

# MIAMIBEACH

## PLANNING DEPARTMENT

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

### LAND USE BOARD HEARING APPLICATION

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

Application Information			
FILE NUMBER DRB21-0710		Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input type="checkbox"/> No (if "Yes," provide office of the property appraiser summary report)	
<b>Board of Adjustment</b> <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision <input type="checkbox"/> Modification of existing Board Order		<b>Design Review Board</b> <input checked="" type="checkbox"/> Design review approval <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
<b>Planning Board</b> <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Lot Split <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 <input type="checkbox"/> Modification of existing Board Order		<b>Historic Preservation Board</b> <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"/> Modification of existing Board Order	
<input type="checkbox"/> Other:			
Property Information – Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 1554 W. 25th Street, Miami Beach, FL 33140			
FOLIO NUMBER(S) 02-3228-001-1090			
Property Owner Information			
PROPERTY OWNER NAME MT2 PROPERTIES, LLC			
ADDRESS 555 Bryant Street, No. 154		CITY Palo Alto	STATE CA
ZIPCODE 94301			
BUSINESS PHONE 650.461.8080	CELL PHONE	EMAIL ADDRESS est@schmidtffutures.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 New 2-story residence to include tennis court and pool to replace existing 2-story pre-1942 residence.			



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="radio"/> 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.		2,591	SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).		4,095	SQ. FT.
Party responsible for project design			
NAME Stephen Roy		<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 2417 South Dixie Hwy		CITY West Palm Beach	STATE FL      ZIPCODE 33401
BUSINESS PHONE 561-659-5683	CELL PHONE 561-248-9516	EMAIL ADDRESS smroy@royposey.com	
Authorized Representative(s) Information (if applicable)			
NAME Stephen Roy		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Other Architect	
ADDRESS 2417 South Dixie Hwy		CITY West Palm Beach	STATE FL      ZIPCODE 33401
BUSINESS PHONE 561-659-5683	CELL PHONE 561-248-9516	EMAIL ADDRESS smroy@royposey.com	
NAME Matt Amster		<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 305.377.6236	CELL PHONE 305.753.7064	EMAIL ADDRESS MAmster@brzoninglaw.com	
NAME Jeff Bercow		<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 305.377.6220	CELL PHONE 305.898.3881	EMAIL ADDRESS jbercow@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 foregoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.
- When the applicable board reaches a decision a final order will be issued stating the board's decision and any conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part of the plans submitted for a building permit.

The aforementioned is acknowledged by:

☐ Owner of the subject property☒ Authorized representative

DocuSigned by:

Dana Treister

CD6E5E399705473...

**SIGNATURE**

Dana Treister

**PRINT NAME**

July 12, 2021

**DATE SIGNED**

**OWNER AFFIDAVIT FOR INDIVIDUAL OWNER**

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

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

I, \_\_\_\_\_, 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 FloridaCOUNTY OF Miami-Dade

I, Dana Treister, being first duly sworn, depose and certify as follows: (1) I am the Authorized Signatory (print title) of MT2 Properties, 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.

DocuSigned by:

Dana Treister

CD6E5E399705473...

**SIGNATURE**

Sworn to and subscribed before me this 12th day of July, 2021. The foregoing instrument was acknowledged before me by Dana Treister, who has produced \_\_\_\_\_ as to me and who did/did not take an oath.

**Betty Llerena**  
**Commission # GG 175999**  
 Notary Public - State of Florida  
 My Commission Expires Mar 05, 2022

Notary Stamp 2021/07/12 12:18:48 PST

SD61170AED06

My Commission Expires: March 5, 2022

Betty Llerena  
 Signed on 2021/07/12 12:18:48 -8:00

**NOTARY PUBLIC**Betty Llerena**PRINT NAME**



**POWER OF ATTORNEY AFFIDAVIT**STATE OF FloridaCOUNTY OF Miami-Dade

I, Dana Treister, 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 \*see below 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.

DocuSigned by:

Dana Treister

CD6E5E399705473

Dana Treister, Authorized Signatory**PRINT NAME (and Title, if applicable)****SIGNATURE**

Sworn to and subscribed before me this 12th day of July, 20 21. The foregoing instrument was acknowledged before me by Dana Treister, who has produced \_\_\_\_\_ as \_\_\_\_\_ to me and who did/did not take an oath.

**Betty Llerena**  
**Commission # GG 175999**  
 Notary Public - State of Florida  
 My Commission Expires Mar 05, 2022

Notary Stamp: 2021/07/12 12:18:48 PST

SD611704MD06

My Commission Expires: March 5, 2022

Betty Llerena  
 Signed on 2021/07/12 12:18:48 -8:00

**NOTARY PUBLIC**Betty Llerena**PRINT NAME**

\*Matt Amster and Jeff Bercow of Bercow Radell Fernandez Larkin + Tapanes

**CONTRACT FOR PURCHASE**

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

**NAME****DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

% OF STOCK

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
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 \_\_\_\_\_

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application if filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.



**DISCLOSURE OF INTEREST**  
**CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**

If the property that is the subject of the application is owned or leased by a corporation, partnership or limited liability company, list ALL of the owners, shareholders, partners, managers and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

MT2 Properties, LLC

**NAME OF CORPORATE ENTITY**

NAME AND ADDRESS

MT2 Properties Holdings, LLC, 555 Bryant Street, No. 154, Palo Alto, CA 94301

% OF OWNERSHIP

100%

Eric and Wendy Schmidt, 366 Walsh Road, Atherton, CA 94027

100%

**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.

567B22AD-7D81-487E-A003-8CE93CEC4017 --- 2021/07/12 12:15:50 -8:00

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

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

TRUST NAME	
NAME AND ADDRESS	% INTEREST

**COMPENSATED LOBBYIST**

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

NAME	ADDRESS	PHONE
Stephen Roy	2417 South Dixie Hwy, West Palm Beach, FL 99401	561.659.5683
Matt Amster	200 S. Biscayne Blvd., Ste. 300 Miami, FL 33131	305.377.6236
Jeff Bercow	200 S. Biscayne Blvd., Ste. 300 Miami, FL 33131	305.377.6220

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, Dana Treister, 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.

Dana Treister

CD6E5E399705473...

