

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: 1801 Alton Road Board DRB Date: 2/8/21

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.	
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"/>

FSC

Property address: 1801 Alton Road Board: DRB Date: 2/8/21

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 <u>dimensioned</u> 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	<input checked="" type="checkbox"/>
m	Demolition Plans (Floor Plans & Elevations with dimensions)	<input checked="" type="checkbox"/>
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.	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>
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: 1801 Alton Road Board: DRB Date: 2/8/21

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).	
21	Neighborhood Context Study. (Planning will provide guidance if necessary for application.)	
22	Required yards open space calculations and shaded diagrams.	
23	Required yards section drawings.	
24	Variance and/or Waiver Diagram	<input checked="" type="checkbox"/>
25	Schematic signage program	
26	Detailed sign(s) with dimensions and elevation drawings showing exact location.	<input checked="" type="checkbox"/>
27	Elevation drawings showing area of building façade for sign calculation (Building ID signs).	<input checked="" type="checkbox"/>
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 _____	

FSL

Property address: 1801 Alton Road Board: DRB Date: 2/8/21

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.	
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	Height waiver for CD-1	<input checked="" type="checkbox"/>
Other		
Other		

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

Property address: 1801 Alton Road Board: DRB Date: 2/8/21

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	
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)

Michael Marrero

Applicant or Designee's Name



Applicant or Designee's Signature

2/16/2021

Date



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 DRB20-0553		Is the property the primary residence & homestead of the applicant/property owner? Yes ■ No (if "Yes," provide office of the property appraiser summary report)	
Board of Adjustment Variance from a provision of the Land Development Regulations Appeal of an administrative decision Modification of existing Board Order		Design Review Board ■ Design review approval ■ Variance Modification of existing Board Order	
Planning Board Conditional Use Permit Lot Split Amendment to the Land Development Regulations or Zoning Map Amendment to the Comprehensive Plan or Future Land Use Map Modification of existing Board Order		Historic Preservation Board Certificate of Appropriateness for design Certificate of Appropriateness for demolition Historic District/Site Designation Variance Modification of existing Board Order	
Other:			
Property Information – Please attach Legal Description as “Exhibit A”			
ADDRESS OF PROPERTY 1801 Alton Road			
FOLIO NUMBER(S) 02-3233-012-0090			
Property Owner Information			
PROPERTY OWNER NAME Santa Elena Holdings LLC			
ADDRESS 1801 Alton Road		CITY Miami Beach	STATE FL
ZIPCODE 33139			
BUSINESS PHONE 786-443-6768	CELL PHONE	EMAIL ADDRESS dom@domcav.com	
Applicant Information (if different than owner)			
APPLICANT NAME Same			
ADDRESS		CITY	STATE
ZIPCODE			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Design review approval for reconfiguration and partial addition of existing office building, including wavier for an additional five (5) feet of height.			

Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If previous answer is "Yes", is the building architecturally significant per sec. 142-108?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the project include interior or exterior demolition?		<input checked="" type="checkbox"/> Yes	<input 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 Enrique 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 FL
		ZIPCODE 33136	
BUSINESS PHONE (305) 440-4314	CELL PHONE	EMAIL ADDRESS rene@gonzalezarchitecture.com	
Authorized Representative(s) Information (if applicable)			
NAME Michael J. Marrero		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd., Suite 300		CITY Miami	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS mmarrero@brzoninglaw.com	
NAME Emily K. Balter		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd., Suite 300		CITY Miami	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS ebalter@brzoninglaw.com	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE
		ZIPCODE	
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

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

Dominic Cavagnuolo, Manager

PRINT NAME

2/17/21

DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

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

SIGNATURE

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

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

STATE OF Florida

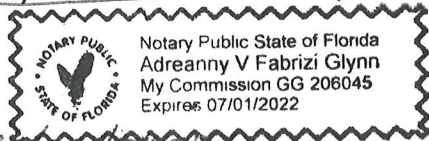
COUNTY OF MIAMI-DADE

I, Dominic Cavagnuolo, being first duly sworn, depose and certify as follows: (1) I am the Manager (print title) of Santa Elena Holdings LLC (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 17 day of February, 2021. The foregoing instrument was acknowledged before me by Dominic Cavagnuolo, 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: 07/01/2022

Dominic Cavagnuolo

PRINT NAME

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida

COUNTY OF MIAMI-DADE

I, Dominic Cavagnuolo, 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 Marrero, 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.

Dominic Cavagnuolo, Manager
PRINT NAME (and Title, if applicable)

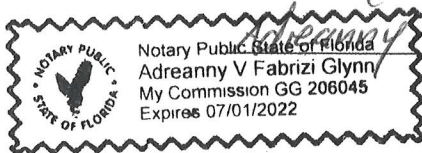
[Signature]
SIGNATURE

Sworn to and subscribed before me this 25 day of February, 2021. The foregoing instrument was acknowledged before me by Dominic Cavagnuolo, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

[Signature]
NOTARY PUBLIC

My Commission Expires: 07/01/2022



Adreanny Fabrizi Glynn
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 is 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.

Santa Elena Holdings LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Dominic Cavagnuolo, Manager

100

1415 20th Street, #406

Miami, FL 33139

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 Marrero	200 S. Biscayne Boulevard, Suite 300	(305) 374-5300
Emily Balter	200 S. Biscayne Boulevard, Suite 300	(305) 606-5300
Rene Enrique Gonzalez	1035 N. Miami Avenue, #406	(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, Dominic Cavagnuolo, Manager, being first duly sworn, depose and certify as follows: (1) I am the applicant or representative of the applicant. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

[Signature]
SIGNATURE

Sworn to and subscribed before me this 17 day of February, 2021. The foregoing instrument was acknowledged before me by Dominic Cavagnuolo, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

[Signature]
NOTARY PUBLIC
Adreanny Fabrizi Glynn
PRINT NAME

My Commission Expires: 07/01/2022

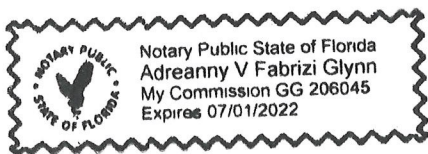


EXHIBIT A

Legal Description

The East 50 feet of Lot 6, Lot 10 LESS the North 2.8 feet thereof, and all of Lot 11, Block 11, of THE ALTON BEACH REALTY COMPANY'S PLAT OF ISLAND VIEW SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, Page 115, of the Public Records of Miami-Dade County, Florida, LESS those lands conveyed to the City of Miami Beach by Deeds recorded in Deed Book 1343, Page 69 and Deed Book 1343, Page 74, of the Public Records of Miami-Dade County, Florida.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 7536977, DATED MARCH 13, 2019.



March 8, 2021

VIA ELECTRONIC SUBMITTAL

Michael J. Marrero

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Suite 300, Miami, FL 33131

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mmarrero@brzoninglaw.com

Michael Belush, AICP, Chief of Planning and Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33131

Re: **DRB20-0553** – Design Review Approval
for the Property Located at 1801 Alton Road, Miami Beach

Dear Mr. Belush:

This law firm represents Santa Elena Holdings, LLC (the "Applicant"), owner of the property located at 1801 Alton Road (the "Property"). The Applicant proposes to renovate the existing office building and add ground floor retail square footage, additional levels of office space, and two levels of structured parking. 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 approval, and associated Waiver for an additional five (5) feet of height.

Description of Property. The Property is located at the northeast corner of the prominent intersection of Alton Road and Dade Boulevard. The irregular shaped lot has access from 19th Street and Alton Road, and an existing bank drive-thru exit onto Dade Boulevard. The Miami-Dade County Property Appraiser's Office identifies the Property with tax Folio No. 02-3233-012-0090. See Exhibit A, Property Appraiser Summary Report.

