

MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2ND FLOOR
MIAMI BEACH, FLORIDA 33139, WWW.MIAMIBEACHFL.GOV
305-673-7550

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.

- ☐ BOARD OF ADJUSTMENT
- ☐ VARIANCE FROM A PROVISION OF THE LAND DEVELOPMENT REGULATIONS
 - ☐ APPEAL OF AN ADMINISTRATIVE DECISION
- ☒ DESIGN REVIEW BOARD
- ☒ DESIGN REVIEW APPROVAL
 - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY DRB.
- ☐ HISTORIC PRESERVATION BOARD
- ☐ CERTIFICATE OF APPROPRIATENESS FOR DESIGN
 - ☐ CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
 - ☐ HISTORIC DISTRICT / SITE DESIGNATION
 - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY HPB.
- ☐ PLANNING BOARD
- ☐ CONDITIONAL USE PERMIT
 - ☐ LOT SPLIT APPROVAL
 - ☐ AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
 - ☐ AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP
- ☐ FLOOD PLAIN MANAGEMENT BOARD
- ☐ FLOOD PLAIN WAIVER
- ☐ OTHER _____

SUBJECT PROPERTY ADDRESS: 340 West 42 Street, 301 Arthur Godfrey Road, 4100/4120 Pine Tree Drive

LEGAL DESCRIPTION: PLEASE ATTACH LEGAL DESCRIPTION AS "EXHIBIT A"

FOLIO NUMBER (S) 02-3222-001-0420, 02-3222-001-0370, 02-3222-001-0400

1. APPLICANT: ☒ OWNER OF THE SUBJECT PROPERTY ☐ TENANT ☐ ARCHITECT ☐ LANDSCAPE ARCHITECT
☐ ENGINEER ☐ CONTRACTOR ☐ OTHER _____

NAME Caton Owner, LLC

ADDRESS 3921 Alton Road, Suite 138, Miami Beach, FL 33140

BUSINESS PHONE 786-802-7980

CELL PHONE _____

E-MAIL ADDRESS mboymelgreen@gmail.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

2. AUTHORIZED REPRESENTATIVE(S):

☒ ATTORNEY:

NAME Neisen Kasdin, Akerman LLP

ADDRESS Three Brickell City Centre, 98 SE 7 Street, Suite 1100, Miami, FL 33131

BUSINESS PHONE 305-374-5600

CELL PHONE _____

E-MAIL ADDRESS neisen.kasdin@akerman.com

☐ AGENT:

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

☒ CONTACT:

NAME use attorney as contact

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

☒ ARCHITECT ☐ LANDSCAPE ARCHITECT ☐ ENGINEER ☐ CONTRACTOR ☐ OTHER: _____

NAME Alfonso Jurado, Arquitectonica

ADDRESS 2900 Oak Avenue, Miami, FL 33133

BUSINESS PHONE 305-372-1812

CELL PHONE _____

E-MAIL ADDRESS ajurado@arquitectonica.com

FILE NO. _____

4. SUMMARY OF APPLICATION – PROVIDE BRIEF SCOPE OF PROJECT:

See letter of intent for full description. Construction of 7-story, 43-unit condominium building and bank teller for existing bank.

- 4A. IS THERE AN EXISTING BUILDING(S) ON THE SITE ☒ YES ☐ NO
- 4B. DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION ☐ YES ☒ NO
- 4C. PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICABLE) 88,116 SQ. FT.
- 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE). 150,780 SQ. FT.

5. APPLICATION FEE (TO BE COMPLETED BY PLANNING STAFF) \$ _____

- 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 FEE. ALL CHECKS ARE TO BE MADE PAYABLE TO THE "CITY OF MIAMI BEACH".
- 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 A PROJECT 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, LANDSCAPE ARCHITECTS, ENGINEERS, 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.

FILE NO. _____

- IN ACCORDANCE WITH SEC.118-31. - DISCLOSURE REQUIREMENT. EACH PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION FROM THE PLANNING BOARD, DESIGN REVIEW BOARD, HISTORIC PRESERVATION BOARD (INCLUDING THE JOINT 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 SERVICES 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 FROM SAID PERSON OR ENTITY FOR THE SUBJECT PROPERTY SHALL BE REVIEWED OR CONSIDERED BY THE APPLICABLE BOARD(S) UNTIL EXPIRATION OF A PERIOD OF ONE YEAR AFTER THE NULLIFICATION OF THE APPLICATION OR ORDER. IT SHALL BE UNLAWFUL TO EMPLOY ANY DEVICE, SCHEME OR ARTIFICE TO CIRCUMVENT THE DISCLOSURE REQUIREMENTS OF THIS SECTION AND SUCH CIRCUMVENTION SHALL BE DEEMED A VIOLATION OF THE DISCLOSURE REQUIREMENTS OF THIS SECTION.
- WHEN THE APPLICABLE BOARD REACHES A DECISION A FINAL ORDER WILL BE ISSUED STATING THE BOARD'S DECISION AND ANY CONDITIONS IMPOSED THEREIN. THE FINAL ORDER WILL BE RECORDED WITH THE MIAMI-DADE CLERK OF COURTS. THE ORIGINAL BOARD ORDER SHALL REMAIN ON FILE WITH THE CITY OF MIAMI BEACH PLANNING DEPARTMENT. UNDER NO CIRCUMSTANCES WILL A BUILDING PERMIT BE ISSUED BY THE CITY OF MIAMI BEACH WITHOUT A COPY OF THE RECORDED FINAL ORDER BEING INCLUDED AND MADE A PART OF THE PLANS SUBMITTED FOR A BUILDING PERMIT.

THE AFOREMENTIONED IS ACKNOWLEDGED BY: ☐ OWNER OF THE SUBJECT PROPERTY
☒ AUTHORIZED REPRESENTATIVE

SIGNATURE:  _____

PRINT NAME: Neisen Kasdin

FILE NO. _____

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 removing 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

(Circle one)

STATE OF
COUNTY OF

I, Menachem Boymelgreen, being duly sworn, depose and certify as follows: (1) I am the Manager (print title) of Caton Owner, 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 or tenant 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 the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (7) I am responsible for removing this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this 15th day of March, 2016. The foregoing instrument was acknowledged before me by Menachem Boymelgreen of New York, on behalf of such entity, 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

Oscar Roca
PRINT NAME

FILE NO. _____

POWER OF ATTORNEY AFFIDAVIT

STATE OF
COUNTY OF

I, Menachem Boymelgreen, being duly sworn and deposed, 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 Neisen Kasdin to be my representative before the Design Review Board. (3) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (4) I am responsible for removing this notice after the date of the hearing.

Menachem Boymelgreen, Manager of Caton Owner, LLC
PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 15th day of March, 2016. The foregoing instrument was acknowledged before me by Menachem Boymelgreen of New York 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

[Signature]
NOTARY PUBLIC

Oscar Roca
PRINT NAME

CONTRACT FOR PURCHASE

If the applicant is not the owner of the property, but the applicant is a party to a contract to purchase the property, whether or not such contract is contingent on this application, the applicant shall list the names of the contract purchasers below, including any and all principal officers, stockholders, beneficiaries, or partners. If any of the contract purchasers are corporations, partnerships, limited liability companies, trusts, 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. 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

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

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. 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.*

Caton Owner, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Caton Mezz, LLC

100%

Chen Lamdan 8 Hamelacha St. Ind.Zone Lod Israel, 71100

33.33%

Sarah Boymelgreen 1286 President Street, Brooklyn, NY 11213

33.33%

Shmuel Boymelgreen 535 Dean Street, Brooklyn, NY 11238

33.33%

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

IF THERE ARE ADDITIONAL CORPORATE OWNERS, LIST ALL SUCH OWNERS, INCLUDING CORPORATE NAMES AND THE NAME, ADDRESS, AND PERCENTAGE OF OWNERSHIP OF EACH ADDITIONAL OWNER, ON A SEPARATE PAGE.

NOTE: Notarized signature required on page 9

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION
DISCLOSURE OF INTEREST

2. TRUSTEE

If the property that is the subject of this 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
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

NOTE: Notarized signature required on page 9

FILE NO. _____

3. 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 #
a.	Neisen Kasdin	Three Brickell City Centre, 98 SE 7 Street, Suite 1100, Miami, FL 33131	305-374-5600
b.	Alfonso Jurado	2900 Oak Avenue, Miami, FL 33133	305-372-1812
c.			

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

*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership or other entity, consisting of more than 5,000 separate interests, where no one person or entity holds more than a total of 5% of the ownership interests in the entity.

APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) ANY 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
COUNTY OF

I, Neisen Kasdin, being first duly sworn, depose and certify as follows: (1) I am the applicant, or the representative of the applicant. (2) This application and all information submitted in support of this application, including disclosures, sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

SIGNATURE

Sworn to and subscribed before me this 31 day of MARCH, 2016. 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



Diana Perez-Gata
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF233833
Expires 6/8/2019

My Commission Expires:

NOTARY PUBLIC

PRINT NAME

FILE NO. _____

Exhibit "A"
Legal Description

Lot 4, 5, 6, 7, 8 and 9, Block 3 of "Orchard Subdivision #4" according to the plat thereof as recorded in Plat Book 25 at Page 30 of the public records of Miami-Dade County, Florida.

Property contains 46,758 square feet, more or less, or 1.073 acres, more or less.

CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: HSBC BANK USA
IN CARE OF: HSBC BANK USA
ADDRESS: 301 W 41ST ST
MIAMI BEACH, FL 33140-3646

RECEIPT NUMBER: RL-97232028
Beginning: 10/01/2015
Expires: 09/30/2016
Parcel No: 0232220010370

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

A certificate of Use / Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

This Receipt may be transferred:

A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information

TRADE ADDRESS: 301 W 41ST ST

Code	Certificate of Use/Occupation
003600	BUILDING & LOAN, FINANCIAL INSTITUTIONS

Storage Locations

CERTIFICATE OF USE	400
PREVIOUS BALANCE	\$ 0.00
C_U # OF UNITS	30000
Building_Loan_FF	Y

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

PRESORTED
FIRST CLASS
U.S. POSTAGE
PAID
MIAMI BEACH, FL
PERMIT No 1525

HSBC-N. America/State Regul Ad



CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: NATHANIEL AMSALLEM LLC
IN CARE OF:
ADDRESS:

RECEIPT NUMBER: RL-10005021
Beginning: 10/01/2012
Expires: 09/30/2013
Parcel No: 0232220010370

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

A certificate of Use / Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

This Receipt may be transferred:

A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information

TRADE ADDRESS: 301 W 41ST ST

Code genfee	Certificate of Use/Occupation
	GENERAL BUSINESS OFFICE/HEAVY INDUSTRIAL

Storage Locations

CERTIFICATE OF USE	400
SQUARE FOOTAGE	674
C_U # OF UNITS	674
Office FF	Y

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

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PAID
MIAMI BEACH, FL
PERMIT No 1525

NATHANIEL AMSALLEM
301 W 41ST ST
MIAMI BEACH, FL 33140-3646



CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: MACNED, LLC
IN CARE OF:
ADDRESS:

RECEIPT NUMBER: RL-10005551
Beginning: 10/01/2011
Expires: 09/30/2012
Parcel No: 0232220010370

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

A certificate of Use / Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

This Receipt may be transferred:

A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information

TRADE ADDRESS: 301 W 41ST ST

Code	Certificate of Use/Occupation
013800 btrapp	OFFICE (ANY OTHER NOT LISTED) BUSINESS TAX RECEIPT APPLICATION FEE

Storage Locations

CERTIFICATE OF USE	400
SQUARE FOOTAGE	674
C_U # OF UNITS	674
Office FF	Y

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

PRESORTED
FIRST CLASS
U.S. POSTAGE
PAID
MIAMI BEACH, FL
PERMIT No 1525





Akerman LLP
Three Brickell City Centre
98 Southeast Seventh Street
Suite 1100
Miami, FL 33131
Tel: 305.374.5600
Fax: 305.374.5095

April 15, 2016

VIA HAND DELIVERY

Chair and Members of the Design Review Board
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139

RE: 340 West 42nd Street – Letter of Intent

Our firm represents Caton Owner, LLC ("Owner") who is the owner of three parcels¹ of land located at 340 West 42nd Street, 301 Arthur Godfrey Road and 4100/4120 Pine Tree Drive (the "Property").

The Property is improved with a 6-story commercial office building (the "Existing Office Building"), a surface parking lot with 54 parking spaces and drive through bank teller lanes.

The Owner intends to develop the existing parking lot with a 49-unit residential condominium project (the "Project"). The Project will not alter the Existing Office Building. The required parking for the Existing Office Building, which is 25 parking spaces based on a review of the microfilm and permitting history of the Property, and confirmed by the City Planning Director in writing,² will be provided in the parking garage for the Project. Also, the bank teller lanes will be provided on the Pine Tree Drive side of the Project.

The Project has been designed in a way to maximize the articulation in the facades and the setbacks from 42nd Street, which is a side yard facing a street. Although the minimum required setback along 42nd Street is 13'-1" and that is what is provided for the first three floors, the setbacks provided on floors four through seven exceed the minimum. The fourth and fifth floors are setback 24' and the sixth and seventh floors are setback 30'. The additional setbacks, combined with the varied articulation in the façade and the varied building materials provides for a north facing façade that diminishes in size at the upper floors and is respectful to the lower scale residential neighborhood to the north of the Property.

The entrance to the parking garage is located on Sheridan Avenue. The 25 required parking spaces for the Existing Office Building will be provided on the first floor of the parking

¹ Folios 02-3222-001-0420, 02-3222-001-0370, 02-3222-001-0400.

² Provided in the application materials.

garage. The garage is designed so that the bank teller functions for the Existing Office Building are completely separated from the rest of the parking garage.

The Property currently has zero (0) off-street loading spaces and according to microfilm records it was legally permitted with zero off-street loading spaces so it is legal nonconforming. Loading functions for the office building currently occur informally in regular parking spaces, in the drive aisles of the surface parking lot, in an informal space between the Existing Office Building and the adjacent building to the west or over the curb from 41st Street. Enclosed is a letter from the property manager explaining that there are very few deliveries to the Existing Office Building because it is occupied by a bank and professional offices.

The number of units in the Project requires one (1) off-street loading space to be provided and one loading spaces is proposed to be provided in the parking garage and accessed from within the parking garage. Deliveries from the new loading space can be taken to the Existing Office building either through the parking garage and out through a door on the south façade or directly out through a door in the loading area and then along the hardscape area that will be in-between the new building and the Existing Office Building. Deliveries from the loading space to the new building can be taken directly into the lobby through the interior of the garage. Trash pick-up will also occur in the loading space. Trash containers can be wheeled from the trash room over to the loading space either inside the garage or along the hardscape area that will be in-between the new building and the adjacent office building.

Section 188-251(a) of the City's Zoning Code establishes eighteen (18) design review criteria by which all projects must show consistency with, with regard to the aesthetics, appearances, safety, and function of any new or existing structure and physical attributes of the project in relation to the site, adjacent structures and surrounding community. These criteria are listed below in bold and underline text, with our response following each criteria in plain text.

A. Design Review Criteria

(1) The existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, trees, drainage, and waterways.

The Property is currently developed and used as a surface parking lot for the Existing Office Building with no natural features.

(2) The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices.

The proposed building is an appropriate transition from the taller and more intense commercial uses along Arthur Godfrey Road to the low-scale residential neighborhood. Vehicular access to the Property, which is currently through five curb cuts including two on West 42nd Street, will be consolidated into three curb cuts. Landscaping on the Property, which is currently sparse and not well planned, will be significantly upgraded on all three side

of the Property. The existing parking lot is thinly shielded from view from the street by low plantings. The proposed parking garage will be completed shielded from view from the residential neighborhood by townhome units that line the south façade of the Project.

(3) The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project.

The Project plans are appropriately dimensioned to show compliance with all of the applicable zoning requirements.

(4) The color, design, selection of landscape materials and architectural elements of exterior building surfaces and primary public interior areas for developments requiring a building permit in areas of the city identified in.

The Project has been designed to meet the guidelines identified in section 118-252, which are further detailed in the enclosed Site Plan.

(5) The proposed site plan, and the location, appearance and design of new and existing buildings and structures are in conformity with the standards of this article and other applicable ordinances, architectural and design guidelines as adopted and amended periodically by the design review board and historic preservation board and all pertinent master plans.

The Project conforms with the design guidelines, and is compatible with both the adjacent multifamily and single-family residential uses, as well as the commercial uses. The proposed architecture is sensitive to the surrounding neighborhood as it steps back from the low-scale residential neighborhood at the upper floors.

(6) The proposed structure, and/or additions or modifications to an existing structure, indicates a sensitivity to and is compatible with the environment and adjacent structures, and enhances the appearance of the surrounding properties.

The Project has been designed so that the bulk of the building at the upper floors is setback further from the residential neighborhood than what is required by the CD-3 regulations. The additional setbacks, combined with the varied articulation in the façade and the varied building materials provides for a north facing façade that diminishes in size at the upper floors and is respectful to the lower scale residential neighborhood to the north of the Property. The Project is an appropriate transition from the commercial uses along Arthur Godfrey Road to the low-scale residential neighborhood.

(7) The design and layout of the proposed site plan, as well as all new and existing buildings shall be reviewed so as to provide an efficient arrangement of land uses.

Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on contiguous and adjacent buildings and lands, pedestrian sight lines and view corridors.

There will be a doorman in the lobby of the Project on duty 24/7. The doorman will have access to a closed circuit TV monitoring system that will broadcast images from the building. The security company for the Existing Office Building will have a CCTV system to monitor the drive through teller area of the Project. The Property currently is not used in the evening whereas there will be "eyes on the street" with the Project as residential units face outward towards the adjacent streets.

Appropriate lighting, view corridors, and pedestrian sight lines are detailed throughout the site plan.

(8) Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided for and that all parking spaces are usable and are safety and conveniently arranged; pedestrian furniture and bike racks shall be considered. Access to the site from adjacent roads shall be designed so as to interfere as little as possible with traffic flow on these roads and to permit vehicles a rapid and safe ingress and egress to the site.

A traffic study was prepared by David Plummer & Associates in accordance with the agreed upon traffic methodology. The level of service for all intersections analyzed will not be negatively impacted by the Project. The southbound movement at the Pine Tree Drive / 41st Street intersection is currently experiencing minor delays. In order to improve the operations of this intersection the traffic engineer is recommending that the signal timing of this intersection, as well as the intersection of Sheridan Avenue & 41st Street, be adjusted to provide additional green time to the northbound/southbound movements.

There is space for bike racks within the parking garage so that the bike storage is shielded from the elements and is secured.

There are sidewalks on all sides of the Project, which will be maintained and enhanced with more and better quality landscaping. The reduction of curb cuts will also improve the pedestrian environment.

(9) Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties. Lighting shall be reviewed to assure that it enhances the appearance of structures at night.

Lighting for the Project has not yet been designed.

(10) Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design.

Landscaping and paving materials are consistent with City's guidelines, and are compatible with the surrounding neighborhood. Landscaping on the Property, which is currently sparse and not well planned, will be significantly upgraded on all three side of the Property.

(11) Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas.

The proposed landscaping plan adequately shields and buffers the proposed building from the adjacent public rights-of-way. The parking garage is shielded from the residential neighborhood by the liner townhome units.

(12) The proposed structure has an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).

The Project would serve as an appropriate use to transition from the commercial uses along Arthur Godfrey Road to the low-scale residential neighborhood, while enhancing the surrounding view corridors. The Project has been designed so that the bulk of the building at the upper floors is setback further from the residential neighborhood than what is required by the CD-3 regulations. The additional setbacks, combined with the varied articulation in the façade and the varied building materials provides for a north facing façade that diminishes in size at the upper floors and is respectful to the lower scale residential neighborhood to the north of the Property.

(13) The building has, where feasible, space in that part of the ground floor fronting a street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a street, or streets shall have residential or commercial spaces, shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of the parking structure from the surrounding area and is integrated with the overall appearance of the project.

The Project has been designed so that all spaces facing a street are occupied by residential uses and it has been designed to maximize the details in the facades and the setbacks from 42nd Street, which is a side yard facing a street. Although the minimum required setback along 42nd Street is 13'-1" and is provided for the first three floors, the setbacks provided on floors four through seven exceed the minimum. The fourth and fifth floors are setback 24' and the sixth and seventh floors are setback 30'. The additional setbacks, combined with the varied articulation in the façade and the varied building materials provides

for a north facing façade that diminishes in size at the upper floors and is respectful to the lower scale residential neighborhood to the north of the Property.

