021	USA
VERONICA JUDITH MENDIBURI	2829 INDIAN CREEK DR UNIT 1208	MIAMI BEACH	FL	33140	USA
VISAR QEHAJAJ	1508 BAY RD #575	MIAMI BEACH	FL	33139	USA
WATERCUP 2811 LLC	5901 NW 151 ST 126	MIAMI LAKES	FL	33014	USA
WILL DAVIS JR	2829 INDIAN CREEK DR 1408	MIAMI BEACH	FL	33140	USA
WORLD RENT LLC	11600 NW 91 ST #4	MIAMI	FL	33178	USA
XENIA TAUBINA	2829 INDIAN CREEK DR #1202	MIAMI BEACH	FL	33140	USA
YARON YEMINI	325 W 26 ST	MIAMI BEACH	FL	33140-4304	USA



CFN 2014R0381110
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 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

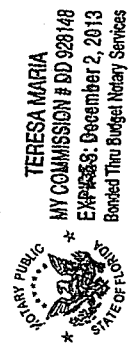
DESIGN REVIEW BOARD
 City of Miami Beach, Florida

MEETING DATE: November 6, 2012

FILE NO: 22918

PROPERTY: 2687 Flamingo Drive

CERTIFICATION
 THIS IS TO CERTIFY THAT THE ATTACHED DOCUMENT IS A TRUE AND ACCURATE COPY OF THE ORIGINAL ON FILE IN THE OFFICE OF THE CLERK OF COURT, CITY OF MIAMI BEACH.
Teressa Maria 11-26-12
 (Signature of Notary Public or Notary)
 Personally known to me or Produced to:
Teressa Maria
 Notary Public, State of Florida et Longo
 Printed Name: *TERESSA MARIA*
 My Commission Expires: (Seal) *12-2-13*
 This document contains 6 pages.



LEGAL: Lot 2, Block 2, Flamingo Terrace Subdivision, According to the Plat Thereof, as Recorded in Plat Book 10, Page 3, of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for Design Review Approval for the construction of a new 2-story home, to replace an existing pre-1942 architecturally significant 2-story home, to be demolished.

ORDER

The applicant, 1207 Ventures, Inc., filed an application with the City of Miami Beach Planning Department for Design Review Approval.

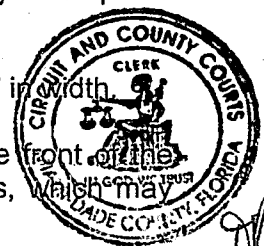
The City of Miami Beach Design Review Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

- A. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is not consistent with Design Review Criteria Nos. 2, 3, 5 & 6 in Section 118-251 of the Miami Beach Code.
- B. The project would be consistent with the criteria and requirements of section 118-251 if the following conditions are met:
 - 1. Revised elevation, site plan and floor plan drawings, consistent with Exhibit "A" submitted at the public hearing, shall be submitted to and approved by staff, at a minimum, such drawings shall incorporate the following:



dm

- a. The design of the southwest corner of the home shall be further developed and articulated, in a manner to be reviewed and approved by staff.
 - b. The proposed score lines shall be further studied and revised, with an emphases on the horizontal lines where needed, such as extending the horizontal lines of the window openings, and eliminating the excessive vertical score lines, subject to the review and approval of staff.
 - c. The architectural details, including materials and finishes of the home's exterior shall be further studied and developed, particularly all column shapes and details, fascias, and rafter tails, in a manner to be reviewed and approved by staff.
 - d. The exterior finish of the house shall be smooth stucco.
 - e. Manufacturer's drawings and Dade County product approval numbers for all new windows, doors and glass shall be required, prior to the issuance of a building permit.
 - f. All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and shall be screened from view, in a manner to be approved by staff.
 - g. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.
2. A revised landscape plan, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
- a. The proposed wall at the rear of the property shall be further developed and detailed, and lowered in height, in a manner to be reviewed and approved by staff.
 - b. The width of the driveway at the property line shall not exceed 22'-0" in width.
 - c. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by staff.
 - d. Any existing plant material within the public right-of-way may be required to be removed, at the discretion of staff.
 - e. Walkways within the required sideyards shall not exceed 3'6" in width.
 - f. Continuous hedge material shall not be permitted along the front of the property. A combination of plant material at varying heights, which may