**SIGNATURE**

Sworn to and subscribed before me this 12th day of July, 2021. The foregoing instrument was acknowledged before me by Dana Treister, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: March 5, 2022

Betty Llerena

**NOTARY PUBLIC**

Betty Llerena

**PRINT NAME**



## Exhibit A

LEGAL DESCRIPTION:

LOT 6, AND THE WEST 20 FEET OF LOT 5, BLOCK 2-G, 3RD REVISED PLAT OF SUNSET ISLANDS, PLAT BOOK 40, PAGE 8, PUBLIC RECORDS OF MIAMI-DADE, FLORIDA.

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# MIAMI BEACH

LAST UPDATED: 10/09/18

## PLANNING DEPARTMENT

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

### 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: 1554 W 25TH STREET MIAMI BEACH, FL Boarc DRB Date: 6/29/21

ITEM #	ITEM DESCRIPTION	REQUIRED
<b>CAP FIRST SUBMITTAL</b> <b>To be uploaded online (CAP) by the applicant before 12:00 pm by First submittal deadline.</b> <b>ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.</b>		
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. <b>Letter must outline application details and identify hardships if Variances are requested.</b> (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	<b>Architectural Plans and Exhibits (must be 11"x 17")</b>	
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date. <b>Include copies of previous recorded board orders, if applicable.</b>	<input checked="" type="checkbox"/>



Property address: 1554 W 25TH STREET MIAMI BEACH, FL board: DRB Date: 6/29/21

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)	
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	<b>Landscape Plans and Exhibits (must be 11"x 17")</b>	
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. <a href="http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920">http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920</a>	
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.	



1554 W 25TH STREET MIAMI BEACH, FL  
 Property address: \_\_\_\_\_ Board: DRB Date: 6/29/21

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).	<input checked="" type="checkbox"/>
21	Neighborhood Context Study. (Planning will provide guidance if necessary for application.)	
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	
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	<b>Site Plan (Identify streets and alleys)</b>	
a	Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____	

Property address: 1554 W 25TH STREET MIAMI BEACH, FL Board: DRB Date: 6/29/21

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	<b>Floor Plan (dimensioned)</b>	
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	<b>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.</b>	<input checked="" type="checkbox"/>
43	<b>The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:</b>	
a	Section 118-53 (d) of the City Code for each Variance.	
44	<b>The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows:</b>	
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	
	<b>Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A</b>	
Other		
Other		
Other		

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



Property address: 1554 W 25TH STREET MIAMI BEACH, FL Board: DRB Date: 6/29/21

ITEM #	ITEM DESCRIPTION	REQUIRED
<b>FINAL SUBMITTAL (CAP &amp; PAPER)</b> <b>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.</b>		
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).	
	<b>PAPER FINAL SUBMITTAL:</b>	
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)

STEPHEN RY  
Applicant or Designee's Name

[Signature]  
Applicant or Designee's Signature

7/29/21  
Date



**Date: July 26, 2021**

**City of Miami Beach**  
Planning Department  
1700 Convention Center Drive  
Miami Beach, Florida 33139

Re: 1554 W. 25TH Street, Miami Beach  
DRB number DRB21-0710

## **LETTER OF INTENT**

This firm represents MT2 Properties LLC (the “Applicant”), the owner of the above-referenced parcels, with Miami-Dade County Folio No. 02-3228-001-1090 (hereinafter referred to as “Property”). Please consider this the letter of intent in connection with the Design Review Board (“DRB”) for design review of a single-family home.

### **The properties:**

The Property is located at 1554 W 25th Street in Single Family Residential District 3 (RS-2). Currently, the property consists of one existing lot with one existing two story single family residence. The lot is 24,028 square feet according to the tax roll and was built in 1938. The home does not maintain its original architectural design integrity due to numerous alterations and major additions, as evidenced by the building card, microfilms and existing photos.

### **Applicant’s Proposal:**

The applicant is proposing to remove the existing two story structure to include the existing hardscape, driveway and pool. The new residence has been designed as a contemporary interpretation of the Art Deco Style. The design layout creates a strong entry sequence which allow the architecture and landscape to interact and connect. The strong entry sequence its organized along a main axis. It begins at the entry pavilion which is scaled to integrate with the landscape and not overwhelm the street facade.

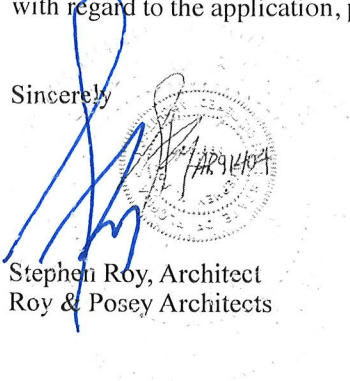
The proposed new home complies with the Miami Beach Code (the “Code”) requirements for the unit size, lot coverage and setbacks. The total unit size proposed is 3,229 square feet (13.4%), which is below the allowable 50% unit size limit. The lot coverage proposed is 3,700 sf 15.3%, which is significantly below the 30% allowed. In addition, all setbacks comply with the zoning code requirements. There are no variances or waivers which the applicant is requesting.

As part of the project development the applicant is planning to install a new pervious clay tennis court. Although the zoning code does not allow for this to be counted as impervious area, the overall green space is 50.2%

**Construction Budget Cost Evaluation: \$3,500,000.00**

We believe that the approval of this new home will be a great addition to this neighborhood. On behalf of the applicant, we look forward to your favorable review. If you have any questions or comments with regard to the application, please give me a call at: 561-659-5683.

Sincerely,

  
Stephen Roy, Architect  
Roy & Posey Architects



JUNE 14, 2021

## **Demolition Investigative report for DRB**

**1554 W 25th Street Miami Beach, Florida**

### **Design & Construction History**

The architecture is an Art deco inspired home with smooth stucco finish and a white concrete tile hipped roof. The house was constructed on 1938. The following are modification that were made to the home:

1. In 1995, architect - Buzinec Associates designed a one story additions to the rear and second floor additions on the West and South sides of the home for the Gelman family. A new tile roof was also installed.
2. In 1995 a bathroom was added to the second floor
3. In 2013 the flat roof cover was replaced
4. In 2014 impact windows and doors were installed
5. In 2003 owner Albert Hutzler replaced the service feeder to FPL and added a rain sensor to the existing irrigation system.

### **Condition of Existing Building**

The Current condition of the building is rated as poor. The building is not in compliance with current Hurricane codes and the finish floor elevation is below minimum requirements established by FEMA. The building is suffering from excessive water infiltration which has buckled the flooring on the first floor and caused mold throughout the residence. The home is also suffering from functional obsolescence and is out-of-date in many major design elements.

Size of building: house – 5,057 S.F. - two story.