(14) The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.

As shown in the Site Plan, the Project encloses the mechanical equipment, stairs, and elevator towers.

(15) An addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s).

The Project is not an addition onto an existing building.

(16) All portions of a project fronting a street or sidewalk shall incorporate an architecturally appropriate amount of transparency at the first level in order to achieve pedestrian compatibility and adequate visual interest.

The Project proposed is visually appealing, considerate of the surrounding neighborhood, and provides transparency for pedestrians, with windows and doors along the ground floor residential units. Since the bulk of the building at the upper floors are setback further from the lower levels, it's compatible with the adjacent residential neighborhood.

(17) The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties.

The trash pick-up location will be in the loading space of the new building, which is shielded from the residential neighborhood. Trash containers will utilize rubber wheels or the path for the trash containers will consist of a surface that reduces noise. The trash room is enclosed and air-conditioned. Trash pick-up times will be limited to between 8:00 AM and 7:00 PM.

The loading space is located within the parking garage and is therefore shielded from view from the adjacent street.

(18) In addition to the foregoing criteria, subsection [118-]104(6)(t) of the city Code shall apply to the design review board's review of any proposal to place, construct, modify or maintain a wireless communications facility or other over the air radio transmission or radio reception facility in the public rights-of-way.

Not applicable.

We submit to the Design Review Board that the proposed Project has been carefully designed with respect to the low scale residential neighborhood to the north and provides an appropriate transition from the higher intensity commercial uses along Arthur Godfrey Road to the low scale residential neighborhood to the north. The Project meets all of the design review criteria as detailed herein. We respectfully request the Design Review Board's favorable review of the Project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Neisen O. Kasdin', written over the printed name.

Neisen O. Kasdin

MUSHKA JACOBSON OLYMPIA HEIGHTS MANAGEMENT

3921 Alton Road, Suite 138

Miami Beach, FL 33140

347-775-0624

4/14/2016

Matthew A. Barnes
Principal Planner, AICP
Akerman LLP

Mr. Barnes,

The HSBC building does not have any dedicated loading space or loading zone on-site presently. When there are deliveries, they occur either over the curb from 41st Street if it is a quick delivery to the ground floor tenant, or the delivery truck will park in a parking space in the parking lot or in the space between the HSBC building and the adjacent building to the west.

Because the HSBC building is occupied completely by a bank and office uses and there are no retail or restaurant uses, the volume of deliveries is very low. On average, there are only a couple of times a week when there is a delivery, which is typically from a UPS or FedEx type of service.

Thank you,

Mushka Jacobson

A handwritten signature in black ink, appearing to read 'M. Jacobson', with a stylized flourish at the end.

MIAMI BEACH
PLANNING DEPARTMENT

Date: <u>4-1-16</u>	Payment Type _____	Check No. _____
Name of Payee: _____		
Address of Payee: _____ <small>Street</small>		Phone: _____
_____ <small>City</small>		_____ <small>State</small>
_____ <small>Zip</small>		
Payment For: <u>DRB 23265</u>		
Property Address: <u>340 W. 42nd St.</u>	Permit No. _____	
Account <u>011.8000.369.995</u>	Amount: _____	
Prepared By: <u>Yonisa Lem</u>	\$10,512.40	

- \$860 App Fee

- \$100 Recording Fee

- \$740.80 (463 x 1.60)

- \$8,811.60 ~~\$8,811.60~~ 88,116 sq ft.

10,512.40

86402 CANADA LTD
2475 MAJOR ST
MONTREAL QUEBEC H4M 1E5
CANADA

DAVID ZIMMERMAN & MARK MANDELBAUM
134 CLANTON PARK ROAD
TORONTO ONTARIO M3H 2E7
CANADA

L C STERN & R P ZIMMERMAN
134 CLANTON PARK RD
TORONTO ONT M3H 2E7
CANADA

LEYSOR HOCHMAN &W SARA
17 BRETT AVE
DOWNSVIEW ONTARIO M3H2W5
CANADA

ROSE WEISS JTRS WILLIAM N WEISS
MELINDA R WEISS JTRS
26 MORTIMER CT
THORNHILL ONTARIO L4J 2P8
CANADA

SHIMLEA LTD 6 ELDERBERRY CRT
DOWNSVIEW ONTARIO
CANADA M3H5XA
CANADA

SIDNEY KONIGSBERG TRS NATHAN
LEIBOWITZ TRS
846 DUNLOP AVE
OUTREMONT QUEBEC H2V 2W7
CANADA

S & J HOLDINGS INC
8 TOKAY COURT DOWNSVIEW
ONTARIO M3H3V2
CANADA

TAMAS JAKABOVITS GLADYS JAKABOVITS
47 KELVIN AVE
MONTREAL QUEBEC H2V 1T1
CANADA

VIVIAN KUHL
648 BRIAR HILL AVE
TORONTO ONTARIO M5N 1N2
CANADA

VIVIAN KUHL GEORGE KUHL
175 BLOOR ST E #601 SOUTH TOWER
TORONTO ON M4W 3R8
CANADA

WOCO PROPERTIES INC
117 CARIBOU RD
TORONTO ONTARIO M5N 2B1
CANADA

WOLF STEIN HELENE STEIN
6300 N CREST PL #6H
MONTREAL QUEBEC H3S2W3
CANADA

MARION LEMESH C/O MARIA
VILLANGOMEZ
6 APT 6D
S AGUSTIN PALMA D MALLORCA 07015
SPAIN

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WEST ORANGE, NJ 07052

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ELIZABETH, NJ 07208

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SCHENKER & E KAZARNOVSKY
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WALLENSTEIN
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JACK KLEIN &W SARAH
19 BRIARWOOD LN
SUFFERN, NY 10901

MARK NEUMAN TRS
5 BLAIRWOOD LANE
SUFFERN, NY 10901

MARK NEUMAN TRS GVN 2012 FAMILY
TRUST
5 BLAIRWOOD LANE
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ABE HERBERT KONSTAM SARAH GOLDIE
ELLMAN RIVKA HADASA GELBUTCH
3 OLYMPIA LANE
MONSEY, NY 10952

CHANY NUSSBAUM & HARRY FREIFELD TR
30 CONCORD DR
MONSEY, NY 10952

DAVID FARBER &W DEBORAH
18 VALENCIA DR
MONSEY, NY 10952

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% GOLDING #8 MARINER WAY
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JOLI HOLLANDER (LE) REM MAX
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9 UNDERWOOD ROAD
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LEONARD ROSENKRANZ TRS
ROSENKRANZ FAMILY TRUST NO 2 RITA
MOSKOWITZ TRS
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PINCUS REISZ
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FAMILY TRUST RACHEL WEINGARTEN TRS
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1557 50 TH STREET
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PASKESZ TRS & ETALS
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SUNSHINE 41 LLC
768 KENT AVE SUITE 1A
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FRESH MEADOW, NY 11365

SIMON SCHNALL &W MIRIAM
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&W MOLLY
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BRIAN HIRSHMAN NINA HIRSHMAN
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CLAIRE HERTZBERG 2004 TRS
144-75 MELBOURNE AVE #5E
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ELLIOT GLASER
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FLUSHING, NY 11367

ESTHER MOSKOWITZ & MAGDA MANELA
144-15 70TH RD
FLUSHING, NY 11367

ETHEL SOMERSTEIN & HERBERT
SOMERSTEIN FAMILY LLC
68-01 MAIN ST
FLUSHING, NY 11367

GYLA SCHWARTZ
73 06 137 ST
FLUSHING, NY 11367

HORN FAMILY CO
135-23 78 DR
FLUSHING, NY 11367

HORN FAMILY COMPANY
135-23 78 DR
FLUSHING, NY 11367

JACOB ACKERMAN JUDITH ACKERMAN
138 15 UNION TURNPIKE
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LEA ROTH
141-04 73 TERRACE
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MARILYN ZIMMER & ESTHER HORN
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THE HORN FAMILY CO
135-23 78 DR
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ALEXANDER & CHARLES OLINER
195 CENTRAL AVE
LAWRENCE, NY 11559

