**1717 W 24 Street - DRB Application Form 4.15.2022_d2.pdf**

DocVerify ID: 4D368F65-952A-4D33-A77A-31AB6763EF9C
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E-Signature Summary

E-Signature Notary: Yeidy Montesino Perez (ymo)
April 18, 2022 08:03:08 -8:00 [0B9A6089AAD3] [162.244.152.118]
ymontesino@brzoninglaw.com



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 DRB22-0830		Is the property the primary residence & homestead of the applicant/property owner? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (if "Yes," provide office of the property appraiser summary report)	
Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision <input type="checkbox"/> Modification of existing Board Order		Design Review Board <input checked="" type="checkbox"/> Design review approval <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
Planning Board <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		Historic Preservation Board <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic District/Site Designation <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
<input type="checkbox"/> Other:			
Property Information – Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 1717 W 24 Street			
FOLIO NUMBER(S) 02-3228-001-1390			
Property Owner Information			
PROPERTY OWNER NAME Carolyn Bellinson TRS, Bellinson Family Irrevocable TR Gary Dabkowski TRS			
ADDRESS 1717 W 24 Street		CITY Miami Beach	STATE FL
ZIPCODE 33140			
BUSINESS PHONE (248) 672-0088	CELL PHONE	EMAIL ADDRESS jbellinson@rivstone.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 Board approval for a new, two-story single family home to replace a pre-1942 home with associated waiver (s). Please see Letter of Intent for additional details.			

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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 Tabatha Janna		<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 2900 SW 28th Terrace, Suite 301		CITY Miami	STATE FL
		ZIPCODE 33133	
BUSINESS PHONE (305) 373-4990	CELL PHONE	EMAIL ADDRESS tabatha@strang.design	
Authorized Representative(s) Information (if applicable)			
NAME Michael W. Larkin		<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 mlarkin@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

DocuSigned by:

Jim Bellinson

6836699AF70740E...

SIGNATURE

James Bellinson

PRINT NAME

4/18/2022

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 FloridaCOUNTY OF Miami-Dade

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

* Bellinson Family II Irrevocable Trust

DocuSigned by:

Jim Bellinson

6836699AF70740E

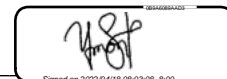
SIGNATURE

Sworn to and subscribed before me this 18 day of April, 2022. The foregoing instrument was acknowledged before me by James Bellinson, 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: _____

Yeidy Montesino Perez**PRINT NAME**

POWER OF ATTORNEY AFFIDAVITSTATE OF FloridaCOUNTY OF Miami-Dade

I, James Bellinson, 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 M. Larkin, E. Balter, T. Janna 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.

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

DocuSigned by:

Jim Bellinson

6836699AE70740E

SIGNATURE

Sworn to and subscribed before me this 18 day of April, 2022. The foregoing instrument was acknowledged before me by James Bellinson, 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**Yeidy Montesino Perez**PRINT NAME**

My Commission Expires: _____

**CONTRACT FOR PURCHASE**

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

N/A**NAME****DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

% OF STOCK

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



DISCLOSURE OF INTEREST
CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

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

N/A

NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP

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.

Carolyn Bellinson TRS, Bellinson Family Irrevocable TR Gary Dabkowski TRS

TRUST NAME	
NAME AND ADDRESS	% INTEREST
See Exhibit B, Disclosure of Interests	

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COMPENSATED LOBBYIST

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

NAME	ADDRESS	PHONE
Michael W. Larkin	200 S. Biscayne Boulevard, Suite 300	(305) 374-5300
Emily Balter	200 S. Biscayne Boulevard, Suite 300	(305) 374-5300
Tabatha Janna	2900 SW 28th Terrace, Suite 301	(305) 373-4990

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, James Bellinson, 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.