### **Demolition Plan**

The existing residence, driveway, pool and hardscape shall be removed in their entirety. All existing vegetation to the East, West and North will remain as a screening buffer during construction. All work shall be performed in accordance with the Miami Beach code and ordinances.

Stephen Roy Architect

Roy & Posey Architects AR91404



2417 South Dixie Hwy West Palm beach, Florida 33401 (P) 561-659-5683 (F) 5651-282-0838

PERMIT #	COMP_TYPE	SUB_TYPE	APPLIED	APPROVED	EXPIRED
BA901131	AUTOPROJ	OTH	10-Jan-90		
BCO95026	BCOCC	OTH	07-Dec-94	20-Dec-94	20-Feb-95
BCO95195	BCOCC	OTH	14-Sep-95	25-Sep-95	
BE941044	BELEC	OTH	10-May-94	10-May-94	15-Jan-95
BE950252	BELEC	OTH	30-Nov-94	30-Nov-94	17-Jul-02
BE940532	BELEC	ALT	24-Jan-94	24-Jan-94	04-Dec-95
BE941547	BELEC	OTH	22-Aug-94	23-Aug-94	17-Jul-02
BE941531	BELEC	OTH	11-Aug-94	23-Aug-94	04-Dec-95
BM941142	BMECH	NEW	16-Jul-94	18-Jul-94	03-Apr-95
BM940630	BMECH	NEW	11-Mar-94	11-Mar-94	17-Apr-95
BMS40605	BMISC	OTH	07-Feb-94	10-Feb-94	
BMS50102	BMISC	OTH	25-Oct-94	01-Nov-94	
BMS30392	BMISC	OTH	21-Dec-92	21-Dec-92	
BP100064	BPLUM	ALTRMDL	13-Oct-09	13-Oct-09	22-Sep-10
BP950035	BPLUM	OTH	10-Oct-94	10-Oct-94	12-Dec-95
BP941133	BPLUM	OTH	16-Mar-94	16-Mar-94	04-Dec-95
BS942934	BSBUILD	ALT	10-Aug-94	10-Aug-94	01-Aug-95
B0300472	BSBUILD	PAINTING	01-Nov-02	01-Nov-02	30-Apr-03
B1205472	BSBUILD	RPR-R	31-Aug-12	07-Sep-12	06-Mar-13
B1301667	BSBUILD	ROOFING	07-Jan-13	07-Jan-13	04-Aug-13
B1201946	BSBUILD	PAINT-R	13-Feb-12	13-Feb-12	11-Aug-12
B1205881	BSBUILD	DRWNW	27-Sep-12	02-Nov-12	10-Sep-14
B1201947	BSBUILD	RPR-R	13-Feb-12	13-Feb-12	11-Aug-12
B1205471	BSBUILD	PAINT-R	31-Aug-12	07-Sep-12	06-Mar-13
BS941659	BSBUILD	ALT	24-Mar-94	24-Mar-94	17-Jul-02
B9300428	BUILD	OTH	10-Sep-93	19-Jan-94	04-Dec-95





DATE: JUNE 14, 2021

**City of Miami Beach**  
Planning Department  
1700 Convention Center Drive  
Miami Beach, Florida 33139

Re: 1554 W 25th Street, Miami Beach

**The proposed project advances the sea level rise and resiliency criteria as follows:**

1.) Recycling or salvage plan for partial or total demolition shall be provided. Windows that are proposed to be replaced shall be hurricane proof impact windows.

**RESPONSE:** The general contractor shall be required to obtain a salvage company prior to demolition. This requirement shall be a part of the construction documents. Salvage company shall provide proof of salvaged and / or reuse of any material existing which can be salvaged.

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

**RESPONSE:** The windows in the new home will be impact rated

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

**RESPONSE:**

A. Venturi Effect: Clearstory windows at the top of the stair tower shall be motorized to respond to prevailing wind patterns. As wind passes over the stair tower, the windows open, creating a negative internal pressure. This will promote air movement and create natural cooling of the interior.

B. Solar panels will be introduced on the two story portion of the roof

C. Water collection site umbrellas will be added at the East end of the pool to collect rain water. In addition roof rain water will be collected and used to supplement irrigation.

D. A green roof will be integrated onto the one story portion of the project to increase insulation values.

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

**RESPONSE:** The proposed new landscape plan shall meet or exceed the landscape requirements including native Florida Friendly plants. There will be plants, trees and palms that are proposed on the landscape plan that are considered "high" in drought tolerance.

5.) The project applicant shall consider the 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. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties.

**RESPONSE:** the proposed new single family residence habitable enclosed finish floor levels shall have a base elevation of 8'0 N.G.V.D. plus a 2 foot freeboard. The finished floor of the house is proposed at +10'-0" N.G.V.D. This meets the requirements for the sea level rise. A drainage system of swales and drains shall be addressed and submitted at time of permitting. All equipment including condensers, generators and pool equipment shall be at a base flood plus freeboard. All materials below base flood shall be flood resistant materials.

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 and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height up to three (3) additional feet in height

**RESPONSE:** This street W 25th street has not undergone repaving and raising of the street level. The street is currently at about +2.28 N.G.V.D. to +2.58 N.G.V.D. The entry pavilion is proposed at +6'-6" N.G.V.D.

7.) As applicable to all new construction, all critical mechanical and electrical systems shall be located above base flood elevation. All redevelopment projects shall, whenever practicable and economically reasonable, include the relocation of all critical mechanical and electrical systems to a location above base flood elevation.

**RESPONSE:** All equipment including condensers, generators and pool equipment shall be at a base flood plus freeboard. All materials below base flood shall be flood resistant materials.

8.) Existing buildings shall, wherever reasonably feasible and economically appropriate, be elevated up to base flood elevation, plus City of Miami Beach Freeboard.

**RESPONSE:** The proposed new single family residence habitable enclosed levels are all proposed with a finished floor plus two feet above FEMA base flood (two foot free board). The finished floor of the house is proposed at +10'-0" N.G.V.D.

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.

**RESPONSE:** The entry pavilion and tennis pavilion shall be constructed using materials that are floor resistant.

10.) As applicable to all new construction, stormwater retention systems shall be provided.

**RESPONSE:** The Applicants have engaged the services of an engineer to analyze and provide an appropriate drainage plan for the Property. Accordingly, a water retention system will be implemented.

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

**RESPONSE:** The hardscape design of this project incorporates both permeable material and material that promotes cooling.