NACHMAN LICHT &W MYRA LE REM
BARBARA HOLLANDER
133 HARDE LANE
LAWRENCE, NY 11559

STEVEN WEISZ
39 ARROWHEAD LN
LAWRENCE, NY 11559

SUNSET REALTY MIAMI LLC
14 SUNSET RD
LAWRENCE, NY 11559

ARMAND LASKY &W ESTHER
357 BUNKER DR
OCEAN SIDE, NY 11572

ALBERT GEORGE HEINO MIRIAM K HEINO
699 ARBUCKLE AVE
WOODMERE, NY 11598

GERALD POSNER &W FROMA
29 WOODMERE BLVD #4A
WOODMERE, NY 11598

NICOLE APPLEMAN
129 WOODMERE BLVD
SOUTH WOODMERE, NY 11598

NICOLE APPLEMAN
129 WOODMERE BLVD SOUTH
WOODSBURGH, NY 11598

PHYLLIS KOEGEL
532 CHURCH AVE
WOODMERE, NY 11598

MACY EMORS REALTY LLC
148 BEACH 9 ST 2A
FAR ROCKAWAY, NY 11691

ALLEN BERG &W BARBARA
178 BEACH 134 ST
BELLE HARBOUR, NY 11694

CATON OWNER LLC
1286 PRESIDENT ST
BROOKLYN, NY 12213

DAVID HERZOG TRS C/O COZEN O
CONNOR MORDECHAI HERZOG TRS
1900 MARKET STREET
PHILADELPHIA, PA 19103

M G P INC C/O PATRICIA WOLLOWICK
9050 PINES BLVD STE 386
PEMBROKE PINES, FL 33024

SARET GOLD PROPERTIES LLC
36 NE 1 ST #307
MIAMI, FL 33132

EDUARDO DEL RIVERO JTRS JOSE E DEL
RIVERO JTRS
2811 EMATHLA ST
COCONUT GROVE, FL 33133

TIXE DESIGNS INC
714 NE 59 ST
MIAMI, FL 33137

CHANA PERL
501 COLLINS AVE
MIAMI BEACH, FL 33139

CI 18 LLC
110 WASHINGTON AVE UNIT 1514
MIAMI BEACH, FL 33139

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

AG DESIGN AND CONSTRUCTION LLC
4560 PRAIRIE AVE
MIAMI BEACH, FL 33140

ALBERT BENALLOUN
3748 PRAIRY AVE
MIAMI, FL 33140

ALEC MILLER
4101 PINETREE DR #829
MIAMI BEACH, FL 33140

ALEXANDER ADLER BLANCHE ADLER
4101 PINETREE DR UNIT 725
MIAMI BCH, FL 33140

ALL SOULS EPISCOPAL CHURCH
4025 PINE TREE DR
MIAMI BEACH, FL 33140

ANDRES DUQUE DAVID DUQUE JR
4101 PINETREE DR #1715
MIAMI BEACH, FL 33140

ANDREW GORDON
PO BOX 3047
MIAMI BEACH, FL 33140

ANITA WALKER TRS ANITA WALKER
4101 PINETREE DR #1403
MIAMI BEACH, FL 33140

ARON LAMPERT LISA LAMPERT
4525 PRAIRIE AVE
MIAMI BEACH, FL 33140

BARRY APPEL ESTHER APPEL
4101 PINE TREE DR # 1114
MIAMI BEACH, FL 33140

BRENDA KLEIN
4101 PINETREE DR #1223
MIAMI BEACH, FL 33140

BRIAN GORDON
PO BOX 3047
MIAMI BEACH, FL 33140

CHARLES ABRAMCHIK TRS CHARLES
ABRAMCHIK REVOCABLE TRUST
4101 PINETREE DR # 710
MIAMI BEACH, FL 33140

CHOF YAMIM INC
4434 N BAY RD
MIAMI BEACH, FL 33140

CVETKO JOVANOVIC LE REM DUSAN
VUCICEVIC
4101 PINE TREE DR 1810
MIAMI BEACH, FL 33140

DANIELLA FOLK TRS DANIELLA FOLK
LIVING TRUST DANIELLA FOLK
4101 PINE TREE DR #1804
MIAMI BEACH, FL 33140

DAVE KATZ &W ISLE
4101 PINETREE DR 1803
MIAMI, FL 33140

DAVID VINE
400 ARTHUR GODFREY RD STE 403
MIAMI BEACH, FL 33140

DEBBY LOEB
4101 PINE TREE DR #609
MIAMI BEACH, FL 33140

ELEANOR PAUL LE REM JACOB SAMUEL
BOTACH REM CHAIM MOSHE BOTACH
4443 PRAIRE AVE
MIAMI BEACH, FL 33140

ELISSA SOFER
4101 PINETREE DR #721
MIAMI BEACH, FL 33140

ELIZABETH BLEIER
4101 PINETREE DR #601
MIAMI BEACH, FL 33140

EMILIO GOLDSTEIN BELA GOLDSTEIN
4101 PINE TREE DR #604
MIAMI BEACH, FL 33140

ESTHER APPEL BARRY APPEL
4101 PINETREE DR #1101
MIAMI BEACH, FL 33140

FELICIA WEISLIC LE REM ABRAHAM
SCHON REM BELLA SCHON
4101 PINE TREE DR APT 905
MIAMI BEACH, FL 33140

FERN GREENBAUM SILVER
4101 PINE TREE DR #1617
MIAMI BEACH, FL 33140

GEORGE AMINOV
4332 SHERIDIAN AVE
MIAMI BEACH, FL 33140

GIG KNOWLE
4220 PINETREE DR
MIAMI BEACH, FL 33140

GITAL ATUN
427 W 42 STREET
MIAMI BEACH, FL 33140

GUSTAVO FURMAN DIANA B SELDES
EDELMAN
4101 PINETREE DR #1104
MIAMI BEACH, FL 33140

HAROLD HOFFMAN
4101 PINE TREE DE #906
MIAMI BEACH, FL 33140

HELEN MEYER LE REM SANDRA SPOLTER
REM JERRY MEYER
4101 PINE TREE DR 1821
MIAMI BEACH, FL 33140

HELEN SPIELMAN TRS HELEN SPIELMAN
4101 PINETREE DR APT 408
MIAMI BEACH, FL 33140

HENDLA GLATT MANUEL GLATT SIMON
GLATT
4101 PINETREE DR #1827
MIAMI BEACH, FL 33140

HERBERT FRANK NOEMI FRANK
4101 PINETREE DR UNIT #1707
MIAMI BEACH, FL 33140

HERBERT SCHNECK BEVERELY SCHNECK
4101 PINE TREE DR #1523
MIAMI BEACH, FL 33140

HILDA EISENSTEIN TRS HILDA EISENSTEIN
DECLAR OF TRUST
4101 PINETREE DR #705
MIAMI BEACH, FL 33140

ISRAEL ABRAMOV
4101 PINE TREE DR UNIT 1501
MIAMI BEACH, FL 33140

ITZHAK DANIAROV
4101 PINE TREE DR #1627
MIAMI BEACH, FL 33140

JACK WALKER TRS JACK WALKER
INTERVIVOS TR
4101 PINE TREE DR #1403
MIAMI BEACH, FL 33140

JACQUELINE BEER
4101 PINE TREE #1724
MIAMI, FL 33140

JACQUELINE BERDUGO
4101 PINE TREE DRIVE #1815
MIAMI BEACH, FL 33140

JACQUELINE BERDUGO
4101 PINE TREE DR #1622
MIAMI BEACH, FL 33140

JACQUELINE FARKAS
4601 ROYAL PALM AVE
MIAMI BEACH, FL 33140

JAIME ODABACHIAN
4215 SHERIDAN AVE 8
MIAMI BEACH, FL 33140

JANET BERGER TRS GITTEL REISS TRS
4101 PINETREE DR #402
MIAMI BEACH, FL 33140

JEFFREY GALLER TRS FRED A GALLER
TRS
4101 PINE TREE DR #1727
MIAMI BEACH, FL 33140

JEFFREY GORDON
4535 N MICHIGAN AVE
MIAMI BEACH, FL 33140

JEWISH LEARNING CENTER/OHR
MENACHEM MENDEL INC
465 41 ST
MIAMI BCH, FL 33140

JOAN ERDHEIM TR & ROBT BALOGH TR
777 - 41 ST
MIAMI BEACH, FL 33140

JOAN LEFKOWITZ LE REM LORRAINE
BRAUN REM MICHAEL LEFKOWITZ
4101 PINE TREE DR #1631
MIAMI BEACH, FL 33140

JOANN BENALLOUN SINDY BENALLOUN
4101 PINETREE DR #326
MIAMI BEACH, FL 33140

JOSEPH MARKOVICI
4101 PINETREE DRIVE UNIT 1816
MIAMI BEACH, FL 33140

JUDITH GORDON JTRS BRENDA ZANZIPER
JTRS
4104 PINE TREE DR # 728
MIAMI BEACH, FL 33140

JUDY GORDON JTRS ROBERT
GREENBERGER JTRS
4101 PINE TREE DR #728
MIAMI BEACH, FL 33140

JULIUS SAND ROSLYN SAND
2979 FLAMINGO DR
MIAMI BEACH, FL 33140

KADIMA LLC
3010 ALTON RD
MIAMI BEACH, FL 33140

KATINA MORENO
445 WEST 42 ST
MIAMI BEACH, FL 33140

LEON BENHAMU EVELYN BENHAMU
4101 PINE TREE DR 901
MIAMI BEACH, FL 33140

LEON BEYLUS &W RENA S & NAOMI
MOSKOWITZ
4471 ROYAL PALM AVE
MIAMI BEACH, FL 33140

LUCKY KIDS INC
4101 PINE TREE DR #1423
MIAMI BEACH, FL 33140

MAGDA UNGER LE REM MICHAEL UNGER
REM LESLIE UNGER
5001 COLLINS AVE #11-B
MIAMI BEACH, FL 33140

MARIA ALEXANDRA VAN DER BIEST
MAYRA VAN DER BIEST
4101 PINE TREE DR 1209
MIAMI BEACH, FL 33140

MARTIN B ERDHEIM &W JOAN B & BALOGH
FAMILY HOLDINGS LTD
777 41 ST
MIAMI BEACH, FL 33140

MEIRA MARCUS
4101 PINETREE DRIVE #1712
MIAMI BEACH, FL 33140

MENASHE TEITLEBAUM
4101 PINETREE DR #1018
MIAMI BEACH, FL 33140

MICHAEL ZIMLICHMAN ROSE ZIMLICHMAN
4101 PINETREE DR #922
MIAMI BEACH, FL 33140

MIGUEL GREEN LE ROSA COHEN DE
GREEN LE REM MARY GREEN COHEN
4101 PINE TREE DR #1226
MIAMI BEACH, FL 33140

MIRIAM LEVY
4101 PINE TREE DR #1220
MIAMI BEACH, FL 33140

NEELY BERNSTEIN LE REM ARI
BERNSTEIN
4101 PINE TREE DR APT 1514
MIAMI BEACH, FL 33140

NOEMI FRANK
4101 PINETREE DR #1515
MIAMI, FL 33140

NORMAN REIZ &W RENEE EZRA
4101 PINETREE DR 1120
MIAMI BEACH, FL 33140

OSHER INVESTMENTS GROUP LLC
4560 POST AVE
MIAMI BEACH, FL 33140

PHILIP KLEIN &W SARA KLEIN
4101 PINE TREE DR #1223
MIAMI BEACH, FL 33140

RAHAMIM ABRAMOV
4101 PINETREE DR #1401
MIAMI, FL 33140

ROBERTA KAISER LE ROBERTA KAISER
TRS ROBERTA KAISER REVOCABLE
TRUST
4101 PINE TREE DR 1006
MIAMI BEACH, FL 33140

ROBERT HELLER MARLENE HELLER
4101 PINETREE DR 1027
MIAMI BEACH, FL 33140

ROBERT HELLER MARLENE HELLER
PO BOX 403489
MIAMI BEACH, FL 33140

ROBERT ROSENBERG JTRS SHELLEY
ROSENBERG JTRS
4101 PINE TREE DR #926
MIAMI BEACH, FL 33140

SAMUEL EISENBERG SARAH EISENBERG
3411 INDIAN CREEK DR #403
MIAMI BEACH, FL 33140

SAMUEL KLECKY EVA M SESELOVSKY
4101 PINE TREE DRIVE UNIT #407
MIAMI BEACH, FL 33140

SAMUEL LAUFER
4101 PINE TREE DR #828
MIAMI BEACH, FL 33140

SARAH KESTENBAUM TRS SARAH
KESTENBAUM
4101 PINETREE DR 303
MIAMI BEACH, FL 33140

