

## Carly Grimm

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**From:** Belush, Michael <MichaelBelush@miamibeachfl.gov>  
**Sent:** Wednesday, March 24, 2021 6:17 PM  
**To:** Carter McDowell  
**Cc:** Carly Grimm  
**Subject:** Re: Star island 4 and 5

Ok thanks Carter.

**MIAMIBEACH**  
Michael Belush, *AICP*  
*Chief of Planning & Zoning*

PLANNING DEPARTMENT 1700 Convention Center Drive, Miami Beach, FL 33139 Tel: 305-673-7000  
x6258 / Fax: 305-673-7559 / [web.miamibeachfl.gov/planning](http://web.miamibeachfl.gov/planning)

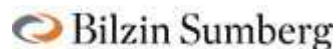
*We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community.*

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**From:** Carter McDowell <cmcdowell@bilzin.com>  
**Date:** Wednesday, March 24, 2021 at 6:03 PM  
**To:** "Belush, Michael" <MichaelBelush@miamibeachfl.gov>  
**Cc:** Carter McDowell <cmcdowell@bilzin.com>, Carly Grimm <cgrimm@bilzin.com>  
**Subject:** FW: Star island 4 and 5

**[ THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS ]**

Michael-- I had already addressed lots 4 and 5 with you they were owned by Thomas Kramer and conveyed several times on a single deed .they were also very clearly operated as a single property by Kramer for more than a decade. See below and the attached documents.



Carter McDowell  
Partner  
**Bilzin Sumberg Baena Price & Axelrod LLP**  
1450 Brickell Avenue, 23rd Floor  
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Tel 305.350.2355  
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[cmcdowell@bilzin.com](mailto:cmcdowell@bilzin.com)

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Stay up to date on the legal and business challenges and opportunities posed by COVID-19.  
Access Bilzin Sumberg's COVID-19 Resource Center [here](#).

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**From:** Belush, Michael <MichaelBelush@miamibeachfl.gov>  
**Sent:** Thursday, March 18, 2021 4:24 PM

**To:** Carter McDowell <cmcdowell@bilzin.com>

**Cc:** Carly Grimm <cgrimm@bilzin.com>

**Subject:** Re: Star island 4 and 5

Hi Carter you are correct; it appears a lot split is required.

**MIAMIBEACH**

Michael Belush, *AICP*

*Chief of Planning & Zoning*

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x6258 / Fax: 305-673-7559 / [web.miamibeachfl.gov/planning](http://web.miamibeachfl.gov/planning)

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**From:** Carter McDowell <[cmcdowell@bilzin.com](mailto:cmcdowell@bilzin.com)>

**Date:** Thursday, March 18, 2021 at 10:28 AM

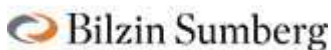
**To:** "Belush, Michael" <[MichaelBelush@miamibeachfl.gov](mailto:MichaelBelush@miamibeachfl.gov)>

**Cc:** Carly Grimm <[cgrimm@bilzin.com](mailto:cgrimm@bilzin.com)>

**Subject:** Star island 4 and 5

**[ THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS ]**

Michael - I am working on a potential new home(s) on Star Island lots 4 & 5 that were previously owned by Thomas Kramer. They were acquired and later transferred by a single deed . I have attached copies of the deeds. They were operated and functioned as a single property by Kramer including multiple drive and essentially continuous walkway connections between the two lots both at the waterfront and along the common property line. I have attached aerial photos . I am assuming based upon the determination at Lot 10, 11and 12 that if we wanted to separate lot 4 off as a separate parcel we would need to go through a lot split ?



Carter McDowell

Partner

**Bilzin Sumberg Baena Price & Axelrod LLP**

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Access Bilzin Sumberg's COVID-19 Resource Center [here](#).

**CAUTION:** Please be aware of the increase in cybercrime and fraud. Bilzin Sumberg personnel will not ordinarily provide wire transfer or other payment instructions by email relating to the payment of Bilzin Sumberg invoices or advance fee deposits. Although payment instructions may be provided by email in connection with client matters such as closings, please contact us to obtain verbal verification prior to initiating any payments.

