

## MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2<sup>ND</sup> 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: 3681 FLAMINGO DRIVE

MIAMI BEACH FL 33140

LEGAL DESCRIPTION: PLEASE ATTACH LEGAL DESCRIPTION AS "EXHIBIT A" LOT 26, BLOCK 3

FOLIO NUMBER (S) 02-3226-002-0370

FLAMINGO TERRACE SUBDIVISION

PLAT BOOK 10 PAGE 3

MIAMI-DADE COUNTY

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

NAME TODD GLASER  
 ADDRESS 3681 FLAMINGO DRIVE MIAMI BEACH FL 33140  
 BUSINESS PHONE \_\_\_\_\_ CELL PHONE 786-208-2113  
 E-MAIL ADDRESS tmgeng64@aol.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 BUSINESS PHONE \_\_\_\_\_ CELL PHONE \_\_\_\_\_  
 E-MAIL ADDRESS \_\_\_\_\_

2. AUTHORIZED REPRESENTATIVE(S):

☐ ATTORNEY:

NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 BUSINESS PHONE \_\_\_\_\_ CELL PHONE \_\_\_\_\_  
 E-MAIL ADDRESS \_\_\_\_\_

☐ AGENT:

NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 BUSINESS PHONE \_\_\_\_\_ CELL PHONE \_\_\_\_\_  
 E-MAIL ADDRESS \_\_\_\_\_

☐ CONTACT:

NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 BUSINESS PHONE \_\_\_\_\_ CELL PHONE \_\_\_\_\_  
 E-MAIL ADDRESS \_\_\_\_\_

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

☒ ARCHITECT ☐ LANDSCAPE ARCHITECT ☐ ENGINEER ☐ CONTRACTOR ☐ OTHER: \_\_\_\_\_

NAME ROBERT MOEHRING  
 ADDRESS 420 LINCOLN ROAD #506 MIAMI BEACH FL 33139  
 BUSINESS PHONE 305-674-8031 CELL PHONE \_\_\_\_\_  
 E-MAIL ADDRESS robert@domedesignstudio.com

FILE NO. \_\_\_\_\_



## 4. SUMMARY OF APPLICATION - PROVIDE BRIEF SCOPE OF PROJECT:

- CONSTRUCTION OF NEW STAND ALONE GAZEBO WITHIN REAR YARD SETBACK
- CONSTRUCTION OF NEW GARAGE ADDITION TO EXISTING GARAGE
- ENCLOSURE OF EXISTING TERRACES
- INTERIOR RENOVATION OF EXISTING KITCHEN & STAFF QUARTERS

- 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) 2,332 SQ. FT.
- 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE). (1,062 SQ. FT. GAZEBO / 890 SQ. FT. GARAGE / 380 SQ. FT. ENCLOSURES)

## 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: TODD GLASER

FILE NO. \_\_\_\_\_



OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

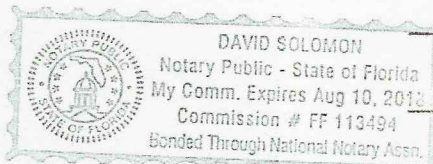
STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_

I, TODD GLASER, 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.

Sworn to and subscribed before me this 2nd day of MAY, 2017. 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

My Commission Expires:



SIGNATURE

NOTARY PUBLIC

PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR  
CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY  
 (Circle one)

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

I, \_\_\_\_\_, being duly sworn, depose and certify as follows: (1) I am the \_\_\_\_\_ (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 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. The foregoing instrument was acknowledged before me by \_\_\_\_\_ of \_\_\_\_\_, 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

PRINT NAME

FILE NO. \_\_\_\_\_

POWER OF ATTORNEY AFFIDAVITSTATE OF  
COUNTY OF

I, TODD GLASER, 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 Robert Moeckel to be my representative before the Board of Adjustment. (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.

PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 9<sup>th</sup> day of JUNE, 2017. The foregoing instrument was acknowledged before me by TODD GLASER OWNER of 3081 FLAMINGO DRIVE 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



Maria Roman  
NOTARY PUBLIC  
Maria Roman  
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.\*

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 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.	<u>ROBERT MOEHNING</u>	<u>470 UNICUN ROAD STE 506</u>	<u>305-674-8031</u>
b.	_____	<u>MIAMI BEACH FL 33139</u>	_____
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

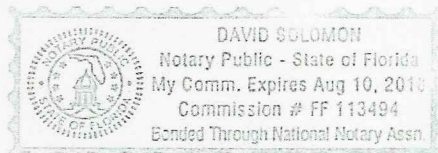
STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, TODD GLASER, 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 2nd day of MAY, 2017. 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



My Commission Expires:

\_\_\_\_\_  
NOTARY PUBLIC

DAVID SOLOMON

PRINT NAME

FILE NO. \_\_\_\_\_

DOMO Architecture + Design

July 17, 2017

Thomas Mooney, Planning Director  
Planning Department  
City of Miami Beach  
1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach, FL 33139

RE: Request for Variance Approvals for the construction of an accessory structure at an existing Single Family Residence located at: 3681 Flamingo Drive, Miami Beach, Florida

Mr. Mooney,

This firm represents Todd Glaser ("Applicant"), the owner of the above referenced property (the "Property"). Please consider this letter the Applicant's Letter of Intent in support of variance approvals by the Board of Adjustments ("BOA") in connection with the construction of a new accessory structure within the rear yard, a new 1-story garage addition to existing garage as well as the enclosure of an existing covered & uncovered terrace.

The Property is a waterfront lot approximately 31,782 square feet in size, located in the RS-2, Single Family Residential Zone. The folio # as per Miami-Dade County records is 02-3226-002-0370. The Property consists of a 6,219 square foot, 2-story residence constructed in 1936, that includes a 2-story addition constructed in 2004. The original 1936 construction also includes a standalone 1-story garage of approximately 1,117 square feet as well as a standalone 1-story guest house of approximately 699 square feet.

Applicant's Proposal. The applicant is proposing to build an open 2-story accessory structure within the rear setback, a 1-story garage addition as well as enclosing an existing covered & uncovered terrace. Due to the existing home's small footprint, the proposed lot coverage of 6,820 square feet (21.5%), will still be well below the maximum lot coverage allowed of 9,535 square feet (30%).