SCHECHTER REAL ESTATE HOLDINGS LLC
4466 SHERIDAN AVE
MIAMI BEACH, FL 33140

SHERRY LEEB PHILLIP SAMSON JOSEPH
SAMSON
4101 PINE TREE DR UNIT 1610
MIAMI BEACH, FL 33140

SIMON HERMAN LE HEDVIGA HERMAN LE
REM EVA ROSENFELD
4101 PINE TREE DR 1028
MIAMI BEACH, FL 33140

SOLOMON KURZ PATTY KURZ
4101 PINE TREE DR #929
MIAMI BEACH, FL 33140

SOL STERN TRS SOL STERN
4101 PINE TREE DR # 812
MIAMI BEACH, FL 33140

SONYA GILDENBLAT
4101 PINETREE DR APT #1807
MIAMI BEACH, FL 33140

STEVEN MEINER &W SHANYN
4101 PINETREE DR #1426
MIAMI BEACH, FL 33140

SUSAN OTTENSOSER
4101 PINETREE DR UNIT #509
MIAMI BEACH, FL 33140

SUZANNE SMILES TRS SUZANNE SMILES
4101 PINETREE DR # 1404
MIAMI BEACH, FL 33140

TERESITA H PEREZ
4101 PINETREE DR #1620
MIAMI BEACH, FL 33140

TERRY M KELLER & MARTIN C MARTINEZ
(JTRS)
4101 PINETREE DR #1725
MIAMI BEACH, FL 33140

TOVA SPRECHER
4101 PINETREE DR APT 1607
MIAMI BEACH, FL 33140

WALTER SILVER
4101 PINE TREE DR UNIT 1826
MIAMI BEACH, FL 33140

YAAKOV HAIMOV
4104 PINE TREE DR #803
MIAMI BEACH, FL 33140

YUDITH MERENSTEIN
4101 PINETREE DR #1222
MIAMI BEACH, FL 33140

IDA BILD ALFREDO & RAFAEL BILD
RAQUEL BILD LIBBIN
1125 N SHORE DR
MIAMI, FL 33141

SHERWYN WEISS TRS SHERWYN WEISS
FAMILY TRUST LILLIAN WEISS TRS
6770 SW 122 DR
MIAMI, FL 33156

LOTTE JACOB LE REM ALLAN I JACOB
19559 NE 10 AVE
NORTH MIAMI BEACH, FL 33179

QUARK PROPERTIES LTD C/O MARC
BIRNBAUM
1041 IVES DAIRY RD 238
MIAMI, FL 33179

JUDY J SUGAR LISA RHEIN
20808 NE 37 AVE
AVENTURA, FL 33180

TOWER FORTY ONE 711 LLC
2750 NE 185 ST STE 201
AVENTURA, FL 33180

TOWER FORTY ONE 914 LLC
2750 NE 185 ST 201
AVENTURA, FL 33180

ZUCKERMAN VERNON CORP
20191 E COUNTRY CLUB DR # 1207
AVENTURA, FL 33180

PETER IZAAK
12555 BISCAYNE BLVD #992
MIAMI, FL 33181

2028079 ONTARIO INC
4101 PINE TREE DR #916
MIAMI BEACH, FL 33314

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

432 W 41 ST LLC
6301 N OCEAN BLVD
OCEAN RIDGE, FL 33435

4101 AR INC
1966 HILLVIEW ST
SARASOTA, FL 34239

ELLIS OLKON NANCY OLKON
2362 WILLOW DR
MEDINA, MN 55340

MARK KUTOFF
2724 LYNN AVE S
MINNEAPOLIS, MN 55416

SILVER TREE INC % WALGREEN CO #3942
PO BOX 1159
DEERFIELD, IL 60015

MARSHALL A MAUER TRS MARSHALL A
MAUER REVOC TRUST
3359 WEST MAIN ST
SKOKIE, IL 60076

GLEN HEALTH TOWER 41 LLC
5454 W FARGO
SKOKIE, IL 60077

SLG TOWER 41 LLC
5454 W FARGO
SKOKIE, IL 60077

SIDNEY BERGER SIDNEY BERGER
DECLARATION OF TR ROBERTA BERGER
9311 SPRINGFIELD AVE
EVANSTON, IL 60203

AVRUM & PHYLLIS REIFER & JACK &
ELAINE REIFER
3016 WEST SHERWIN AVE
CHICAGO, IL 60645

RACHEL SPINDEL TRS
6721 N MOZART ST
CHICAGO, IL 60645

DAVID & JONATHAN SCHNELL TRS
6024 N MONTICELLO
CHICAGO, IL 60659

KENNETH KLEIN PHYLLIS KLEIN
6300 N LAWDALE
CHICAGO, IL 60659

MALKA MERMELSTEIN TRS
5908 NORTH SAINT LOUIS AVE
CHICAGO, IL 60659

WILLIAM H SAWICKI
3436 MAGAZINE ST #325
NEW ORLEANS, LA 70115

JUDY NEUWIRTH LE C/O HARDING &
CARBONE REM FRED A NEUWIRTH TRS
3903 BELLAIRE BLVD
HOUSTON, TX 77025

LEVINE INVESTMENTS LIMITED
PARTNERSHIP
2201 E CAMELBACK RD #650
PHOENIX, AZ 85016

ROSEMARY GLUCK TRS OSCAR S GLUCK
AND ROSEMARY GLUCK LIVING TRUST
707 EAST KALER DR
PHOENIX, AZ 85020

VIVIANE CUENCA AZCARATE
4045 VINELAND AVE PH #539
STUDIO CITY, CA 91604

APH CORPORATION
1940 FILLMORE ST
SAN FRANCISCO, CA 94115

SOLOMON LEFKOWITZ & W ESTHER
150 NEW EGYPT RD
LAKEWOOD, NJ 08701-2930

ENRIQUE R DELFINO % CHASE
MANHATTAN BANK
PO BOX 5258
NEW YORK, NY 10185-5258

FRANCES M HOROWITZ TR
39-40 GREENPOINT AVE 6B
LCI QUEENS, NY 11104-4021

ALEX SPITZ & W ROSE
1459 56 ST
BROOKLYN, NY 11219-0000

JOSHUA WEIS TR
5508 12 AVE
BROOKLYN, NY 11219-4103

CHANOCH GOELMAN
1454 60th St
Brooklyn, NY 11219-5064

AARON GRUSHKO &W HELENE
2 TULIP STREET
CEDARHURST, NY 11516-0000

BEATRICE SAUFER EST OF ISAAC A
SAUFER
228 W WAUKENA AVE
OCEANSIDE, NY 11572-5060

MICHAEL MORGENSTERN JUDY
MORGENSTERN
356 GRANT AVE
WOODMERE, NY 11598-2946

SYLVIA FOX
500 SW 130 TERR APT102
PEMBROKE PINES, FL 33027-1918

TRIPLE A MANAGEMENT LTD % STEVEN L
CANTOR
9 ISLAND AVE #1206
MIAMI BEACH, FL 33139-1328

JEFFERSON PLAZA PTNRS LTD
523 MICHIGAN AVE
MIAMI BEACH, FL 33139-6317

HERMAN EISENBERGER &W EVA
4101 PINE DR APT 412
MIAMI BEACH, FL 33140-0000

PEDRO MUSA-RIS SR & PEDRO MUSA-RIS
JR
5309 ALTON RD
MIAMI BEACH, FL 33140-2014

ADRIAN JUAN GARIBOTTI
5959 COLLINS AVE APT#606
MIAMI BEACH, FL 33140-2290

MICHAEL & RAY ROTTMAN TR
1033 W 47 ST
MIAMI BEACH, FL 33140-2802

920 TOWER L L C
4550 N BAY RD
MIAMI BCH, FL 33140-2859

DANIEL MARTIN &W BETH
400 W 43 ST
MIAMI BEACH, FL 33140-3110

JUAN C DAVID &W ANA M MELZER
428 W 43 ST
MIAMI BEACH, FL 33140-3110

WILLIAM THOMAS &W MARY
434 W 43 ST
MIAMI BEACH, FL 33140-3110

HOWARD ESTRIN &W LILIAN
4200 PINETREE DR
MIAMI BEACH, FL 33140-3112

SHAHZAD A PANJWANI
4226 PINETREE DR
MIAMI BEACH, FL 33140-3112

SHMUEL ZALMANOV CHAYA B ZALMANOV
4236 PINE TREE DR
MIAMI BEACH, FL 33140-3112

TERRY T BOGART &H ROMAN
4250 PINE TREE DR
MIAMI BEACH, FL 33140-3112

HOWARD ASH &W TOBI
4233 SHERIDAN AVE
MIAMI BEACH, FL 33140-3115

JORGE BOTTAIOLI &W MAGELA
4225 SHERIDAN AVE
MIAMI BEACH, FL 33140-3115

EXIQUIO HERNANDEZ &W DAISY
4224 SHERIDAN AVE
MIAMI BEACH, FL 33140-3116

NAHUM Y GROSS &W SARA H
4230 SHERIDAN AVE
MIAMI BEACH, FL 33140-3116

THOMAS WEISS &W RHONDA
4525 PINETREE DR
MIAMI BEACH, FL 33140-3133

ALISA BETH CEPEDA TRS
4215 SHERIDAN AVE #4
MIAMI BEACH, FL 33140-3162

GREGORY SGARRO &W CLAUDIA
4215 SHERIDAN AVE #1
MIAMI BEACH, FL 33140-3162

GREGORY T HOGAN
4215 SHERIDAN AVE #6
MIAMI BEACH, FL 33140-3184

MARK M HAIMOV &W ROZA
3026 PRAIRIE AVE
MIAMI BEACH, FL 33140-3425

BALOGH REAL ESTATE CO
777 ARTHUR GODFREY RD
MIAMI BEACH, FL 33140-3449

GIR INVESTMENTS INC
419 W 41 ST
MIAMI BEACH, FL 33140-3503

EDITH KOHN & SUSAN G FELBRAND
4101 PINE TREE DR #330
MIAMI BEACH, FL 33140-3600

JACK HALPERT (TR) & MOSHE & WILLIAM
HALPERT (TRS)
4101 PINE TREE DR UNIT 415
MIAMI BEACH, FL 33140-3600

KALMAN KLEIN
4101 PINE TREE DR #411
MIAMI BEACH, FL 33140-3600

LABEL DULITZ & W REBECCA C DULITZ
4101 PINE TREE DR #331
MIAMI BEACH, FL 33140-3600

MARGARET FRENKEL (TR) EST OF MAX
FRENKEL (TR) EST OF
4101 PINE TREE DR APT 403
MIAMI BEACH, FL 33140-3600

ALLYN LARSEN & GLENN THOR LARSEN
4101 PINETREE DR #308
MIAMI BEACH, FL 33140-3606

BELLA GOLDRING STERN TR
4101 PINE TREE DR #320
MIAMI BEACH, FL 33140-3606

LILLIAN S HOROWITZ (LE) REM RITA
GALBUT
4101 PINE TREE DR UNIT 322
MIAMI BEACH, FL 33140-3606

PINCUS & DAVID REISZ & HINDY
FRIEDMAN & IDY KAUFMAN
4101 PINE TREE DR #317
MIAMI BEACH, FL 33140-3606

WALTER SILVER
4101 PINE TREE DR #306
MIAMI BEACH, FL 33140-3606

Z JONATHAN DARZI & W CLAIRE & OVADIA
& RAPHAEL DARZI JTRS
4101 PINETREE DR #307
MIAMI, FL 33140-3606

EDITH KOHN SUSAN G FELBRAND
4101 PINE TREE DR #506
MIAMI BEACH, FL 33140-3607

MARTIN VEGH & W SUSAN
4101 PINE TREE DR #430
MIAMI BEACH, FL 33140-3607

ELAINE POLLACK
4101 PINE TREE DR #611
MIAMI BEACH, FL 33140-3610

LEWIS & NELLY BERNATH
4101 PINETREE DR #610
MIAMI BEACH, FL 33140-3610

ROBERT & SHELLEY ROSENBERG
4101 PINE TREE DR UNIT 926
MIAMI BEACH, FL 33140-3610

HALINA HERSHKOWITZ
4101 PINE TREE DR UNIT 810
MIAMI BEACH, FL 33140-3611

LEONA KIRSHBLUM
4101 PINETREE DR APT 729
MIAMI BEACH, FL 33140-3611

MIRJANA MILOSEVIC-KVAJIC
4101 PINE TREE DR UNIT 809
MIAMI BEACH, FL 33140-3611

MIRJANA MILOSEVIC-KVAJIC
4101 PINE TREE DR UNIT 808
MIAMI BEACH, FL 33140-3611

GRIZELLA WEISSBARTH
4101 PINE TREE DR #824