DocuSigned by:

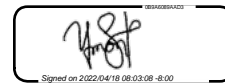
Jim Bellinson

6836699AF76 **SIGNATURE**

Sworn to and subscribed before me this 18 day of April, 2022. The foregoing instrument was acknowledged before me by James Bellinson, 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: _____



NOTARY PUBLIC

Yeidy Montesino Perez

PRINT NAME



EXHIBIT A

Legal Description:

**Lot 1, Block 3-D, Island No. 3, 3RD REVISED PLAT OF SUNSET ISLANDS,
according to the plat thereof, recorded in Plat Book 40, Page 8, of the Public
Records of Miami-Dade County, Florida.**

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EXHIBIT B
Bellinson Family Irrevocable Trust Beneficiaries:

Family Trustee: Carolyn Bellinson
Independent Trustee: Gary Dabkowski

1. Carolyn Bellinson – Principal and income as needed during lifetime
Address: 5532 Lane Lake Rd., Bloomfield Hills MI 48302
2. Cooper Bellinson – 33.33%
Address: 5532 Lane Lake Rd., Bloomfield Hills MI 48302
3. Nicholas Bellinson 33.33%
Address: 5532 Lane Lake Rd., Bloomfield Hills MI 48302
4. Dara Bellinson 33.33%
Address: 5532 Lane Lake Rd., Bloomfield Hills MI 48302

Bellinson Family II Irrevocable Trust Beneficiaries

Family Trustee: James Bellinson
Independent Trustee: Gary Dabkowski

1. Cooper Bellinson – 33.33%
Address: 5532 Lane Lake Rd., Bloomfield Hills MI 48302
2. Nicholas Bellinson 33.33%
Address: 5532 Lane Lake Rd., Bloomfield Hills MI 48302
3. Dara Bellinson 33.33%
Address: 5532 Lane Lake Rd., Bloomfield Hills MI 48302

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

www.brzoninglaw.com

305.377.6231 office

305.377.6222 fax

mlakrin@brzoninglaw.com

VIA ELECTRONIC AND HARDCOPY SUBMITTAL

May 9, 2022

Michael Belush, Chief of Planning and Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: **DRB22-0830**– Design Review Approval for the
Property Located at 1717 W 24 Street, Miami Beach

Dear Mr. Belush,

This law firm represents the Bellinson Family Irrevocable Trust (the "Applicant"), the owner of the property located at 1717 W 24 Street (the "Property") in the City of Miami Beach (the "City"). The Applicant intends to build a new, Modern style single-family home to replace the existing home built prior to 1942. The estimated cost of construction of the new home is approximately \$756,800. 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 and an associated waiver.

Property Description. The Property is a waterfront lot located on Sunset Island 3. The Miami-Dade County Property Appraiser's Office identifies the Property with Folio No. 02-3228-001-1390. See Exhibit A, Property Appraiser Summary Report. The dual frontage lot is approximately 15,893 square feet in size. According to the Building Card for the Property, the home was constructed in 1938. See Exhibit B, Building Card. The Property is located within the RS-3, Single Family Residential Zoning District. The island contains varying sized and styles of single-family homes.

Proposed Development. The Applicant proposes to construct an exquisitely designed, Modern two-story

residence with a variety of natural materials. The Applicants' goal is to improve the existing conditions and provide a beautiful new home that will contribute to the architectural integrity of the island. The overall design uses wood cladding, form board concrete, and breeze blocks surrounded by lush landscaping. The one-story portions of the home are setback twenty (20) feet from the street, and the two-story portion of the home is setback over fifty-one (51) feet from the street. These generous setbacks mitigate any impact of the new home and allow for interest and movement in the design. Additionally, the massing is in line with the massing of the existing homes to the east and west. The garage door is perpendicular to the right of way and will appear invisible with the wood cladding materiality. Both side elevations contain a variety of elements and articulations with sufficient movement that effectively reduce the scale of the home. There are generous side setbacks of twelve (12) feet and ten (10) feet. The pool is located in the rear yard with a small accessory structure and outdoor living spaces. Glazing of the rear elevation is sufficiently minimized with similar wood cladding and symmetrical form board concrete moments with plenty of planters. Additionally, the modest observation deck on the roof is centrally located on the Property, and accessible from an elevator and spiral stair case.

The Applicant's design complies with the City of Miami Beach Code of Ordinances (the "Code") requirements for all setbacks, unit size, and lot coverage. This ensures minimal impact on the abutting neighbors. The setbacks, described above, meet or exceed the minimum required. The size of the proposed home is approximately 6,880 square feet (43.2% of the lot size), which is well below the allowable 50% unit size limit. The proposed lot coverage is within the 30% maximum permitted at approximately 28.3%. Additionally, in order to accommodate appropriate interior ceiling heights, the Applicant is requesting twenty-six (26) feet for a flat roof, when twenty-seven (27) feet would be permitted for a sloped roof. The new, larger shade trees are strategically placed along the property lines to reduce the impacts of heat island effects and add privacy.