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

**RESPONSE:** The Applicant proposes materials that reflect heat vs absorbing, a light-colored roof. Portions of the roof will contain planters minimize the potential for heat island effects.

We believe that the approval of this new home will be a great addition to this neighborhood. On behalf of the applicant, we look forward to your favorable review. If you have any questions or comments with regard to the application, please give me a call at: 561-248-9516.

Sincerely,

Stephen Roy, Architect



**ISABEL T. QUINTANA**

REAL ESTATE DATA RESEARCHER

12872 SW 46 Terrace, Miami, FL 33175-4620

O 305.858.2287 / 305.222.4695 FAX 305.222.4698 Mobile 786-258-4119

E-Mail: [Quintana\\_c@bellsouth.net](mailto:Quintana_c@bellsouth.net), [cmqcorp@bellsouth.net](mailto:cmqcorp@bellsouth.net)

**MAY 28, 2021**

**CITY OF MIAMI BEACH  
DEVELOPING SERVICE DIVISION  
1700 CONVENTION CENTER DR  
MIAMI BEACH, FL 33139-1819**

**RE: PROPERTY OWNERSHIP LIST 375'FT**

**FROM:**

**1554 WEST 25<sup>TH</sup> STREET  
MIAMI BEACH, FL 33140  
F#02-3228-001-1090  
(STREET ADDRESS)**

---

**53-42-27-28-33-34**

**LOT 6 & W20FT LOT 5**

**BLOCK 2-G**

**SUNSET ISLANDS – ISLAND NO. 2**

**PLAT BOOK 40-8**

**(LEGAL DESCRIPTION)**

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**MIAMI-DADE COUNTY FLORIDA.**

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**THIS IS TO CERTIFY THAT THE ATTACHED OWNERSHIP LIST, MAP AND MAILING LABELS IS A COMPLETE AND ACCURATE REPRESENTATION OF THE REAL ESTATE PROPERTY AND PROPERTY OWNERS 375'FT FROM THE SUBJECT PROPERTY LISTED ABOVE. THIS REFLECTS THE MOST CURRENT RECORDS ON FILE IN THE DADE COUNTY TAX ASSESSOR'S<sup>TM</sup> OFFICE.**

**SINCERELY,**



---

**ISABEL T. QUINTANA**

**Real Estate Data Researcher**

**B.A. In Professional Mgt. and Human Resources**

**( 43 LABELS )**

1554 W. 25th ST, prepared by I. R. QUINTERO, 5/29/21

NAME	ADDRESS	CITY	STATE	ZIP	COUNTRY
2505 SUNSET DRIVE LLC	1450 W 25 ST	MIAMI BEACH	FL	33140	USA
ANDRES ISAIS DANA ROSEN	2525 SUNSET DR SUNSET ISLD #2	MIAMI BEACH	FL	33140	USA
GRETCHEN CASSIDY	2535 SUNSET DR SUNSET ISLD #2	MIAMI BEACH	FL	33140	USA
ROBERT NEWMAN LISA NEWMAN	2549 SUNSET DR SUNSET ISLD #2	MIAMI BEACH	FL	33140	USA
SUNSET 1600 LLC	2121 PONCE DE LEON BLVD 60	CORAL GABLES	FL	33134	USA
CHRISTOPHER B FOWLER JENNIFER B DEMPSTER	2544 LUCERNE AVE SUNSET ISLD #2	MIAMI BEACH	FL	33140	USA
RAQUEL N MEDEL (TRUST)	2520 LUCERNE AVE SUNSET ISLD #2	MIAM BEACH	FL	33140-4233	USA
ELSA BENITEZ	2500 LUCERNE AVE SUNSET ISLD #2	MIAMI BEACH	FL	33140-4233	USA
SEYMOUR FRANKFURT & W BARBARA	2501 LUCERNE AVE SUNSET ISLD #2	MIAMI BEACH	FL	33140-4232	USA
MARVIN M GREEN & W MARCIA R	2525 LUCERNE AVE SUNSET ISLD #2	MIAMI BEACH	FL	33140-4332	USA
ADAM SCHIMEL VALERIE SCHIMEL	2535 LUCERNE AVE SUNSET ISLD #2	MIAMI BEACH	FL	33140	USA
JOSE LUTZKY & W ELIZABETH G	1530 W 27 ST SUNSET ISLD #2	MIAMI BEACH	FL	33140-4211	USA
JOHN M TOWLE & W CAROL H	1510 W 27 AVE SUNSET ISLD #2	MIAMI BEACH	FL	33140-4211	USA
ROSANNE J SHORE	2532 REGATTA AVE SUNSET ISLD #2	MIAMI BEACH	FL	33140-4235	USA
PATRICIA B STAUBER	2524 REGATTA AVE SUNSET ILDS #2	MIAMI BEACH	FL	33140	USA



NAME	ADDRESS	CITY	STATE	ZIP	COUNTRY	
DAMIAN MATTHEW NARVAEZ	RACHEL GREER NARVAEZ	2500 REGATTA AVE SUNSET ISLD #2	MIAMI BEACH	FL	33140	USA
LISA GERSH	RICHARD BRESSLER	1425 W 25 ST SUNSET ISLD #2	MIAMI BEACH	FL	33140	USA
ANDREW E NULLMAN &W BRENDA S		2523 REGATTA AVE SUNSET ISLD #2	MIAMI BEACH	FL	33140-4234	USA
MAX RAPPAPORT	MELISSA TRENK	2535 REGATTA AVE SUNSET ISLD #2	MIAMI BEACH	FL	33140	USA
CHARLES NOLAN		2526 LAKE AVE SUNSET ISLDS #2	MIAMI BEACH	FL	33140	USA
SPERO LYONS &W JILL		2500 LAKE AVE SUNSET ISLD #2	MIAMI BEACH	FL	33140-4229	USA
LESLIE D FANCELLI SONATORI		1355 JEFFERSON DR	LAKELAND	FL	33803	USA
JEFFREY E & SELMA NEWMAN		1450 W 25 ST SUNSET ISLAND NO 2	MIAMI BEACH	FL	33140-4201	USA
WILLIAM P SORREN &W ANA MARIA		1500 W 25 ST SUNSET ISLD #2	MIAMI BEACH	FL	33140-4203	USA
COFIVA USA CORP		1200 BRICKELL AVE 310	MIAMI	FL	33131	USA
MT2 PROPERTIES LLC	C/O STUART L GROSSMAN ESQ	201 S BISCAYNE BLVD 22 FL	MIAMI	FL	33131	USA
ANA AZCUY						
1600 W 25TH LLC		1825 PONCE DE LEON BLVD 504	CORAL GABLES	FL	33134	USA
ANDREW ANTIN TRS	2009 ANSIN FAMILY TRUST	1401 79 STREET CSWY	MIAMI	FL	33141	USA
EDUARDO MARQUEZ	GABRIELA MARQUEZ	1704 W 25 ST	MIAMI	FL	33140	USA
JONATHAN FRYD &W KAREN		1708 W 25 ST SUNSET ISLD #2	MIAMI BEACH	FL	33140-4205	USA