Variance Requests. Due to the layout of the existing structures that provide a large central motor court and a front setback of over 150' for the main residence, the amount of space left in the rear yard is minimal. In addition to this, there is an existing pool that prevents us from constructing the proposed accessory structure outside of the required rear setback, thus our request for a variance to the minimum rear setback. The curvature of the property at the front property line creates a front property line length of 113'-4", but the width of the property is actually a constant 100'. This creates larger minimum side setbacks that along with the location of the existing dock, creates a need for variances to the minimum side setback & the minimum sum of the side setbacks. The proposed accessory structure is the only proposed construction that will require us to get a variance. All other proposed construction meets the criteria set out by the local ordinances as well as state & federal codes.



**3681 Flamingo Drive  
July 17, 2017  
Page 2 of 4**

Accordingly, the Applicant respectfully requests the following variances:

1. Variance of Section 142-1132(a)(2)e, to permit a rear setback of 7'-6" for the proposed accessory structure where 23'-10½" (half of main residence's rear setback) is required.
2. Variance of Section 142-1132(a)(2)e, to permit a side setback of 10'-0" for the proposed accessory structure where 11'-4" is required.
3. Variance of Section 142-1132(a)(2)e, to permit a sum of side setbacks of 23'-0" for the proposed accessory structure where 28'-4" is required.
4. Variance of Section 142-1132(a)(2)b, to permit lot coverage of accessory structure within rear yard to be 11.8% (1,098 sq. ft.), where 10% (932 sq. ft.) of the size of the main residence is the maximum allowed.
5. Variance of Section 142-1132(a)(2)c, to permit the 2-story high area of the accessory structure to be 52.7% (578 sq. ft.) of the total area, where 50% (548 sq. ft.), is the maximum allowed.

Satisfaction of Hardship Criteria. The Applicant's requests satisfy the hardship criteria as follows:

**(1) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;**

The main residence was developed with an extremely generous front setback and as such has a rather small rear yard available to develop an accessory structure. To compound the matter, the existing pool is situated in a way that requires the Applicant to encroach within the rear setback to construct an accessory structure similar to those enjoyed by other residents in the same zoning district. New homes within the same zoning district are being built closer to the front property line to allow for reasonable development of their rear yard. Existing homes within the same zoning district have requested & received similar variances in order to seek relief from the rear yard setback requirements laid out in the City's land development regulations.

The proposed accessory structure is to be centered on the existing dock, thus dictating the location of the accessory structure. In addition, although the property is 100' wide, due to the layout of the existing street, the front property line is curved thus creating a front property line at the 20' setback with a length of 113'-4". The extra 13'-4" in length create larger side setback requirements in comparison to those enjoyed by other residents in the same zoning district. The existing residence was constructed with a very small lot coverage in comparison to the maximum lot coverage allowed today as well as compared to the lot coverage of new homes within the same zoning district. As such, while the lot coverage of the proposed accessory structure is larger than that allowed by the City's land development regulations, due to the existing residence's small lot coverage, it is in no way larger than similar accessory structures enjoyed by other residents in the same zoning district.

**3681 Flamingo Drive**

**July 17, 2017**

**Page 3 of 4**

**(2) The special conditions and circumstances do not result from the action of the applicant;**

The curvature of the street at the front property line, the location of the existing residence & of the existing pool, as well as the relatively small lot coverage & unit size of the existing residence, are not a result of any action taken by the applicant. Nevertheless, the Applicant has acted to minimize the effects of these variances.

**(3) Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district;**

Other properties within this zoning district and abutting Indian Creek Waterway have similar accessory structures within the rear setback. Granting of requested variances would not confer the Applicant any special privilege not already being enjoyed by other residents in the same zoning district & in particular by fellow residents on Flamingo Drive that abut Indian Creek Waterway.

**(4) Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant;**

Literal interpretation of the land development regulations would deprive the Applicant of the ability to develop the Property in a way that allows for enjoyment of the land and in a way that is currently being enjoyed by other properties in the same zoning district. The distance from the existing spa to the required rear setback line is only 4'-3". The distance from the existing pool to the required rear setback line is only 6'-8½". These dimensions are not compatible with a properly functioning accessory structure.

**(5) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;**

In order to design a functional accessory structure that is in keeping with the scale of the existing residence as well as with the scale of similar accessory structures within this zoning district, the requests are the minimum variances necessary to address the hardships presented by existing conditions.



3681 Flamingo Drive  
July 17, 2017  
Page 4 of 4

**(6) The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare;**

The proposed design strives to accommodate the Applicant's needs while not being detrimental or injurious to the area involved or to the public welfare. The accessory structure has been designed in such a manner as to complement the existing architecture of the Property & the neighborhood. The proposed accessory structure will not be detrimental to the existing parking lot to the immediate north nor to the existing residence to the immediate south. The rear of the property abuts a waterway with a high traffic street on the opposite side that serves mid- & high rise structures. As such, there will be no detrimental effects on properties that are across the waterway. In addition the overwhelming majority of the proposed accessory structure is designed to be open, thus minimizing any impact it may have.

**(7) The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.**

The granting of these variance requests are consistent with the City's comprehensive plan & do not in any way reduce the levels of service as set forth in the plan.

Practical Difficulty. The layout of existing pool & structures leave an excessively small area in which to construct an accessory structure, thus presenting practical difficulties that inhibit the Applicant from complying with all the regulations for accessory structures as put forth by the City's land development regulations.

Conclusion. The Applicant's proposed new accessory structure is consistent with the character of the neighborhood, as well as the intent of the City's land development regulations. We strongly believe that approval of this thoughtfully designed accessory structure will be an improvement to the Property as well as to the immediate neighborhood. On behalf of the Applicant, we look forward to your favorable review. Please feel free to contact me at 786-253-1731, if you should have any questions or comments regarding this application to the Board of Adjustments.