The Property is within the CD-1, Commercial Low Intensity Zoning District. According to the Miami Beach Historic Properties GIS Database, the Property is not located in a local historic district and the existing structure has no significant historical characteristics. The immediate

surrounding area is a mix of multi-story retail and commercial uses. To the west of the Property is the newly constructed four-story Michaels store, with a bank on the ground floor and parking. North and east of the Property are large convenience and grocery stores with surface parking. The Property is one of the remaining opportunities to provide mixed-retail and new, high quality office space at this intersection with sufficient parking.

Existing Structure. The Property is currently improved with a two-story concrete structure built in 1982. The structure is approximately 22,071 square feet of floor area, and there fifty-five (55) surface parking spaces. The original intended use was a bank and offices, which has not changed in almost 40 years. See Exhibit B, Building Card. There have been internal renovations and improvements, and new signage for change of tenants. See Exhibit C, Permit History Report.

Development Program. The Applicant's goal is to expand the existing retail and office uses and introduce a stunning, modern design to this prominent intersection with beautiful architectural details, materials, and landscaping. The expansion includes approximately 21,721 square feet of new leasable floor area and thirty (30) additional parking spaces within a two-story parking structure (the "Project"). These improvements are essential to the viability of the building and much needed retail improvements and additional office space at the intersection of two major thoroughfares in the City.

The modern design is sensitive to sea level rise and heat island effects, with a raised first floor retail space, cool tones, natural shading with eyebrows and landscaping, canopies on the second level of the garage, green roof elements, and significant non-air conditioned spaces. The proposed design eliminates some of the existing unnecessary internal spaces to maximize the efficiency of the leasable areas and beautify the pedestrians' experience. The Applicant is excited to provide a unique architectural screen that will provide protection from the variety of elements in Miami Beach and stand out from a typical concrete office structure. The design features chrome fin eyebrows as a modern take on the classic Art Deco and MiMo Design element.

The two levels of parking on this irregular shaped lot ensures that the tenants and guests have sufficient parking available and all loading can occur within the site. Ingress and egress will remain the same as described in the Traffic Operations Plan included with the application materials. This configuration ensures a minimum impact on the abutting neighboring uses. Bicycle racks will be available from Alton Road for the safety between the bicycles and vehicles.

Waiver Request. Pursuant to Section 142-276 of the City Code of Ordinances (the "Code") the DRB may allow up to an additional five (5) feet of height, as measured from

the base flood elevation plus maximum freeboard, to the top of the second floor slab. The additional height is needed for functional and design purposes. The goal of the Project is to provide more efficient leasable office space and a more inviting space for the bank tenant. In order to accommodate for sea level rise and raising of the abutting roads the Applicant is proposing an architectural concrete base to the new ground floor retail space and a twenty-one (21) foot first floor ceiling height. The slight increase in massing also maximizes the parking area, while providing sufficient maneuverability for cars and daily delivery and mail trucks. Additionally, in order to continue the architectural screen, with outdoor spaces on the second and third levels, the additional five (5) feet ensures the design is not compromised and mechanical equipment is sufficiently screened. Approval of the Waiver will produce an enhanced design that is consistent with the character of the neighborhood and operations of the site.

The purposed of the CD-1 District is to provide development opportunities for and to enhance the desirability and quality of existing and/or new low intensity commercial areas, which primarily serve surrounding residential neighborhoods. The goal of the Project is to comply with this purpose and improve the existing low intensity mixed use retail and office building. The additional floor area and height is consistent with the Comprehensive Plan and CD-1 land development regulations. It does not reduce the levels of service, and will provide an additional variety of uses of economic opportunity for the surrounding residential neighborhood. The innovative design does the most possible to provide additional floor area and parking within the existing envelope of the irregular site.

Granting of the slight increase in height is necessary for the design and function of the site, and does not reduce levels of service in Miami Beach. Development of the Project will provide additional leasable retail and office space with sufficient parking and drastically enhance the pedestrian experience at this major intersection.

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

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

A recycling and salvage plan for any proposed demolition 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.

New landscaping provided 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.

Sea level rise projections are being considered. The Project includes a concrete base along the ground floor, a raised sidewalk, and an increased first floor ceiling height to ensure the Project can adapt as the abutting roads are raised.

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.

All of the new construction anticipates raising of the public rights of way and adjacent lands. The ground level of the new addition will be at base flood elevation plus two (2) feet, and the improvements includes a sloped sidewalk along Alton Road.

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 existing ground floor areas will be elevated to BFE plus two (2) feet.

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.

Wet or dry flood proofing systems will be provided where habitable space is located below base flood elevation.

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

Water retention systems and areas will be provided.

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

Cool pavement materials and/or porous pavement materials will be utilized.

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

The Applicant proposes a green roof and additional landscaping around the perimeter of the site, as well as open, non-air conditioned spaces and canopy shades for the second level of parking, to minimize potential for heat island effects on-site.

Conclusion. Granting of this design review application, with associated Waiver for additional height, is in harmony with the intent and purpose of the City's Comprehensive Plan and Land Development Regulations and will enhance the function and aesthetic of this major intersection.

Based on these reasons, the Applicant respectfully request your favorable review and recommendation of this application. If you have any questions or comments with regard to the application, please contact me at (305) 377-6238.

Sincerely,



Michael J. Marrero

Enclosures

CC: Emily K. Balter



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 2/15/2021

Property Information	
Folio:	02-3233-012-0090
Property Address:	1801 ALTON RD Miami Beach, FL 33139-1504
Owner	SANTA ELENA HOLDINGS LLC
Mailing Address	1415 20 ST #406 MIAMI BEACH, FL 33139 USA
PA Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	25,030 Sq.Ft
Lot Size	47,312 Sq.Ft
Year Built	1982



Assessment Information			
Year	2020	2019	2018
Land Value	\$10,645,200	\$9,462,400	\$10,645,200
Building Value	\$10,000	\$10,000	\$10,000
XF Value	\$0	\$0	\$0
Market Value	\$10,655,200	\$9,472,400	\$10,655,200
Assessed Value	\$10,419,640	\$9,472,400	\$9,050,800

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$235,560		\$1,604,400

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
ISLAND VIEW SUB PB 6-115 E50FT OF LOT 6 & LOT 10 LESS N2.8FT & ALL LOT 11 BLK 11 LOT SIZE IRREGULAR OR 14848-576 1290 1

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$10,419,640	\$9,472,400	\$9,050,800
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$10,655,200	\$9,472,400	\$10,655,200
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$10,419,640	\$9,472,400	\$9,050,800
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$10,419,640	\$9,472,400	\$9,050,800

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/29/2014	\$8,000,000	29336-2422	Qual by exam of deed
07/21/2010	\$4,000,000	27372-2563	Corrective, tax or QCD; min consideration
09/25/2008	\$100	27372-2550	Other disqualified
09/25/2008	\$0	26972-1773	Sales which are disqualified as a result of examination of the deed

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.miamidadegov/info/disclaimer.asp>

7003

Owner: Dale Savings & Loan Assoc
Lot: 11-11-11-11-11-11
Subdivision: Island View
Permit No.: 7003
Address: 1501 Altan Road
General Contractor: SKEAR CONSTRUCTION CO.
Architect: Isaac Sklar & Assoc.
Engineer: Zarraga-Donnell Assoc.
Use: Group G Div 2
Foundation: concrete piling
Roof: built-up over concrete deck
Plumbing Contractor: Sewer Connection, Temporary Water Closet, Date

