

MIAMI BEACH

PLANNING DEPARTMENT

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139

File No: _____
Date: _____
MCR No: _____
Amount: _____
Zoning Classification _____
(For Staff Use Only)

STANDARD APPLICATION FORM DEVELOPMENT REVIEW BOARD HEARING

1. The below listed applicant wishes to appear before the following City Development Review Board for a scheduled public hearing: NOTE: This application form must be completed separately for each applicable Board hearing a matter.

- (x) BOARD OF ADJUSTMENT () HISTORIC PRESERVATION BOARD
() DESIGN REVIEW BOARD () PLANNING BOARD
() FLOOD PLAIN MANAGEMENT BOARD

NOTE: Applications to the Board of Adjustment will not be heard until such time as the Design Review Board, Historic Preservation Board and/or the Planning Board have rendered decisions on the subject project.

2. THIS REQUEST IS FOR:

- a. (x) A VARIANCE TO A PROVISION(S) OF THE LAND DEVELOPMENT REGULATIONS (ZONING) OF THE CODE
b. () AN APPEAL FROM AN ADMINISTRATIVE DECISION
c. () DESIGN REVIEW APPROVAL
d. () A CERTIFICATE OF APPROPRIATENESS FOR DESIGN
e. () A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
f. () A CONDITIONAL USE PERMIT
g. () A LOT SPLIT APPROVAL
h. () AN HISTORIC DISTRICT/SITE DESIGNATION
i. () AN AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
j. () AN AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP
k. () TO REHAB, TO ADD TO AND / OR EXPAND A SINGLE FAMILY HOME
l. () OTHER: _____

3. NAME & ADDRESS OF PROPERTY: 3766 Prairie Avenue- Miami Beach, FL 33140

LEGAL DESCRIPTION: MID GOLF SUB 1ST ADDN PB 7-161, LOT 7 BLK 7

LOT SIZE 65.000 X 150

OR 18876-3423 11 1999 1

4. NAME OF APPLICANT Raquel Libman

Note: If applicant is a corporation, partnership, limited partnership or trustee, a separate Disclosure of Interest Form (Pages 6-7) must be completed as part of this application.

3766 Prairie Avenue

ADDRESS OF APPLICANT

Miami Beach

CITY

FL

STATE

33140

ZIP

BUSINESS PHONE # _____ CELL PHONE # _____

E-mail address: _____

5. NAME OF PROPERTY OWNER (IF DIFFERENT FROM #4, OTHERWISE, WRITE "SAME") SAME

If the owner of the property is not the applicant and will not be present at the hearing, the Owner/Power of Attorney Affidavit (Page 4) must be filled out and signed by the property owner. In addition, if the property owner is a corporation, partnership, limited partnership or trustee, a separate Disclosure of Interest Form (Pages 6 - 7) must be completed.

3766 Prairie Avenue Miami Beach FL 33140
ADDRESS OF PROPERTY OWNER CITY STATE ZIP

BUSINESS PHONE # _____ CELL PHONE # _____

E-mail address: _____

6. NAME OF ARCHITECT, LANDSCAPE ARCHITECT, ENGINEER, CONTRACTOR OR OTHER PERSON RESPONSIBLE FOR PROJECT DESIGN

Ser Design Associates, Inc. 1326 15 Street Miami Beach FL 33139
NAME (please circle one of the above) ADDRESS CITY STATE ZIP

BUSINESS PHONE # _____ CELL PHONE # 305-785-0889

E-mail address: serdesigninc@aol.com

7. NAME OF AUTHORIZED REPRESENTATIVE(S), ATTORNEY(S), OR AGENT(S) AND/OR CONTACT PERSON:

a. Warren Ser 1326 15 Street Miami Beach FL 33139
NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE # _____ CELL PHONE # 305-785-0889

E-mail address: serdesigninc@aol.com

b. N/A
NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE # _____ CELL PHONE # _____

E-mail address: _____

c. N/A
NAME ADDRESS CITY STATE ZIP

BUSINESS PHONE # _____ CELL PHONE # _____

E-mail address: _____

NOTE: ALL ARCHITECTS, LANDSCAPE ARCHITECTS, ENGINEERS, CONTRACTORS OR OTHER PERSONS RESPONSIBLE FOR PROJECT DESIGN, AS WELL AS AUTHORIZED REPRESENTATIVE(S), ATTORNEY(S), OR AGENT(S) AND/OR CONTACT PERSONS, WHO ARE REPRESENTING OR APPEARING ON BEHALF OF A THIRD PARTY, UNLESS SOLELY APPEARING AS AN EXPERT WITNESS, ARE REQUIRED TO REGISTER AS A LOBBYIST WITH THE CLERK, PRIOR TO THE SUBMISSION OF AN APPLICATION.

8. SUMMARY OF PROPOSAL:

A variance to reduce the front yard setback by 6" from the minimum required front setback of 20'-0" in order to retain two 3.5" diameter steel columns that were incorrectly installed at 19'-6" from the front property line.