Sincerely,



Robert Moehring  
Principal  
Architect, Landscape Architect, LEED AP

cc: Todd Glaser  
Eduardo Navarro



Address: 3861 Flamingo Drive

Date: 05/01/2017

File: BOA

## VARIANCE APPLICATION CHECK LIST

A pre-application meeting must be scheduled with 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 ALL PLANS MUST BE LEGIBLE AND DIMENSIONED.	Required	Provided
1	Plans and documents required below shall be provided by online submittal (thru CAP) no later than the first submittal deadline.	X	X
2	Final information submitted thru CAP shall match final paper submittal.	X	X
3	Completed Board Application form with Affidavits & Disclosures of interests	X	X
4	Check-list provided by staff provided and signed by the applicant or representative.	X	X
5	School Concurrency Application, for projects with a net increase in residential units (no SFH)		
6	Copies of all current or previously active Business Tax Receipts		
7	DERM recommendation/preliminary approval		
8	Mailing Labels - 2 sets and a CD including: Property owner's list and Original certified letter from provider.	X	X
9	Dated and signed letter of intent explaining in detail how the variance request(s) satisfy each variance criteria on Section 118-353 (d) of the City Code.	X	X
10	Application Fee (\$2,500) or \$(7,500 if After the fact) shall be paid after the pre-app meeting before the first submittal deadline.	X	X
11	One original, dated, signed and sealed survey (dated no less than 6 months old at the time of application) including lot area and grade (If no sidewalk exists, provide the elevation of the crown of the road). Include detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recordation data.	X	X
12	Plans shall be in 11"x17" including the following:	X	X
13	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date.	X	X
14	Copy of the original survey (min 11x17)	X	X
15	All Applicable Zoning Information in the Planning Department format	X	X
16	Location Plan-- Colored aerial showing name of streets and project site identified.	X	X
17	Full legal Description of the property if not included in survey (For lengthy legal descriptions, attached as a separate document if necessary)	X	X
18	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X	X
19	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X	X
20	Site Plan (fully dimensioned with setbacks, existing and proposed) Indicate location of the area included in the application if applicable.	X	X
21	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X	X
22	Current, dated color photographs, min 4"x6" of interior space (no Google images)		
23	Current color photographs, dated, Min 4"x 6" of context including adjacent properties and, across the street and with a key directional plan (no Google images)	X	X
24	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture and shelves if applicable.	X	X
25	Demolition Plans (Floor Plans & Elevations with dimensions)		

Indicate N/A If Not Applicable



26	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	X	X
27	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable) . Building height to be measured from flood elevation. Indicate property lines and setbacks.	X	X
28	Proposed Section Drawings	X	X
29	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan		
30	Hardscape Plan, i.e. paving materials, pattern, etc.		
31	Required yards open space calculations and shaded diagrams	X	X
<b>ITEM #</b>	<b>FIRST SUBMITTAL ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE APPLICATION MEETING</b>	<b>Required</b>	<b>Provided</b>
32	Copy of original Building Permit Card, & Microfilm, if available		
33	Copy of previously approved building permits. (Provide Building Permit Number.)		
34	Copy of previous Recorded Final Orders		
35	Floor Plan shall indicate area where alcoholic beverages will be displayed.		
36	Color Renderings (elevations and three dimensional perspective drawings).		
37	Detailed sign(s) with dimensions and elevation drawings showing exact location.		
38	Elevation drawings showing area of building façade for sign calculation (Building ID signs)		
39	Daytime and Nighttime renderings for illuminated signs		
40	Proposed lighting plan, including photometric calculations		
41	Survey showing width of the canal (if applicable), Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.		
42	Proposed plans for a dock, or any marine structure shall have approval stamp from DERM or other applicable regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended.		
43	Technical specifications of the boat lift and/or boat, ship or vessel to be docked or moored.		
44	Business hours of Operations & Restaurant menu if applicable		
45	Provide a complete operational plan for the building, including delivery and trash pickup times, sizes of delivery trucks (length & width), scheduling of various tenants and deliveries, garbage truck (length & width) information, store hours, number of employees. Provide maneuvering plan for loading within the existing/proposed conditions if applicable.		
46	Survey shall include 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		
47	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.		
48	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		
49	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)		
50	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated)		

Indicate N/A If Not Applicable

51	Line of Sight studies		
52	Structural Analysis of existing building including methodology for shoring and bracing		
53	Exploded Axonometric Diagram (showing second floor in relationship to first floor)		
54	Neighborhood Context Study		
55	Traffic Study (Hard copy) with 3 CDs, including calculations for peer review. Send digital version as an attachment via e mail to: Xfalconi@miamibeachfl.gov		
56	Sound Study report (Hard copy) with 1 CD		
57	Set of plans 24"x 36"		
55	<b>Site Plan (Identify streets and alleys)</b>		
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 ____		
56	<b>Floor Plan (dimensioned)</b>		
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 ____		
	<b>In the Letter of Intent for Planning Board include and respond to all review guidelines in the code as follows:</b>		
57	For Conditional Use -Section 118-192 (a)(1)-(7) + (b)(1)-(11)		
58	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)		
59	CU - Mechanical Parking - Section 130-38 (3)(c )(i)(1)-(2) & (4)(a)-(k)		
60	CU - Structures over 50,000 SQ.FT. - Section 118-192(b) (1)-(11)		
61	CU - Religious Institutions - Section 118-192 (c) (1)-(11)		
	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions		
	<b>Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A</b>		
	<b>Other information/documentation required for first submittal (to be identified during pre application meeting).</b>		

ITEM #	FINAL PAPER SUBMITTAL CHECK LIST	Required	Provided
62	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. A CD with proper format of all documents and plans 11"x17" as a PDF compatible with Adobe 8.0 or higher at 300 DPI resolution.	X	X
63	14 collated copies of all the above documents	X	X
64	One (1) CD/DVD with electronic copy of all documents and final application package ( plans, application, letter, etc.) . See details for CD/DVD formatting.	X	X

**NOTES:**

Is the responsibility of the applicant to make sure that the sets, 14 copies and electronic version on CD are consistent.

Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline

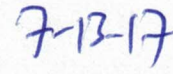


ALL DOCUMENTS ARE TO BE PDF'D ON TO A MASTER DISK, WHICH DISK SHALL BE CONSIDERED THE OFFICIAL FILE COPY TO BE USED AT HEARING. ALL MODIFICATIONS, CORRECTIONS, OR ALTERATIONS MUST BE REFLECTED ON THE MASTER DISK. APPLICANT CERTIFIES COMPLIANCE WITH THE FOREGOING. FAILURE TO COMPLY MAY RESULT IN A REHEARING BEFORE THE APPLICABLE BOARD.



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APPLICANT'S OR DESIGNEE'S SIGNATURE



---

DATE



public notification packages | lists of property owners within a specific radius + radius maps + mailing labels  
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

April 17, 2017

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

**Re: Property Owners List within 375 feet of:**

**SUBJECT:** 3681 Flamingo Drive, Miami Beach, FL 33140

**FOLIO NUMBER:** 02-3226-002-0370

**LEGAL DESCRIPTION:** FLAMINGO TERRACE SUB PB 10-3 LOT 26 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

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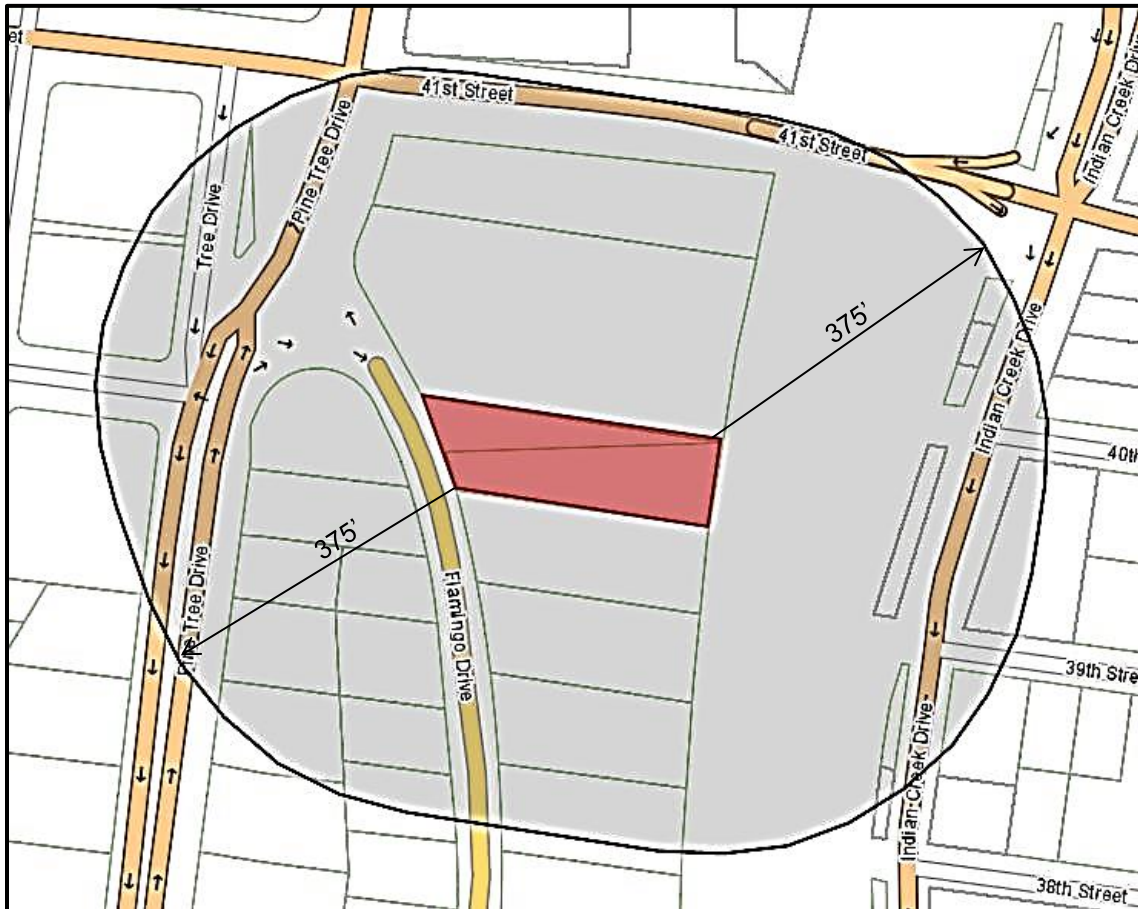
Diana B. Rio

Total number of property owners without repetition: **102, including 1 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.*

zoning public notification packages | lists of property owners within a specific radius + radius maps + mailing labels  
www.rdrmiami.com | diana@rdrmiami.com | 305.498.1614