The overall design sufficiently addresses the intent of the Code with the main massing centrally located and a variety of architectural articulations and materials, along with extensive plantings. The Applicant is not seeking any variances of the Code.

Waiver Request. The Applicant respectfully requests Design Review Board approval for one waiver, pursuant to Code Section 142-105(b)(1), to permit an increased height of twenty-six (26) feet for a flat roof.

At 15,893 square feet in size and ninety (90) feet in width, the Property is much larger than the minimum size and width of a RS-3 zoned lot. The lot width is also larger than the minimum lot width of a RS-2 zoned lot. RS-1 and RS-2 allow a twenty-eight (28)

feet maximum building height, as of right. Also, twenty-seven (27) feet in height would be permitted for a sloped roof. Therefore, the comparable lot size and design lends itself to a height of twenty-eight (28) feet, while the Applicant is only seeking twenty-six (26) feet in height for a flat roof.

Significant portions of the elevations are stepped back and recessed, so that the additional height does not occur for the entire length of the home along the property lines. All massing is centrally located within the lot. There are significant front and rear setbacks (notably 51' and 60') for the two-story portions to ensure the home is centrally located on the lot, which will preserve views and minimize any potential impacts to the abutting neighbors. This is an improved condition from the side and front setbacks of the previous home. Additionally, the Applicant proposes to actively address sea level rise also construct a finished floor of the new home that does not result in a much larger home at base flood elevation plus one (1) foot of freeboard. The Applicant is looking to the longevity and resiliency of the newly designed home, as well as portions of the elevations and design elements. The proposed height is sensitive and compatible with the surrounding properties and justified based on the larger lot size and width and the unique, modern design.

Sea Level Rise and Resiliency Criteria. The new home 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 demolition of the existing home will be provided at permitting.

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

Hurricane proof impact windows will be provided.

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

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

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

All landscaping will be Florida friendly and resilient.

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

The Applicant is proactively addressing sea level rise projections by raising the first floor of the home to the base flood elevation of 8' NGVD and 1' of freeboard.

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

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

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

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

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

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

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

No habitable space is located below base floor elevation.

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

Where feasible, water retention systems will be provided.

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

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

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

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

Conclusion. Granting this design review application, with associated waiver, will permit the development of a compatible and resilient single-family home that will add value to the surrounding Sunset Island homes. The Modern design features a variety of beautiful natural moments and lush landscaping. The home significantly complies with unit size, lot coverage, and required setbacks, ensuring a minimal impact on abutting neighbors.

We look forward to your favorable review of the application. If you have any questions or comments in the interim, please give me a call at 305-377-6231.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael W. Larkin". The signature is fluid and cursive, with a prominent loop at the end.

Michael W. Larkin

Attachments

cc: Emily K. Balter, Esq.



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 4/17/2022

Property Information	
Folio:	02-3228-001-1390
Property Address:	1717 W 24 ST Miami Beach, FL 33140-4528
Owner	CAROLYN BELLINSON TRS BELLINSON FAMILY IRREVOCABLE TR GARY DABKOWSKI TRS
Mailing Address	1717 W 24 ST MIAMI BEACH, FL 33140 USA
PA Primary Zone	0800 SGL FAMILY - 1701-1900 SQ
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	5 / 5 / 0
Floors	2
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	4,244 Sq.Ft
Lot Size	15,894 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2021	2020	2019
Land Value	\$4,756,280	\$4,450,320	\$4,450,320
Building Value	\$568,396	\$576,460	\$424,400
XF Value	\$43,524	\$43,800	\$0
Market Value	\$5,368,200	\$5,070,580	\$4,874,720
Assessed Value	\$5,056,653	\$4,986,838	\$4,874,720

Benefits Information				
Benefit	Type	2021	2020	2019
Save Our Homes Cap	Assessment Reduction	\$311,547	\$83,742	
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
27-28-33-34 53 42 PB 40-8	
SUNSET ISLANDS-ISLAND NO 3	
LOT 1 BLK 3D	
LOT SIZE 90.820 X 175	
OR 19325-1654 10 2000 1	

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$5,006,653	\$4,936,838	\$4,824,720
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$5,031,653	\$4,961,838	\$4,849,720
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$5,006,653	\$4,936,838	\$4,824,720
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$5,006,653	\$4,936,838	\$4,824,720