9. IS THERE AN EXISTING BUILDING(S) ON THE SITE? YES (X) NO ()

10. WILL ALL OR ANY PORTION OF THE BUILDING(S) INTERIOR AND/OR EXTERIOR, BE DEMOLISHED? [] YES [X] NO

11. TOTAL FLOOR AREA (FAR) OF NEW BUILDING (if applicable): N/A SQ. FT.

12. TOTAL GROSS FLOOR AREA OF NEW BUILDING (including required parking and all usable floor space) N/A SQ. FT.

13. TOTAL FEE: (to be completed by staff) \$ _____

PLEASE NOTE THE FOLLOWING:

- *Applications for any Board hearing(s) will not be accepted without payment of the required fee. All checks are to be made payable to: "City of Miami Beach."*
- *Public records notice: all documentation, application forms, maps, drawings, photographs, letters and exhibits will become a part of the public record maintained by the City of Miami Beach Planning Department and shall under Florida Statute, be disclosed upon proper request to any person or entity.*
- *In accordance with the requirements of Section 2-482 of the Code of the City of Miami Beach, any individual or group (Lobbyist) that has been, or will be, compensated to either speak in favor or against a project being presented before any of the City's Development Review Boards, shall be fully disclosed prior to the public hearing. All such individuals and/or groups must register with the City Clerk prior to the hearing.*
- *In accordance with Section 118-31 of the Code of the City of Miami Beach, all applicants shall, prior to the public hearing, fully disclose 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 (exclusive of all legal or professional design services). Such disclosure shall:*
 1. *Be in writing.*
 2. *Indicate to whom the consideration has been provided or committed.*
 3. *Generally describe the nature of the consideration.*
 4. *Be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board.*

In the event the applicable development review board determines that the foregoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and 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 Boards reach a decision, a Final Order will be issued stating the Board's decision and any conditions imposed therein. The Final Order must be recorded in the Office of the Recorder of Miami-Dade County; the original shall remain on file with the board clerk/secretary. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded Final Order being tendered along with the construction plans.*

To request this material in accessible format, sign language interpreters, information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceeding, please contact 305-604-2489 (voice) or 305-673-7218 (TTY) five days in advance to initiate your request. TTY users may also call 711 (Florida Relay Service).

PLEASE COMPLETE ONE OR MORE OF THE FOLLOWING THREE AFFIDAVITS, AS APPLICABLE. NOTE: THE PROPERTY OWNER MUST FILL OUT AND SIGN THE "POWER OF ATTORNEY" PORTION IF THEY WILL NOT BE PRESENT AT THE HEARING, OR IS HAVING OTHER PERSONS SPEAK ON THEIR BEHALF.

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF Florida

COUNTY OF Miami-Dade

I, Raquel Libman, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches data and other supplementary matter attached to and made a part of the application are true and correct to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised. 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 and I take the responsibility of removing this notice after the date of hearing.

Raquel Libman
PRINT NAME

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

PRINT NAME

My Commission Expires:

**ALTERNATE OWNER AFFIDAVIT FOR
CORPORATION or PARTNERSHIP**

(Circle one)

STATE OF _____

COUNTY OF _____

I, _____ being duly sworn, depose and say that I am the _____ of _____ and as such, have been authorized by such entity to file this application that all answers to the questions in the application and all sketches, data and other supplementary matter attached to and made a part of the application are true and correct to the best of our knowledge and belief; that the corporation is the owner/tenant of the property described herein and is the subject matter of the proposed hearing. We understand this application must be completed and accurate before a hearing can be advertised. 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 and I take the responsibility of removing this notice after the date of hearing.

PRINT NAME

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:

NOTARY PUBLIC

PRINT NAME

My Commission Expires:

4. COMPENSATED LOBBYIST:

The City of Miami Beach Code sub-section 118-31 requires the disclosure of any individual or group which has been, or will be, compensated to either speak in favor of or against a project being presented before any of the City's Development Review Boards, or not to speak at all. Please list below all persons or entities encompassed by this section.

NAME

ADDRESS

PHONE #

a. _____

b. _____

c. _____

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

* Disclosure shall not be required of any entity, the equity interest 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 and where no one person or entity holds more than a total of 5% of the ownership interests in the limited partnership or other entity.

APPLICANT HEREBY ACKNOWLEDGES THAT ANY APPROVAL GRANTED BY THE BOARD SO APPLIED TO, SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND THAT THE PROJECT MUST ALSO COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE LAW.

APPLICANT AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

I, Raquel Libman, (list name of corporation and office designation as applicable) being first duly sworn, depose and say that I am the applicant, or the representative of the applicant, for the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches, data and other supplementary matter attached to and made a part of the application and the disclosure information listed on this application is a full disclosure of all parties of interest in this application are true and correct to the best of my knowledge and belief.

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

PRINT NAME

My Commission Expires:

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF Florida

COUNTY OF Miami-Dade

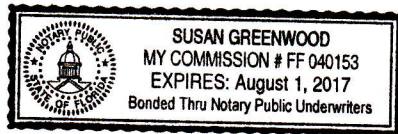
I, Raquel Libman, being first duly sworn, depose and say that I am the owner of the property described and which is the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches data and other supplementary matter attached to and made a part of the application are true and correct to the best of my knowledge and belief. I understand this application must be completed and accurate before a hearing can be advertised. 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 and I take the responsibility of removing this notice after the date of hearing.

Raquel Libman
PRINT NAME

[Signature]
SIGNATURE

Sworn to and subscribed before me this 29th day of January, 2016. The foregoing instrument was acknowledged before me by Raquel Libman, 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
Susan Greenwood
PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION or PARTNERSHIP

(Circle one)

STATE OF _____

COUNTY OF _____

I, _____ being duly sworn, depose and say that I am the _____ of _____ and as such, have been authorized by such entity to file this application that all answers to the questions in the application and all sketches, data and other supplementary matter attached to and made a part of the application are true and correct to the best of our knowledge and belief; that the corporation is the owner/tenant of the property described herein and is the subject matter of the proposed hearing. We understand this application must be completed and accurate before a hearing can be advertised. 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 and I take the responsibility of removing this notice after the date of hearing.

PRINT NAME

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:

NOTARY PUBLIC

PRINT NAME

My Commission Expires:

4. COMPENSATED LOBBYIST:

The City of Miami Beach Code sub-section 118-31 requires the disclosure of any individual or group which has been, or will be, compensated to either speak in favor of or against a project being presented before any of the City's Development Review Boards, or not to speak at all. Please list below all persons or entities encompassed by this section.

