

MIAMI BEACH

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

LAND USE BOARD HEARING APPLICATION

THE FOLLOWING APPLICATION IS SUBMITTED FOR REVIEW AND CONSIDERATION OF THE PROJECT DESCRIBED HEREIN BY THE LAND USE BOARD SELECTED BELOW. A SEPARATE APPLICATION MUST BE COMPLETED FOR EACH BOARD REVIEWING THE PROPOSED PROJECT.

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

SUBJECT PROPERTY ADDRESS: 803 5th Street

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

FOLIO NUMBER (S) 02-4203-009-4970

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

NAME Roberto Diego Colmenero, Manager of The Fifth Hotel, LLC
 ADDRESS 418 Meridian Avenue, Miami Beach, FL 33139
 BUSINESS PHONE (786) 543-2356 CELL PHONE _____
 E-MAIL ADDRESS dc@urbanica.us

OWNER IF DIFFERENT THAN APPLICANT:

NAME _____
 ADDRESS _____
 BUSINESS PHONE _____ CELL PHONE _____
 E-MAIL ADDRESS _____

2. AUTHORIZED REPRESENTATIVE(S):

☐ ATTORNEY:
 NAME Michael W. Larkin, Esq. & Matthew Amster, Esq., Bercow Radell Fernandez & Larkin, PLLC.
 ADDRESS 200 S. Biscayne Blvd, Suite 850, Miami Beach, FL 33131
 BUSINESS PHONE (305) 374-5300 CELL PHONE _____
 E-MAIL ADDRESS mlarkin@brzoninglaw.com ; mamster@brzoninglaw.com

☐ 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 Jennifer McConney-Gayoso, McG Architecture + Planning
 ADDRESS 7580 NE 4th Court, Studio 100, Miami, FL 33138
 BUSINESS PHONE (305) 606-4105 CELL PHONE _____
 E-MAIL ADDRESS Jennifer@mcg-architecture.com

FILE NO. _____

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

Certificate of Appropriateness for new 5-story hotel with accessory cafe and mechanical parking lifts, and variance for location of loading space. See letter of intent for more details.

-
- 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) _____ SQ. FT.
- 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE). _____ SQ. FT.
-

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

- A SEPARATE DISCLOSURE OF INTEREST FORM MUST BE SUBMITTED WITH THIS APPLICATION IF THE APPLICANT OR OWNER IS A CORPORATION, PARTNERSHIP, LIMITED PARTNERSHIP OR TRUSTEE.
 - ALL APPLICABLE AFFIDAVITS MUST BE COMPLETED AND THE PROPERTY OWNER MUST COMPLETE AND SIGN THE "POWER OF ATTORNEY" PORTION OF THE AFFIDAVIT IF THEY WILL NOT BE PRESENT AT THE HEARING, OR IF OTHER PERSONS ARE SPEAKING ON THEIR BEHALF.
 - TO REQUEST THIS MATERIAL IN ALTERNATE FORMAT, SIGN LANGUAGE INTERPRETER (FIVE-DAY NOTICE IS REQUIRED), INFORMATION ON ACCESS FOR PERSONS WITH DISABILITIES, AND ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY CITY-SPONSORED PROCEEDINGS, CALL 305.604.2489 AND SELECT (1) FOR ENGLISH OR (2) FOR SPANISH, THEN OPTION 6; TTY USERS MAY CALL VIA 711 (FLORIDA RELAY SERVICE).
-

PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

- APPLICATIONS FOR ANY BOARD HEARING(S) WILL NOT BE ACCEPTED WITHOUT PAYMENT OF THE REQUIRED FEE. ALL CHECKS ARE TO BE MADE PAYABLE TO THE "CITY OF MIAMI BEACH".
- PUBLIC RECORDS NOTICE – ALL DOCUMENTATION, SUBMITTED FOR THIS APPLICATION IS CONSIDERED A PUBLIC RECORD SUBJECT TO CHAPTER 119 OF THE FLORIDA STATUTES AND SHALL BE DISCLOSED UPON REQUEST.
- IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 2-482 OF THE CODE OF THE CITY OF MIAMI BEACH, ANY INDIVIDUAL OR GROUP THAT WILL BE COMPENSATED TO SPEAK OR REFRAIN FROM SPEAKING IN FAVOR OR AGAINST A PROJECT BEING PRESENTED BEFORE ANY OF THE CITY'S LAND USE BOARDS, SHALL FULLY DISCLOSE, PRIOR TO THE PUBLIC HEARING, THAT THEY HAVE BEEN, OR WILL BE COMPENSATED. SUCH PARTIES INCLUDE: ARCHITECTS, LANDSCAPE ARCHITECTS, ENGINEERS, CONTRACTORS, OR OTHER PERSONS RESPONSIBLE FOR PROJECT DESIGN, AS WELL AS AUTHORIZED REPRESENTATIVES ATTORNEYS OR AGENTS AND CONTACT PERSONS WHO ARE REPRESENTING OR APPEARING ON BEHALF OF A THIRD PARTY; SUCH INDIVIDUALS MUST REGISTER WITH THE CITY CLERK PRIOR TO THE HEARING.