Water Closets: Levatories, Bath Tubs, Showers, Urinals, Sinks, Dish Washing Machine, Laundry Trays, Laundry Washing Machines, Drinking Fountains, Floor Drains, Grease Traps, Safe Waste
Swimming Pool Traps: Steam or Hot Water Boilers
ROUGH APPROVAL
FINAL APPROVAL
GAS Contractor: Gas Ranges, Gas Water Heaters, Gas Space Heaters, Gas Refrigerators, Gas Steam Tables, Gas Broilers
GAS Rough APPROVAL
GAS FINAL APPROVAL
AIR CONDITIONING Contractor: SEPTIC TANK Contractor, OIL BURNER Contractor, SPRINKLER Contractor

ELECTRICAL Contractor		Date	
OUTLETS	Switches	Ranges	Temporary Service
	Lights	Refrigerators	Neon Transformers
	Receptacles	Fans	Sign Outlets
HEATERS	Water	Motors	Meter Change
	Space	Appliances	Centers of Distributions
			Service
FIXTURES	Electrical Contractor	Violations	Date

ALTERATIONS OR REPAIRS

2804

7003

Owner: Dale Savings & Loan Assoc
Lot: 11-11-11-11-11-11
Subdivision: Island View Sub.
Permit No.: 7003
Address: 1501 Altan Road
General Contractor: SKEAR CONSTRUCTION CO.
Architect: Isaac Sklar & Assoc.
Engineer: Zarraga-Donnell Assoc.
Use: Group G Div 2
Foundation: concrete piling
Roof: built-up over concrete deck
Plumbing Contractor: Sewer Connection, Temporary Water Closet, Date

Water Closets: Levatories, Bath Tubs, Showers, Urinals, Sinks, Dish Washing Machine, Laundry Trays, Laundry Washing Machines, Drinking Fountains, Floor Drains, Grease Traps, Safe Waste
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FINAL APPROVAL
GAS Contractor: Gas Ranges, Gas Water Heaters, Gas Space Heaters, Gas Refrigerators, Gas Steam Tables, Gas Broilers
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GAS FINAL APPROVAL
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ELECTRICAL Contractor		Date	
OUTLETS	Switches	Ranges	Temporary Service
	Lights	Refrigerators	Neon Transformers
	Receptacles	Fans	Sign Outlets
HEATERS	Water	Motors	Meter Change
	Space	Appliances	Centers of Distributions
			Service
FIXTURES	Electrical Contractor	Violations	Date

ALTERATIONS OR REPAIRS

Building Permits:

- #17429-Sklar Construction-Temporary Pre Fab building for Bank office and temporary parking area-310,000-1-24-80
- # 17770 Williams Paving Co. TEMPORARY Parking Lot, replace sidewalk & gutter 37475 4-18-80
- #16145 - one Sign Shop 3 Bede Savings elevations non illuminated well signs 90 s.f. 30K. 5/29/80
- #04616 Bayama Air Condition 5 air conditions walls 1-28-80
- #19250 The Sign Shop/erect signs/54,500/11-12-80
- #60-5252--Hant Elevator Co.--1 Elevator--7/7/83
- #11317 12/8/81 Marton Roof Corp reroof 200 squares \$20,000.
- #05821 2/1/82 Sun Cold Tns - 250 gallon oil interceptor
- #11514 1/10/82 Lavender Glass Corp Glass Curt 1 Glass & windows as per plans only \$90,000.
- #22620 - Electromedia - sign construction - 54.54 sq. ft. 8/13/82 ("A" SIGN)
- #22620 - Electromedia - sign construction - 54.54 sq. ft. 8/13/82 ("B" SIGN)
- #22620 - Electromedia - sign construction - 54.54 sq. ft. 8/13/82 ("C" SIGN)
- #22620 - Electromedia - sign construction - 14.33 sq. ft. 8/13/82 ("D" SIGN)
- #2796 9/16/82 Electromedia - erect 5' 0" x 6' 0" EFBM 20 ft. designated directional sign \$650
- #24692 11/10/83 - Warren Fence Co - erect 5' hfgn chain link fence 174 l.f. based C-1 \$367
- #25935 9/20/84 Acollite Sign Co - change of copy only (4 signs as previous approved City Com 1982) \$1,597.
- #06981 9/28/84 R. Palacios & Co - 2 R.F. 25 T air cond wind central heat, air cond central, ex-h ventilation, duct work 425, 6T, 3R, 3 fan coil units to exist CH.S. computer A/C
- #26156 12/13/84 J.M. Montgomery Roof - furnish labor and materials to float 2 new air c.o.n. rungs and 1 roof deck into the exist roofing \$582.
- #26247 11/29/84 Aida Bao Garcia telephons room \$2,000.
- #07087 12/17/84 Southern Atlantic Serr - 1-2 ton air cond central
- ***#91391 9/18/84 Aida Bao Garcia - interior partitions 2nd fl. \$50,000.
- #07266 4/16/85 R. Palacios & Co - 1 1/2 ton air cond central tel rm
- #27166 7/18/85 J.H. Montgomery Roof - reroof 4 sqs \$381.

Plumbing Permits:

7003

- #18781 Right Way Plumbing 1 water service, 1 sewer conn. 3-20-85
- #18784 7/28/81 Gallett Plumb - 3 rgh, 3 set drinking fountain, 3 rgh, 5 set floor drain, 12 rgh, 12 set lavatory, 2 rgh, 2 set sink slop, 3 rgh, 3 set urinal, 11 rgh, 11 set water closet, 3 heater, new installation, 5 hose bibbs, 1-750 gallon tank, 8 roof inlet
- #18785 10/3/84 Gove Plumb - 1 rgh, 1 set sink rvs.

Electrical Permits:

- #76171 Gamma Electric - 1 temp. service
- 4/13/82 - #77119 - Summit Elect Corp - 1 service temp
- #77521 10/19/81 Summit Elec Corp - 25 switch outlets, 100 light outlets, 60 receptacles, 1200 service size bus work, 2 water heater, 1 motor-01 hp, 1 motor -508 hp, 75 ton air cond, 2-10 kva transformers, 3 special purpose outlets commercial, 192 fixture lamps, 4 space HP bank
- #77527 10/26/81 Summit elect Corp - 100 light outlets
- #78130 2/8/84 Menny's Electric - pay phone
- #78715 3/20/84 Acollite sign Co - 1 sign tubes, 1 sign transformer
- #78738 10/1/84 Wilson Elect - 20 switch, 70 light outlets & 60 recept
- #78804 12/17/84 Wilson Elect - 5 switch, 45 light outlets, 20 recept, 4 appliance outlets, 45 fixtures, 1-60 amp panel & feeder
- #78825 11/2/84 Wilson Elect - 2 motor, 0-1 hp, 2 duct, 15 kw heater