NAME	ADDRESS	PHONE #
a. _____		
b. _____		
c. _____		

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

* Disclosure shall not be required of any entity, the equity interest 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 and where no one person or entity holds more than a total of 5% of the ownership interests in the limited partnership or other entity.

APPLICANT HEREBY ACKNOWLEDGES THAT ANY APPROVAL GRANTED BY THE BOARD SO APPLIED TO, SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND THAT THE PROJECT MUST ALSO COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE LAW.

APPLICANT AFFIDAVIT

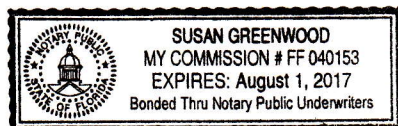
STATE OF Florida
COUNTY OF Miami-Dade

I, Raquel Libman, (list name of corporation and office designation as applicable) being first duly sworn, depose and say that I am the applicant, or the representative of the applicant, for the subject matter of the proposed hearing; that all the answers to the questions in this application and all sketches, data and other supplementary matter attached to and made a part of the application and the disclosure information listed on this application is a full disclosure of all parties of interest in this application are true and correct to the best of my knowledge and belief.



SIGNATURE

Sworn to and subscribed before me this 1st day of February, 2016. The foregoing instrument was acknowledged before me by Raquel Libman, 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
Susan Greenwood
PRINT NAME

Warren Ser
Ser Design Associates, Inc.
AA26000607
1326 Fifteenth Street, Suite 4
Miami Beach, Florida 33139

Telephone 305-785-0889

e-mail serdesigninc@aol.com

February 16, 2016

Board of Adjustment
City of Miami Beach
1700 Convention Center Drive
Miami Beach, Florida 33139

Re: Variance Application for Single-Family Residence at 3766 Prairie Avenue

Dear Members of the Board of Adjustment,

This architecture firm represents Ms. Raquel Libman (the "Applicant"), the owner of the above-referenced property. Please consider this letter the Applicant's letter of intent in support of a variance request to correct her general contractor's error in the placement of two slender steel pipe columns, encroaching 6" into the 20 foot required front yard property setback.

The property is 9,750 square feet in size and is zoned RS-4. It is identified by Miami-Dade County as Folio No. 02-3227-016-0530. The 1,989 square foot single story residence was originally built in 1934, with a number of permitted additions during the years prior to the Applicant's purchase of the property in 1999. This has been the Applicant's home, along with her husband and three children, since she purchased the property.

This firm prepared the construction documents for the Applicant for the design of a new entry vestibule, a covered entry porch, and new front windows and entry door. The concrete and structural steel framed project submittal was approved and permitted by the City of Miami Beach Building Department in March, 2015 (Permit No. B1405868). The project and all construction were completed by the General Contractor, Verdant Planet Construction, in September, 2015. All inspections were approved up until the final Zoning inspection, when it was discovered that the general contractor had mistakenly installed the two 3.5" diameter steel columns, encroaching 6" into the 20 foot required front yard setback. The permit documents clearly require the columns to be set back 20 feet from the front property line.

As a result of the situation, the Applicant terminated the general contractor's role in the work permit and accepted their responsibilities as the new Owner/Builder with the intention of relocating the two non-conforming columns to their correct locations.

However, it was eventually learned that the relocation of the two encroaching steel columns would require the demolition of the new foundation, the structural steel framed roof structure, and all associated finish materials. We believe that the removal and replacement of the new foundation and structural steel framed roof structure will cause irreparable damage to the adjacent 1934 era masonry structure, to which they are connected and attached. As a result of this hardship, created through no fault of the Applicant, the Applicant seeks the Board's approval for a variance to allow the two steel columns to remain in place, 6" within the required 20 foot front yard setback.

In order to authorize any variance from the terms of the land development regulations, as per Section 118-353 (d) of the City Code, we hereby request that the Board of Adjustment consider our request to allow the two existing steel columns to remain in place and shall find that:

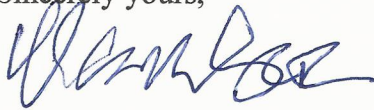
- (1) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;
- (2) The special conditions and circumstances do not result from the action of the applicant;
- (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;
- (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;
- (5) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
- (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; and
- (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 planning and zoning director may require applicants to submit documentation to support this requirement prior to the scheduling of a public hearing or any time prior to the board voting on the applicant's request.

Page 3
Board of Adjustment Variance Application
February 16, 2016

We believe that the approval of this modest request will have no detrimental effect on any neighbors, and is compatible with the prevailing character of the existing single-family neighborhood.

We look forward to your favorable review.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Warren Ser", written over the closing "Sincerely yours,".

Warren Ser
Ser Design Associates, Inc.



Florida Real Estate Decisions, Inc.



February 2, 2016

City of Miami Beach
Planning and Zoning Department
1700 Commercial Center Drive
Miami Beach, Florida 33139

16375 N.E. 18th Avenue
Suite 300
Miami, FL 33162
(305) 757-6884

1500 West Cypress Creek Rd.
Suite 409
Ft. Lauderdale, FL 33309
(954) 761-9003

12230 Forest Hill Blvd.
Suite 110-SS
Wellington, FL 33414
(561) 798-4423

WWW.FREDIFL.COM

Re: Property Owners List
Within 375 feet of:

MID GOLF SUB 1ST ADDN PB 7-161
LOT 7 BLK 7
3766 PRAIRIE AVE

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 of the subject property listed above.* This reflects the most current records on file in the Miami-Dade County Tax Assessor's office.