FILE NO. _____

- IN ACCORDANCE WITH SEC.118-31. - DISCLOSURE REQUIREMENT. EACH PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION FROM THE PLANNING BOARD, DESIGN REVIEW BOARD, HISTORIC PRESERVATION BOARD (INCLUDING THE JOINT DESIGN REVIEW BOARD/HISTORIC PRESERVATION BOARD), OR THE BOARD OF ADJUSTMENT SHALL DISCLOSE, AT THE COMMENCEMENT (OR CONTINUANCE) OF THE PUBLIC HEARING(S), ANY CONSIDERATION PROVIDED OR COMMITTED, DIRECTLY OR ON ITS BEHALF, FOR AN AGREEMENT TO SUPPORT OR WITHHOLD OBJECTION TO THE REQUESTED APPROVAL, RELIEF OR ACTION, EXCLUDING FROM THIS REQUIREMENT CONSIDERATION FOR LEGAL OR DESIGN PROFESSIONAL SERVICES RENDERED OR TO BE RENDERED. THE DISCLOSURE SHALL; (i) BE IN WRITING, (ii) INDICATE TO WHOM THE CONSIDERATION HAS BEEN PROVIDED OR COMMITTED, (iii) GENERALLY DESCRIBE THE NATURE OF THE CONSIDERATION, AND (iv) BE READ INTO THE RECORD BY THE REQUESTING PERSON OR ENTITY PRIOR TO SUBMISSION TO THE SECRETARY/CLERK OF THE RESPECTIVE BOARD. UPON DETERMINATION BY THE APPLICABLE BOARD THAT THE FOREGOING DISCLOSURE REQUIREMENT WAS NOT TIMELY SATISFIED BY THE PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION AS PROVIDED ABOVE, THEN (i) THE APPLICATION OR ORDER, AS APPLICABLE, SHALL IMMEDIATELY BE DEEMED NULL AND VOID WITHOUT FURTHER FORCE OR EFFECT, AND (ii) NO APPLICATION FROM SAID PERSON OR ENTITY FOR THE SUBJECT PROPERTY SHALL BE REVIEWED OR CONSIDERED BY THE APPLICABLE BOARD(S) UNTIL EXPIRATION OF A PERIOD OF ONE YEAR AFTER THE NULLIFICATION OF THE APPLICATION OR ORDER. IT SHALL BE UNLAWFUL TO EMPLOY ANY DEVICE, SCHEME OR ARTIFICE TO CIRCUMVENT THE DISCLOSURE REQUIREMENTS OF THIS SECTION AND SUCH CIRCUMVENTION SHALL BE DEEMED A VIOLATION OF THE DISCLOSURE REQUIREMENTS OF THIS SECTION.
- WHEN THE APPLICABLE BOARD REACHES A DECISION A FINAL ORDER WILL BE ISSUED STATING THE BOARD'S DECISION AND ANY CONDITIONS IMPOSED THEREIN. THE FINAL ORDER WILL BE RECORDED WITH THE MIAMI-DADE CLERK OF COURTS. THE ORIGINAL BOARD ORDER SHALL REMAIN ON FILE WITH THE CITY OF MIAMI BEACH PLANNING DEPARTMENT. UNDER NO CIRCUMSTANCES WILL A BUILDING PERMIT BE ISSUED BY THE CITY OF MIAMI BEACH WITHOUT A COPY OF THE RECORDED FINAL ORDER BEING INCLUDED AND MADE A PART OF THE PLANS SUBMITTED FOR A BUILDING PERMIT.

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

SIGNATURE: _____

PRINT NAME: Roberto Diego Colmenero, Manager

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNERSTATE OF
COUNTY OF

I, N/A, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for removing this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this ____ day of _____, 20____. The foregoing instrument was acknowledged before me by _____, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

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

STATE OF
COUNTY OF

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

SIGNATURE

Sworn to and subscribed before me this 25 day of Aug, 2017. The foregoing instrument was acknowledged before me by Roberto Diego Colmenero 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. _____

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.*

The Fifth Hotel, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Roberto Diego Colmenero

50%

418 Meridian Avenue, Miami Beach, FL 33139

Carlos M. Porchetto

50%

418 Meridian Avenue, Miami Beach, FL 33139

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.*

N/A

TRUST NAME

NAME AND ADDRESS
N/A

% 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.	Michael W. Larkin	200 S. Biscayne Blvd, Suite 850, Miami	(305) 374-5300
b.	Matthew Amster	200 S. Biscayne Blvd, Suite 850, Miami	(305) 374-5300
c.	Jennifer McConney-Gayoso	7580 NE 4th Court, Studio 100, Miami,	(305) 606-4105

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.

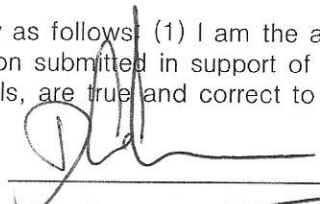
APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) ANY APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE CITY, STATE, AND FEDERAL LAWS.

APPLICANT AFFIDAVIT

STATE OF
COUNTY OF

Roberto Diego Colmenero

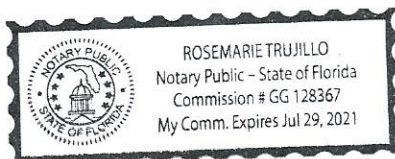
I, Roberto Diego Colmenero, being first duly sworn, depose and certify as follows: (1) I am the applicant, or the representative of the applicant. (2) This application and all information submitted in support of this application, including disclosures, sketches, data, and other supplementary materials,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

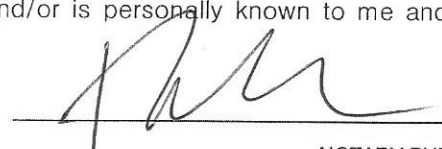

SIGNATURE

Sworn to and subscribed before me this 25 day of Aug, 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:

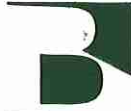



NOTARY PUBLIC
Rosemarie Trujillo
PRINT NAME

FILE NO. _____

Exhibit A

THE EAST 100 FEET OF LOTS 7 AND 8 IN BLOCK 74, LESS SOUTH 10 FEET OF LOT 8, BLOCK 74, OF OCEAN BEACH ADD 3 ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6236
E-Mail: MAmster@BRZoningLaw.com

VIA ELECTRONIC SUBMITTAL

October 12, 2017

Deborah Tackett, Chief of Historic Preservation
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: HPB17-0157 - The Fifth Hotel - Letter of Intent for COA and Variance
Approval for the Property Located at 803 5th Street in Miami Beach, FL

Dear Debbie:

This law firm represents The Fifth Hotel, LLC (the "Applicant"), the owner of the property located at 803 5th Street ("Property") in the City of Miami Beach, Florida ("City"). See Exhibit A, Property Appraiser Summary Report. This letter shall serve as the required letter of intent in connection with a request for Certificate of Appropriateness ("COA") to allow for the construction of a 5-story hotel with accessory café, including a variance for the width of the proposed drive aisle to co-locate the on-site loading space.