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/15/2021	\$9,800,000	32611-1038	Qual by exam of deed
03/01/2004	\$2,550,000	22126-4608	Sales which are qualified
10/01/2000	\$1,650,000	19325-1654	Sales which are qualified
01/01/1996	\$1,350,000	17070-2437	Sales which are qualified

Owner S. A. LYNCH, Jr. Mailing Address Permit No. 11535 Date Sept. 12-1938

Lot 1 Block 3-D Subdivision Sunset Island 3 Address ~~1675~~ West 24th street

General Contractor Patrick McCarl **9986** Address ~~1717~~ **3228-01-1390**

Architect Robert L. Weed Address

Front 64-10 Depth 87-6 Height 23' Stories 2 Use Residence-10 rms & 2 - car GARAGE

Type of construction c-b-s- Cost \$ 24,500.00 Foundation concrete piling Roof tile-

Plumbing Contractor Bell # 11289 Address Date Sep. 15-1938

Plumbing Fixtures 15 Rough approved by Date

Gas Stoves

Gas Heaters Address Date

Final approved by Date

Sewer connection Septic tank 1- 600 gals # 11330 -- Make Miami Concrete Products Date Sep. 24-1938

Electrical Contractor F.C. AST ELECTRIC # 11641 Address Date Oct. 26-1938

Switch 38 Range 1 Motors Fans Temporary service - Sep. 20-1938

OUTLETS Light 43 HEATERS Water 1 # 11386- F C Ast Electric

Receptacles 43 Space 7 Centers of Distribution 5

Refrigerator 1 Iron 1

Electrical Contractor Address Date

No. fixtures set 40 Final approved by Lincoln Brown, jr Date

Date of service Jan. 5- 1939 --

Alterations or repairs # 29501 Superior Septic Tank Co. Inc.-relay drain field- Date March 23, 1950

ELECTRICAL PERMIT # 33456 Lysinger & Wirick: 1 Appliance: 2/15/1951 2/26/51 HOR

PLUMBING PERMIT # 35654 Superior Septic Tank Co: 125' Drainfield Relay: Dec 16, 1953

ALTERATIONS & ADDITIONS

Building Permits: # 49646 Associated Elevator & Supply Co: HOMELIFT ELEVATOR \$ 2,698. Jan.23,1956

#56691 Jack G. Baum: 17 x 35 Gunita Pool \$4,500.00 July 8, 1958

#57404 C. H. Ervin Heating & Ventilating: 2 - 1 HP window air conditioners - \$400 - Sept. 25, 1958

#58024 Little River Marine Construction: Extend present timber dock 28' total length 44' - \$700 - Dec. 3, 1958 OK 11/24/58 Flaag

#4422 Sears, Roebuck & Co: 3 - 1½ HP window air conditioners - \$900 - March 17, 1961

#81454 Adams & Beagles Roofing Co., Inc. Re-roof 33 Squares \$1886.00 11/26/68

#1880 - Acme Gas Corp. - 1-120 gal L.P. gas above ground tanks 12/30/71

Plumbing Permits:

39253 Stolpmann Plbg: 1 4" Sewer - March 25, 1957 OK 3/29/57 Rothman

#40975 Alexander & Dulbs: 1 laundry washing machine, 1 floor drain - Sept. 19, 1958

42282 Serota Plbg: 1 water closet, 1 lavatory - March 30, 1960

#48836 - Sunny Pools - new pool heater 12/20/71

#72036-Penny Electric- 200 amps service-4-2-75

Electrical Permits: #46624 Astor Electric Service, Inc: one center of distribution, 1 motor
January 20, 1956

ok
Fidler
1-23-56

#52471 Kenny Elec: 1 Range Connect - August 11, 1958

#52502 Interstate Elec: 1 switch outlet, 1 light outlet, 1 fixture, 1 motor(1HP)-8/14/58 OK 1/11/60 Newbold

#52746 Astor Elec: 1 Appliance Outlet - Oct. 1, 1958

53041 Astor Elec: 1 switch outlet, 2 receptacles, 2 light outlets, 2 fixtures - Nov. 28, 1958

BUILDING PERMITS: #92395 - 1-11-88 - Urban 4 Dev. Corp. - Interior Renovations - \$45,000.00 *OK*
#M9715 - Solo A/C - Central heating, A/C central, duct work - 1-15-88 *OK*
#31756 - 2-3-88 - Allied Roofing Inc. - Reroof with 1-30# 1-90# and install white gory flat cement til
32 sqs. - \$9,750.00 *OK*