Sincerely,

Maureen E. Hudson

Maureen E. Hudson

MEH/ms

cc: Ms. Francesca Rodrigues
SER DESIGN ASSOCIATES, INC.
AA26000607
1326 15th Street, Ste #4
Miami Beach, Florida 33139

Number of Labels: 48

*Duplicates removed.



0232220040010
744 41 ST W
41ST STREET BLK PB 40-47
LOTS 1 TO 4 INC
LOT SIZE 136.600 X 90

MELVYN B FRUMKES (TR)
EDITH D LUNDY
3 GROVE ISLE DR APT 1106
MIAMI, FL 33133-4114

0232220040020
726 ARTHUR GODFREY RD
41ST STREET BLK PB 40-47
LOT 5
LOT SIZE 25.000 X 90

726 MIAMI BEACH LLC
C/O SAX WILLINGER & GOLD
5801 NW 151ST ST STE 307
HIALEAH, FL 33014-2476

0232220040030
700 ARTHUR GODFREY RD
41ST STREET BLK PB 40-47
LOTS 6 THRU 10 & E30FT OF LOT 11 & ALLEY
LYG IN BTWN CLOSED PER R-11675
LOT SIZE 26169 SQ FT

CVS 2893 MIAMI LLC
C/O CVS PHARMACY INC #2893 01
1 CVS DR
WOONSOCKET, RI 02895-6146

0232220040080
700 41 ST
41ST STREET BLK PB 40-47
PORT LOTS 11 & 12 - BEG SW COR LOT 12
E71.62FT N53.62FT TO PC NWLY ARC DIST
39.24FT W46.73FT TO NW COR LOT 12 S78.58FT
TO POB & LOT 12-A
LOT SIZE IRREGULAR

CVS 2893 MIAMI LLC
C/O CVS PHARMACY INC #2893 01
1 CVS DR
WOONSOCKET, RI 02895-6146

0232270160470
3700 PRAIRIE AVE
MID GOLF SUB 1ST ADDN PB 7-161
LOT 1 BLK 7
LOT SIZE 65.000 X 150

ROBERT SWEDROE &W RITA
3700 PRAIRIE AVE
MIAMI BEACH, FL 33140-3430

0232270160480
3716 PRAIRIE AVE
MID GOLF SUB 1ST ADDN PB 7-161
LOT 2 BLK 7
LOT SIZE 65.000 X 150

ERIK G B JOHANSSON &W DORIS M
3716 PRAIRIE AVE
MIAMI BEACH, FL 33140-3430

0232270160490
3726 PRAIRIE AVE
MID GOLF SUB 1ST ADDN PB 7-161
LOT 3 BLK 7
LOT SIZE 60.000 X 150

3726 PRAIRIE AVE LLC
3681 FLAMINGO DR
MIAMI BEACH, FL 33140-3924

0232270160500
3736 PRAIRIE AVE
MID GOLF SUB 1ST ADDN PB 7-161
LOT 4 BLK 7
LOT SIZE 65.000 X 150

JOOST SAJET
3736 PRAIRIE AVE
MIAMI BEACH, FL 33140-3430

0232270160510
3748 PRAIRIE AVE
MID GOLF SUB 1ST ADDN PB 7-161
LOT 5 BLK 7
LOT SIZE 65.000 X 150

ALBERT BENALLOUN
SINDY BENALLOUN
3748 PRAIRIE AVE
MIAMI BEACH, FL 33140-3430

0232270160520
3758 PRAIRIE AVE
MID GOLF SUB 1ST ADDN PB 7-161
LOT 6 BLK 7
LOT SIZE 65.000 X 150

MONICA J MELAMID
3758 PRAIRIE AVE
MIAMI BEACH, FL 33140-3430

0232270160530
3766 PRAIRIE AVE
MID GOLF SUB 1ST ADDN PB 7-161
LOT 7 BLK 7
LOT SIZE 65.000 X 150

RAQUEL LIBMAN
3766 PRAIRIE AVE
MIAMI BEACH, FL 33140-3430

0232270160540
3776 PRAIRIE AVE
MID GOLF SUB 1ST ADDN PB 7-161
BEG SE COR LT 8 N65FTW TO PT 60.13FTN OF
SW COR SD LT S TO SW COR E TO POB BLK 7
LOT SIZE 62.570 X 150

BETH ISRAEL CONGREGATION
770 W 40TH ST
MIAMI BEACH, FL 33140-3412

0232270160550
3790 PRAIRIE AVE
22 27 53 42 MID GOLF SUB 1ST ADDN PB 7-161
BEG 65FTNLY OF SE COR LT 8 N TO NE COR W
TO NW COR S59.97FTE TO POB BK 7
LOT SIZE 64.410 X 151