PERMIT #	COMP_TYP	SUB_TYPE	APPLIED	APPROVED	EXPIRED	STATUS	DESCRIPTION	FREET_N	DIR	FREET_NAM	PARCEL_NO
BCC13163	BCCOMP	COMPLETE	07-Jun-13	11-Jun-13		APPROVED	CC for Interior renovations to existing Chase bank	1801		ALTON RD	32330120090
BCC12010	BCCOMP	COMPLETE	18-Oct-11	01-Nov-11		APPROVED	CC for minor interior remodel of existing chase bank.	1801		ALTON RD	32330120090
BCC10113	BCCOMP	COMPLETE	07-Apr-10	20-May-10		APPROVED	CC for minor interior renovation of an existing bank " Chase"	1801		ALTON RD	32330120090
BCC0000185	BCCOMP		22-May-00	24-May-00		APPROVED	C.C. FOR 2nd FL OFFICE REMODELING.	1801		ALTON RD	32330120090
BCC0000070	BCCOMP		19-Jan-00	21-Jan-00	21-Mar-00	FINALED	T.C.C. FOR OFFICE REMODELING.	1801		ALTON RD	32330120090
BCU1500091	BCU	PRIMARY	27-Oct-14	12-Nov-14		APPROVED	1801 ALTON RD - UNDERUTILIZED PARKING LOT	1801		ALTON RD	32330120090
BCU1600427	BCU	ADDITION	26-Feb-16	09-Mar-16		APPROVED	ADDITIONAL STORAGE AT 1801 ALTON RD (RL-10007572) FOR 27 RESTAURANT LOCATED AT 2727 INDIAN CREEK DR.	1801		ALTON RD	32330120090
BE022036	BELEC	SALARM	02-Jul-02	03-Jul-02	04-Feb-03	FINAL	SECURITY ALARM SYSTEM	1801		ALTON RD	32330120090
BE982083	BELEC	OTH	02-Sep-98	03-Sep-98	02-Mar-99	CLOSED	SIGN:"WASHINGTON MUTUAL"WITH LOGO	1801		ALTON RD	32330120090
BE992445	BELEC		31-Aug-99	31-Aug-99	08-Apr-05	CLOSED	electrical demolition only	1801		ALTON RD	32330120090
BE132119	BELEC	LOWVOLT	01-May-13	01-May-13	19-Nov-13	FINAL	B1302250/Low Voltage/Installing Cat 6 cabling for computers.	1801		ALTON RD	32330120090
BE113034	BELEC	LOWVOLT	13-Sep-11	13-Sep-11	05-Apr-12	FINAL	B1103615//LOW VOLTAGE /INSTALL 24 DEVICES 12 CABLE & RELOCATE 12 EXISTING CABLE	1801		ALTON RD	32330120090
BE081821	BELEC	ALTRMDL	06-May-08	06-May-08	02-Nov-08	CLOSED	RENEW BE000623/FIRE ALARM SYSTEM	1801		ALTON RD	32330120090
BE143273	BELEC	LOWVOLT	20-Aug-14	13-Jan-15	12-Jul-15	FINAL	Installation of conduit and wiring for new 3.5 ton split air conditioning system.	1801		ALTON RD	32330120090
BE152924	BELEC	LOWVOLT	23-Jul-15			VOID	Installing (4) cat 6 cables for computer use (data).	1801		ALTON RD	32330120090
BE000623	BELEC		11-Jan-00	11-Jan-00	20-Nov-00	CLOSED	FIRE ALARM SYSTEM	1801		ALTON RD	32330120090
BE021354	BELEC	ALTRMDL	08-Apr-02	12-Apr-02	19-Mar-03	FINAL	OUTLETS PANEL SERVICEW/H FAN,REFRI SPECIAL OUTLET LIGHT FIXTURES	1801		ALTON RD	32330120090
BE000580	BELEC		05-Jan-00	05-Jan-00	20-Nov-00	FINAL	SECURITY ALARM SYSTEM (2ND FL)	1801		ALTON RD	32330120090
BE101126	BELEC	SIGNAGE	18-Feb-10			VOID	Rplc extst ATM surround w/ nw ATM surround sign	1801		ALTON RD	32330120090
BE021304	BELEC	LOWVOLT	01-Apr-02	01-Apr-02	08-Jun-03	FINAL	outlets (phone,cctv,data,voice	1801		ALTON RD	32330120090
BE151770	BELEC	ALTRMDL	19-Mar-15	15-May-15	11-Nov-15	FINAL	ADDION OF NW 120V/20A CIRCUITS & DECORATIVE LIGHTING.	1801		ALTON RD	32330120090
BE133400	BELEC	LOWVOLT	09-Sep-13			VOID	Burglar alarm work, zone expansion of 16 zones one device	1801		ALTON RD	32330120090
BE100451	BELEC	ALTRMDL	16-Nov-09			VOID		1801		ALTON RD	32330120090
BE110907	BELEC	SIGNAGE	18-Jan-11	18-Jan-11	17-Jul-11	FINAL	Rnw BE101905/Rmv old Washington Mutual Sign & rplc w/ Chase (2) 57 SF	1801		ALTON RD	32330120090
BE110310	BELEC	SIGNAGE	04-Nov-10	16-Nov-11	21-Feb-14	FINAL	NEW JOB DESCRIPTION////INSTALL NEW NON ELECTRICAL MONUMENT SIGN (located at NE corner of parking lot)	1801		ALTON RD	32330120090
BE990521	BELEC	NEW	22-Dec-98	22-Dec-98	20-Jun-99	CLOSED	CHANGE OF COPY ON SIGN TO:WASHINGTON MTL	1801		ALTON RD	32330120090
BE941139	BELEC	ALT	25-May-94	25-May-94	06-Dec-94	FINAL	NEW OUTLETS	1801		ALTON RD	32330120090
BE000279	BELEC		18-Nov-99	29-Nov-99	20-Nov-00	FINAL	SERVICE,OUTLETS,UGHT FIXTURES	1801		ALTON RD	32330120090
BE101905	BELEC	SIGNAGE	20-May-10	09-Jun-10	06-Dec-10	CLOSED	Rnw B0903751/Rmv old Washington Mutual Sign & rplc w/ Chase (2) 57 SF	1801		ALTON RD	32330120090
BE910556	BELEC	ALT	11-Feb-91	11-Feb-91	25-Jan-93	CLOSED	NEW OUTLETS, (COM)	1801		ALTON RD	32330120090
BE001929	BELEC		10-Aug-00	11-Aug-00	23-Jul-02	FINAL	REPLACE PNEUMATIC SYSTEM	1801		ALTON RD	32330120090
BE132125	BELEC	LOWVOLT	02-May-13	02-May-13	19-Nov-13	FINAL	B1302250/Move 9 cameras and added one camera.	1801		ALTON RD	32330120090
BE920508	BELEC	OTH	03-Feb-92	03-Feb-92	25-Jan-93	CLOSED	OUTLETS	1801		ALTON RD	32330120090
BE113073	BELEC	LOWVOLT	19-Sep-11	19-Sep-11	05-Apr-12	FINAL	B1103915/empty conduits for data and thermostat	1801		ALTON RD	32330120090
BE140680	BELEC	COMEQUIP	10-Dec-13			VOID	Manufactured and install one non illuminated cabinet to be installed on top of existing "Social security" cabinet	1801		ALTON RD	32330120090
BEL10289	BELEV	ELEV	27-Sep-90	30-Nov-90		APPROVED	ANNUAL ELEVATOR INSPECTION D-3819	1801		ALTON RD	32330120090
BL950289	BELEV	ELEV	01-Oct-15	20-Jan-16	30-Sep-16	PAID	ANNUAL ELEVATOR INSPECTION D-3819	1801		ALTON RD	32330120090
BEL40289	BELEV	ELEV	01-Oct-93	26-Apr-94	30-Sep-94	APPROVED	ANNUAL ELEVATOR INSPECTION D-3819	1801		ALTON RD	32330120090
BEL30289	BELEV	ELEV	01-Oct-92	30-Mar-93	30-Sep-93	APPROVED	ANNUAL ELEVATOR INSPECTION D-3819	1801		ALTON RD	32330120090
BEL20289	BELEV	ELEV	01-Oct-91		30-Sep-92	PENDING	ANNUAL ELEVATOR INSPECTION D-3819	1801		ALTON RD	32330120090
BEL50289	BELEV	ELEV	01-Oct-94	08-Nov-94	30-Sep-95	VOID	ANNUAL ELEVATOR INSPECTION D-3819	1801		ALTON RD	32330120090
BM141780	BMECH	A/C	20-Aug-14	05-Dec-14	03-Jun-15	FINAL	Install a 3.5 ton split system for the 1st floor executive banking space.	1801		ALTON RD	32330120090
BM020867	BMECH	A/C	28-Jun-02	28-Jun-02	12-Mar-03	FINAL	REPL 1 MINI DUCTLESS SPLIT AND DTWK AND GRILLS	1801		ALTON RD	32330120090
BM070878	BMECH	ELEVNEW	20-Apr-07	20-Apr-07	31-Oct-07	FINAL	CYLINDER REPLACEMENT D-3819	1801		ALTON RD	32330120090
BM080419	BMECH	A/C	16-Jan-08	16-Jan-08	08-Oct-08	FINAL	RENEW #BM040144/repl (2) 12.5ton RTU's	1801		ALTON RD	32330120090
BM070922	BMECH	ELEVRPR	01-May-07	01-May-07	31-Oct-07	FINAL	REPLACE OIL LINE D-3819	1801		ALTON RD	32330120090
BM040144	BMECH	A/C	30-Oct-03	30-Oct-03	27-Apr-04	CLOSED	repl (2) 12.5ton RTU's	1801		ALTON RD	32330120090
BM080195	BMECH	A/C	09-Nov-07	09-Nov-07	08-Oct-08	FINAL	Rmv & Rplc bldg cooling twr (chiller)	1801		ALTON RD	32330120090
BM960227	BMECH	ALT	15-Dec-95	15-Dec-95	10-Sep-96	FINAL	REPL 12.5T PKG UNIT	1801		ALTON RD	32330120090
BM980966	BMECH	OTH	07-Aug-98	10-Aug-98	06-Feb-99	CLOSED	RPLC.13T PACKAGE & 60 T. CHILLER/COMM	1801		ALTON RD	32330120090
BM100216	BMECH	A/C	23-Nov-09	23-Nov-09	04-Oct-10	FINAL	REARRAGE EXISTING GRILL.	1801		ALTON RD	32330120090
BM000282	BMECH		28-Dec-99	28-Dec-99	20-Nov-00	FINAL	RELOCATE DTWK	1801		ALTON RD	32330120090
BMS0002283	BMISC		09-May-00	09-May-00		CLOSED	EXTENSION FEE FOR B0000029	1801		ALTON RD	32330120090
BMS0701489	BMISC	REVISE	05-Feb-07	23-Aug-07	19-Feb-08	APPROVED	Rvsn/B07015377/from hardie board to gold bond extst soffit board	1801		ALTON RD	32330120090
BMS0303713	BMISC		08-Aug-03	08-Aug-03		FINAL	1 MICROFILM	1801		ALTON RD	32330120090
BMS1000950	BMISC	REVISE	04-Jan-10	25-Mar-10	21-Sep-10	FINAL	Rvsn/B0902923/Deleting store front & wall from plasma relocating retoringrill	1801		ALTON RD	32330120090
BMS0203391	BMISC		14-Aug-02	14-Aug-02		CLOSED	1 SUPRA BOX	1801		ALTON RD	32330120090