NAME	ADDRESS	CITY	STATE	ZIP	COUNTRY
BIVIO PROPERTY MANAGEMENT INC % ADAM R SCHIFFMAN PA	2999 NE 191 ST SUITE 900	AVENTURA	FL	33180-4927	USA
MICHAEL C WALKER & W CANICE J LINDSAY	1717 W 24 ST SUNSET ISLD #3	MIAMI BEACH	FL	33140-4528	USA
JESUS LOPEZ (TRUST)	1621 W 24 ST SUNSET ISLD #3	MIAMI BEACH	FL	33140-4526	USA
PREDRAG STOJAKOVIC TRS	1611 WEST 25 ST SUNSET ISLD #3	MIAMI BEACH	FL	33140	USA
FRANCK COHEN AGNES COHEN	1601 W 24 ST SUNSET ISLD #3	MIAMI BEACH	FL	33140	USA
DAVID A BRADLEY TRS C/O GOULD AND RATNER ET AL 1525 W 24 ST LAND TRUST	222 N LASALLE ST STE 300	CHICAGO	IL	60601	USA
CHARLES K PORTER & W MARGIT G	1501 W 24 ST SUNSET ISLD #3	MIAMI BEACH	FL	33140-4524	USA
TONINO DOINO	1441 W 24 ST SUNSET ISLD #3	MIAMI BEACH	FL	33140-4522	USA
FARNESE INVEST INC	1431 W 24 ST SUNSET ISLD #3	MIAMI BEACH	FL	33140-4522	USA
VINCENZO PERRETTA	1600 W 24 ST SUNSET ISLD #3	MIAMI BEACH	FL	33140	USA
HARRY A AHLMAN JR TRS HARRY A AHLMAN JR (BEN)	1530 W 24 ST SUNSET ISLD #3	MIAMI BEACH	FL	33140-4525	USA
TONY RODRIGUEZ TRS TONY RODRIGUEZ REV LIVING TRUST TONY RODRIGUEZ	1500 W 24 STREET SUNSET ISLD #3	MIAMI BEACH	FL	33140	USA

2505 SUNSET DRIVE LLC  
1450 W 25 ST  
MIAMI BEACH, FL 33140

ANDRES ISAIS  
DANA ROSEN  
2525 SUNSET DR SUNSET ISLD #2  
MIAMI BEACH, FL 33140

GRETCHEN CASSIDY  
2535 SUNSET DR SUNSET ISLD #2  
MIAMI BEACH, FL 33140

ROBERT NEWMAN  
LISA NEWMAN  
2549 SUNSET DR SUNSET ISLD #2  
MIAMI BEACH, FL 33140

SUNSET 1600 LLC  
2121 PONCE DE LEON BLVD 60  
CORAL GABLES, FL 33134

CHRISTOPHER B FOWLER  
JENNIFER B DEMPSTER  
2544 LUCERNE AVE SUNSET ISLD #2  
MIAMI BEACH, FL 33140

RAQUEL N MEDEL (TRUST)  
2520 LUCERNE AVE SUNSET ISLD #2  
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MIAMI BEACH, FL 33140-4229

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MIAMI BEACH, FL 33140-4201

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MIAMI BEACH, FL 33140-4203

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1200 BRICKELL AVE 310  
MIAMI, FL 33131

MT2 PROPERTIES LLC  
C/O STUART L GROSSMAN ESQ  
ANA AZCUY  
201 S BISCAYNE BLVD 22 FL  
MIAMI, FL 33131

1600 W 25<sup>TH</sup> LLC  
1825 PONCE DE LEON BLVD 504  
CORAL GABLES, FL 33134

ANDREW ANTIN TRS  
2009 ANSIN FAMILY TRUST  
1401 79 STREET CSWY  
MIAMI, FL 33141

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GABRIELA MARQUEZ  
1704 W 25 ST  
MIAMI, FL 33140

JONATHAN FRYD &W KAREN  
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MIAMI BEACH, FL 33140-4205



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AVENTURA, FL 33180-4927

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1600 W 24 ST SUNSET ISLD #3  
MIAMI BEACH, FL 33140

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MIAMI BEACH, FL 33140-4528

HARRY A AHLMAN JR TRS  
HARRY A AHLMAN JR (BEN)  
1530 W 24 ST SUNSET ISLD #3  
MIAMI BEACH, FL 33140-4525

JESUS LOPEZ (TRUST)  
1621 W 24 ST SUNSET ISLD #3  
MIAMI BEACH, FL 33140-4526

TONY RODRIGUEZ TRS  
TONY RODRIGUEZ REV LIVING TRUST  
TONY RODRIGUEZ  
1500 W 24 STREET SUNSET ISLD #3  
MIAMI BEACH, FL 33140

PREDRAG STOJAKOVIC TRS  
1611 WEST 25 ST SUNSET ISLD #3  
MIAMI BEACH, FL 33140

FRANCK COHEN  
AGNES COHEN  
1601 W 24 ST SUNSET ISLD #3  
MIAMI BEACH, FL 33140

DAVID A BRADLEY TRS  
C/O GOULD AND RATNER ET AL  
1525 W 24 ST LAND TRUST  
222 N LASALLE ST STE 300  
CHICAGO, IL 60601