## 375' RADIUS MAP



**SUBJECT:** 3681 Flamingo Drive, Miami Beach, FL 33140

**FOLIO NUMBER:** 02-3226-002-0370

**LEGAL DESCRIPTION:** FLAMINGO TERRACE SUB PB 10-3 LOT 26 BLK 3



Name	Address	City	State	Zip	Country
CAMPFIELD HOLDING INC	90 PRUE AVE	TORONTO ONTARIO M6B 1R5			CANADA
3901 INDIAN CREEK HOLDING LLC	23 HEYWARD ST 2B	BROOKLYN	NY	11246	USA
ABRAHAM DEUTSCH &W BERTA	3901 INDIAN CREEK DR UNIT 502	MIAMI BEACH	FL	33140-3787	USA
ALEX ANDRUSS JTRS GISELDA MARGARITA ANDRUSS JTRS JONATHAN ANDRUSS JTRS	122 PARK RD NORTH	ROYAL PALM BEACH	FL	33411	USA
ALEX NEUSTADT	116 SEVEN SPRING RD	MONROE	NY	10950	USA
ALL SOULS EPISCOPAL CHURCH	4025 PINE TREE DR	MIAMI BEACH	FL	33140	USA
AM INVESTORS INC	8240 SW 95 ST	MIAMI	FL	33156	USA
ARELY J FLORES SOFIA M MONTOYA	3801 INDIAN CREEK DR #305	MIAMI BEACH	FL	33140-3707	USA
ARLINE J MINTZ	9455 COLLINS AVE #908	SURFSIDE	FL	33154-2673	USA
AVRAHAM GREEN &W LEAH	3630 FLAMINGO DR	MIAMI BEACH	FL	33140-3925	USA
BARRY O CHASE &W IRIS G	4775 COLLINS AVE #601	MIAMI BEACH	FL	33140-3263	USA
BARUCH JACOBS &W ROBIN	3605 FLAMINGO DR	MIAMI BEACH	FL	33140-3924	USA
BELLA NORMATOV	10835-66 ROAD	FOREST HILLS	NY	11375	USA
BERTA KLEIN	5 IDA ROAD	MONSEY	NY	10952	USA
BEULAH RUDNER LE & LIZ STEINMAN LESSEE: BAY POINT OFFICE TOWER	180 ISLAND DR	KEY BISCAYNE	FL	33149-2410	USA
BRIAN SMITH &W FAZIA SMITH	3795 PINETREE DR	MIAMI BEACH	FL	33140-3935	USA
BRUCE INVESTMENTS INC	7800 RED ROAD #127	MIAMI	FL	33143	USA
BYRON J GARCIA	3773 PINETREE DR	MIAMI BEACH	FL	33140-3935	USA
CARLOS ALBERTO DIAZ	517 ALCAZAR AVE	CORAL GABLES	FL	33134	USA
CHAIM & YECHIEL ROTBLAT TRS	1347 - 48 ST #C6	BROOKLYN	NY	11219	USA
CHAIM CAHANE RIVA CAHANE	3606 FLAMINGO DR	MIAMI BEACH	FL	33140	USA
CITY OF MIAMI BEACH CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH PARK CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
COINCO INVESTMENT COMPANY INC	844 SW 1ST ST	MIAMI	FL	33130	USA
CRAIG EDELSTEIN	3633 FLAMINGO DRIVE	MIAMI BEACH	FL	33140	USA
DANI DALFIN &W REIZA TSINMAN	PO BOX 402607	MIAMI BEACH	FL	33140	USA
DAVID FLEISCHMAN &W SARA	3901 INDIAN CREEK DR UNIT 206	MIAMI BEACH	FL	33140-3783	USA
DAVID NEUSTADT TRS DAVID NEUSTADT TRUST MALKA NEUSTADT TRS	39 FRANCIS PLACE	MONSEY	NY	10952	USA
DEUTSCH RLTY ELENA TRU DEUTSCH TRS	854 49 ST	BROOKLYN	NY	11220	USA
ELIAS SULTAN	3901 INDIAN CREEK DR 503	MIAMI BEACH	FL	33140	USA
EST OF SARA WEISS	3901 INDIAN CREEK DR #304	MIAMI BEACH	FL	33140	USA
ESTHER BLAU	3901 INDIAN CREEK DR #203	MIAMI BEACH	FL	33140	USA
EUGENE SANDER TRS ANITA REISMAN TRS ILONA SANDER	580 5 AVE #537	NEW YORK	NY	10036	USA
FNS6 LLC	2600 ISLAND BLVD 2906	AVENTURA	FL	33160	USA
FRANK J BORTUNK &W RENEE	3745 PINETREE DR	MIAMI BEACH	FL	33140-3935	USA
IRENE KLEIN DEVORAH KLEIN	3901 INDIAN CREEK DR UNIT 207	MIAMI BEACH	FL	33140-3784	USA
ISSER ELISHIS &W YONA	3675 FLAMINGO DR	MIAMI BEACH	FL	33140-3924	USA
IVAN ABRANTES	4015 INDIAN CREEK DR #107	MIAMI BEACH	FL	33140-3746	USA
JEFFERSON PLAZA PTNRS LTD	523 MICHIGAN AVE	MIAMI BEACH	FL	33139-6317	USA
JEHOVAH'S WITNESSES CONGREGATION OF SOUTH MIAMI BEACH INC	300 W 40 ST	MIAMI BEACH	FL	33140-3913	USA
JOSE LUIS VAZQUEZ ANA M VAZQUEZ	3901 INDIAN CREEK DR #505	MIAMI BEACH	FL	33140	USA