BMS1002312	BMISC	DOC HIST	25-May-10				CLOSED	CD AND 8 MF COPIES	1801	ALTON RD	32330120090
BMS1000856	BMISC	REVISE	18-Dec-09				CLOSED	B0903751 RVSXN TO CHANGE THE DETAIL.	1801	ALTON RD	32330120090
BMS0902722	BMISC	ELEVATOR	23-Jun-09	23-Jun-09		20-Dec-09	CLOSED	1 SUPRA BOX	1801	ALTON RD	32330120090
BMS1102134	BMISC	DOC HIST	08-Jun-11				CLOSED	CD	1801	ALTON RD	32330120090
BMS1001831	BMISC	DOC HIST	07-Apr-10				CLOSED	CD	1801	ALTON RD	32330120090
BMS0300540	BMISC		13-Nov-02	13-Nov-02			FINAL	Rvsx/B0200287/ELEC & PLUM ONLY	1801	ALTON RD	32330120090
BMS1502306	BMISC	DOC HIST	18-Jun-15				CLOSED	2 mf copies	1801	ALTON RD	32330120090
BMS1001120	BMISC	DOC HIST	22-Jan-10				CLOSED	8 copies	1801	ALTON RD	32330120090
BMS41153	BMISC	OTH	23-May-94	23-May-94			CLOSED	LOST BUILDING CARD #B5941918	1801	ALTON RD	32330120090
BMS0000558	BMISC		02-Dec-99	08-Dec-99			FINAL	REVISION TO PERMIT #B0000029	1801	ALTON RD	32330120090
BMS41131	BMISC	OTH	18-May-94	19-May-94			CLOSED	LOST PLANS PERMIT #B5941918	1801	ALTON RD	32330120090
BMS00002	BMISC	OTH	01-Oct-98	07-Dec-99	04-Jun-00		FINAL	BOND FOR PERMIT #B9900008	1801	ALTON RD	32330120090
BP000261	BPLUM		01-Dec-99	01-Dec-99		20-Nov-00	FINAL	NEW BATHROOM-Interior remodeling	1801	ALTON RD	32330120090
BP010021	BPLUM		06-Oct-00	18-Oct-00		16-Apr-01	CLOSED	REPLACE SEWER MAIN	1801	ALTON RD	32330120090
BP020937	BPLUM	RGH_SETS	25-Apr-02	25-Apr-02		08-Jun-03	FINAL	one w/h 26/r 10 sets	1801	ALTON RD	32330120090
BP020972	BPLUM	PORTABLE	03-May-02	03-May-02		30-Oct-02	FINAL	T/TOILET	1801	ALTON RD	32330120090
BREV120485	BREV	SIGNAGE	30-Jan-12	30-Jan-12			FINAL	Revision/ BE110310/ Revise permit to use existing foundation remove old monument & install new	1801	ALTON RD	32330120090
BREV111343	BREV	ALTRMD	23-Sep-11	30-Sep-11			FINAL	Rvsx/B1103915/Chng of cover sheet arch page chnged that fire alarm sys is not installed.	1801	ALTON RD	32330120090
B0701537	BSBUILD	ALTRMD	15-Dec-06	28-Dec-06	21-Jul-07		FINAL	REMOVE DAMAGED METAL SOFFIT & FRAMING AND INSTALL NEW./RNW EXP. PERMIT #B0701537 & RPLC W/PERMIT #B0706114	1801	ALTON RD	32330120090
B9904467	BSBUILD		20-Aug-99	31-Aug-99	27-Feb-00		CLOSED	PARTIAL DEMOLITION (NON-STRUCTURAL)	1801	ALTON RD	32330120090
B0104290	BSBUILD		14-Aug-01	14-Aug-01	10-Feb-02		CLOSED	EXT PAINTING.	1801	ALTON RD	32330120090
B9703058	BSBUILD	ALT	28-Jul-97	28-Jul-97	02-Feb-98		CLOSED	REPLACE CONCRETE WALKWAY	1801	ALTON RD	32330120090
BS920232	BSBUILD	OTH	30-Oct-91	30-Oct-91	27-Apr-92		CLOSED	EXTERIOR PRESSURE CLEAN ONLY	1801	ALTON RD	32330120090
B0104140	BSBUILD		02-Aug-01	10-Aug-01	06-Feb-02		CLOSED	ERECT PLST LTR SGN ON WALL "WASHINGTON MUTUAL"37.92SF	1801	ALTON RD	32330120090
B9803015	BSBUILD	OTH	08-Jul-98	08-Jul-98	04-Jan-99		CLOSED	PAINT EXTERIOR OF BUILDING	1801	ALTON RD	32330120090
B9803230	BSBUILD	OTH	23-Jul-98		22-Oct-98		VOID	INSTALL NEW STAND FOR 70 TON CHILLER/COM	1801	ALTON RD	32330120090
B9803320	BSBUILD	OTH	03-Aug-98	05-Aug-98	02-Mar-99		CLOSED	INSTALL SINGS/CHANGE OF COPY.	1801	ALTON RD	32330120090
B0706114	BSBUILD	ALTRMD	08-Aug-07	08-Aug-07	04-Feb-08		CLOSED	RNW EXP. PERMIT #B0701537 & RPLC W/PERMIT #B0706114 /REMOVE DAMAGED METAL SOFFIT & FRAMING AND INSTALL NEW.	1801	ALTON RD	32330120090
B1100471	BSBUILD	PAINT	03-Nov-10	08-Dec-10	06-Jun-11		FINAL	Exterior Painting of previously painted stucco and masonry walls and ceiling surfaces.	1801	ALTON RD	32330120090
BS911618	BSBUILD	ALT	07-Jun-91	20-Jun-91	17-Dec-91		CLOSED	3 SIGNS "GREAT WESTERN BANK"-VRNC 2172	1801	ALTON RD	32330120090
B1401294	BSBUILD	SIGNAGE	12-Dec-13				VOID	"CHASE" Manufactured and install one non illuminated cabinet to be installed on top of existing "Social security" cabinet	1801	ALTON RD	32330120090
B9900008	BSBUILD	OTH	01-Oct-98	01-Oct-98	01-Sep-99		FINAL	RE-ROOF MODIFIED TO MODIFIED	1801	ALTON RD	32330120090
B0000027	BSBUILD		04-Oct-99				VOID	Interior remodeling	1801	ALTON RD	32330120090
B1505792	BSBUILD	SIGNAGE	06-Aug-15				VOID	Remove existing face on non-illuminated sign and replace with new one reading Chase and Social Security Administration.	1801	ALTON RD	32330120090
B9900934	BSBUILD	OTH	15-Dec-98	21-Dec-98	20-Jun-99		CLOSED	CHANGE OF COPY ON SIGN TO:WASHINGTON MTL	1801	ALTON RD	32330120090
B0304290	BSBUILD	ALTRMDL	30-Jul-03	27-Aug-03	14-Mar-04		FINAL	SEALCOAT AND RESTRIPE PARKING LOT	1801	ALTON RD	32330120090
BS932306	BSBUILD	OTH	13-May-93	13-May-93	09-Nov-93		CLOSED	EXT PAINT-GREAT WESTERN BK-COLORS APPVD	1801	ALTON RD	32330120090
BS933182	BSBUILD	OTH	28-Jul-93	29-Jul-93	25-Jan-94		CLOSED	DEMOLISH FOUNTAIN	1801	ALTON RD	32330120090
BS941918	BSBUILD	ALT	22-Apr-94	22-Apr-94	06-Dec-94		FINAL	INSTALL A T M KIOSK	1801	ALTON RD	32330120090
B0803235	BSBUILD	PAVING	13-May-08	15-Oct-08	20-May-09		FINAL	ASPHALT OVERLAY PAVING LOT + RE STRIPE	1801	ALTON RD	32330120090
B0003378	BSBUILD		02-Jun-00				VOID	INT RMDLING 2ND FLOOR BATHROOM	1801	ALTON RD	32330120090
BE132123	BSUBELEC	LOWVOLT	01-May-13	01-May-13	17-Nov-13		FINAL	B1302250//Burglar alarm. remove and reinstall burglar alarm devices for remodel--1new device and connect 1 ATM	1801	ALTON RD	32330120090
BE132150	BSUBELEC	ALTRMDL	06-May-13	06-May-13	19-Nov-13		FINAL	B1302250/ Interior renovation- Remove 28 high hats, install 14 2x2 flourescents, rewire teller line. The engineering section approved with the following conditions: If at any time during the construction of the project, the value of the improvements exceeds 50% of the value of the structure. Owner, Contractor and Architect of Record agree to stop work immediately and implement design changes as required to comply with requirements outlined by 2010 FBC, FEMA and NFIP (44 CFR 60.3, CMB Chapter 54 FLOODS). Until a revised plan is submitted to the City and approved, no work may continue on the project.	1801	ALTON RD	32330120090
BE100486	BSUBELEC	ALTRMDL	20-Nov-09	20-Nov-09	19-May-10		FINAL	B0902923/Empty conduit permits	1801	ALTON RD	32330120090
BE100452	BSUBELEC	ALTRMDL	16-Nov-09	16-Nov-09	15-May-10		FINAL	B0902923/ Elec. scope of tenant Rmdl.	1801	ALTON RD	32330120090
BE132268	BSUBELEC	LOWVOLT	14-May-13	15-May-13	19-Nov-13		FINAL	B1302250/Empty conduit	1801	ALTON RD	32330120090
BE113031	BSUBELEC	ALTRMDL	13-Sep-11	13-Sep-11	05-Apr-12		FINAL	B1103915 // Interior remodeling 30 lights 25 receptacles.	1801	ALTON RD	32330120090
BM111492	BSUBMEC H	A/C	21-Sep-11	21-Sep-11	05-Apr-12		FINAL	B1103915/80 linear feet ductwork with '9 supply & 4 returns	1801	ALTON RD	32330120090
B0904515	BUILD	SIGNAGE	03-Sep-09				VOID	REPLACE EXISTING FACED IN MONUMENT SIGN WITH NEW CHASE FACES.	1801	ALTON RD	32330120090
B0200287	BUILD	ALTRMDL	22-Oct-01	22-Mar-02	08-Jun-03		FINAL	Int Alt of ext bank/entrance - partition/bthrm - fixtures/office - walls	1801	ALTON RD	32330120090
B0903751	BUILD	SIGNAGE	07-Jul-09	12-Nov-09	11-May-10		CLOSED	REMOVE OLD WASHINGTON MUTUAL SIGNAGE AND REPLACE WITH NEW CHASE SIGNAGE. PROPOSED 2 57 SF WALL SIGNS.	1801	ALTON RD	32330120090