BETH ISRAEL CONGREGATION
770 W 40TH ST
MIAMI BEACH, FL 33140-3412

0232270160560
3785 CHASE AVE
MID GOLF SUB 1ST ADDN PB 7-161
LOT 9 BLK 7
LOT SIZE 112.000 X 125

BETH ISRAEL CONGREGATION
770 W 40TH ST
MIAMI BEACH, FL 33140-3412

0232270160570
3767 CHASE AVE
MID GOLF SUB 1ST ADDN PB 7-161
LOT 10 BLK 7
LOT SIZE 65.000 X 125

NAHUM YAACOV GROSS TR
3767 CHASE AVE
MIAMI BEACH, FL 33140-3419

0232270160580
3757 CHASE AVE
MID GOLF SUB 1ST ADDN PB 7-161
LOT 11 BLK 7
LOT SIZE 65.000 X 125

AARON REALTY CORP
33 NE 1ST ST
MIAMI, FL 33132-2401

0232270160590
3747 CHASE AVE
MID GOLF SUB 1ST ADDN PB 7-161
LOT 12 BLK 7
LOT SIZE 65.000 X 127

KENNEDY FAMILY REV TRS
WILLIAM J KENNEDY TRS
MARIE J KENNEDY TRS
3747 CHASE AVE
MIAMI BEACH, FL 33140-3419

0232270160600
3737 CHASE AVE
MID GOLF SUB 1ST ADDN PB 7-161
LOT 13 BLK 7
LOT SIZE 65.000 X 128

STEVEN A SCHYLANDER
LAUREN RONAT
3737 CHASE AVE
MIAMI BEACH, FL 33140-3419

0232270160610
3717 CHASE AVE
22-27 53 42 MID GOLF SUB 1ST ADDN PB 7-161
LOT 14 BLK 7
LOT SIZE 65.250 X 139

HANAN RUBINOV &W SOPHIA RUBINOV
3717 CHASE AVE
MIAMI BEACH, FL 33140-3419

0232270160620
3711 CHASE AVE
22-27 53 42 MID GOLF SUB 1ST ADDN PB 7-161
LOT 15 LESS S15FT BLK 7
LOT SIZE 50.350 X 145

PHILIP S WEISS
ILANA MONTROSE
3711 CHASE AVE
MIAMI BEACH, FL 33140-3419

0232270160621
3701 CHASE AVE
22-27 53 42 MID GOLF SUB 1ST ADDN PB 7-161
LOT 16 & S15FT LOT 15 BLK 7
LOT SIZE 80.350 X 154

MIRTHA C ECHARTÉ KAUDERER
&H MALLORY KAUDERER
3701 CHASE AVE
MIAMI BEACH, FL 33140-3419

0232270160730
3720 CHASE AVE
MID GOLF SUB 1ST ADDN PB 7-161
LOT 11 BLK 8
LOT SIZE 89.000 X 193

NORMAN T DITCHEK &W ARLENE C
3720 CHASE AVE
MIAMI BEACH, FL 33140-3420

0232270160740
3734 CHASE AVE
MID GOLF SUB 1ST ADDN PB 7-161
LOT 12 BLK 8
LOT SIZE 89.000 X 201

TUBIA AIZENBERG
STEPHANIE AIZENBERG
3734 CHASE AVE
MIAMI BEACH, FL 33140-3420

0232270160750
3746 CHASE AVE
MID GOLF SUB 1ST ADDN PB 7-161
LOT 13 BLK 8
LOT SIZE 87.890 X 200

THE ALLAN & MILDRED BERK
FAMILY LIMITED PARTNERSHIP
8905 SW 61ST CT
MIAMI, FL 33156-1944

0232270160760
3760 CHASE AVE
MID GOLF SUB 1ST ADDN PB 7-161
LOT 14 BLK 8
LOT SIZE 69.150 X 200

ALIK HAIMOV &W ZIPPORA
3760 CHASE AVE
MIAMI BEACH, FL 33140-3420

0232270160770
3770 CHASE AVE
MID GOLF SUB 1ST ADDN PB 7-161
LOT 15 BLK 8
LOT SIZE 69.150 X 200

ALBERT ELBAZ TRS
ALBERT ELBAZ
1754 BAY RD
MIAMI BEACH, FL 33139-1414

0232270160780
3782 CHASE AVE
MID GOLF SUB 1ST ADDN PB 7-161
LOT 16 BLK 8
LOT SIZE 69.150 X 200

WILLIAM E WAX
261 NE 1ST ST STE 600
MIAMI, FL 33132-2515

0232270160790
4000 CHASE AVE
MID GOLF SUB 1ST ADDN PB 7-161
LOT 17 BLK 8
LOT SIZE 69.150 X 200

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

0232270160800
MID GOLF SUB 1ST ADDN PB 7-161
LOT 18 BLK 8
LOT SIZE 69.150 X 200

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

0232270160810
MID GOLF SUB 1ST ADDN PB 7-161
S20FT OF N120FT OF LOT 19 LYING W
OF CHASE AVE BLK 8
LOT SIZE 20.000 X 200

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

0232270160820
770 41 ST W
MID GOLF SUB 1ST ADDN 22-27 53 42 PB 7-161
N100FT OF LOT 19
LYING W OF CHASE AVE BLK 8
LOT SIZE 215.380 X 100

245 EAST EIGHTH LLC
10800 BISCAYNE BLVD STE 600
MIAMI, FL 33161-7499

0232270160830
4016 CHASE AVE
MID GOLF SUB 1ST ADDN PB 7-161
S68.8FT M/L OF LOT 19
LYING W OF CHASE AVE BLK 8
LOT SIZE 68.800 X 200