JUAN GARCIA	4015 INDIAN CREEK DR #202	MIAMI BEACH	FL	33140-3746	USA
JUDY FRIEDMAN LE REM EVA BEILUS & ETAL(JTRS)	3901 INDIAN CREEK DR #204	MIAMI BEACH	FL	33140-3783	USA
JULIO IRBAUCH &W CHANA DANIEL MARCOS & ETAL	4101 INDIAN CREEK DR #402	MIAMI BEACH	FL	33140-3250	USA
L EISGRAV & BARUCH ILLES(TRS) & FEIGE PERLSTEIN (TR)	138 PARKVILLE AVE	BROOKLYN	NY	11230	USA
L RANALLO & K KRAMER ET AL	4015 INDIAN CREEK DR #303	MIAMI BEACH	FL	33140-3748	USA
LEO J LIEBER &W SARAH	1558 - 49 ST	BROOKLYN	NY	11219	USA
LEON LANDAU &W EVA	1701-50 ST	BROOKLYN	NY	11204	USA
LILIANE LIEBERMAN	3901 INDIAN CREEK DRIVE #404	MIAMI BEACH	FL	33140	USA
LORENA PAULINA ALTAMIRANO PABLO COLL	345 W 42 ST #4	MIAMI BEACH	FL	33140	USA
LUIS RODRIGUEZ &W ANGELA	340 WATER ST	LAWRENCE	MA	01841	USA
MAEVA LLC	4015 INDIAN CREEK DR #307	MIAMI BEACH	FL	33170	USA
MALKA BIER & MENDY KOPLOWITZ	31 ALBERT DRIVE	MONSEY	NY	10952	USA
MARGARET KLEIN TRS MARGARET KLEIN LIVING TRUST	1437 56 ST	BROOKLYN	NY	11219	USA
MARION GENUTH (LE) REM GROSS & A GENUTH & LAMPERT	3901 INDIAN CREEK DR UNIT 309	MIAMI BEACH	FL	33140-3785	USA
MARK ZITSER	3000 S OCEAN DR UNIT 912	HOLLYWOOD	FL	33019	USA
MAYER FRIEDMAN TRS RENEE FRIEDMAN	33 ROSS STREET	BROOKLYN	NY	11211	USA
MAYMIA LLC	5838 COLLINS AVE APT 10C	MIAMI BEACH	FL	33140	USA
MAYRATTA PENA	4015 INDIAN CREEK DR UNIT 204	MIAMI BEACH	FL	33140-3746	USA
MICHAEL RANALLO	4015 INDIAN CREEK DR #101	MIAMI BEACH	FL	33140-3739	USA
MID BEACH INVESTMENTS LLC	5284 NW 114 AVE 104	DORAL	FL	33178	USA
MID BEACH INVESTMENTS NO 106 LLC	5284 NW 114 AVE	DORAL	FL	33178	USA
MIKE GENUTH MIRI GENUTH	3901 INDIAN CREEK DR #202	MIAMI BEACH	FL	33140	USA
MIRIAM SOFFER & MARK WEISS HAROLD WEISS & LEAH WEISS	3901 INDIAN CREEK DR #302	MIAMI BEACH	FL	33140-3784	USA
MYRA RAVINET	11414 SW 106 AVE	MIAMI	FL	33176-4077	USA
NELDY R FUENTES & LUIS A FUENTES	610 NE 34 ST	MIAMI	FL	33137-4040	USA
NICOLAS CHAVEZ &W ANA	6034 HUDSON AVE	WEST NEW YORK	NJ	07093	USA
NICOLAS CHAVEZ &W ANA M	4015 INDIAN CREEK DR #308	MIAMI BEACH	FL	33140-3748	USA
NORMAN H WINTER TRS ISAAC MEISELS TR	3901 INDIAN CREEK DR 303	MIAMI BEACH	FL	33140	USA
OCEAN 46 LLC	115 MADEIRA AVENUE 2ND FLOOR	CORAL GABLES	FL	33134	USA
ODED YEOSHOUA	1379 HARBORVIEW E	HOLLYWOOD	FL	33019	USA
ORLANDO QUIALA	3901 INDIAN CREEK DR UNIT 501	MIAMI BEACH	FL	33140-3787	USA
OWG INVESTMENTS LLC	900 BISCAYNE BLVD #2507	MIAMI	FL	33132	USA
PORCELLI ATLANTIC PROP LLC	184 BAY CEDAR CIR	JUPITER	FL	33458	USA
PORCELLI ATLANTIC PROPERTIES	184 BAY CEDAR CIRCLE	JUPITER	FL	33458	USA
PORCELLI ATLANTIC PROPERTIES LLC	184 WEST BAY CEDAR CIRCLE	JUPITER	FL	33458	USA
PORCELLI ATLANTIC PROPERTIES LLC DECO OCEAN INVESTORS LLC	184 W BAY CEDAR CIR	JUPITER	FL	33458	USA
R & D INLET PARCEL LLC	1228 ALTON RD	MIAMI BEACH	FL	33139-3810	USA
RAUL GONZALEZ	20441 NE 30 AVE #9 306	MIAMI	FL	33180	USA
REUVEN WOLF TRS LEWIS WOLF FAMILY TR 2	1346 49 ST	BROOKLYN	NY	11219	USA
REVA STARK	199 LEE AVE #308	BROOKLYN	NY	11211	USA
ROBERT KALISCH TRS RENEE KALISCH TRS	928 46 ST	BROOKLYN	NY	11219	USA
ROBERT RAESSLER &W ANITA	3616 FLAMINGO DR	MIAMI BCH	FL	33140-3925	USA

ROBERTO FUERTES	3801 INDIAN CREEK DR #203	MIAMI BEACH	FL	33140-3707	USA
ROSALBA GUANGA	4015 INDIAN CREEK DR #207	MIAMI BEACH	FL	33140-3747	USA
ROY WEISS FAY WEISS	3650 FLAMINGO DR	MIAMI BEACH	FL	33140	USA
RVA LAFLEURRETTE LLC	82 30 138 ST # 4 L	BRIARWOOD	NY	11435	USA
SAM P ROTH &W ANN R	4015 INDIAN CREEK DR #306	MIAMI BEACH	FL	33140-3748	USA
SAMUEL SALZBERG &W MINDY	1435 53 STREET	BROOKLYN	NY	11219	USA
SHEILA CONCEPCION	4015 INDIAN CREEK DR #208	MIAMI BEACH	FL	33140-3747	USA
SHIMON & MIRIAM SEGELMAN	3725 PINETREE DR	MIAMI BEACH	FL	33140-3935	USA
SILVER TREE INC % WALGREEN CO #3942	PO BOX 1159	DEERFIELD	IL	60015	USA
STEVEN GOTTLIEB CHANA GOTTLIEB	3644 FLAMINGO DR	MIAMI BEACH	FL	33140	USA
SUSANNE K GROSS TRS KAMINER FAMILY IRREVOCABLE TRUST AGNES KISS TRS	3901 INDIAN CREEK DR 408	MIAMI BEACH	FL	33141	USA
TIBOR ROSENBERG TR	80 ROSS STREET #3G	BROOKLYN	NY	11211	USA
TODD GLASER KIM GLASER	3681 FLAMINGO DR	MIAMI BEACH	FL	33140-3924	USA
TOMASA CONCEPCION JTRS HANOI CONCEPCION JTRS	8930 WEST FLAGLER ST #104	MIAMI	FL	33174	USA
TRICEL INTERNATIONAL LLC	800 BRICKELL AVE # 1501	MIAMI	FL	33131	USA
TYLER FIELD	3801 INDIAN CREEK DR 307	MIAMI BEACH	FL	33140	USA
WILSON IZQUIERDO	69 SUNFLOWER ST	REDLANDS	CA	92373	USA
YEHOSHUA WEINER DEBBIE WEINER	70 ROSS ST 3N	BROOKLYN	NY	11249	USA
ZEHAVA GOLDBURD TRS	1772 57 ST	BROOKLYN	NY	11204	USA