Description of the Property. The Property, which is identified by Miami-Dade County Folio No. 02-4203-009-4970, is located on the northwest corner of the Meridian Avenue and 5th Street intersection within in the City. The Property is approximately 9,000 square feet in size and has been vacant for approximately two decades. The Property is zoned CPS-2 and located within the Ocean Beach Historic District. Historically, the Property housed a banking structure built in 1925; however, it was demolished by previous owners in the mid-1990s. As the Property was originally platted to front the adjacent alley to the west, the Property has significant design challenges related to access. Please refer to the Historic Resources Report submitted with this application for further information.

The Property is surrounded on all sides by CPS-2 zoned properties that are also located within the Ocean Beach Historic District. A 2-story building housing the Tap Tap restaurant is directly west of the Property. Further west is a Shell gasoline service station and the platted alley of Meridian Court. A surface parking lot for the 5-story Star Meridian condominium directly abuts the Property to the north. To the west of the Property lies Meridian Avenue, a 70 foot wide public right-of-way, as well as 3-story mixed use commercial and condominium building. The 3-story Urbanica – The Meridian Hotel is located south of the Property and 5th Street, an expansive and primary City arterial roadway. To the southeast of the Property lies a 5-story mixed use building housing the Miami Beach Bicycle Center and Meridian 5 condominium.

Description of the Development Program. The Applicant seeks approval of a 5-story mixed-use hotel with accessory café and mechanical parking lifts. The hotel will house 32 units, including open air projecting balconies. The contemporary design includes natural wood and stone elements, as well as ample greenery. Following best urban design practices, the Applicant's proposal incorporates commercial uses along both the major roadways with all required parking being enclosed. While the Applicant seeks approval of the reduced driveway width to allow for co-location of the required off-street loading space, the proposal satisfies the required number of loading spaces. As the loading space will be within the driveway, the reduction is merely during temporary loading operations and will be properly managed by hotel management and the valet operator.

The 5-story mixed-use building incorporates a spa pool with outdoor seating. However, no outdoor bar is proposed. The Applicant's proposed height is consistent with the neighborhood, including the directly adjacent Star Meridian building to the north that is also 5-stories in height. Further, that building is approximately 65 feet - 8 inches from the Property, as its surface parking area serves as a buffer from the Property. The project's ground level will include a lobby and café, as well as outdoor courtyard and enclosed ground-level parking. The required parking will be satisfied by triple-stacked mechanical parking lifts, which the Applicant will separately seek approval of through the Planning Board.

Variance Request. In an effort to redevelop this long underutilized and vacant Property, the Applicant seeks a variance of City Code Section 130-63 for the drive-aisle width. Approval of the requested variance would permit the Applicant to incorporate an off-street loading space for the Project. In order to accommodate

an enclosed loading zone as required by City Code, the Applicant requests a drive aisle width variance.

Although the proposed two-way drive aisle complies with the minimum requirements under the Code, the Applicant intends to use 10' of the driveway area at the far west end as a loading zone only during the specific loading times (refer to the Operations Plan, attached hereto as Exhibit B). Deliveries will only occur infrequently during that period. During a delivery, the drive aisle will have one-way traffic and be 12' in width in the area by the loading space; the rest of the drive-aisle will remain at appropriate two-way width. The parking is 100% valet operated and the valet operators will coordinate with hotel management to coordinate parking during the infrequent deliveries. After the designated delivery times, the entire drive aisle will at all times revert to being a two-way drive aisle, complying with the required twenty-two (22) foot width for the parking of vehicles.

The Applicant will take appropriate measures to prevent any traffic tie-ups due to the drive aisle, such as close communications between hotel management, the valet operators and the delivery companies and their drivers. Valet operators will communicate the removal and entrance of any vehicle. Nevertheless, if a vehicle is exiting the garage at the same time that one is scheduled to enter, the exiting vehicle will be backed into the lot in order to allow entrance of the incoming vehicle, thereby preventing any traffic tie-ups on Meridian Avenue.

It is important to note that the City's Parking Department is in favor of providing on-street loading spaces, however, for this block, the Parking Director determined that a minimum of 40' was necessary for loading as that would accommodate the entire block and unfortunately, even though this project only requires one space, there is not sufficient room to provide the 40' loading area. As such, the Applicant is making arrangements to locate the loading space on-site. There will be a passenger loading space on-street at the northwest corner of the Property in the location of the originally proposed one on-street loading space.

Satisfaction of Hardship Criteria. The Applicant's requests satisfy all 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;**

Special conditions exist on the Property including that the Property directly abuts two (2) public right-of-ways, 5th Street and Meridian Avenue, which are both heavily traversed City roadways. This creates significant design challenges as the Property essentially has dual frontage. In addition, while the Property is currently vacant, the Property is a smaller parcel that was not intended to be developed without access to the alleyway to the west, having resulted from a split of the original platted lots in or before 1921 that created the Tap Tap Restaurant parcel located to the west and eliminated access to the alley in the west as originally platted. Through the proposal, the Applicant is also indirectly assisting with the preservation of the Tap Tap Restaurant building, which blocks direct access to the alley. As such, the variance is requested due to the existing conditions and location of the Property.