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

0232270170920
3714 ROYAL PALM AVE
ORCHARD SUB 2 & 3 PB 8-116
LOT 2 & N7FT LOT 1 BLK 52
LOT SIZE 57.000 X 150

IGNACIO E ARMENGOL &W MYRNA
3714 ROYAL PALM AVE
MIAMI BEACH, FL 33140-3942

0232270170930
3722 ROYAL PALM AVE
ORCHARD SUB 2 & 3 PB 8-116
LOT 3 BLK 52
LOT SIZE 50.000 X 150

FRED JOEL STANDEFER JR JTRS
PAMELA T STANDEFER JTRS
PO BOX 150
PIKEVILLE, TN 37367-0150

0232270170940
3730 ROYAL PALM AVE
ORCHARD SUB 2 & 3 PB 8-116
LOT 4 BLK 52
LOT SIZE 50.000 X 150

CHARLES OHANA &W JENNIFER
3730 ROYAL PALM AVE
MIAMI BEACH, FL 33140-3942

0232270170950
3736 ROYAL PALM AVE
ORCHARD SUB 2 & 3 PB 8-116
LOT 5 BLK 52
LOT SIZE 50.000 X 150

ELEANOR TOWNSEND LE
REM MARSHALL TOWNSEND JTRS
REM MARK TOWNSEND JTRS
3736 ROYAL PALM AVE
MIAMI BEACH, FL 33140-3942

0232270170960
3746 ROYAL PALM AVE
ORCHARD SUB 2 & 3 PB 8-116
LOT 6 BLK 52
LOT SIZE 50.000 X 150

ALEXANDER NIEMEYER
&W CHRISTINE NIEMEYER
3746 ROYAL PALM AVE
MIAMI BEACH, FL 33140-3942

0232270170970
3750 ROYAL PALM AVE
ORCHARD SUB 2 & 3 PB 8-116
LOT 7 BLK 52
LOT SIZE 50.000 X 150

GABOR ROSNER
SUSAN ROSNER
3750 ROYAL PALM AVE
MIAMI BEACH, FL 33140-3942

0232270170980
3760 ROYAL PALM AVE
ORCHARD SUB 2 & 3 PB 8-116
LOT 8 BLK 52
LOT SIZE 50.000 X 150

AVIGDOR FARIN &W RACHEL G
3760 ROYAL PALM AVE
MIAMI BEACH, FL 33140-3942

0232270170990
3770 ROYAL PALM AVE
ORCHARD SUB 2 & 3 PB 8-116
LOT 9 BLK 52
LOT SIZE 50.000 X 150

MENDEL BREUER &W ELLA
2 DINEV CT
MONROE, NY 10950-6326

0232270171000
3780 ROYAL PALM AVE
ORCHARD SUB 2 & 3 PB 8-116
LOT 10 BLK 52
LOT SIZE 50.000 X 150

MARY DAVIS
MARCELO DAVIS
3780 ROYAL PALM AVE
MIAMI BEACH, FL 33140-3942

0232270171010
3790 ROYAL PALM AVE
ORCHARD SUB 2 & 3 PB 8-116
LOT 11 BLK 52
LOT SIZE 72.000 X 150

JAKLIN SHAKIB KERI
ALBERT F KERI
2398 BERWICK BLVD
COLUMBUS, OH 43209-2806

0232270171020
530 40 ST W
ORCHARD SUB 2 & 3 PB 8-116
E86 1/2FT OF LOT 12 BLK 52
LOT SIZE 69.440 X 87

BAMINAS RE LLC
2846 ROYAL PALM AVE
MIAMI BEACH, FL 33140-4323

0232270171021
3787 PRAIRIE AVE
ORCHARD SUB 2 & 3 PB 8-116
W101.8FT OF LOT 12 BLK 52
LOT SIZE 69.400 X 102

PERLA B LEON & LAZARO DOMFROCHT
3787 PRAIRIE AVE
MIAMI BEACH, FL 33140-3436

0232270171030
3777 PRAIRIE AVE
ORCHARD SUB 2 & 3 PB 8-116
LOT 13 BLK 52
LOT SIZE 65.000 X 188

EVA JACOBSON