CAMPFIELD HOLDING INC  
90 PRUE AVE  
TORONTO ONTARIO M6B 1R5  
CANADA

3901 INDIAN CREEK HOLDING LLC  
23 HEYWARD ST 2B  
BROOKLYN, NY 11246

ABRAHAM DEUTSCH &W BERTA  
3901 INDIAN CREEK DR UNIT 502  
MIAMI BEACH, FL 33140-3787

ALEX ANDRUSS JTRS GISELDA MARGARITA  
ANDRUSS JTRS JONATHAN ANDRUSS JTRS  
122 PARK RD NORTH  
ROYAL PALM BEACH, FL 33411

ALEX NEUSTADT  
116 SEVEN SPRING RD  
MONROE, NY 10950

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

AM INVESTORS INC  
8240 SW 95 ST  
MIAMI, FL 33156

ARELY J FLORES SOFIA M MONTOYA  
3801 INDIAN CREEK DR #305  
MIAMI BEACH, FL 33140-3707

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9455 COLLINS AVE #908  
SURFSIDE, FL 33154-2673

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3630 FLAMINGO DR  
MIAMI BEACH, FL 33140-3925

BARRY O CHASE &W IRIS G  
4775 COLLINS AVE #601  
MIAMI BEACH, FL 33140-3263

BARUCH JACOBS &W ROBIN  
3605 FLAMINGO DR  
MIAMI BEACH, FL 33140-3924

BELLA NORMATOV  
10835-66 ROAD  
FOREST HILLS, NY 11375

BERTA KLEIN  
5 IDA ROAD  
MONSEY, NY 10952

BEULAH RUDNER LE & LIZ STEINMAN  
LESSEE: BAY POINT OFFICE TOWER  
180 ISLAND DR  
KEY BISCAYNE, FL 33149-2410

BRIAN SMITH &W FAZIA SMITH  
3795 PINETREE DR  
MIAMI BEACH, FL 33140-3935

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MIAMI BEACH, FL 33140-3935

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517 ALCAZAR AVE  
CORAL GABLES, FL 33134

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1347 - 48 ST #C6  
BROOKLYN, NY 11219