MIAMI BEACH, FL 33140-3612

SURY TEITELBAUM
4101 PINE TREE DR UNIT 1016
MIAMI BEACH, FL 33140-3614

GRACE STERN
4101 PINE TREE DR #1212
MIAMI BEACH, FL 33140-3615

JUDITH PERL
4101 PINETREE DR #1225
MIAMI BEACH, FL 33140-3615

MAYER APFELBAUM & W MANYA
4101 PINE TREE DR #1207
MIAMI BEACH, FL 33140-3615

MICHAEL & RAY ROTTMAN TRS RAY &
BURTON ROTTMAN (BEN)
4101 PINETREE DR #1224
MIAMI BEACH, FL 33140-3615

FLORENCE KAPLAN
4101 PINE TREE DR UNIT 1108
MIAMI BEACH, FL 33140-3616

MELIDA GOMEZ HECHT
4101 PINE TREE DR APT 1109
MIAMI BEACH, FL 33140-3616

PINCUS REISZ & W SUSAN
4101 PINE TREE DR #1123
MIAMI BCH, FL 33140-3616

DAVID S TEPPER &W JOAN TEPPER
4101 PINETREE DR #1412
MIAMI BEACH, FL 33140-3617

HELENA BLUMENFRUCHT
4101 PINE TREE DR #1418
MIAMI BEACH, FL 33140-3617

SHAUL RINGLER &W RACHEL S
4101 PINE TREE DR #1409
MIAMI BEACH, FL 33140-3617

STEVEN WEISZ
4101 PINE TREE DR #1227
MIAMI BEACH, FL 33140-3617

2028079 ONTARIO INC
4101 PINE TREE DR #526
MIAMI BEACH, FL 33140-3618

DAVID SCHWARTZ &W IRENE
4101 PINE TREE DR APT 526
MIAMI BEACH, FL 33140-3618

JOSEPH STEIN LE REM ROBERT &
ALBERT ET ALS
4101 PINE TREE DR #525
MIAMI BEACH, FL 33140-3618

ROSALIE ENGEL (TRUST)
4101 PINE TREE DR #528
MIAMI BEACH, FL 33140-3618

SUSAN S GROSSMAN FELDBRAND &
EDITH KOHN
4101 PINETREE DR UNIT 524
MIAMI BEACH, FL 33140-3618

DARIO BLAU
4101 PINETREE DR #1531
MIAMI BEACH, FL 33140-3619

HENRY GRANT
4101 PINE TREE DR UNIT 1606
MIAMI BEACH, FL 33140-3619

STEVE KARRO &W JANET
4101 PINETREE DR #1524
MIAMI BEACH, FL 33140-3619

CHAYIM WEINGARTEN &W ESTHER
WEINGARTEN
4101 PINETREE DR #1703
MIAMI, FL 33140-3620

KAREN MONTEAGUDO
4101 PINE TREE DR #1719
MIAMI BEACH, FL 33140-3620

KUHL FLA TRUST
4101 PINETREE DR #1710
MIAMI BEACH, FL 33140-3620

RUTH KOPPE DE GRUNGLASSE & ROBERT
& JOHNNY GRUNGLASSE
4101 PINE TREE DR #1714
MIAMI BEACH, FL 33140-3620

SCOTT SHANE
4101 PINE TREE DR #1704
MIAMI BEACH, FL 33140-3620

VIVIAN KUHL
4101 PINE TREE DR UNIT 1717
MIAMI BEACH, FL 33140-3620

ALEC I MILLER EVELINA MILLER
4101 PINE TREE DR #702
MIAMI BEACH, FL 33140-3621

JEHUDIT LEWY
4101 PINETREE DR #714
MIAMI BEACH, FL 33140-3621

JUDA BITTMAN &W JUDIT
4101 PINE TREEE DR UNIT 723
MIAMI BEACH, FL 33140-3621

JUDITH SCHWARTZ
4101 PINE TREE DR #724
MIAMI, FL 33140-3621

JUDY SUGAR ROCHELLE KEVELSON
4101 PINE TREE DR #701
MIAMI BEACH, FL 33140-3621

MENASHE HIRSCH &W FAY
4101 PINE TREE DR #708
MIAMI BEACH, FL 33140-3621

ANNE RUTH HIMELSTEIN
4101 PINE TREE DR #1831
MIAMI BEACH, FL 33140-3622

HENRY K ZALCMAN &W EVA
4101 PINETREE DR #1820
MIAMI BEACH, FL 33140-3622

HENRYK ZALCMAN &W EVA
4101 PINE TREE DR 1824
MIAMI BEACH, FL 33140-3622

IRVING SILBERBERG BARBARA
SILBERBERG
4101 PINE TREE DR #1825
MIAMI BEACH, FL 33140-3622

ISRAEL SHAFRAN &W JULIA
4101 PINE TREE DR UNIT 930
MIAMI BEACH, FL 33140-3626

JULIAN GUIASOLA
4101 PINE TREE DR #1007
MIAMI BEACH, FL 33140-3626

LIVIA SKIAR & FELICIA GOLDRING TR
SERENA GOLDRING (BEN)
4101 PINE TREE DR #925
MIAMI BEACH, FL 33140-3626

SHELLEY ROSENBERG & ROBERT
ROSENBERG
4101 PINE TREE DR #926
MIAMI BEACH, FL 33140-3626

SHULA BEN-DAVID
4101 PINE TREE DR UNIT 919
MIAMI BEACH, FL 33140-3626

VIVIAN KUHL
4101 PINE TREE DR UNIT 917
MIAMI BEACH, FL 33140-3626

Z JONATHAN DARZI &W CLAIRE
4101 PINE TREE DR #918
MIAMI BEACH, FL 33140-3626

2028079 ONTARIO INC
4101 PINE TREE DR #C916
MIAMI BEACH, FL 33140-3628

EDITH KOHN
4101 PINE TREE DR # 1
MIAMI BEACH, FL 33140-3628

GUTNICK TOWER 41 LLC
4101 PINE TREE DR 920
MIAMI BEACH, FL 33140-3628

JOYCE BENALLOUN ALBERT BENALLOUN
4101 PINE TREE DR STE 304
MIAMI BEACH, FL 33140-3628

LORRAINE SOHN
4101 PINE TREE DR #C2
MIAMI BEACH, FL 33140-3628

TOWER FORTY ONE ASSOC INC
4101 PINE TREE DR
MIAMI BEACH, FL 33140-3628

VIVIAN KUHL GEORGE KUHL
4101 PINE TREE DR 1716
MIAMI BEACH, FL 33140-3628

VIVIAN KUHL
4101 PINE TREE DR CABANA 19
MIAMI BEACH, FL 33140-3628

ABRAM AMINOV
4101 PINE TREE DR #1429
MIAMI BEACH, FL 33140-3631

ALIK HAIMOV
4101 PINE TREE DR UNIT 1502
MIAMI BEACH, FL 33140-3631

BELLA SHIFFMAN LE REM MICHAEL I
SHIFFMAN &W JANIS L
4101 PINETREE DR #1421
MIAMI BEACH, FL 33140-3631

BERNICE SIR TR
4101 PINE TREE DR #1512
MIAMI BEACH, FL 33140-3631

ELIAS CIMBLER
4101 PINETREE DR UNIT 1503
MIAMI BEACH, FL 33140-3631

IRWIN GREENBAUM &W FERN
4101 PINE TREE DR UNIT 1430
MIAMI BEACH, FL 33140-3631

LETZ GROUP CO SA
4101 PINE TREE DR #1510
MIAMI BEACH, FL 33140-3631

MATOUKA & ELI & SALIM COHEN
4101 PINE TREE DR #1431
MIAMI BEACH, FL 33140-3631

MIRIAM RINGLER
4101 PINETREE DR #1509
MIAMI, FL 33140-3631

NORBERTO HERNANDEZ & SONS INC
4101 PINE TREE DR #1507
MIAMI BEACH, FL 33140-3631

OPHIRA GOTTLIEB
4101 PINE TREE DR #1424
MIAMI BEACH, FL 33140-3631

ROBBIE W BENSLEY & MARC WEICHER
4101 PINETREE DR UNIT 1511
MIAMI, FL 33140-3631

SHAUL & RACHEL RINGLER
4101 PINE TREE DR #1508
MIAMI BEACH, FL 33140-3631

ALLAN I JACOB &W SANDRA H
4101 PINE TREE DR #1630
MIAMI BEACH, FL 33140-3634

FERN GREENBAUM
4101 PINETREE DR #1617
MIAMI BEACH, FL 33140-3634

IRWIN FERN & ANDREW & NEIL
GREENBAUM TRS
4101 PINETREE DR #1619
MIAMI BEACH, FL 33140-3634

SARALEE N GOLDSON
4101 PINE TREE DR UNIT 1621
MIAMI BEACH, FL 33140-3634

DANIEL ABRAMOFF & SHOSHANA
ABRAMOFF JTRS
4101 PINETREE DR #1726
MIAMI BEACH, FL 33140-3635

GIGI LEVY STEIN ROBERT STEIN
4101 PINE TREE DR #1806
MIAMI BEACH, FL 33140-3635

MARIA E DEL CAMPO
4101 PINE TREE DR #1819
MIAMI BCH, FL 33140-3635

SABRINA CARTA
4101 PINE TREE DR #1809
MIAMI BEACH, FL 33140-3635

SARA KUPIEC DE ROBINS
4101 PINE TREE DR UNIT 1729
MIAMI BEACH, FL 33140-3635

JULUIS SAND &W ROSLYN
4101 PINE TREE DR #1626
MIAMI BEACH, FL 33140-3916

WHITE MARLIN GROUP LLC & SPINNINGS
LC
5864 SW 76 ST
MIAMI, FL 33143-5402

CARLOS A ROSA &W GISELA
9409 BYRON AVE
SURFSIDE, FL 33154-2439

ASHILO INC
9445 HARDING AVE
SURFSIDE, FL 33154-2803

REIMS AGR I LLC
PO BOX 6481
SURFSIDE, FL 33154-6481

HYACINTH D WILLIAMS TRS
PO BOX 680745
MIAMI, FL 33168-0745

2002 EMB GENET FAMILY TRUST S.
MICHAEL GENET SANDOR F. GENET
19080 NE 29 AVE
AVENTURA, FL 33180-2805

CARLOS TRUJILLO &W ALICIA
10607 ROCK RIVER LN
CYPRESS, TX 77433-1396

375' RADIUS MAP



SUBJECT: 4100 Pine Tree Drive, Miami Beach, FL 33140

FOLIO NUMBER: 02-3222-001-0370

LEGAL DESCRIPTION: ORCHARD SUB NO 4 PB 25-30 LOTS 4 & 5 & S19.71FT OF LOT 6 & ALL LOT 7 & E25FT OF LOT 8 BLK 3

SUBJECT: 4120 Pine Tree Drive, Miami Beach, FL 33140

FOLIO NUMBER: 02-3222-001-0400

LEGAL DESCRIPTION: ORCHARD SUB NO 4 PB 25-30 N60FT LOT 6 BLK 3

SUBJECT: 340 W 42 Street, Miami Beach, FL 33140

FOLIO NUMBER: 02-3222-001-0420

LEGAL DESCRIPTION: ORCHARD SUB NO 4 PB 25-30 LOT 8 LESS E25FT & ALL LOT 9 BLK 3



zoning public notification packages | ownership lists + mailing labels + radius maps
diana@rdrmiami.com | 305.498.1614

March 12, 2016

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

Re: Property Owners List within 375 feet of:

SUBJECT: 4100 Pine Tree Drive, Miami Beach, FL 33140

FOLIO NUMBER: 02-3222-001-0370

LEGAL DESCRIPTION: ORCHARD SUB NO 4 PB 25-30 LOTS 4 & 5 & S19.71FT OF LOT 6
& ALL LOT 7 & E25FT OF LOT 8 BLK 3

SUBJECT: 4120 Pine Tree Drive, Miami Beach, FL 33140

FOLIO NUMBER: 02-3222-001-0400

LEGAL DESCRIPTION: ORCHARD SUB NO 4 PB 25-30 N60FT LOT 6 BLK 3

SUBJECT: 340 W 42 Street, Miami Beach, FL 33140

FOLIO NUMBER: 02-3222-001-0420

LEGAL DESCRIPTION: ORCHARD SUB NO 4 PB 25-30 LOT 8 LESS E25FT & ALL LOT 9
BLK 3