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- include portions of hedges, may be developed as part of the landscape plan for the site.
- g. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
 - h. The utilization of root barriers and/or structural soil, as applicable, shall be clearly delineated on the revised landscape plan.
 - i. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures; such fixtures and devices shall not be permitted within any required yard or any area fronting a street or sidewalk. The location of backflow preventors, siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
 - j. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms; such transformers and vault rooms, and all other related devices and fixtures, shall not be permitted within any required yard or any area fronting a street or sidewalk. The location of any exterior transformers, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
 - k. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.
3. The final exterior surface color scheme, including color samples, shall be subject to the review and approval of staff and shall require a separate permit.
 4. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
 5. The applicant may be required to submit a separate analysis for water and sewer requirements, at the discretion of the Public Works Director, or designee. Based on a preliminary review of the proposed project, the following may be required by the Public Works Department:
 - a. Remove/replace sidewalks, curbs and gutters on all street frontages, if applicable. Unless otherwise specified, the standard color for city sidewalks is red, and the standard curb and gutter color is gray.
 - b. Mill/resurface asphalt in rear alley along property, if applicable.
 - c. Provide underground utility service connections and on-site transformer location, if necessary.



- d. Provide back-flow prevention devices on all water services.
 - e. Provide on-site, self-contained storm water drainage for the proposed development.
 - f. Meet water/sewer concurrency requirements including a hydraulic water model analysis and gravity sewer system capacity analysis as determined by the Department and the required upgrades to water and sewer mains servicing this project.
 - g. Payment of City utility impact fees for water meters/services.
 - h. Provide flood barrier ramps to underground parking or minimum slab elevation to be at highest adjacent crown road elevation plus 8".
 - i. Right-of-way permit must be obtained from Public Works.
 - j. All right-of-way encroachments must be removed.
 - k. All planting/landscaping in the public right-of-way must be approved by the Public Works and Parks Departments.
6. The project shall comply with any landscaping or other sidewalk/street improvement standards as may be prescribed by a relevant Urban Design Master Plan approved prior to the completion of the project and the issuance of a Certificate of Occupancy, in a manner to be reviewed and coordinated by staff.
 7. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
 8. At the time of completion of the project, only a **Final** Certificate of Occupancy (CO) or **Final** Certificate of Completion (CC) may be applied for; the staging and scheduling of the construction on site shall take this into account. All work on site must be completed in accordance with the plans approved herein, as well as any modifications approved or required by the Building, Fire, Planning, CIP and Public Works Departments, inclusive of all conditions imposed herein, and by other Development Review Boards, and any modifications required pursuant to field inspections, prior to the issuance of a CO or CC. This shall not prohibit the issuance of a Partial or Temporary CO, or a Partial or Temporary CC.
 9. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
 10. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
 11. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.



IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations which were adopted by the Board, that the Application for Design Review approval is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph B of the Findings of Fact (Condition Nos. 1-11, inclusive) hereof, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Design Review Board, as determined by staff, entitled "Stansberry Residence", as prepared by g-ma architects, consistent with Exhibit "A" submitted at the public hearing, modified in accordance with the conditions set forth in this Order and staff review and approval.

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

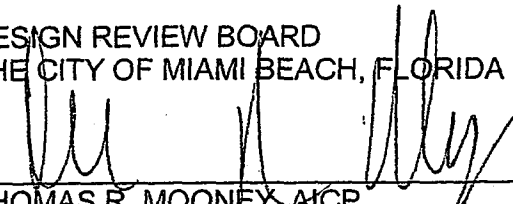
When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

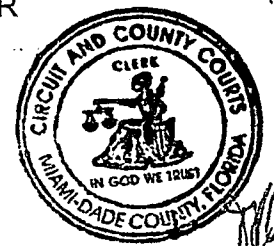
If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original Design Review Approval was granted, the Design Review Approval will expire and become null and void, unless the applicant makes application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code; the granting of any such extension of time shall be at the discretion of the Board. At the hearing on any such application, the Board may deny or approve the request and modify the above conditions or impose additional conditions. If the Full Building Permit should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the Design Review Approval will expire and become null and void.

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

Dated this 19th day of November, 2012.

DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

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



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

The foregoing instrument was acknowledged before me this 19th day of November 2012 by Thomas R. Mooney, Design and Preservation Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.

[Handwritten Signature]

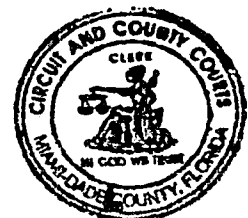
NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: 12-2-13

Approved As To Form:
Legal Department: *[Signature]* (11-16-2012)

Filed with the Clerk of the Design Review Board on *[Signature]* (11/19/12)

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STATE OF FLORIDA, COUNTY OF DADE
I HEREBY CERTIFY that this is a true copy of the
original filed in this office on 28 day of May, A.D. 2014
WITNESS my hand and Official Seal.
HARVEY RUVIN, CLERK of Circuit and County Courts
By *[Signature]* #021745 D.C.



[Handwritten mark]