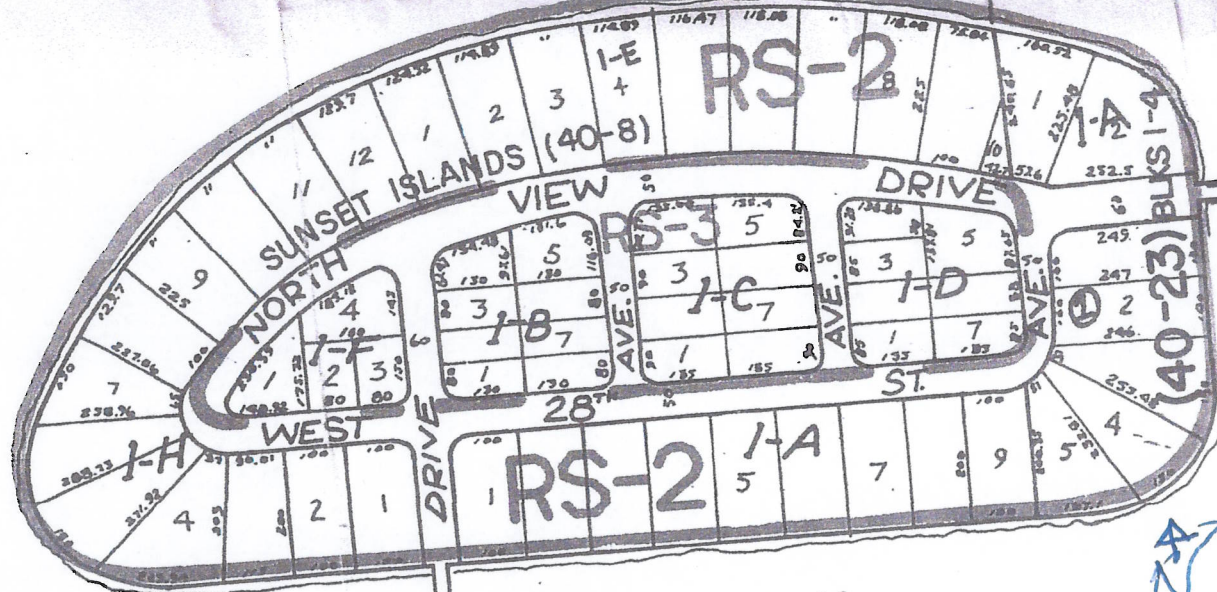
CHARLES K PORTER &W MARGIT G  
1501 W 24 ST SUNSET ISLD #3  
MIAMI BEACH, FL 33140-4524

TONINO DOINO  
1441 W 24 ST SUNSET ISLD #3  
MIAMI BEACH, FL 33140-4522

FARNESE INVEST INC  
1431 W 24 ST SUNSET ISLD #3  
MIAMI BEACH, FL 33140-4522

GARY I MANHEIMER  
1415 W 24 ST SUNSET ISLD #3  
MIAMI BEACH, FL 33140-4522



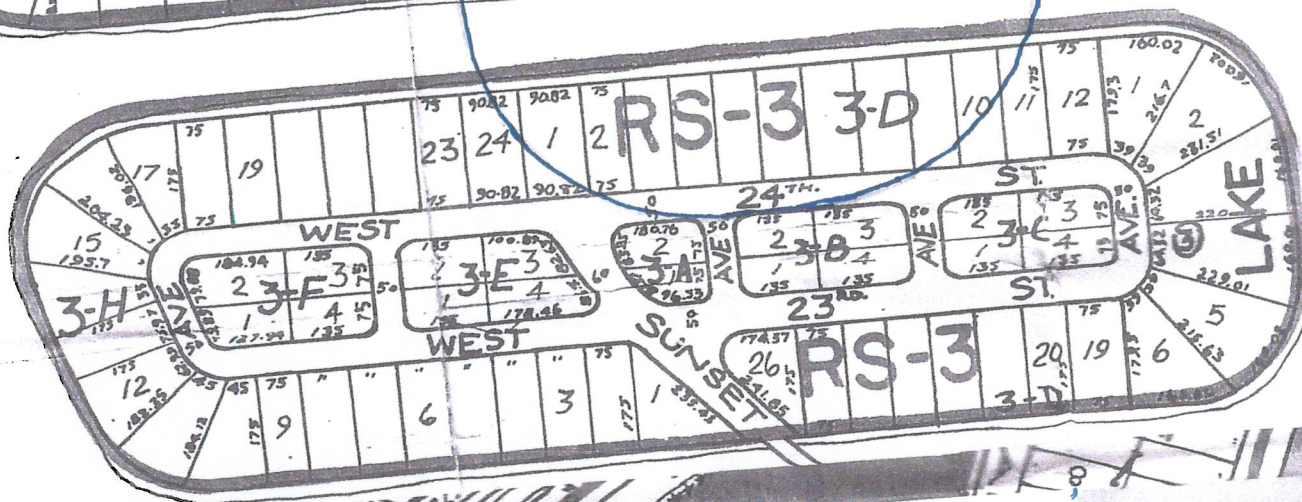
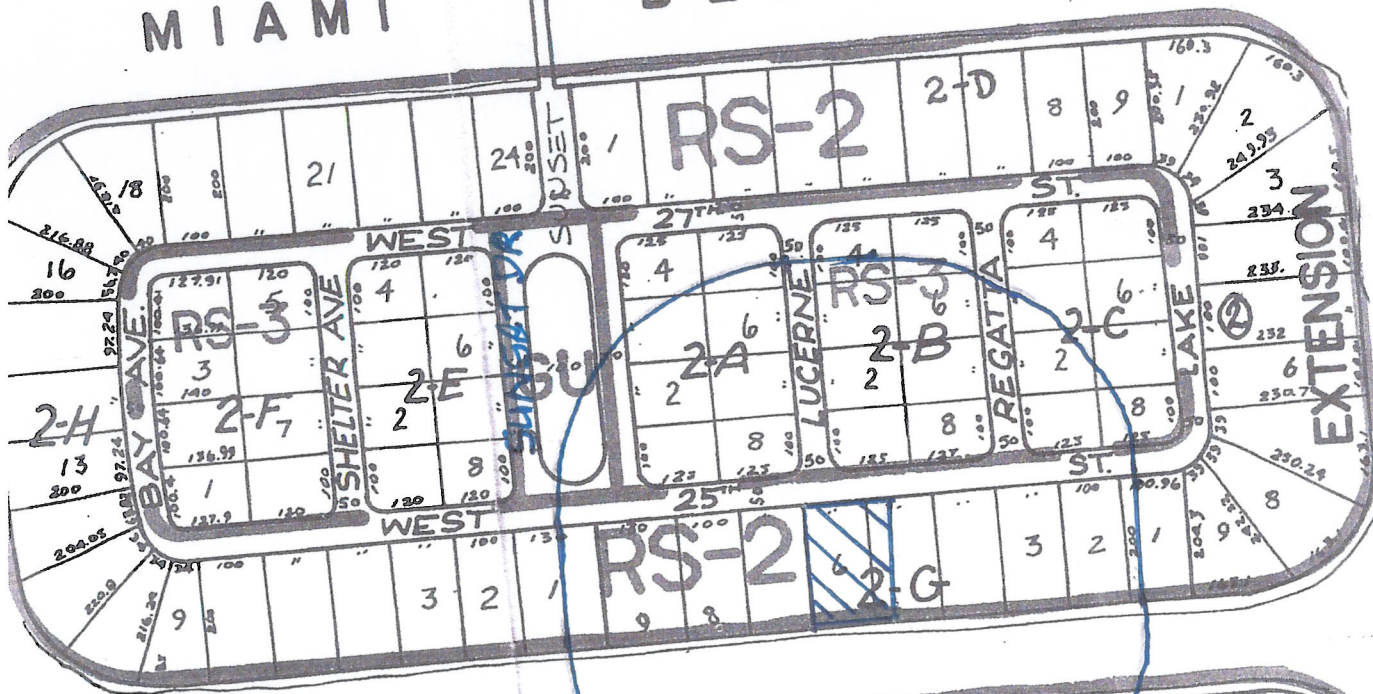