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

The Property located on a corner lot and being surrounding by two (2) heavily traversed public rights-of-ways and the splitting of the originally platted lot that eliminated access to the alley on the west side are conditions that do not result from action of the Applicant. Thus, the need for the requested variance directly results from the Property's physical size and location, which is not the result of any action by 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;

To the contrary, the variance process exists in order to vary the specifications of City Code when special circumstances necessitate. The City's land use boards regularly grant variances for any number of reasons, including as related to s drive aisle width. As the Property is surrounded by several historic structures in the area, the Applicant has proposed a mixed-use building concept that is in line with the character of the neighborhood. The Code allows other similarly situated property owners to seek a similar variance to accommodate preservations and additions. Therefore, granting of this variance will not confer any special privilege on the Applicant.

(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;

The requested variance will allow for enhanced design to ensure the Applicant's proposal is not only consistent with the character of the neighborhood, but also to ensure the project's viability. The Applicant is seeking to develop a mixed-use project on a long vacant and underutilized parcel located at a crucial City intersection. Other property owners are already permitted drives similar to the Applicant's request. Thus, the City has repeatedly determined that a literal interpretation of the provisions of the land development regulations would work an unnecessary and undue hardship on similarly situated properties.

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

The Applicant's request is the minimum variance necessary to allow the Applicant to make full use of the Property. The Applicant is requesting the reduced drive aisle width at the far west end of the drive aisle for temporary loading purposes. At all times the parking is 100% valet operated and the valet operators will coordinate with hotel management during infrequent deliveries to ensure no adverse impacts in the right-of-way.. Further, the request is the minimum necessary to ensure the project's viability, especially since the loading zone cannot be accommodated on the street.

- (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**

The variance will not be injurious to the area or otherwise detrimental to the public welfare. The variance will, in fact, facilitate enhanced utilization of property within a historic district, which is in line with the general intent of the land development regulations and a benefit to the public welfare.

- (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 of adjustment voting on the applicant's request.**

The variance requested is consistent with the City's comprehensive plan and does not reduce the levels of service as set forth in the plan.

Practical Difficulty. The location of the Property on two (2) heavily traversed public rights-of-ways creates significant design challenges as the Property essentially has two (2) frontages that should be addressed with commercial uses for beneficial urban form. The Property is also a smaller parcel on the block, which was intended to have access to the alleyway to the west, but was cut off from the alley when the originally platted lots were split to create the Tap Tap Restaurant property in or before 1921. These are practical difficulties inhibiting the Applicant from meeting all the Code requirements. However, the Applicant's proposal satisfies the intent and purpose of the Code to provide for a compatible building that does not adversely impact the neighborhood.

Sea Level Rise and Resiliency Criteria. The Applicant's proposal is compliant with the sea level rise and resiliency review criteria provided in City Code Section 133-50(a). The Applicant will provide a recycling or salvage plan during the permitting phase of the project. The Applicant's project will include entirely hurricane impact windows. While operable windows are not a feasible passive cooling system, the Applicant's proposal does include open air balconies. The Applicant will be providing abundant landscaping on the Property, which will be resilient.

In addition, the Applicant is providing the future floor slab will be at 12 feet, 6 inches NGVD, where BFE is merely 8 feet. This will ensure a first floor of 11 feet, 2 inches for future ground floor uses, which is an ample space for the lobby and café. Further, the critical mechanical and electrical systems will be located above BFE and flood proofing will be provided within habitable space where necessary.

Conclusion. The Applicant's mixed-use proposal is consistent with the character of the neighborhood, as well as the intent of the Code and its design considerations. The variance requested is the minimal necessary to address the challenges of development on a lot that is smaller than originally platted with essentially dual frontage.

Deborah Tackett, Chief of Historic Preservation
October 12, 2017
Page 7

We respectfully request your review and favorable recommendation of the proposed design and the requested variances. If you have any questions or comments with regard to the application, please do not hesitate to contact me at (305) 377-6236.

Sincerely,



Matthew Amster

Attachments

cc: Mr. Michael Belush
Ms. Irina Villegas
Michael W. Larkin, Esq.



OFFICE OF THE PROPERTY APPRAISER

Exhibit A

Summary Report

Generated On : 4/24/

Property Information	
Folio:	02-4203-009-4970
Property Address:	803 5 ST Miami Beach, FL 33139-6511
Owner	SOBE 5 LLC
Mailing Address	1065 KANE CONCOURSE SUITE 201 BAY HARBOR ISLANDS, FL 33154 USA
PA Primary Zone	6503 COMMERCIAL
Primary Land Use	2865 PARKING LOT/MOBILE HOME PARK : PARKING LOT
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	9,000 Sq.Ft
Year Built	0



Assessment Information			
Year	2016	2015	2014
Land Value	\$3,150,000	\$2,250,000	\$2,025,000
Building Value	\$0	\$0	\$0
XF Value	\$4,472	\$3,132	\$3,168
Market Value	\$3,154,472	\$2,253,132	\$2,028,168
Assessed Value	\$1,202,163	\$1,092,876	\$993,524

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$1,952,309	\$1,160,256	\$1,034,644
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
OCEAN BEACH ADDN NO 3 PB 2-81 E100FT LOTS 7 & 8 BLK 74 LOT SIZE 100.000 X 90 OR 12962-1717 0686 1	

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	
Taxable Value	\$1,202,163	\$1,092,876	\$993,524
School Board			
Exemption Value	\$0	\$0	
Taxable Value	\$3,154,472	\$2,253,132	\$2,028,168
City			
Exemption Value	\$0	\$0	
Taxable Value	\$1,202,163	\$1,092,876	\$993,524
Regional			
Exemption Value	\$0	\$0	
Taxable Value	\$1,202,163	\$1,092,876	\$993,524