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 the file in Miami-Dade County Property Appraisers' Office.

Sincerely,

Rio Development Resources, LLC

A handwritten signature in blue ink, appearing to read 'Diana B. Rio', is located below the typed name.

Diana B. Rio

Total number of property owners without repetition: **463 total, including 14 international**

Rio Development Resources, LLC ("RDR") has used its best efforts in collecting the information published in this report and the findings contained in the report are based solely and exclusively on information provided by you and information gathered from public records and that local government. By acceptance of this report, you agree to hold RDR harmless and indemnify RDR from any and all losses, damages, liabilities and expenses which can be claimed against RDR caused by or related to this report.

MIAMI DADE - SCHOOL CONCURRENCY LIST

Below is the established process for the Planning Department's review of applications where new residential units are proposed.

Whenever a building permit application or Land Use Board application is reviewed which involves new residential units (not individual single family homes), the below information is transmitted to Miami-Dade County Schools through their online portal system. (including building permits where a school concurrency evaluation was previously done as part of a land use board application).

Please provide the following information:

Applicant Name (owners):	Caton Owner, LLC
Applicant Phone (owners):	786-802-7980
Applicant Email(owners):	mboymelgreen@gmail.com
Project Address :	340 West 42 Street
Contact Name:	Matthew Barnes
Contact Phone:	305.755.5825
Contact Email:	matthew.barnes@akerman.com
Local Government Application Number (Board Number or Permit number):	PB File No. 2327
Master Folio Number:	02-3222-001-0420
Additional Folio Numbers:	02-3222-001-0370
	02-3222-001-0400
Total Acreage:	1.073
Proposed Use (number of units)*:	49
SFH (Existing/Proposed):	0 / 0
TH (Existing/Proposed):	0 / 0
Multyfamily (Existing/Proposed):	0 / 49

The Planning Department will not approve building permits involving an increase in residential units unless the County School Board has issued a school concurrency determination and concludes that the development satisfies the school concurrency requirements. Without this, a building permit cannot be issued.

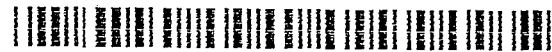
*The number of units is the ADDITIONAL number of residential units proposed vs. the number of current existing units on the site. For example, if an existing building contains 8 residential units, and is being replaced with a 20 unit project, the number of units would be 12.

Record / Return - Carter McDowell, Esq.

BILZIN SUMBERG BAENA
PRICE & AXELROD LLP
200 S. BISCAYNE BOULEVARD
SUITE 2500
MIAMI, FL 33139

PLANNING BOARD

CITY OF MIAMI BEACH, FLORIDA



CFN 2007R0596989
DR Bk 25701 Pgs 3177 - 3180 (4pgs)
RECORDED 06/14/2007 10:14:56
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

PROPERTY: 4120 & 4120 Pine tree Drive and 340 W. 42nd Street
(collectively referred to as 301 41st Street).

FILE NO. 1796

IN RE: The Application by City National Bank of Florida, as Trustee, CABI 301 Commercial LLLP and CABI 301 Residential LLLP, requesting Conditional Use approval to construct a structure larger than 50,000 square feet consisting of 35 condominium dwelling units situated above a three-story garage with 138 parking spaces concealed at ground level by 7 townhouse units for a total of 42 residential units

LEGAL

DESCRIPTION: Lots 4, 5, 6, 7, 8 and 9, Block 3, Orchard Subdivision No. 4, according to the Plat thereof, as recorded in Plat Book 25, at Page 30 of the Public Records of Miami-Dade County, Florida.

MEETING DATE: February 27, 2007

CONDITIONAL USE PERMIT

The applicant, City National Bank of Florida, as Trustee, CABI 301 Commercial LLLP and CABI 301 Residential LLLP, are requesting Conditional Use approval pursuant 118-193 of the Land Development Regulations of the Code of the City of Miami Beach, Florida. Notice of the request for a Conditional Use Permit was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property, upon which the application was made.

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

That the property in question is located in the CD-3, Commercial High Intensity Zoning District;

That the use is consistent with the Comprehensive Plan for the area in which the property is located;

That the intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and uses associated with the request are consistent with the Land Development Regulations;

That the public health, safety, morals, and general welfare will not be adversely affected;

4
1

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

IT IS THEREFORE ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including the staff recommendation, that a Conditional Use Permit as requested and set forth above be GRANTED, subject to the conditions below, which have been accepted by the applicants:

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. If deemed necessary, at the request of the Planning Director, the applicant shall provide a progress report to the Board. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
2. Prior to the issuance of a building permit, the applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), as deemed necessary, by paying its fair share cost, as determined by the Transportation/Concurrency Management Division.
3. The proposed tandem spaces shall be assigned to those units that may require more than one space and shall comply with City Code Section 130-251(c) of the City Code. This section of the Code requires that those tandem parking spaces utilized for self-parking in multi-family residential buildings shall have a restrictive covenant, approved as to form by the City Attorney's office and recorded in the public records of Miami-Dade County, Florida, as a covenant running with the land, limiting the use of each pair of tandem parking spaces to the same unit owner.
4. The designated guest parking spaces shall be clearly marked to be easily identified.
5. As proposed by the applicants, the design of the Sheridan Avenue entrance to the parking garage shall incorporate security gates, speed bumps and a triangle of visibility, which will help safeguard the general security, health and welfare of pedestrians on the sidewalk. The design and location of these security measures shall be submitted to staff for review and approval.
6. The sidewalk along Pine Tree Drive shall be extended into the landscape island between the two driveways in order to create a transition between the two garage entrances.
7. The developer, designee, future homeowners association, or contract operator shall be responsible for operating parking garage in an orderly, clean and quiet manner so that neighboring residents are not disturbed. The sounding of car alarms, automobile horns and screeching of tires shall be prohibited. Two signs, one addressing City Code provisions regarding car alarms, and one prohibiting the screeching of tires and sounding of horns (see attached examples), shall be posted on the site so they are plainly visible by users of the facility.
8. The leasing of parking spaces that may be deemed underutilized shall be strictly prohibited.