"A"

OFF REC 19780 PG. 1689

THIS INSTRUMENT PREPARED BY:

Brian A. Hart, Esq.  
Thomson Muraro Razook & Hart, P.A.  
1700 SunTrust International Centre  
One Southeast Third Avenue  
Miami, Florida 33131

01R374022 2001 JUL 16 15:07

DOCSTPDEE 72,000.00 SURTX 0.00  
HARVEY RUVIN, CLERK DADE COUNTY, FL

Property Tax ID Nos: 02-4204-001-0040 and  
02-4204-001-0050

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of this 2nd day of July, 2001, by

THOMAS KRAMER, a single man  
("Grantor")

Address: 4 and 5 Star Island, Miami Beach, Florida 33139

in favor of

SKIPWORTH PROPERTIES LIMITED, an Isle of Man company  
("Grantee")

Address: Clinch's House, Lord Street, Douglas, Isle of Man

Grantor, for and in consideration of Ten Dollars and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain and sell to Grantee all of Grantor's right, title and interest in and to the real property more particularly described on Exhibit "A" attached hereto, situated in Miami-Dade County, Florida (the "Property"):

SUBJECT TO:

1. Taxes for the year 2001 and all taxes and assessments assessed subsequent to the date hereof.
2. Zoning, restrictions, prohibitions and all other requirements imposed by governmental authority.
3. Restrictions, reservations, declarations, covenants, conditions, limitations, rights-of-way and easements of record, if any, but this provision shall not act to reimpose the same.
4. Riparian rights and water privileges.

24

OFF REC 19780 PG. 1690

5. Restrictions and matters appearing on the Plat or otherwise common to the Subdivision, if any, but this provision shall not act to reimpose the same.

Grantor covenants it has good right and lawful authority to sell and convey the Property, and hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has executed these presents as of the day and year first above written.

Witnesses:

Print Name: SEAN MURRAY

Print Name: TONY CROSS

THOMAS KRAMER



IN THE CIRCUIT COURT OF THE ELEVENTH JUDICIAL  
CIRCUIT IN AND FOR MIAMI-DADE COUNTY, FLORIDA

CFN 2017R0544554  
OR BK 30697 Pg 4482 (1Pgs)  
RECORDED 09/28/2017 10:47:25  
DEED DOC TAX \$240,000.00  
SURTAX \$180,000.00  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

Von Mitschke-Collande, Verena, ; Miller Otto, Claudia, ; Otto,  
Siegfried (deceased),  
Plaintiff(s) / Petitioner(s)

VS.

Skipworth Properties Ltd, , et al.  
Defendant(s) / Respondents(s)

GENERAL JURISDICTION DIVISION

Case No: 2003-016412-CA-01

Section: (Section, CA 13)

Doc Stamps: \$240,000.00

Surtax: \$180,000.00

Consideration: \$40,000,000.00

CERTIFICATE OF TITLE

The undersigned clerk of the court certifies that a Certificate of Sale was executed and filed in this action on August 25, 2017, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Miami-Dade County, Florida:

Lot 4 and Lot 5, CORRECTED PLAT OF STAR ISLAND, according to the Plat thereof as recorded in Plat Book 31, Page 60 of the Public Records of Dade County, Florida, together with all tenements, hereditaments, and appurtenances thereto (the "Property").

was sold to:

VERENA VON MITSCHKE-COLLANDE AND CLAUDIA MILLER-OTTO

C/O KOZYAK, TROPIN AND THROCKMORTON

2525 PONCE DE LEON BLVD. - 9TH FLOOR

MIAMI, FL, 33134

WITNESS my hand and the seal of this court on September 18, 2017.