B1302250	BUILD	ALTRMD	07-Feb-13	29-Apr-13	01-Dec-13	FINAL	Interior renovations including light demolition/removal, installation of drywall, re-work of ceiling tiles and flooring, installation of teller windows including appurtenances. The engineering section approved with the following conditions: If at any time during the construction of the project, the value of the improvements exceeds 50% of the value of the structure. Owner, Contractor and Architect of Record agree to stop work immediately and implement design changes as required to comply with requirements outlined by 2010 FBC, FEMA and NFIP (44 CFR 60.3, CMB Chapter 54 FLOODS). Until a revised plan is submitted to the City and approved, no work may continue on the project.	1801	ALTON RD	32330120090
B0902923	BUILD	ALTRMD	07-May-09	05-Nov-09	04-Oct-10	FINAL	Minor interior alteration only of an existing bank rebrand to a Chase bank.	1801	ALTON RD	32330120090
B9100043	BUILD	ALT	08-Nov-90	09-Nov-90	25-Jan-93	CLOSED	REMODELING 2ND FLOOR	1801	ALTON RD	32330120090
B0000029	BUILD		04-Oct-99	01-Nov-99	28-Sep-00	FINAL	Interior remodeling	1801	ALTON RD	32330120090
B1103915	BUILD	ALTRMD	28-Jun-11	09-Sep-11	05-Apr-12	FINAL	minor interior remodel of existing chase bank. work to include new finishes, partitions, lighting and ductwork	1801	ALTON RD	32330120090
B1104033	BUILD	LNDSCP	06-Jul-11			CLOSED	landscape upgrade NOTICE OF VIOLATION ISSUED.	1801	ALTON RD	32330120090
BV15000588	BVIO	STRUCT	10-Mar-15	10-Mar-15	18-Mar-15	CLOSED	Floor cracks appear at first floor access corridor which represents a hazard to the public. Need to submit a report signed and sealed by structural engineer to evaluate the structure together with methods of repairs.	1801	ALTON RD	32330120090
BV02000288	BVIO	BVIO	01-Nov-01	01-Nov-01	04-Apr-02	CLOSED	ELEVATOR VIOLATIONS	1801	ALTON RD	32330120090
BS901778	SBUIL	OTH	20-Jul-90	05-Oct-90	25-Jan-93	CLOSED	1 ELCT WALL SIGN,1 PYLON SIGN/SEE COMM	1801	ALTON RD	32330120090
BS901989	SBUIL	OTH	27-Aug-90	29-Aug-90	25-Jan-93	CLOSED	RRPL AUTOMATIC TELLER MACHINE	1801	ALTON RD	32330120090