ELECTRICAL PERMITS: #82761 - M.C.G. Electric - 1 Service repair/meter change, repairs - 1-12-88 *OK*

COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.			BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL	%	COMMENTS	PERMIT NO.
1-11-88		INTERIOR RENOVATION	\$245,000.00					92395
2-3-88		REEROOF 32 sq.	\$9,750.00					31756

Property address: Generic - New Single Family Home____ Board: __DRB_____ Date: 4/11/2022

BOARD APPLICATION CHECK LIST

A Pre-Application meeting must be scheduled via CSS to obtain a plan case number and for board staff review of all submittals, and review by the Development Review Committee, as needed.

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 CSS First submittal.

Applications requiring a traffic study must meet with Planning, Transportation, and peer reviewer sixty (60) days* prior to First submittal deadline to determine the methodology for the traffic impact study. This meeting is considered the "Pre-Application meeting" and must be scheduled via CSS to obtain a plan case number for review and payment of fees. Thirty (30) days before First submittal, applicant must provide the traffic study via CSS (see Transportation Department's requirements check list). The Transportation Department/Peer Reviewer will submit first round of comments 15 days prior to First submittal. Applicant must address comments and submit revised traffic study/plans for CSS First submittal deadline.

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

ITEM #	FIRST SUBMITTAL (VIA CSS) **, To be uploaded online (CSS) by the applicant before 5:00 pm by First submittal deadline. ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.	Required
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 CSS system, the applicant should contact staff prior to first submittal to be invoiced and make payment.	X
2	Is the property the primary residence & homestead of the applicant/property owner? (If yes, provide office of the Property Appraiser Summary Report).	x
3	Copy of signed and dated check list issued at Pre-Application meeting or Design Review Committee meeting.	X
4	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	X
5	Signed and dated Letter of Intent. Letter must outline application details and identify hardships if Variances are requested. (see also Items # 44, 45 & 46).	X
6	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.	X
7	Copies of all current or previously active Business Tax Receipts if applicable.	
8	Copies of previous recorded final Orders if applicable.	x
9	School Concurrency Application for projects with a net increase in residential units (no SFH). Provide Planning Department - Miami Dade - School Concurrency Application for Transmittal	
10	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.	X
11	Architectural Plans and Exhibits (must be 11"x 17")	X
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date.	X
b	Copy of the original survey included in plan package. See No. 10 above for survey requirements	X
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	X
d	Context Location Plan, Min 8.5"x11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images)	X
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	X
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable	X
g	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable.	X

*** 30 day lead time from first submittal for projects requiring traffic studies is necessary to ensure completion of review and required corrections by Final submittal deadline. Applications cannot be scheduled without evaluated and corrected traffic studies.**

Indicate N/A If Not Applicable

Initials:_____

Property address: _Generic - New Single Family Home_

h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	X
i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	X
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)	X
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	X
m	Demolition Plans (Floor Plans & Elevations with dimensions)	X
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	X
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	X
p	Proposed Section Drawings	X
q	Color Renderings (elevations and three dimensional perspective drawings).	x
12	Landscape Plans and Exhibits (must be 11"x 17")	x
a	Tree Survey	x
b	Tree Disposition Plan	x
c	Landscape Plan- private property and right-of-way areas. Proposed landscaping with landscape legend form, hardscape areas, ground floor equipment, overhead and underground utilities information.	x
d	Hardscape Plan, i.e. paving materials, pattern, etc.	x
e	Landscape lighting	
13	Copy of original Building Permit Card, & Microfilm, if available.	x
14	Copy of previously approved building permits. (provide building permit number).	x
15	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recording data.	
16	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.	x
17	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).	
18	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	x
19	Line of Sight studies.	
20	Structural Analysis of existing building including methodology for shoring and bracing.	
21	Proposed exterior and interior lighting plan, including photometric calculations.	
22	Exploded Axonometric Diagram (showing second floor in relationship to first floor).	
23	Neighborhood Context Study. (Planning will provide guidance if necessary for application.)	
24	Required yards open space calculations and shaded diagrams.	x
25	Required yards section drawings.	x
26	Variance and/or Waiver Diagram, if applicable	x
27	Schematic signage program	
28	Detailed sign(s) with dimensions and elevation drawings showing exact location.	
29	Elevation drawings showing area of building façade for sign calculation (Building ID signs).	
30	Daytime and nighttime renderings for illuminated signs.	
31	Floor Plan Indicating area where alcoholic beverages will be displayed.	
32	Survey showing width of the canal (Dimension shall be certified by a surveyor)	
33	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	