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/09/2011	\$1,000,000	27761-2158	Qual by exam of deed
06/01/1986	\$325,000	12962-1717	Sales which are qualified
06/01/1985	\$390,000	12543-0786	Deeds that include more than one parcel
04/01/1972	\$60,000	00000-00000	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

Exhibit B

The Fifth Hotel
803 5th Street
OPERATIONS PLAN

The Fifth Hotel
803 5th Street

OPERATIONS PLAN

TABLE OF CONTENTS

HOURS OF OPERATION - 1

*

STAFFING LEVELS AND SERVICE - 2

*

ACCESS & SECURITY - 3

*

GUEST DROP-OFF AND VALET PARKING - 4

*

DELIVERIES AND COLLECTIONS - 5

The Fifth Hotel
803 5th Street

OPERATIONS PLAN

HOURS OF OPERATIONS – 1

The hotel, with lobby on the ground floor, will be operational 24-hours a day. The hotel operator will also operate the accessory café from 7:00 AM to 12:00 AM for the interior ground floor and exterior second floor.

The Fifth Hotel
803 5th Street

OPERATIONS PLAN

STAFFING LEVELS AND SERVICE - 2

The number of employees anticipated for the hotel range from 20 to 25 employees on different shifts throughout the day. Shifts range from mornings, evening and overnight shifts. The accessory café use is anticipated to have approximately 10 employees on different shifts throughout the day.

General turn-over of the hotel rooms will occur on a daily basis, while full cleaning and laundry will occur between guest stays. Products will be stored in the storage room located on the second floor.

The Fifth Hotel
803 5th Street

OPERATIONS PLAN

ACCESS & SECURITY - 3

Guests of the hotel will travel into the hotel through the lobby entrance at the southeast area of the building. Guests will check-in at the lobby on the ground floor and, once they receive their room assignments, will be free to enjoy the property at their leisure using the elevator or stairs at the west side of the building. The accessory café space, which has interior space on the ground floor and exterior space on the second floor, will likewise be accessed internally through the hotel lobby and via the west stairs and elevator. The garage can only be accessed by valet, which will be located along the eastern portion of the property along Meridian Avenue.

The hotel will provide on-site security through its employees. Cameras will be located within the facility, which will monitor the site.

The Fifth Hotel
803 5th Street

OPERATIONS PLAN

GUEST DROP-OFF AND VALET PARKING - 4

The Applicant expects most guests to arrive by taxi and rideshare vehicles with drop-off occurring at an on-street passenger loading space on Meridian Avenue at the northeast area of the project. Guests will be directed south along the sidewalk to the hotel entrance near the intersection. Guests may also be picked up from the passenger loading space.

The garage will be 100% 24/7 valet-serviced. The valet drop-off area will be located just inside the entrance to the garage from Meridian Avenue, where it has the least amount of impact on surrounding traffic patterns. According to Traf Tech Engineering, the traffic engineer for the project, only one space is needed for valet queuing due to the small scale of the hotel and accessory café. However, in the event that more than one vehicle arrives at the same time, the valet operators can take the first car further inside the garage and allow the new arrival to enter the beginning of the garage for ticketing. Once inside the garage, the valet operator will proceed to use one of the car elevators and station the vehicle on one of the available levels of parking. Proper planning will ensure that cars needed in the short term will be the most accessible. Guests will be directed south through the east edge of the garage to the courtyard and the entrance to the hotel lobby. The reverse path will be used for guests to arrive at the garage entrance area for vehicle pick-up.

The Fifth Hotel
803 5th Street

OPERATIONS PLAN

DELIVERIES AND COLLECTIONS - 5

Deliveries for the entire property will occur within the on-site loading space within the garage driveway as detailed in the submitted project plans. At all times, staff will supervise deliveries and the traffic and work in concert with the valet operator to ensure no adverse impact to the surrounding area or on-site occur. Small vehicles and box trucks can enter headfirst into the loading space and then turn around utilizing the handicap parking space in order to leave the establishment headfirst. Appropriate communications between hotel management and the valet operator will allow for smooth operations of valet operations during the short-term and infrequent delivery periods. If necessary, the valet operator can move a vehicle from the handicap space to allow the delivery truck to turn around. Larger trucks will either need to back in or back out of the garage from Meridian Ave or, alternatively, block the garage entrance during the short-term and infrequent delivery periods.

The hotel operator will make proper arrangements so that all deliverables will be received in the designated enclosed loading space during non-peak times of 8:00 AM to 12:00 PM. Delivery personnel may utilize hand-trucks to take the goods into the hotel and/or café through the garage. The majority of the delivery trucks are anticipated to fit within the garage entrance clearance of 11' and be no larger than the 10' x 20' loading zone.

Refuse collection by a private waste hauler will take place during non-peak hours of 8:00 AM to 12:00 PM. Refuse will be collected approximately 4 days per week. By arrangement with the waste hauler, all refuse will be walked from the refuse room located at the western portion of the building through the garage to the street for quick collection on Meridian Avenue.



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

August 25, 2017

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

Re: Property Owners List within 375 feet of:

SUBJECT: 803 5 ST, Miami Beach, FL 33139

FOLIO NUMBER: 002-4203-009-4970

LEGAL DESCRIPTION: OCEAN BEACH ADDN NO 3 PB 2-81 E100FT LOTS 7 & 8 BLK 74

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,

RDR | Diana B. Rio

Total number of property owners without repetition: **275, including 8 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.