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rdrmiami.com | diana@rdrmiami.com | 305.498.1614

February 8, 2021

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

Re: Property owners within 375 feet of:

SUBJECT: 1801 Alton Road, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-012-0090

ABBREV. LEGAL DESCRIPTION: ISLAND VIEW SUB PB 6-115 E50FT OF LOT 6 & LOT 10
LESS N2.8FT & ALL LOT 11 BLK 11

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

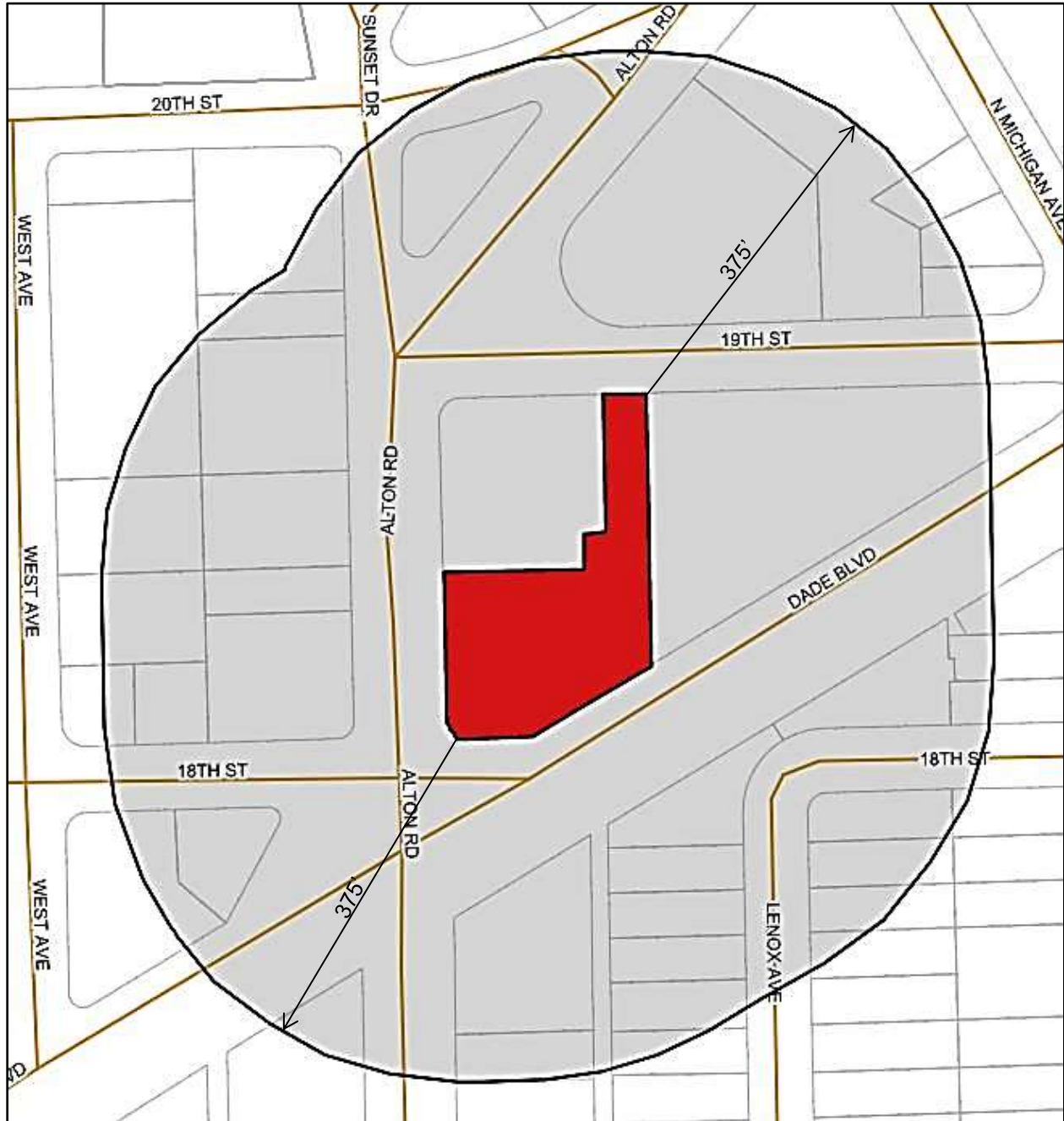
Total number of property owners without repetition: **37, including 0 international**



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

375' RADIUS MAP



SUBJECT: 1801 Alton Road, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-012-0090