MIAMI

BEACH

LAKE

SUNSET



SUBJECT PROPERTY:  
1554 W. 25 ST.



L-2555

SUNSET ISLANDS-ISLAND NO 2 PB 40-8  
(L-2555) (44 NAMES) (TX-5/13/21) (375'FT)

PARCEL OR BLOCK MARKED RESERVED ON ISLAND NO 2 PB 40-8  
VACANT  
02-3228-001-1280

CITY OF MIAMI BEACH  
CITY HALL  
1700 CONVENTION CTR DR  
MIAMI BEACH, FL 33139-1819

SUNSET ISLANDS-ISLAND NO 2 PB 40-8  
BLOCK 2-A  
LOT 1  
2505 SUNSET DR  
02-3228-001-0540

2505 SUNSET DRIVE LLC  
1450 W 25 ST  
MIAMI BEACH, FL 33140

LOT 2  
2525 SUNSET DR  
02-3228-001-0550

ANDRES ISAIS  
DANA ROSEN  
2525 SUNSET DR SUNSET ISLD #2  
MIAMI BEACH, FL 33140

LOT 3  
2535 SUNSET DR  
02-3228-001-0560

GRETCHEN CASSIDY  
2535 SUNSET DR SUNSET ISLD #2  
MIAMI BEACH, FL 33140

LOT 4  
2549 SUNSET DR  
02-3228-001-0570

ROBERT NEWMAN  
LISA NEWMAN  
2549 SUNSET DR SUNSET ISLD #2  
MIAMI BEACH, FL 33140

LOT 5  
1600 W 27 ST  
02-3228-001-0580

SUNSET 1600 LLC  
2121 PONCE DE LEON BLVD 60  
CORAL GABLES, FL 33134

LOT 6  
2544 LUCERNE AVE  
02-3228-001-0590

CHRISTOPHER B FOWLER  
JENNIFER B DEMPSTER  
2544 LUCERNE AVE SUNSET ISLD #2  
MIAMI BEACH, FL 33140

LOT 7  
2520 LUCERNE AVE  
02-3228-001-0600

RAQUEL N MEDEL (TRUST)  
2520 LUCERNE AVE SUNSET ISLD #2  
MIAMI BEACH, FL 33140-4233

LOT 8  
2500 LUCERNE AVE  
02-3228-001-0610

ELSA BENITEZ  
2500 LUCERNE AVE SUNSET ISLD #2  
MIAMI BEACH, FL 33140-4233

BLOCK 2-B  
LOT 1  
2501 LUCERNE AVE  
02-3228-001-0620

SEYMOUR FRANKFURT & W BARBARA  
2501 LUCERNE AVE SUNSET ISLD #2  
MIAMI BEACH, FL 33140-4232

**L-2555****SUNSET ISLANDS-ISLAND NO 2 PB 40-8**  
**BLOCK 2-B****LOT 2**  
**2525 LUCERNE AVE**  
**02-3228-001-0630****LOT 3**  
**2535 LUCERNE AVE**  
**02-3228-001-0640****LOT 4**  
**1530 W 27 ST**  
**02-3228-001-0650****LOT 5**  
**1510 W 27 ST**  
**02-3228-001-0660****LOT 6**  
**2532 REGATTA AVE**  
**02-3228-001-0670****LOT 7**  
**2524 REGATTA AVE**  
**02-3228-001-0680****LOT 8**  
**2500 REGATTA AVE**  
**02-3228-001-0690****BLOCK 2-C****LOT 1**  
**1425 W 25 ST**  
**02-3228-001-0700****LOT 2**  
**2523 REGATTA AVE**  
**02-3228-001-0710****LOT 3**  
**2535 REGATTA AVE**  
**02-3228-001-0720****MARVIN M GREEN & W MARCIA R**  
**2525 LUCERNE AVE SUNSET ISLD #2**  
**MIAMI BEACH, FL 33140-4332****ADAM SCHIMEL**  
**VALERIE SCHIMEL**  
**2535 LUCERNE AVE SUNSET ISLD #2**  
**MIAMI BEACH, FL 33140****JOSE LUTZKY & W ELIZABETH G**  
**1530 W 27 ST SUNSET ISLD #2**  
**MIAMI BEACH, FL 33140-4211****JOHN M TOWLE & W CAROL H**  
**1510 W 27 AVE SUNSET ISLD #2**  
**MIAMI BEACH, FL 33140-4211****ROSANNE J SHORE**  
**2532 REGATTA AVE SUNSET ISLD #2**  
**MIAMI BEACH, FL 33140-4235****PATRICIA B STAUBER**  
**2524 REGATTA AVE SUNSET ILDS #2**  
**MIAMI BEACH, FL 33140****DAMIAN MATTHEW NARVAEZ**  
**RACHEL GREER NARVAEZ**  
**2500 REGATTA AVE SUNSET ISLD #2**  
**MIAMI BEACH, FL 33140****LISA GERSH**  
**RICHARD BRESSLER**  
**1425 W 25 ST SUNSET ISLD #2**  
**MIAMI BEACH, FL 33140****ANDREW E NULLMAN & W BRENDA S**  
**2523 REGATTA AVE SUNSET ISLD #2**  
**MIAMI BEACH, FL 33140-4234****MAX RAPPAPORT**  
**MELISSA TRENK**  
**2535 REGATTA AVE SUNSET ISLD #2**  
**MIAMI BEACH, FL 33140**