CHAIM CAHANE RIVA CAHANE  
3606 FLAMINGO DR  
MIAMI BEACH, FL 33140

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

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

COINCO INVESTMENT COMPANY INC  
844 SW 1ST ST  
MIAMI, FL 33130

CRAIG EDELSTEIN  
3633 FLAMINGO DRIVE  
MIAMI BEACH, FL 33140

DANI DALFIN &W REIZA TSINMAN  
PO BOX 402607  
MIAMI BEACH, FL 33140

DAVID FLEISCHMAN &W SARA  
3901 INDIAN CREEK DR UNIT 206  
MIAMI BEACH, FL 33140-3783

DAVID NEUSTADT TRS DAVID NEUSTADT  
TRUST MALKA NEUSTADT TRS  
39 FRANCIS PLACE  
MONSEY, NY 10952

DEUTSCH RLTY ELENA TRU DEUTSCH TRS  
854 49 ST  
BROOKLYN, NY 11220

ELIAS SULTAN  
3901 INDIAN CREEK DR 503  
MIAMI BEACH, FL 33140

EST OF SARA WEISS  
3901 INDIAN CREEK DR #304  
MIAMI BEACH, FL 33140

ESTHER BLAU  
3901 INDIAN CREEK DR #203  
MIAMI BEACH, FL 33140

EUGENE SANDER TRS ANITA REISMAN TRS  
ILONA SANDER  
580 5 AVE #537  
NEW YORK, NY 10036

FNS6 LLC  
2600 ISLAND BLVD 2906  
AVENTURA, FL 33160

FRANK J BORTUNK &W RENEE  
3745 PINETREE DR  
MIAMI BEACH, FL 33140-3935

IRENE KLEIN DEVORAH KLEIN  
3901 INDIAN CREEK DR UNIT 207  
MIAMI BEACH, FL 33140-3784

ISSER ELISHIS &W YONA  
3675 FLAMINGO DR  
MIAMI BEACH, FL 33140-3924

IVAN ABRANTES  
4015 INDIAN CREEK DR #107  
MIAMI BEACH, FL 33140-3746

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

JEHOVAH'S WITNESSES CONGREGATION OF  
SOUTH MIAMI BEACH INC  
300 W 40 ST  
MIAMI BEACH, FL 33140-3913

JOSE LUIS VAZQUEZ ANA M VAZQUEZ  
3901 INDIAN CREEK DR #505  
MIAMI BEACH, FL 33140

JUAN GARCIA  
4015 INDIAN CREEK DR #202  
MIAMI BEACH, FL 33140-3746

JUDY FRIEDMAN LE REM EVA BEILUS &  
ETAL(JTRS)  
3901 INDIAN CREEK DR #204  
MIAMI BEACH, FL 33140-3783

JULIO IRBAUCH &W CHANA DANIEL MARCOS  
& ETAL  
4101 INDIAN CREEK DR #402  
MIAMI BEACH, FL 33140-3250

L EISGRAV & BARUCH ILLES(TRS) & FEIGE  
PERLSTEIN (TR)  
138 PARKVILLE AVE  
BROOKLYN, NY 11230

L RANALLO & K KRAMER ET AL  
4015 INDIAN CREEK DR #303  
MIAMI BEACH, FL 33140-3748

LEO J LIEBER &W SARAH  
1558 - 49 ST  
BROOKLYN, NY 11219

LEON LANDAU &W EVA  
1701-50 ST  
BROOKLYN, NY 11204

LILIANE LIEBERMAN  
3901 INDIAN CREEK DRIVE #404  
MIAMI BEACH, FL 33140

LORENA PAULINA ALTAMIRANO PABLO COLL  
345 W 42 ST #4  
MIAMI BEACH, FL 33140

LUIS RODRIGUEZ &W ANGELA  
340 WATER ST  
LAWRENCE, MA 01841

MAEVA LLC  
4015 INDIAN CREEK DR #307  
MIAMI BEACH, FL 33170

MALKA BIER & MENDY KOPLOWITZ  
31 ALBERT DRIVE  
MONSEY, NY 10952

MARGARET KLEIN TRS MARGARET KLEIN  
LIVING TRUST  
1437 56 ST  
BROOKLYN, NY 11219

MARION GENUTH (LE) REM GROSS & A  
GENUTH & LAMPERT  
3901 INDIAN CREEK DR UNIT 309  
MIAMI BEACH, FL 33140-3785

MARK ZITSER  
3000 S OCEAN DR UNIT 912  
HOLLYWOOD, FL 33019

MAYER FRIEDMAN TRS RENEE FRIEDMAN  
33 ROSS STREET  
BROOKLYN, NY 11211

MAYMIA LLC  
5838 COLLINS AVE APT 10C  
MIAMI BEACH, FL 33140

MAYRATTA PENNA  
4015 INDIAN CREEK DR UNIT 204  
MIAMI BEACH, FL 33140-3746

MICHAEL RANALLO  
4015 INDIAN CREEK DR #101  
MIAMI BEACH, FL 33140-3739

MID BEACH INVESTMENTS LLC  
5284 NW 114 AVE 104  
DORAL, FL 33178

MID BEACH INVESTMENTS NO 106 LLC  
5284 NW 114 AVE  
DORAL, FL 33178

MIKE GENUTH MIRI GENUTH  
3901 INDIAN CREEK DR #202  
MIAMI BEACH, FL 33140

MIRIAM SOFFER & MARK WEISS HAROLD  
WEISS & LEAH WEISS  
3901 INDIAN CREEK DR #302  
MIAMI BEACH, FL 33140-3784

MYRA RAVINET  
11414 SW 106 AVE  
MIAMI, FL 33176-4077

NELDY R FUENTES & LUIS A FUENTES  
610 NE 34 ST  
MIAMI, FL 33137-4040

NICOLAS CHAVEZ &W ANA  
6034 HUDSON AVE  
WEST NEW YORK, NJ 07093

NICOLAS CHAVEZ &W ANA M  
4015 INDIAN CREEK DR #308  
MIAMI BEACH, FL 33140-3748

NORMAN H WINTER TRS ISAAC MEISELS TR  
3901 INDIAN CREEK DR 303  
MIAMI BEACH, FL 33140

OCEAN 46 LLC  
115 MADEIRA AVENUE 2ND FLOOR  
CORAL GABLES, FL 33134

ODED YEOSHOUA  
1379 HARBORVIEW E  
HOLLYWOOD, FL 33019

ORLANDO QUIALA  
3901 INDIAN CREEK DR UNIT 501  
MIAMI BEACH, FL 33140-3787

OWG INVESTMENTS LLC  
900 BISCAYNE BLVD #2507  
MIAMI, FL 33132

PORCELLI ATLANTIC PROP LLC  
184 BAY CEDAR CIR  
JUPITER, FL 33458

PORCELLI ATLANTIC PROPERTIES  
184 BAY CEDAR CIRCLE  
JUPITER, FL 33458

PORCELLI ATLANTIC PROPERTIES LLC  
184 WEST BAY CEDAR CIRCLE  
JUPITER, FL 33458

PORCELLI ATLANTIC PROPERTIES LLC DECO  
OCEAN INVESTORS LLC  
184 W BAY CEDAR CIR  
JUPITER, FL 33458

R & D INLET PARCEL LLC  
1228 ALTON RD  
MIAMI BEACH, FL 33139-3810

RAUL GONZALEZ  
20441 NE 30 AVE #9 306  
MIAMI, FL 33180

REUVEN WOLF TRS LEWIS WOLF FAMILY TR  
2  
1346 49 ST  
BROOKLYN, NY 11219

REVA STARK  
199 LEE AVE #308  
BROOKLYN, NY 11211

ROBERT KALISCH TRS RENEE KALISCH TRS  
928 46 ST  
BROOKLYN, NY 11219

ROBERT RAESSLER &W ANITA  
3616 FLAMINGO DR  
MIAMI BCH, FL 33140-3925

ROBERTO FUERTES  
3801 INDIAN CREEK DR #203  
MIAMI BEACH, FL 33140-3707

ROSALBA GUANGA  
4015 INDIAN CREEK DR #207  
MIAMI BEACH, FL 33140-3747

ROY WEISS FAY WEISS  
3650 FLAMINGO DR  
MIAMI BEACH, FL 33140

RVA LAFLEURRETTE LLC  
82 30 138 ST # 4 L  
BRIARWOOD, NY 11435

SAM P ROTH &W ANN R  
4015 INDIAN CREEK DR #306  
MIAMI BEACH, FL 33140-3748

SAMUEL SALZBERG &W MINDY  
1435 53 STREET  
BROOKLYN, NY 11219

SHEILA CONCEPCION  
4015 INDIAN CREEK DR #208  
MIAMI BEACH, FL 33140-3747



SHIMON & MIRIAM SEGELMAN  
3725 PINETREE DR  
MIAMI BEACH, FL 33140-3935

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

STEVEN GOTTLIEB CHANA GOTTLIEB  
3644 FLAMINGO DR  
MIAMI BEACH, FL 33140

SUSANNE K GROSS TRS KAMINER FAMILY  
IRREVOCABLE TRUST AGNES KISS TRS  
3901 INDIAN CREEK DR 408  
MIAMI BEACH, FL 33141

TIBOR ROSENBERG TR  
80 ROSS STREET #3G  
BROOKLYN, NY 11211

TODD GLASER KIM GLASER  
3681 FLAMINGO DR  
MIAMI BEACH, FL 33140-3924

TOMASA CONCEPCION JTRS HANOI  
CONCEPCION JTRS  
8930 WEST FLAGLER ST #104  
MIAMI, FL 33174

TRICEL INTERNATIONAL LLC  
800 BRICKELL AVE # 1501  
MIAMI, FL 33131

TYLER FIELD  
3801 INDIAN CREEK DR 307  
MIAMI BEACH, FL 33140

WILSON IZQUIERDO  
69 SUNFLOWER ST  
REDLANDS, CA 92373

YEHOSHUA WEINER DEBBIE WEINER  
70 ROSS ST 3N  
BROOKLYN, NY 11249

ZEHAVA GOLDBURD TRS  
1772 57 ST  
BROOKLYN, NY 11204