FILED  
SEP 18 2017  
CLERK CIRCUIT COURT



Harvey Ruvin, Clerk of Courts  
Miami-Dade County, Florida

CFN: 20180369992 BOOK 31025 PAGE 3982  
DATE:06/22/2018 11:09:20 AM  
DEED DOC 0.60  
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

URNr. 1162 /2018  
vom 30. Mai 2018

Prepared by and return to:

The Lumpkin Law Firm P.A.  
Gables International Plaza, 5th Floor  
2655 Le Jeune Road  
Coral Gables, Florida 33134  
Attention: Peyton White Lumpkin, Esq.

NOTE TO RECORDER: No Florida Documentary Stamp Tax is applicable with respect to the transfer hereunder. This conveyance is a transfer of unencumbered property. The Grantor is conveying her interest to a general partnership in return for a general partnership interest in the same proportion that the Grantor has in the subject property, which will be the sole asset owned by the general partnership. Other than the interest in the general partnership, there has been no exchange of value or consideration given or received. Accordingly, the conveyance is subject only to minimum documentary stamp tax in the amount of \$1.05 pursuant to section 201.02, Florida Statutes. See Fla. Admin. Code 12B-4.014 (2).

[Space Above This Line For Recording Data]

## Special Warranty Deed

**This Special Warranty Deed** made as of this 30th day of May, 2018 by Verena von Mitschke-Collande, a single woman, whose mailing address is c/o Kozyak Tropin & Throckmorton, LLP, 2525 Ponce de Leon Blvd., 9th Floor, Miami, FL 33134, Attention: Charles W. Throckmorton, Esq. (hereinafter called "Grantor"), to 4 & 5 STAR ISLAND, a Florida general partnership (hereinafter called "Grantee"), whose mailing address is c/o Kozyak Tropin & Throckmorton, LLP 2525 Ponce de Leon Blvd., 9th Floor, Miami, FL 33134, Attention: Charles W. Throckmorton, Esq. (Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, limited liability companies, trusts and trustees)

**Witnesseth**, that said Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described real property ("Property") to-wit:

A fifty-percent (50%) interest as tenant in common in Lot 4 and Lot 5, CORRECTED PLAT OF STAR ISLAND, according to the Plat thereof, as recorded in Plat Book 31, at page 60, of the Public Records of Miami-Dade County, Florida.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO taxes and assessments for the year 2018 and all subsequent years; all applicable governmental, zoning and land use ordinances, restrictions, and prohibitions and other requirements imposed by governmental authority; and easements of record, if any, provided that this shall not serve to reimpose same.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property; that the Grantor hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other. The Property is neither the homestead nor residence of Grantor or any member of Grantor's family.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed on the day and year first above written.

WITNESSED BY:

GRANTOR

By: [Signature]  
Name: Dr. Jan Kreklau

By: [Signature]  
Name: Dr. Enno Engbers

V. v. Mitschke-Collande  
Verena von Mitschke-Collande

**File-No.** 1162 / 2018

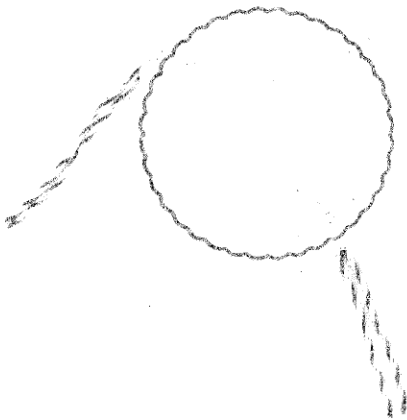
This is to officially certify the foregoing signatures, subscribed in my presence, of

1. **Mrs. Verena von Mitschke - Collande**,  
birth name: Otto, born 02.02.1949,  
resident at 82327 Tutzing, Sprungleitenweg 1,  
Mrs. von Mitschke Collande was presented to me by Mr. Dr. Jan Kreklau, who is personally known to me.

and

2. **Dr. Jan Kreklau**,  
born 19.03.1976,  
and  
**Dr. Enno Engbers**,  
born 12.05.1970,  
both with business address at 80333 Munich,  
Kardinal-Faulhaber-Str. 10,  
both personally known to me.