CHRISTOPHE GIACALONE
20 AVENUE ROGER SALENGRO
92 290 CHATENAY MALABRY
FRANCE

DANIELE CAVALIERO
RIO CORGNOLETO
TRIESTE 34149
ITALY

ESTEBAN WILFREDO MACKEY GIDCONDA
MARIA SOLEDAD CARBI
CALLE REMANSO 17
COLONIA JARDINES DEL PEDREGAL
COYOACAN 4530
MEXICO

JOSEPH & FRANK BONANNO
2390 DE LA GARENNE
TERREBONNIE QUE J6X 4S4
CANADA

LUBELIA SILVEIRA
1995 DAVENPORT RD
TORONTO ONTARIO M6N 1C5
CANADA

MICHAEL PACIFICO FILOMENA PACIFICO
3168 CADILLAC
MOTREAL QC HIN2V8
CANADA

PIERRE YVES AUGSBURGER MARIANNE
HOFFMAN ANGSBURGER
10 RUE DES
PRIMEVERES L-2351
LUXEMBOURG

STEFANIE A KESTLER
SEEHOFSTR 46
97688 BAD KISSINGEN
GERMANY

225 JEFFERSON CORP
3109 GRAND AVE #554
MIAMI, FL 33133

418 MERIDIAN LLC
2450 NE MIAMI GARDENS DR 2 FLOOR
MIAMI, FL 33180

520 EUCLID 12 LLC
C/O ALEXANDER R OLIVER
267 6TH ST #9F
BROOKLYN, NY 11215

536 EUCLID CONDO LLC
536 EUCLID AVE #3
MIAMI BEACH, FL 33139

552 EUCLID LLC
1070 STILLWATER DR
MIAMI BEACH, FL 33141-1024

727 4TH STREET LLC
C/O JOSEPH B RYAN III P A
8925 SW 148 STREET #200
MIAMI, FL 33176

AA AND C VILLAS LLC
12901 SW 42 ST
MIRAMAR, FL 33027

ABEL A PARAVICINO
3101 N COUNTRY CLUB DR #305
AVENTURA, FL 33180

ADOLFO TRUJILLO ISABELLA ORTIZ
900 6 ST #30
MIAMI BEACH, FL 33139-6314

ALEX RODRIGUEZ
525 MERIDIAN AVE #301
MIAMI BEACH, FL 33139

ALEXANDER ZAMBRANO
543 MERIDIAN AVE #6
MIAMI BEACH, FL 33139

ALFREDO MUSIOL C/O DAVID D'ORAZIOL
5739 MERRYWING CIRCLE
AUSTIN, TX 78730

AMERICA GOMEZ JTRS
ROSALIA OLIVA JTRS
ESMERIDA GOMEZ JTRS
543 MERIDIAN AVE APT 11
MIAMI BEACH, FL 33139

ANA M APARICIO
11331 SW 42 ST
MIAMI, FL 33165-4614

ANDRES M DE LA PORTILLA
250 MERIDIAN AVE APT#1
MIAMI BEACH, FL 33139

ANGELIN PEEV DIMITROV
HARRIET MICHELLE DIMITROV
528 MERIDIAN AVENUE #302A
MIAMI BEACH, FL 33139

ANITA NESTROW &
JOHN ROMASHKO JR JTRS
63 AVENUE A APT 20G
NEW YORK, NY 10009-6557

APOLEO REALTY LLC
C/O RICHARD MARK BERTOCCI ESQ
410 MERIDIAN AVE #101
MIAMI BEACH, FL 33139

ARNALDO SANTIAGO &
JOSEFINA DELGADO
525 MERIDIAN AVE # 303
MIAMI, FL 33139-6437

AVIATOR S BCH LTD
709 5 ST
MIAMI BEACH, FL 33139

AVIATOR S BCH LTD
500 NE 185 ST
MIAMI BEACH, FL 33179

AVIATOR SOUTH BEACH LTD
711 5 ST APT 202
MIAMI BEACH, FL 33139

B LESLIE SCHARFMAN TRS B LESLIE
SCHARFMAN REV TR
401 PALMETTO DR
MIAMI SPRINGS, FL 33166

BARBARA EISENBERG & H DAVID
73-47 136 ST
FLUSHING, NY 11367

BENJA 1 LLC
345 OCEAN DR UNIT 1102
MIAMI BEACH, FL 33139

BENJAMIN RIVERA ELIAS COLORADO
731 6 ST #105-E
MIAMI BEACH, FL 33139-6463

BERNABE SOSA
549 MERIDIAN AVE 4
MIAMI BEACH, FL 33139

BOUNDLESS SPRING LLC
120 JEFFERSON AVE APT 12004
MIAMI, FL 33139-7067

BRANT A STRATMAN
623 YORKSHIRE RD NE
ATLANTA, GA 30306

BRIAN CHOI
20 CONFUCIUS PLAZA APT 28G
NEW YORK, NY 10002

CARATO LLC
PO BOX 414377
MIAMI BEACH, FL 33141

CARLO LATINI ASSOC LLC
1515 N FEDERAL HWY #300
BOCA RATON, FL 33432

CARLO LATINI PARTNERS LLC
1515 N FEDERAL HIGHWAY #300
BOCA RATON, FL 33432

CARLOS ENRIQUE LOPEZ
DUNIA ARGENTINA LEZAMA
528 MERIDIAN AVE #502
MIAMI BEACH, FL 33139

CARLOS GONZALEZ
1900 MERIDIAN AVE #406
MIAMI BEACH, FL 33139-1866

CARLOS SEPULVEDA & W ELIZABETH
24410 SW 207 AVE
HOMESTEAD, FL 33031-3603

CARMEN ACOSTA (LE) REM ROBERT Z
ZUROWSKI
552 EUCLID AVE #12A
MIAMI, FL 33139-8620

CAROL A TRENK
1833 S OCEAN DR # 311
HALLANDALE, FL 33009

CELIA SHERMAN
903 SW 93 TER
PLANTATION, FL 33324