**L-2555**

**SUNSET ISLANDS-ISLAND NO 2**

**BLOCK 2-C**

**LOT 7  
2526 LAKE AVE  
02-3228-001-0760**

**CHARLES NOLAN  
2526 LAKE AVE SUNSET ISLDS #2  
MIAMI BEACH, FL 33140**

**LOT 8  
2500 LAKE AVE  
02-3228-001-0770**

**SPERO LYONS & W JILL  
2500 LAKE AVE SUNSET ISLD #2  
MIAMI BEACH, FL 33140-4229**

**BLOCK 2-G  
W71FT LOT 1 & E29FT LOT 2  
1410 W 25 ST  
02-3228-001-1040**

**LESLIE D FANCELLI SONATORI  
1355 JEFFERSON DR  
LAKELAND, FL 33803**

**W71FT LOT 2 & E29FT LOT 3  
1450 W 25 ST  
02-3228-001-1050**

**JEFFREY E & SELMA NEWMAN  
1450 W 25 ST SUNSET ISLAND NO 2  
MIAMI BEACH, FL 33140-4201**

**W71FT LOT 3 & E29FT LOT 4  
1500 W 25 ST  
02-3228-001-1060**

**WILLIAM P SORREN & W ANA MARIA  
1500 W 25 ST SUNSET ISLD #2  
MIAMI BEACH, FL 33140-4203**

**E80FT OF LOT 5 & W71FT OF LOT 4  
1510 W 25 ST  
02-3228-0010-1070**

**COFIVA USA CORP  
1200 BRICKELL AVE 310  
MIAMI, FL 33131**

**LOT 6 & W20FT LOT 5  
1554 W 25 ST  
02-3228-001-1090**

**MT2 PROPERTIES LLC  
C/O STUART L GROSSMAN ESQ  
ANA AZCUY  
201 S BISCAYNE BLVD 22 FL  
MIAMI, FL 33131**

**LOT 7 & E20.4FT LOT 8  
1600 W 25 ST  
02-3228-001-1100**

**1600 W 25<sup>TH</sup> LLC  
1825 PONCE DE LEON BLVD 504  
CORAL GABLES, FL 33134**

**E40FT OF LOT 9 & W80FT OF LOT 8  
1700 W 25 ST  
02-3228-001-1161**

**ANDREW ANTIN TRS  
2009 ANSIN FAMILY TRUST  
1401 79 STREET CSWY  
MIAMI, FL 33141**

**BLOCK 2-H  
E30FT OF LOT 1 BLK 2-H & W90FT OF LOT 9  
1704 W 25 ST  
02-3228-001-1160**

**EDUARDO MARQUEZ  
GABRIELA MARQUEZ  
1704 W 25 ST  
MIAMI, FL 33140**

L-2555

SUNSET ISL NO 2 PB 40-8

BLOCK 2-H

4

W100FT LOT 1  
1708 W 25 ST  
02-3228-001-1110

JONATHAN FRYD & W KAREN  
1708 W 25 ST SUNSET ISLD #2  
MIAMI BEACH, FL 33140-4205

SUNSET ISLANDS- ISLAND NO 3 PB 40-8

BLOCK 3-H

LOT 24  
1727 W 24 ST  
02-3228-001-1850

BIVIO PROPERTY MANAGEMENT INC  
% ADAM R SCHIFFMAN PA  
2999 NE 191 ST SUITE 900  
AVENTURA, FL 33180-4927

BLOCK 3-D

LOT 1  
1717 W 24 ST  
02-3228-001-1390

MICHAEL C WALKER & W CANICE J LINDSAY  
1717 W 24 ST SUNSET ISLD #3  
MIAMI BEACH, FL 33140-4528

LOT 2  
1621 W 24 ST  
02-3228-001-1400

JESUS LOPEZ (TRUST)  
1621 W 24 ST SUNSET ISLD #3  
MIAMI BEACH, FL 33140-4526

LOT 3  
1611 W 24 ST  
02-3228-001-1410

PREDRAG STOJAKOVIC TRS  
1611 WEST 25 ST SUNSET ISLD #3  
MIAMI BEACH, FL 33140

LOT 4 & W69FT OF LOT 5  
1601 W 24 ST  
02-3228-001-1420

FRANCK COHEN  
AGNES COHEN  
1601 W 24 ST SUNSET ISLD #3  
MIAMI BEACH, FL 33140

LOTS 6 & 7 & E6FT OF LOT 5  
1525 W 24 ST  
02-3228-001-1430

DAVID A BRADLEY TRS  
C/O GOULD AND RATNER ET AL  
1525 W 24 ST LAND TRUST  
222 N LASALLE ST STE 300  
CHICAGO, IL 60601

LOT 8  
1501 W 24 ST  
02-3228-001-1440

CHARLES K PORTER & W MARGIT G  
1501 W 24 ST SUNSET ISLD #3  
MIAMI BEACH, FL 33140-4524

LOT 9  
1441 W 24 ST  
02-3228-001-1450

TONINO DOINO  
1441 W 24 ST SUNSET ISLD #3  
MIAMI BEACH, FL 33140-4522

LOT 10 & W15FT OF LOT 11  
1431 W 24 ST  
02-3228-001-1460

FARNESE INVEST INC  
1431 W 24 ST SUNSET ISLD #3  
MIAMI BEACH, FL 33140-4522

SUNSET ISLANDS – ISLAND NO 3 PB 40-8  
BLOCK 3-D

LOT 11 LESS W15FT  
1415 W 24 ST  
02-3228-001-1470

GARY I MANHEIMER  
1415 W 24 ST SUNSET ISLD #3  
MIAMI BEACH, FL 33140-4522

SUNSET ISLANDS – ISLAND NO 3 PB 40-8  
BLOCK 3-A

LOT 2  
1600 W 24 ST  
02-3228-001-1300

VINCENZO PERRETTA  
1600 W 24 ST SUNSET ISLD #3  
MIAMI BEACH, FL 33140

BLOCK 3-B

LOT 2  
1530 W 24 ST  
02-3228-001-1320

HARRY A AHLMAN JR TRS  
HARRY A AHLMAN JR (BEN)  
1530 W 24 ST SUNSET ISLD #3  
MIAMI BEACH, FL 33140-4525

LOT 3  
1500 W 24 ST  
02-3228-001-1330

TONY RODRIGUEZ TRS  
TONY RODRIGUEZ REV LIVING TRUST  
TONY RODRIGUEZ  
1500 W 24 STREET SUNSET ISLD #3  
MIAMI BEACH, FL 33140