Munich, this 30<sup>th</sup> day of May 2018



Christoph Aumann, Notarassessor,  
official representative of  
Prof. Dr. Dieter Mayer,  
Notary Public, Munich (Germany)

## APOSTILLE

(Convention de La Haye du 5 octobre 1961)

1. Land: Bundesrepublik Deutschland  
Diese öffentliche Urkunde
2. ist unterschrieben von Notarassessor Christoph Aumann
3. in seiner Eigenschaft als amtlich bestellter Vertreter.
4. Sie ist versehen mit dem Siegel des Notars Prof. Dr. Dieter Mayer in München

### Bestätigt

5. in München
6. am 04. Juni 2018
7. durch den Präsidenten des Landgerichts München I
8. unter Nr. 910 a 6657/2018
9. Siegel
10. Unterschrift

Im Auftrag

  
Marcel Rahn  
Justizobersekretär





Prepared by and return to:

The Lumpkin Law Firm P.A.  
Gables International Plaza, 5th Floor  
2655 Le Jeune Road  
Coral Gables, Florida 33134  
Attention: Peyton White Lumpkin, Esq.

NOTE TO RECORDER: No Florida Documentary Stamp Tax is applicable with respect to the transfer hereunder. This conveyance is a transfer of unencumbered property. The Grantor is conveying her interest to a general partnership in return for a general partnership interest in the same proportion that the Grantor has in the subject property, which will be the sole asset owned by the general partnership. Other than the interest in the general partnership, there has been no exchange of value or consideration given or received. Accordingly, the conveyance is subject only to minimum documentary stamp tax in the amount of \$1.05 pursuant to section 201.02, Florida Statutes. See Fla. Admin. Code 12B-4.014 (2).

[Space Above This Line For Recording Data]

## Special Warranty Deed

**This Special Warranty Deed** made as of this 11<sup>th</sup> day of June, 2018 by Claudia Miller-Otto, a single woman, whose mailing address is c/o Kozyak Tropin & Throckmorton, LLP, 2525 Ponce de Leon Blvd., 9th Floor, Miami, FL 33134, Attention: Charles W. Throckmorton, Esq. (hereinafter called "Grantor"), to 4 & 5 STAR ISLAND, a Florida general partnership (hereinafter called "Grantee"), whose mailing address is c/o Kozyak Tropin & Throckmorton, LLP 2525 Ponce de Leon Blvd., 9th Floor, Miami, FL 33134, Attention: Charles W. Throckmorton, Esq. (Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, limited liability companies, trusts and trustees)

**Witnesseth**, that said Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described real property ("Property") to-wit:

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IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed on the day and year first above written.

WITNESSED BY:

GRANTOR

By: Ansley Thomas  
Name: Ansley Thomas

Claudia Miller-Otto  
Claudia Miller-Otto

By: Audrey Steele  
Name: Audrey Steele

STATE OF TEXAS )

COUNTY OF TRAVIS )

The foregoing instrument was acknowledged before me by Claudia Miller-Otto who is ☐ personally known to me or ☒ has produced Florida DL as identification.

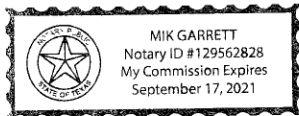
WITNESS my hand and official seal at Austin, Texas, this 5<sup>th</sup> day of June, 2018.

Mik Garrett  
Print name: Mik Garrett  
NOTARY PUBLIC, State of Texas

My Commission Expires:

09/17/2021

(NOTARY SEAL)





3/2013 2020

5



4 W Star Island Dr

W Star Island Dr

Google

985

Imagery Date: 3/6/2013 25°46'32.98" N 80°09'04.86" W elev 6 ft eye alt





4 W Star Island Dr

Google Earth

1985

Imagery Date: 12/16/2018 25°46'33.07" N 80°09'04.79" W elev 6 ft eye alt 414 ft