Indicate N/A If Not Applicable

Initials: _____

Property address: Generic - New Single Family Home

34	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
35	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.	
36	Survey with spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the dune within the property. Erosion control line and Bulkhead line shall be indicated if present.	
37	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
38	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable).	
39	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	
40	Traffic Study, Site plan(s) : Revised version addressing first round of comments from Transportation Department and peer review. (See Transportation Department check list for requirements.)	
41	Sound Study report (Hard copy) with 1 CD.	
42	Site Plan (Identify streets and alleys)	
a	Identify: setbacks ____ Height ____ Drive aisle widths ____ Streets and sidewalks widths ____	
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	
43	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 ____	
44	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.	X
45	The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:	x
a	Section 118-353 (d) of the City Code for each Variance, if applicable	x
46	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) & (5)(a)-(k) & (6)(a)-(g)	
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 Item # 47	
47	Lot Splits	
a	Conceptual masing study to show the ability to comply with all single family zoning requirements for the maximum size home proposed.	
b	A survey showing the existing lot configuration and individual surveys per each proposed lot.	
c	Conceptual Site Plan for each lot showing compliance with zoning regulations.	
d	Submit opinion of title	

Indicate N/A If Not Applicable

Initials: _____

Property Address: _____

Notes: The applicant is responsible for checking above referenced sections of the Code.

ITEM #	FINAL SUBMITTAL (via CSS & PAPER)	Required
	Revised and/or supplemented documents and drawings to address staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. Upload documents online (via CSS) before NOON on final submittal deadline. Staff will review and issue a notice to proceed to Paper Final submittal or to continue submittal to a future meeting if the application is found incomplete.	
48	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 CSS).	
	PAPER FINAL SUBMITTAL:	
49	Original application with all signed and notarized applicable affidavits and disclosures.	X
50	Original of all applicable items.	X
51	One (1) signed and sealed 11"X17" bound, collated set of all the required documents.	X
52	14 collated copies of all required documents (verify #of copies prior to final submittal - current requirement is zero)	X
53	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.	X
54	Traffic Study (Hard copy)	
55	Mailing Labels -2 sets of gummed labels and a CD including: Property owner's list and Original certified letter from provider.	X

ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS

- A. **** Other information/documentation required for First submittal will be identified during Pre-Application meeting and Development Review Committee Meeting but may be modified based on further analysis.**
- B. **It is the responsibility of the applicant to confirm that documents submitted via CSS, Paper Submittal sets (14 copies), and electronic version on CD are consistent with each other and legible.**
- C. **All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY Document Name'.**
- D. **Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline**
- E. **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.**
- F. **Please note that the applicant will be required to submit revised plans pursuant to applicable Board Conditions no later than 60 days after Board Approval. (If applicable)**

Emily K. Balter

Applicant's or designee's Name

Emily Kay Balter

Applicant's or designee's signature

4/11/2022

Date

Indicate N/A If Not Applicable

Initials: _____



rdr miami | public hearing notification services

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

April 6, 2022

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

Re: Property owners within 375 feet of:

SUBJECT: 1717 W 24 Street, Miami Beach, FL 33140

FOLIO NUMBER: 02-3228-001-1390

ABBREV. LEGAL DESC.: 27-28-33-34 53 42 PB 40-8 SUNSET ISLANDS-ISLAND NO 3 LOT 1
BLK 3D

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,

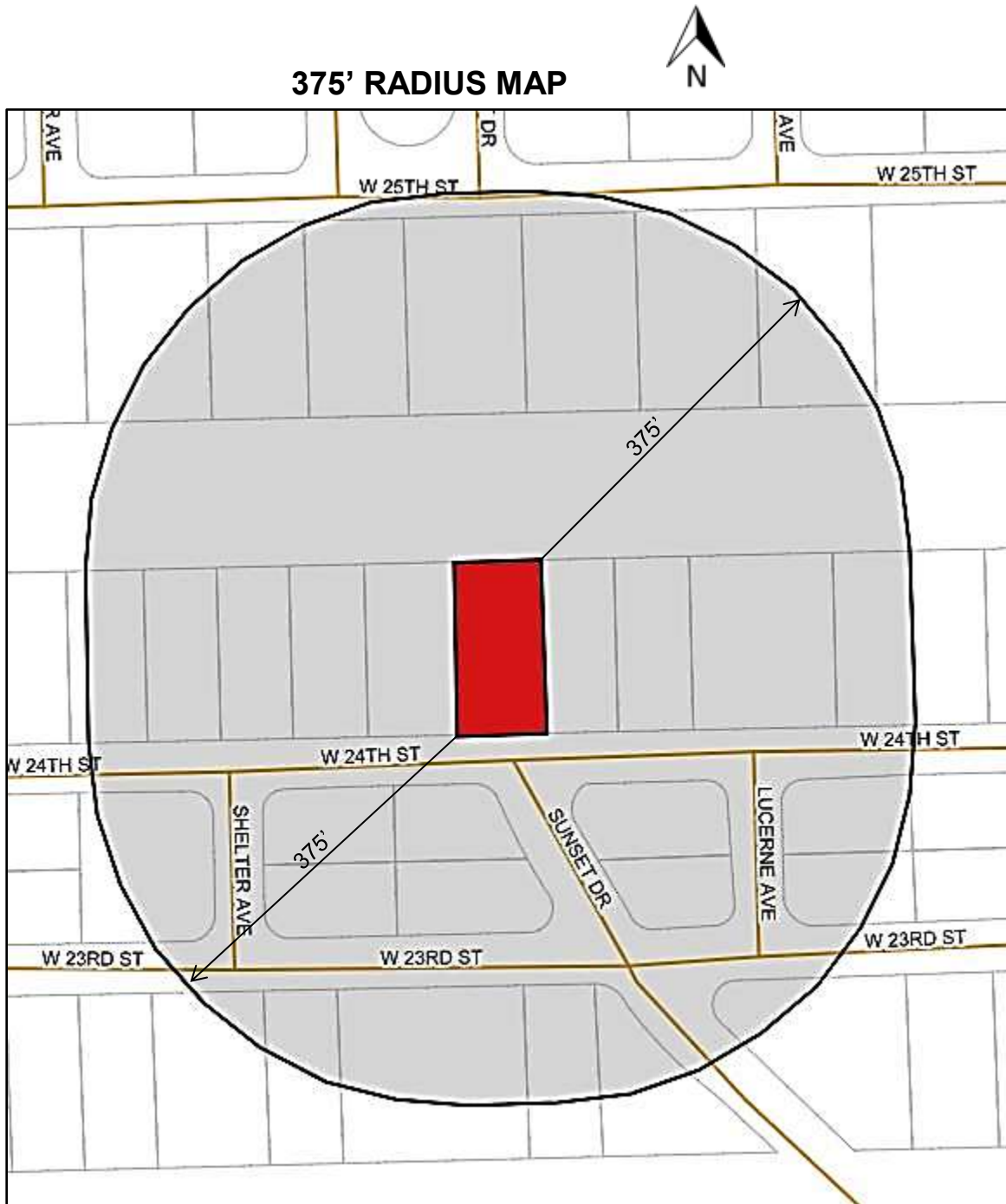
Diana B. Rio

Total number of property owners without repetition: **33, including 0 international**