ABBREV. LEGAL DESCRIPTION: ISLAND VIEW SUB PB 6-115 E50FT OF LOT 6 & LOT 10
LESS N2.8FT & ALL LOT 11 BLK 11

Name	Address	City	State	Zip	Country
1790 ALTON HOLDINGS LLC	3050 BISCAYNE BLVD STE 801	MIAMI	FL	33137	USA
1850 ALTON RD HOLDINGS LLC	8107 NW 33 ST	DORAL	FL	33122	USA
ALTON OFFICE HOLDINGS LLC	1691 MICHIGAN AVE #445	MIAMI BEACH	FL	33139	USA
ALTON POINTE LLC	500 17 ST	MIAMI BEACH	FL	33139-8572	USA
ALTON POINTE LLC ATTN DAVID J PHILIPS	500 17 ST	MIAMI BEACH	FL	33139	USA
ALTON ROAD ANIMAL HOSPITAL JON J RAPPAPORT P A	1828 ALTON RD	MIAMI BEACH	FL	33139-1505	USA
ALTON ROAD SUPREME SERVICES INC	1840 ALTON RD	MIAMI BEACH	FL	33139-1505	USA
AVROHOM BRODY &W YEHUDIS	1761 LENOX AVE	MIAMI BEACH	FL	33139-2414	USA
CITY OF MIAMI BEACH PARK FLA % CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
FLORIDA POWER & LIGHT CO ATTN PROPERTY TAX DEPT	700 UNIVERSE BLVD, PSX/JB	JUNO BEACH	FL	33408	USA
GOLDWATER REALTY II INC	PO BOX 190816	MIAMI BEACH	FL	33119	USA
GOLDWATER REALTY V INC	PO BOX 190816	MIAMI BEACH	FL	33119	USA
GOLDWATER RLTY X INC	PO BOX 190816	MIAMI BEACH	FL	33119	USA
GOLDWATER RLTY XXII CORP	PO BOX 190816	MIAMI BEACH	FL	33119	USA
IRRS 1800 MICHIGAN LLC	20295 NE 29 PL 201	AVENTURA	FL	33180	USA
IRRS LOT 1039 18TH LLC	20295 NE 29 PL 201	AVENTURA	FL	33180	USA
IVOR ROSE &W RITA	1810 MICHIGAN AVE	MIAMI BEACH	FL	33139-2419	USA
JAY R LEVY &W CLAUDIA	1753 LENOX AVE	MIAMI BEACH	FL	33139-2414	USA
JOHN COURTNEY BAILEY LOWENTHAL	1026 18 ST	MIAMI BEACH	FL	33139	USA
KATZ FAMILY PARTNERSHIP	1735 ALTON RD	MIAMI BEACH	FL	33139	USA
KATZ FAMILY PARTNERSHIP % AMERICAN PLUMBING SUPPLY CO INC	1735 ALTON RD	MIAMI BEACH	FL	33139-2411	USA
KESTREL INVESTMENTS LLC % KEVIN GUTKIN	1442 COMMODORE WAY	HOLLYWOOD	FL	33019	USA
LEONEL P LIMONTE	1750 LENOX AVE	MIAMI BEACH	FL	33139	USA
MARCO SEGATO VITTORIA RUZZI	1760 LENOX AVE	MIAMI BEACH	FL	33139	USA
MARTIN L WILES	1780 LENOX AVE	MIAMI BEACH	FL	33139-2415	USA
MARTIN WILES	1770 LENOX AVE	MIAMI BEACH	FL	33139-2415	USA
MIAMI AVENUE HOLDCO LLC	525 LINCOLN RD	MIAMI BEACH	FL	33139	USA
PAUL H FREEMAN	1776 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
PUBLIX SUPER MARKETS INC	PO BOX 32018	LAKELAND	FL	33802	USA
PUBLIX SUPER MARKETS INC % EXPENSE PAYABLES LEASE	PO BOX 32025	LAKELAND	FL	33802-2025	USA
SABER 1800 ALTON LLC C/O SABER REAL EST ADVISORS LLC	80 BUSINESS PARK DR #306	ARMONK	NY	10504	USA
SANTA ELENA HOLDINGS LLC	1415 20 ST #406	MIAMI BEACH	FL	33139	USA
SOBE ALTON LLC	9425 HARDING AVE	MIAMI BEACH	FL	33154	USA
THE GEORGE JAY II LTD PRTNRSH	6507 GRANADA BLVD	CORAL GABLES	FL	33146-3428	USA
THE KATZ FAMILY PARTNERSHIP % MAXWELL GROSS	1736 ALTON RD	MIAMI BEACH	FL	33139-2412	USA

TIGA OF SOUTH FLORIDA LLC C/O KEYSTONE PROPERTY MGMT	765 W 41 ST	MIAMI BEACH	FL	33140	USA
WELLS FARGO BANK	1901 ALTON RD	MIAMI BEACH	FL	33139	USA

1790 ALTON HOLDINGS LLC
3050 BISCAYNE BLVD STE 801
MIAMI, FL 33137

1850 ALTON RD HOLDINGS LLC
8107 NW 33 ST
DORAL, FL 33122

ALTON OFFICE HOLDINGS LLC
1691 MICHIGAN AVE #445
MIAMI BEACH, FL 33139

ALTON POINTE LLC
500 17 ST
MIAMI BEACH, FL 33139-8572

ALTON POINTE LLC
ATTN DAVID J PHILIPS
500 17 ST
MIAMI BEACH, FL 33139

ALTON ROAD ANIMAL HOSPITAL
JON J RAPPAPORT P A
1828 ALTON RD
MIAMI BEACH, FL 33139-1505

ALTON ROAD SUPREME SERVICES INC
1840 ALTON RD
MIAMI BEACH, FL 33139-1505

AVROHOM BRODY & W YEHUDIS
1761 LENOX AVE
MIAMI BEACH, FL 33139-2414

CITY OF MIAMI BEACH PARK FLA
% CITY HALL
1700 CONVENTION CENTER DR
MIAMI BEACH, FL 33139

FLORIDA POWER & LIGHT CO
ATTN PROPERTY TAX DEPT
700 UNIVERSE BLVD, PSX/JB
JUNO BEACH, FL 33408

GOLDWATER REALTY II INC
PO BOX 190816
MIAMI BEACH, FL 33119

GOLDWATER REALTY V INC
PO BOX 190816
MIAMI BEACH, FL 33119

GOLDWATER RLTY X INC
PO BOX 190816
MIAMI BEACH, FL 33119

GOLDWATER RLTY XXII CORP
PO BOX 190816
MIAMI BEACH, FL 33119

IRRS 1800 MICHIGAN LLC
20295 NE 29 PL 201
AVENTURA, FL 33180

IRRS LOT 1039 18TH LLC
20295 NE 29 PL 201
AVENTURA, FL 33180

IVOR ROSE & W RITA
1810 MICHIGAN AVE
MIAMI BEACH, FL 33139-2419

JAY R LEVY & W CLAUDIA
1753 LENOX AVE
MIAMI BEACH, FL 33139-2414

JOHN COURTNEY
BAILEY LOWENTHAL
1026 18 ST
MIAMI BEACH, FL 33139

KATZ FAMILY PARTNERSHIP
1735 ALTON RD
MIAMI BEACH, FL 33139

KATZ FAMILY PARTNERSHIP
% AMERICAN PLUMBING SUPPLY CO INC
1735 ALTON RD
MIAMI BEACH, FL 33139-2411

KESTREL INVESTMENTS LLC
% KEVIN GUTKIN
1442 COMMODORE WAY
HOLLYWOOD, FL 33019

LEONEL P LIMONTE
1750 LENOX AVE
MIAMI BEACH, FL 33139

MARCO SEGATO
VITTORIA RUZZI
1760 LENOX AVE
MIAMI BEACH, FL 33139

MARTIN L WILES
1780 LENOX AVE
MIAMI BEACH, FL 33139-2415

MARTIN WILES
1770 LENOX AVE
MIAMI BEACH, FL 33139-2415

MIAMI AVENUE HOLDCO LLC
525 LINCOLN RD
MIAMI BEACH, FL 33139

PAUL H FREEMAN
1776 MICHIGAN AVE
MIAMI BEACH, FL 33139

PUBLIX SUPER MARKETS INC
PO BOX 32018
LAKELAND, FL 33802

PUBLIX SUPER MARKETS INC
% EXPENSE PAYABLES LEASE
PO BOX 32025
LAKELAND, FL 33802-2025

SABER 1800 ALTON LLC
C/O SABER REAL EST ADVISORS LLC
80 BUSINESS PARK DR #306
ARMONK, NY 10504

SANTA ELENA HOLDINGS LLC
1415 20 ST #406
MIAMI BEACH, FL 33139

SOBE ALTON LLC
9425 HARDING AVE
MIAMI BEACH, FL 33154

THE GEORGE JAY II LTD PRTRNSHP
6507 GRANADA BLVD
CORAL GABLES, FL 33146-3428

THE KATZ FAMILY PARTNERSHIP
% MAXWELL GROSS
1736 ALTON RD
MIAMI BEACH, FL 33139-2412

TIGA OF SOUTH FLORIDA LLC
C/O KEYSTONE PROPERTY MGMT
765 W 41 ST
MIAMI BEACH, FL 33140

WELLS FARGO BANK
1901 ALTON RD
MIAMI BEACH, FL 33139