CESAR A PEREZ
1015 13 ST
MIAMI, FL 33139-3803

CHARLES F LESKO
421 MERIDIAN AVE 11
MIAMI BEACH, FL 33139

CHRIS DAVID VICTOR ENTERPRISES LLC
421 MERIDIAN AVENUE #1
MIAMI BEACH, FL 33139

CHRISTOPHER MJ CHUNG
MARK K BRYANT
15 RESERVOIR AVE
JERSEY CITY, NJ 07307

CITI5 CORP
3370 MARY ST
MIAMI, FL 33133

CITY OF MIAMI BEACH
1130 WASHINGTON AVE
MIAMI BEACH, FL 33139

CONCESSION MANAGEMENT LLC
1741 SW 14 ST
MIAMI, FL 33145

CRISTINA P SANSAC & H TED
533 MERIDIAN AVE #2
MIAMI BEACH, FL 33139-6404

CRYSTAL RIVERA
542 EUCLID AVE 4
MIAMI BEACH, FL 33139

CU1 MERIDIAN LLC
1909 TYLER ST STE 700
HOLLYWOOD, FL 33020

DANIEL PERSIN
421 MERIDIAN AVE 4
MIAMI BEACH, FL 33139

DANIELA DIAS
926 MICHIGAN AVE #1
MIAMI BEACH, FL 33139

DAVID DANIEL
576 SOUTH OCEAN AVENUE
EAST PATCHOGUE, NY 11772

DAVID FERRUOLO & W MONIKA HARTMAN
741 6 ST #201-W
MIAMI BEACH, FL 33139-6464

DAVID STROHLI
PO BOX 398
TALLMAN, NY 10982

DAVID V SUAREZ
4226 NORTH OCEAN DRIVE
HOLLYWOOD, FL 33019

DELBEKE ENTERPRISES INC
187 N SHORE DR
MIAMI BEACH, FL 33141

DENNIS VIVANCO & ANGELINA WALKER
418 EUCLID AVE #4B
MIAMI BEACH, FL 33139-6526

DEREK SPARKS
418 EUCLID AVE #3C
MIAMI BEACH, FL 33139

DERK LLC
3111 N UNIVERSITY DR 105
CORAL SPRINGS, FL 33065

DESMOND GORGES
410 EUCLID AVE #7
MIAMI BEACH, FL 33139

DIANA ARANHA
731 6 ST #201-E
MIAMI BEACH, FL 33139-6463

DIEGO CUARTAS
87 08 31ST AVE 2ND FLOOR
ELMHURST, NY 11369

DINA GOLDENTAYER
350 MERIDIAN AVE # 202
MIAMI BEACH, FL 33139-8746

DOLEV RAFAELI DINA RAFAELI
5 LAMBS LN
CRESSKILL, NJ 07626

DOUGLAS HEWITT
2103 FLOYD AVE
RICHMOND, VA 23220

DOUGLAS TREBTOSKE
1817 WALDEN LANE SW
ROCHESTER, MN 55902

DREW LEEMAN
4736 NORTH BAY RD
MIAMI BEACH, FL 33140

EDISON A RUIZ & ANDREW J PACHOLYK
161 W 16 ST
NEW YORK, NY 10011

EDUARDO MARTIN TUDE
5845 COLLINS AVE # 201
MIAMI BEACH, FL 33140

EDWARD & JOSEPH CERVERIZZO
15834 102ND ST
HOWARD BEACH, NY 11414-3216

EMERY TURMEL & VIOLA ALDRICH
644 EUCLID AVE #4
MIAMI BEACH, FL 33139-8637

ENRIQUE & BIENBENIDA CRUZ
536 EUCLID AVE APT 4
MIAMI BEACH, FL 33139-8616

ENRIQUE CRUZ & W REYNA
552 EUCLID AVE #1
MIAMI, FL 33139-8619

ERIC KAMHI
410 EUCLID AVE APT 3
MIAMI BEACH, FL 33139

ERNEST MASCARO VANINA GARBIN
528 MERIDIAN AVE # 402A
MIAMI BEACH, FL 33139

ESTEFAN ENTERPRISES INC
420 JEFFERSON AVE
MIAMI BEACH, FL 33139-6503

ETZEL RIVERA
536 EUCLID AVE #6
MIAMI BEACH, FL 33139

EUCLID AVENUE 2B LLC
418 EUCLID AVE 2B
MIAMI BEACH, FL 33139

EUGENE SHAPIRO
401 JEFFERSON AVE # 1
MIAMI BEACH, FL 33139

EUGENIA GILMORE &
ANTHONY P STANWYCK
695 LOS ANGELES AVE
SO LAKE TAHOE, CA 96150

EVARISTO JAVIER RIVERO
7520 COQUINA DR
NORTH BAY VILLAGE, FL 33141

EZEQUIEL L TIMBERINI
133 NE 2 AVE #1113
MIAMI, FL 33132

F IVA ASTUDILLO
900 - 6 ST UNIT 14
MIAMI BEACH, FL 33139-6363

FAUSTO HILARIO
3845 SW 4 ST
MIAMI, FL 33134-1707

FELISA MONTES DE OCA
542 EUCLID AVE APT 5
MIAMI BEACH, FL 33139

FIFTH HOTEL LLC
418 MERIDIAN AVE
MIAMI BEACH, FL 33139

FILIBERTO GARBOT
14749 SW 58 ST
MIAMI, FL 33193

FLORIDA AREOTEX INC
870 E 6 AVE
HIALEAH, FL 33010

FRANGIPANI PROPERTIES INC
525 MERIDIAN AVE #407
MIAMI BEACH, FL 33139

FRANK GARRETT
1916 4 ST
SANTA MONICA, CA 90405

FRYD FAMILY ASSOCIATES LTD
523 MICHIGAN AVE
MIAMI BEACH, FL 33139

FRYDA L OSSIAS
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MIAMI BEACH, FL 33139