3777 PRAIRIE AVE
MIAMI BEACH, FL 33140-3436

0232270171040
3765 PRAIRIE AVE
ORCHARD SUB 2 & 3 PB 8-116
LOT 14 BLK 52
LOT SIZE 65.000 X 188

ABOKHAY PINKHASOV
ANNA PINKHASOV
3765 PRAIRIE AVE
MIAMI BEACH, FL 33140-3436

0232270171050
3757 PRAIRIE AVE
ORCHARD SUB 2 & 3 PB 8-116
LOT 15 BLK 52
LOT SIZE 65.000 X 188

SAUL DAHAN
SARA FURMAN
3757 PRAIRIE AVE
MIAMI BEACH, FL 33140-3436

0232270171060
3747 PRAIRIE AVE
ORCHARD SUB 2 & 3 PB 8-116
LOT 16 BLK 52
LOT SIZE 65.000 X 188

ALBERT BENALLOUN
SINDY BENALLOUN
3747 PRAIRIE AVE
MIAMI BEACH, FL 33140-3436

0232270171070
3737 PRAIRIE AVE
ORCHARD SUB 2 & 3 PB 8-116
LOT 17 BLK 52
LOT SIZE 65.000 X 188

RUBENKHAY PINKHASOV
3737 PRAIRIE AVE
MIAMI BEACH, FL 33140-3436

0232270171080
3725 PRAIRIE AVE
22-27 53 42 ORCHARD SUB 2 & 3 PB 8-116
LOT 18 BLK 52
LOT SIZE 65.000 X 188

IRA K TEICHER &W ELANA J TEICHER
3725 PRAIRIE AVE
MIAMI BEACH, FL 33140-3436

0232270171090
525 37 ST W
22-27 53 42 ORCHARD SUB 2 & 3 PB 8-116
E75FT LOTS 19 & 20 BLK 52
LOT SIZE 75.000 X 134

MARGARITA PODRIZKI
525 W 37TH ST
MIAMI BEACH, FL 33140-3953

0232270171100
3711 PRAIRIE AVE
ORCHARD SUB 2 & 3 PB 8-116
LOT 19 LESS E75FT BLK 52
LOT SIZE 65.000 X 113

BETH ISRAEL CONGREGATION
770 W 40TH ST
MIAMI BEACH, FL 33140-3412

0232270171101
545 37 ST W
ORCHARD SUB 2 & 3 PB 8-116
LOT 20 LESS E75FT BLK 52
LOT SIZE 69.400 X 113

DAVID HOLZER &W RONA
545 W 37TH ST
MIAMI BEACH, FL 33140-3953

0232270171290
4000 ROYAL PALM AVE
ORCHARD SUB 2 & 3 PB 8-116
LOT 1 & 2 BLK 55
LOT SIZE 100.000 X 138

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

0232270171340
530 41 ST W
ORCHARD SUB 2 & 3 PB 8-116
LOT 7 LESS S10FT TO CITY BLK 55
LOT SIZE 50.000 X 102

530 AGR LLC
301 W 41ST ST STE 406
MIAMI BEACH, FL 33140-3647

0232270171350
540 41 ST W
ORCHARD SUB 2 & 3 PB 8-116
LOT 8 LESS S10FT TO CITY BLK 55
LOT SIZE 50.000 X 96

540 RETAIL LLC
540 RETAIL II LLC
17090 NW 3RD AVE
MIAMI, FL 33169-5905

0232270171360
546 41 ST W
ORCHARD SUB 2 & 3 PB 8-116
LOT 9 BLK 55
LOT SIZE 50.150 X 100.95

SEYMOUR RUBIN TR
5350 W HILLSBORO BLVD STE B104
COCONUT CREEK, FL 33073-4396

0232270171370
4011 PRAIRIE AVE
ORCHARD SUB 2 & 3 PB 8-116
LOT 10 BLK 55
LOT SIZE 50.000 X 150

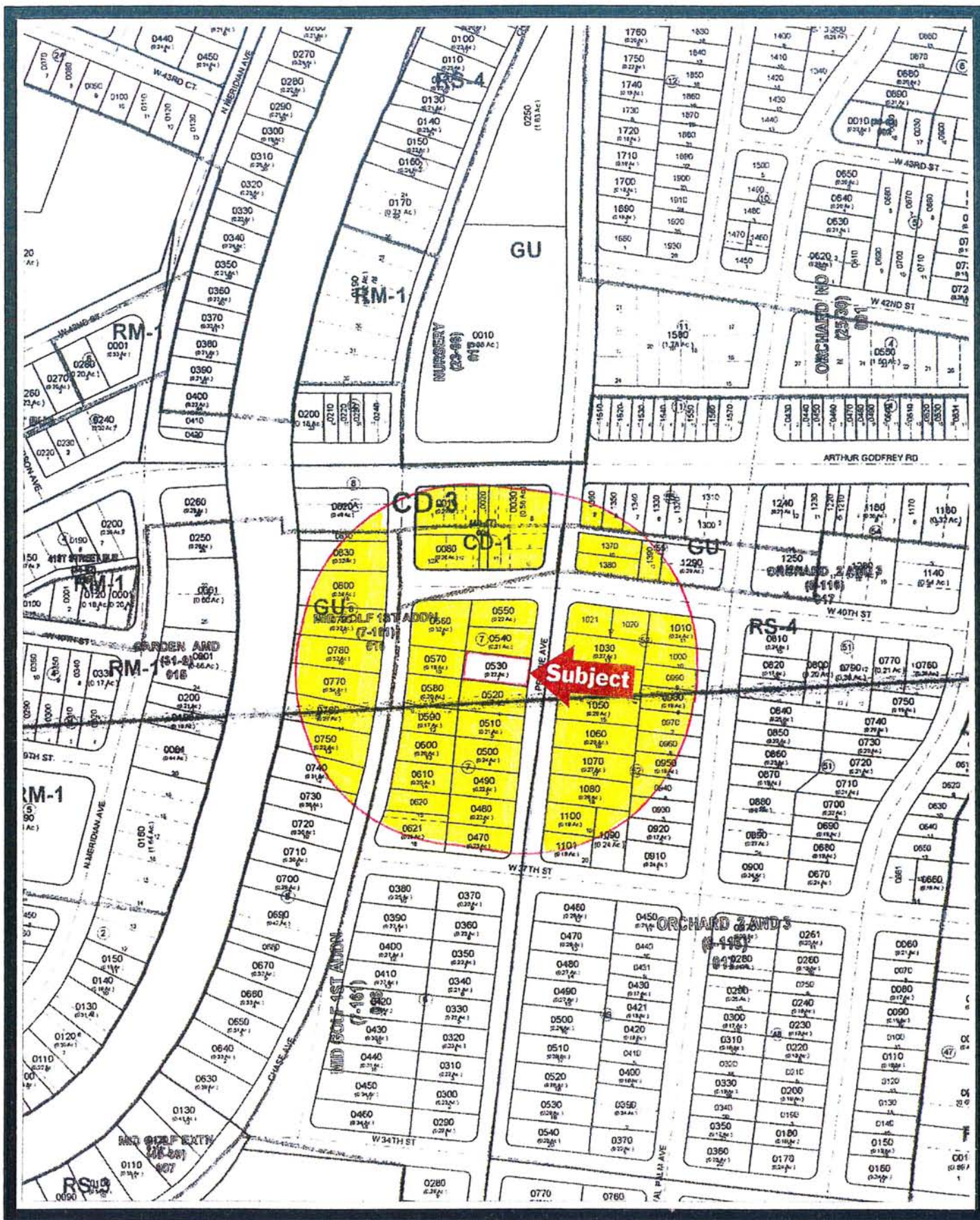
CITY OF MIAMI BEACH
1700 CONVENTION CENTER DR
MIAMI BEACH, FL 33139-1819