9. The depth of the eyebrows along all the facades of the structure shall be reduced in a manner to be approved by staff, in order to minimize the perception of structural massing.
10. The applicant shall coordinate with the Public Works, Parking and Parks directors the proposed street improvements, including but not limited to the rearranging of the on-street parking spaces, bike lanes, landscaping and any other City right-of-way work proffered at the public hearing where this Conditional Use Permit is approved. The plan shall be finalized and approved prior to the issuance of a building permit.
11. The landscape buffer shall be expanded and increased, with a special emphasis on the north side of 42nd Street.
12. Should the current bank operator change, the applicant shall come back to the Planning Board for evaluation of the nature of the new operation and determine if any new conditions shall be considered because of such new impacts.
13. All stacking of vehicles destined for the bank's drive-through windows shall be internal to the garage. No stacking of vehicles shall be permitted on public rights-of-way.
14. The applicant shall continue to address the concerns of the City's Transportation Division and Consultants relative to the traffic analysis, especially a revised traffic study that indicates the impact of traffic after the 63rd Street Bridge construction is finalized, and the u-turn movement to access the bank's drive-through tellers.
15. The applicant shall submit an MOT (Method of Transportation) to staff for review and approval prior to the issuance of a building permit. The MOT shall address any traffic flow disruption due to construction activity on the site.
16. As recommended in the traffic impact study, the following measures, which would improve traffic conditions within the study area shall be followed, subject to the review and approval of the City's Public Works Department and any other county or state agency that may have jurisdiction:
 - Re-stripe the northbound left-turn lane at the Pine Tree Drive/42nd Street intersection in order to increase the capacity from about 25 feet to 50 feet.
 - Install a "DO NOT BLOCK INTERSECTION" sign on the eastbound approach of the 41st Street/ Sheridan Avenue. This regulatory sign should ensure that this intersection remains clear of stopped vehicles and allow easier flow of traffic on Sheridan Avenue.
17. The applicant shall obtain a full building permit within 18 months from the date of the meeting, and work proceed in accordance with the Florida Building Code. Extensions of time for good cause, not to exceed a total of one year for all extensions, may be granted by the Planning Board, provided a request in writing is submitted to the Planning and Zoning director in advance of the expiration of the original approval. In the event a proposed Code amendment renders a project with a Conditional Use approval non-conforming, as more specifically set forth in sections 118-168 and 118-169 of the City Code, then such a project shall not be eligible to receive an extension of time for any reason.

18. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
19. This Conditional Use Permit shall be recorded in the Public Records of Miami-Dade County at the expense of the applicant, prior to the issuance of a Building Permit.
20. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.

Dated this 19th day of MARCH, 2007.


PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]
Jorge G. Gomez, Planning Director
For Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 19th day of MARCH, 2007, by Jorge G. Gomez, Planning Director of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

[NOTARIAL SEAL]

 Charles A. Taft
My Commission DD233174
Expires July 17, 2007

[Signature]
Notary:
Print Name: CHARLES A. TAFT
Notary Public, State of Florida
My Commission Expires:
Commission Number:

Approved As To Form:
Legal Department (Specd 3-9-07)

MIAMI BEACH

Page 1 of 3

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

Address: 340 W 42nd St
File Number:

Date: 3/11/16

BOARD APPLICATION CHECK LIST

A pre-application meeting must be scheduled with Board staff to review all submittals. Pre-application meetings are scheduled on a first come first serve basis and must occur no later than five (5) business days PRIOR to the First Submittal deadline. Incomplete or submittals found to be insufficient will not be placed on a Board agenda.

ITEM #	FIRST SUBMITTAL CHECK LIST	Required	Provided
	ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE		
1	Make an appointment with Board Liaison at least 2 days in advance of the submittal deadline	X	
2	Completed Board Application, Affidavits & Disclosures of Interest (original signatures)	X	
3	Copies of all current or previously active Business Tax Receipts	X	
4	Letter of Intent with details of application request, hardship, etc.	X	
5	Application Fee	X	
6	Mailing Labels - 2 sets and a CD including: Property owner's list and Original certified letter from provider.	X	
7	School Concurrency Application, for projects with a net increase in residential units (no SFH)	X	
8	Provide four (4), 11"X17" collated sets, two (2) of which are signed & sealed, to include the following:	X	
9	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date	X	
10	All Applicable Zoning Information (see Zoning Data requirements)	X	
11	Location Plan, Min 4"x 6" Aerial 1/2 mile radius, colored with streets and project site identified	X	
12	Survey (original signed & sealed) dated less than 6 months old at the time of application (lot area shall be provided by surveyor), identifying grade (If no sidewalk, provide a letter from Public Works, establishing grade) , spot elevations and Elevation Certificate	X	
13	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X	
14	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X	
15	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths)	X	
15a	Indicate any backflow preventer and FPL vault if applicable	X	
16	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X	
17	Current, dated color photographs, min 4"X6" of interior space (no Google images)		
18	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	
19	Existing Conditions Drawings (Floor Plans & Elevations with dimensions)	X	
20	Demolition Plans (Floor Plans & Elevations with dimensions)	X	
21	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks	X	
22	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	X	
23	Proposed Section Drawings	X	
24	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.	X	
25	Hardscape Plan, i.e. paving materials, pattern, etc.	X	
26	Color Renderings (elevations and three dimensional perspective drawings)	X	

Indicate N/A if Not Applicable

Initials: _____

MIAMI BEACH

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

	Planning Board Approval prior to DRB.		
--	---------------------------------------	--	--

Address:

File Number:

ITEM #	FIRST SUBMITTAL ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE APPLICATION MEETING	Required	Provided
27	Vacant or 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 Department		
28	Copy of original Building Permit Card, & Microfilm, if available		
29	Historic Resources Report (This report shall include, but shall not be limited to, copy of the original Building Permit Card and any subsequent evolution, Microfilm, 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)		
30	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated)	X	
31	Line of Sight studies		
32	Structural Analysis of existing building including methodology for shoring and bracing		
33	Proposed exterior and interior lighting plan, including photometric calculations		
34	Exploded Axonometric Diagram (showing second floor in relationship to first floor)		
35	Neighborhood Context Study	X	
36	Open Space calculations and shaded diagrams		
37	Proposed Operational Plan	X	
38	Traffic Study (Hard copy), Site plan(s) and AutoCAD in 3 CDs, including calculations for peer review. Send digital version as an attachment via e mail to: Xfalconi@miamibeachfl.gov	X	
39	Sound Study report (Hard copy) with 1 CD		
40	Set of plans 24"x 36" (when requested by staff)		
41	Copies of previous Recorded Final Orders		
42	Location Plan, Aerial or survey indicating width of canals (Dimension shall be certified by a surveyor)		
43	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation)		
44	Site Plan (Identify streets and alleys)	X	
a	Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____	X	
b	# parking spaces & dimensions _____ Loading spaces locations & dimensions _____	X	
c	# of bicycle parking spaces _____	X	
d	Interior and loading area location & dimensions _____	X	
e	Street level trash room location and dimensions _____	X	
f	Delivery route _____ Sanitation operation _____ Valet drop-off & pick-up _____ Valet route in and out _____	X	
g	Valet route to and from _____ auto-turn analysis for delivery and sanitation vehicles _____	X	
45	Floor Plan (dimensioned)		
a	Total floor area		
a	Identify # seats indoors _____ outdoors _____ seating in public right of way _____ Total _____		
b	Occupancy load indoors and outdoors per venue _____ Total when applicable _____		

Indicate N/A If Not Applicable

Initials: _____

MIAMI BEACH

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

Address:

File Number:

46	In the Letter of Intent for Planning Board include and respond to all review guidelines in the code as follows: PB		
47	For Conditional Use -Section 118-192 (a)(1)-(7) + (b)(1)-(11)	X	
48	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)		
49	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)	X	
50	CU - Structures over 50,000 SQ.FT. - Section 118-192(b) (1)-(11)	X	
51	CU - Religious Institutions - Section 118-192 (c) (1)-(11)		
52	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions		
Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A			

ITEM #	FINAL SUBMITTAL CHECK LIST:	Required	Provided
53	One (1) signed and sealed 11"X17" unbound collated set of all the required documents , as revised and/or supplemented to address Staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. With a CD of this document 11"X17" as a PDF compatible with Adobe 8.0 or higher at 300 DPI resolution.	X	
54	14 collated copies of all the above documents	X	
55	One (1) CD/DVD with electronic copy of entire final application package	X	

NOTES:

- A. Other information/documentation required for first submittal will be identified during pre-application meeting.
- B. Is the responsibility of the applicant to make sure that the sets, 14 copies and electronic version on CD are consistent.
- C. Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- D. ALL DOCUMENTS ARE TO BE PDF'D ON TO A MASTER DISK, WHICH DISK SHALL BE CONSIDERED THE OFFICIAL FILE COPY TO BE USED AT HEARING. ALL MODIFICATIONS, CORRECTIONS, OR ALTERATIONS MUST BE REFLECTED ON THE MASTER DISK. APPLICANT CERTIFIES COMPLIANCE WITH THE FOREGOING. FAILURE TO COMPLY MAY RESULT IN A REHEARING BEFORE THE APPLICABLE BOARD
- 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, as applicable.


APPLICANT'S OR DESIGNEE'S SIGNATURE

3/11/16
Date