rdr miami | public hearing notification services

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



SUBJECT: 1717 W 24 Street, Miami Beach, FL 33140

FOLIO NUMBER: 02-3228-001-1390

ABBREV. LEGAL DESC.: 27-28-33-34 53 42 PB 40-8 SUNSET ISLANDS-ISLAND NO 3 LOT 1
BLK 3D

Name	Address	City	State	Zip	Country
1600 W 25TH LLC	1825 PONCE DE LEON BLVD 504	CORAL GABLES	FL	33134	USA
1611 W 24 LLC	1680 MICHIGAN AVE STE 700 #182	MIAMI BEACH	FL	33139	USA
1821 W 24TH LLC	1821 W 24 ST	MIAMI BEACH	FL	33140	USA
2288 SUNSET LLC	1900 SUNSET HARBOUR DR ANNEX 2	MIAMI BEACH	FL	33139	USA
AARON SCHUMACHER TRS 1825 W 24TH STREET TR	1825 W 24 ST	MIAMI BEACH	FL	33140	USA
ANDRES ISAIAS	1740 W 25 ST	MIAMI BEACH	FL	33140	USA
ANDREW ANTIN TRS 2009 ANSIN FAMILY TRUST	1401 79 STREET CSWY	NORTH BAY VILLAGE	FL	33141	USA
BIVIO PROPERTY MANAGEMENT INC %ADAM R SCHIFFMAN PA	2999 NE 191 ST STE 900	AVENTURA	FL	33180-4927	USA
CAROLYN BELLINSON TRS BELLINSON FAMILY IRREVOCABLE TR GARY DABKOWSKI TRS	1717 W 24 ST	MIAMI BEACH	FL	33140	USA
CHRISTINA GETTY MAERCKS	1730 W 23 ST	MIAMI BEACH	FL	33140	USA
DANA M KAUFMAN &W CHERYL J	2301 SUNSET DR	MIAMI BEACH	FL	33140-4547	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
DAVID JANNETTI	1775 W 24 ST 3	MIAMI BEACH	FL	33140	USA
FRANCK COHEN AGNES COHEN	1601 W 24 ST	MIAMI BEACH	FL	33140	USA
GLADIS VICTORIA MORA URI SERRUYA	1700 W 24 ST #3	MIAMI BEACH	FL	33140	USA
HARRY A AHLMAN JR TRS HARRY A AHLMAN JR (BEN)	1530 W 24 ST	MIAMI BEACH	FL	33140-4525	USA
JESUS LOPEZ (TRUST)	1621 W 24 ST	MIAMI BEACH	FL	33140-4526	USA
JONATHAN FRYD &W KAREN	1708 W 25 ST	MIAMI BEACH	FL	33140-4205	USA
JORGE APALMO ALEXANDER VANT NOORDENDE	2300 SUNSET DR	MIAMI BEACH	FL	33140	USA
LEE J MONAHAN	1531 W 23 ST	MIAMI BEACH	FL	33140-4516	USA
MELISSA SHEPPARD BROAD	1750 W 24 ST SUNSET ISLAND #3	MIAMI BEACH	FL	33140	USA
MICHELLE A KAHN TRS MICHELLE A KAHN	1730 W 25 ST	MIAMI BEACH	FL	33140	USA
MOONRISE HOLDINGS LLC C/O TAG ASSOCIATES LLC	810 7 AVE	NEW YORK	NY	10019	USA
MORDECHAI KORF &W NECHAMA A	2277 SUNSET DR	MIAMI BEACH	FL	33140	USA
MT2 PROPERTIES LLC C/O STUART L GROSSMAN ESQ ANA AZCUY	201 S BISCAYNE BLVD 22 FL	MIAMI	FL	33131	USA
NICHOLAS TANKSLEY SMITH	1745 W 23 ST	MIAMI BEACH	FL	33140	USA
PETER LURIA &W PAM	1800 W 23 ST	MIAMI BEACH	FL	33140-4521	USA
RENE COMAS TRS RENE COMAS REVOCABLE TRUST	363 7 AVE 18 FLR	NEW YORK	NY	10001	USA
SCOTT ROBINS &W DEBORAH	1800 W 24 ST	MIAMI BEACH	FL	33140-4531	USA
STEPHEN P BRADWAY ATHENA H BRADWAY	5410 CARMEL PARK DR	CHARLOTTE	NC	28226-5143	USA
SUNSET ISLANDS DEVELOPMENTS LLC C/O ERIC J GRABOIS P L	1666 79 ST CSWY STE 500	NORTH BAY VILLAGE	FL	33141	USA
TONY RODRIGUEZ TRS TONY RODRIGUEZ REV LIVING TRUST TONY RODRIGUEZ	1500 W 24 ST	MIAMI BEACH	FL	33140	USA
VINCENZO PERRETTA	1600 W 24 ST	MIAMI BEACH	FL	33139	USA

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NORTH BAY VILLAGE, FL 33141

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2999 NE 191 ST STE 900
AVENTURA, FL 33180-4927

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URI SERRUYA
1700 W 24 ST #3
MIAMI BEACH, FL 33140

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MIAMI BEACH, FL 33140-4525

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C/O TAG ASSOCIATES LLC
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NEW YORK, NY 10019

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NECHAMA A
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MIAMI BEACH, FL 33140

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ANA AZCUY
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MIAMI, FL 33131

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MIAMI BEACH, FL 33140

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1800 W 23 ST
MIAMI BEACH, FL 33140-4521

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NEW YORK, NY 10001

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