0232270171380
4001 PRAIRIE AVE
22-27 53 42 ORCHARD SUB 2 & 3 PB 8-116
LOT 11 BLK 55
LOT SIZE 50.000 X 150

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

0232270171390
525 40 ST W
ORCHARD SUB 2 & 3 PB 8-116
LOT 12 BLK 55
LOT SIZE 50.000 X 100

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



245 EAST EIGHTH LLC
10800 BISCAYNE BLVD STE 600
MIAMI, FL 33161-7499

3726 PRAIRIE AVE LLC
3681 FLAMINGO DR
MIAMI BEACH, FL 33140-3924

530 AGR LLC
301 W 41ST ST STE 406
MIAMI BEACH, FL 33140-3647

540 RETAIL LLC
540 RETAIL II LLC
17090 NW 3RD AVE
MIAMI, FL 33169-5905

726 MIAMI BEACH LLC
C/O SAX WILLINGER & GOLD
5801 NW 151ST ST STE 307
HIALEAH, FL 33014-2476

AARON REALTY CORP
33 NE 1ST ST
MIAMI, FL 33132-2401

ABOKHAY PINKHASOV
ANNA PINKHASOV
3765 PRAIRIE AVE
MIAMI BEACH, FL 33140-3436

ALBERT BENALLOUN
SINDY BENALLOUN
3748 PRAIRIE AVE
MIAMI BEACH, FL 33140-3430

ALBERT ELBAZ TRS
ALBERT ELBAZ
1754 BAY RD
MIAMI BEACH, FL 33139-1414

ALEXANDER NIEMEYER
&W CHRISTINE NIEMEYER
3746 ROYAL PALM AVE
MIAMI BEACH, FL 33140-3942

ALIK HAIMOV &W ZIPPORA
3760 CHASE AVE
MIAMI BEACH, FL 33140-3420

AVIGDOR FARIN &W RACHEL G
3760 ROYAL PALM AVE
MIAMI BEACH, FL 33140-3942

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MIAMI BEACH, FL 33140-4323

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3730 ROYAL PALM AVE
MIAMI BEACH, FL 33140-3942

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

CVS 2893 MIAMI LLC
C/O CVS PHARMACY INC #2893 01
1 CVS DR
WOONSOCKET, RI 02895-6146

DAVID HOLZER &W RONA
545 W 37TH ST
MIAMI BEACH, FL 33140-3953

ELEANOR TOWNSEND LE
REM MARSHALL TOWNSEND JTRS
REM MARK TOWNSEND JTRS
3736 ROYAL PALM AVE
MIAMI BEACH, FL 33140-3942

ERIK G B JOHANSSON &W DORIS M
3716 PRAIRIE AVE
MIAMI BEACH, FL 33140-3430

EVA JACOBSON
3777 PRAIRIE AVE
MIAMI BEACH, FL 33140-3436

FRED JOEL STANDEFER JR JTRS
PAMELA T STANDEFER JTRS
PO BOX 150
PIKEVILLE, TN 37367-0150

GABOR ROSNER
SUSAN ROSNER
3750 ROYAL PALM AVE
MIAMI BEACH, FL 33140-3942

HANAN RUBINOV &W SOPHIA RUBINOV
3717 CHASE AVE
MIAMI BEACH, FL 33140-3419

IGNACIO E ARMENGOL &W MYRNA
3714 ROYAL PALM AVE
MIAMI BEACH, FL 33140-3942

IRA K TEICHER &W ELANA J TEICHER
3725 PRAIRIE AVE
MIAMI BEACH, FL 33140-3436

JAKLIN SHAKIB KERI
ALBERT F KERI
2398 BERWICK BLVD
COLUMBUS, OH 43209-2806

JOOST SAJET
3736 PRAIRIE AVE
MIAMI BEACH, FL 33140-3430

KENNEDY FAMILY REV TRS
WILLIAM J KENNEDY TRS
MARIE J KENNEDY TRS
3747 CHASE AVE
MIAMI BEACH, FL 33140-3419

MARGARITA PODRIZKI
525 W 37TH ST
MIAMI BEACH, FL 33140-3953

MARY DAVIS
MARCELO DAVIS
3780 ROYAL PALM AVE
MIAMI BEACH, FL 33140-3942

MELVYN B FRUMKES (TR)
EDITH D LUNDY
3 GROVE ISLE DR APT 1106
MIAMI, FL 33133-4114

MENDEL BREUER & W ELLA
2 DINEV CT
MONROE, NY 10950-6326

MIRTHA C ECHARTÉ KAUDERER
& H MALLORY KAUDERER
3701 CHASE AVE
MIAMI BEACH, FL 33140-3419

MONICA J MELAMID
3758 PRAIRIE AVE
MIAMI BEACH, FL 33140-3430

NAHUM YAACOV GROSS TR
3767 CHASE AVE
MIAMI BEACH, FL 33140-3419

NORMAN T DITCHEK & W ARLENE C
3720 CHASE AVE
MIAMI BEACH, FL 33140-3420

PERLA B LEON & LAZARO DOMFROCHT
3787 PRAIRIE AVE
MIAMI BEACH, FL 33140-3436

PHILIP S WEISS
ILANA MONTROSE
3711 CHASE AVE
MIAMI BEACH, FL 33140-3419

RAQUEL LIBMAN
3766 PRAIRIE AVE
MIAMI BEACH, FL 33140-3430

ROBERT SWEDROE & W RITA
3700 PRAIRIE AVE
MIAMI BEACH, FL 33140-3430

RUBENKHAY PINKHASOV
3737 PRAIRIE AVE
MIAMI BEACH, FL 33140-3436

SAUL DAHAN
SARA FURMAN
3757 PRAIRIE AVE
MIAMI BEACH, FL 33140-3436

SEYMOUR RUBIN TR
5350 W HILLSBORO BLVD STE B104
COCONUT CREEK, FL 33073-4396

STEVEN A SCHYLANDER
LAUREN RONAT
3737 CHASE AVE
MIAMI BEACH, FL 33140-3419

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