GABRIEL GARCIA PRIETO
1116 AVOCADO ISLE
FORT LAUDERDALE, FL 33315

GABRIEL WIDI JANELLE WIDI
528 MERIDIAN AVE 304
MIAMI BEACH, FL 33139

GABRIEL WIDI JANELLE WIDI
6423 COLLINS AVE # 1510
MIAMI BEACH, FL 33141

GALAXY INVESTMENTS LLC
528 MERIDIAN AVE #101
MIAMI BEACH, FL 33129

GARY W SCHROEDER
410 EUCLID AVE UNIT #6
MIAMI BEACH, FL 33139

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CLELIA CEPARULO
900 6 ST 10
MIAMI BEACH, FL 33139

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1220 SE 9 TER
DEERFIELD BEACH, FL 33441

GHOR MANAGEMENT LLC
1508 BAY ROAD 1251
MIAMI BEACH, FL 33139

GICELA A GUERRERO ALARCON
543 MERIDIAN AVE UNIT #1
MIAMI BEACH, FL 33139

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536 EUCLID AVE #1
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GLORIA ROSEN LE REM
TODD ALAN ROSEN REM RENEE LOPEZ
CANTERA
8299 SEAHORSE COVE BLVD
LAKE WORTH, FL 33467

GUG & CO LLC
1680 MICHIGAN AVE #910
MIAMI BEACH, FL 33139

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ANGELIKA WESTPHAL
421 MERIDIAN AVE 3
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BROOKLYN, NY 11216

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528 MERIDIAN AVE #501
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HENRY SUAREZ
525 MERIDIAN AVE #102
MIAMI BEACH, FL 33139-6447

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7100 JACKSON ST
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HOWARD & LINDA R GALE
525 MERIDIAN AVE # 201
MIAMI BEACH, FL 33139-6447

IMPERIAL PROPERTIES OF SO FLA INC
C/O VERONICA SANMARTINO
3555 FLAMINGO DR
MIAMI BEACH, FL 33140-2609

ISABEL CHANG KOENIG &
H SPENCER KOENIG
117-01 PARK LANE SOUTH APT C2L
KEW GARDENS, NY 11418

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PO BOX 398
TALLMAN, NY 10982

JACK A TAYLOR
6044 N CHANTICLEER
MAUMEE, OH 43537

JACK A TAYLOR TRS
6044 NO CHANTICLEER
MAUMEE, OH 43537

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MIAMI BEACH, FL 33139-6519

JAIME MONTOYA
525 MERIDIAN AVE UNIT 106
MIAMI BEACH, FL 33139-6447

JAIRO QUAS &W CLAUDIA MEDEIROS
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MIAMI BEACH, FL 33139

JAMES S KIZER JTRS
ERIKA ANGULO JTRS
ENRIQUETA M ANGULO JTRS
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MIAMI BEACH, FL 33139

JAMIE MEIER AMI PATEL MEIER
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NORTON, MA 02766

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KINGSTON, PA 18704

JD MIAMI INVESTMENTS INC
8301 NW 197 ST
MIAMI, FL 33015

JEANETTE COHEN
7888 CUMMINGS LANE
BOCA RATON, FL 33433

JEFFERSON CU1 LLC
1100 WEST AVE UNIT 614
MIAMI BEACH, FL 33139

JEFFERSON INVESTMENT CORP
6355 ALLISON RD
MIAMI BEACH, FL 33141

JOAQUIN GOMEZ JR
872 NW 128 PL
MIAMI, FL 33182-1876

JOEL K BECKMAN PHILIPPA BECKMAN
542 EUCLID AVE 10
MIAMI BEACH, FL 33139

JORGE M GORDON &W CLAUDIA A
549 MERIDIAN AVE #1
MIAMI BEACH, FL 33139-6449

JORGE MARCOS GORDON A/D
549 MERIDIAN AVE # 2
MIAMI BEACH, FL 33139-6449

JORGE RODRIGUEZ
543 MERIDIAN AVE # 10
MIAMI BEACH, FL 33139

JOSE ENRQUE MONSERRAT JTRS RICKY
MONTERO JTRS
900 6 ST #20
MIAMI BEACH, FL 33139

JOSE FERNANDEZ
471 SW 8 ST
MIAMI, FL 33130-2813

JOSE L MOLLINER &W LUISA M
930 WREN AVE
MIAMI SPRINGS, FL 33166-3853

JOSE R BANDUJO
121 WEST 20 STREET #2B
NEW YORK, NY 10011

JOSEPH M KOPSICK LISA L KOPSICK
7370 SE MEDALIST PL
HOBE SOUND, FL 33455-6360

JTXMP MANAGEMENT INC
96 LINWOOD PALZA #236
FORT LEE, NJ 07024

JUAN JOSE REBORA
536 EUCLID AVE #3
MIAMI BEACH, FL 33139

JUDITH A GAZZONI
528 MERIDIAN AVE #502A
MIAMI BEACH, FL 33139-6446

JURGA DAGYS
741 6 ST # 104
MIAMI BEACH, FL 33139

KARALEXI LLC C/O MASSAT CONSULTING
44 W FLAGLER ST #1100
MIAMI, FL 33130

KEVIN BANKS
2606 GULFSTREAM DR
MIAMI BEACH, FL 33023

LAZARO GARCIA &W MARIA TERESA
7800 SW 98 AVE
MIAMI, FL 33173-3138

LEILA ZIHATI
410 EUCLID AVE #9
MIAMI BEACH, FL 33139

LESLIE LONGFIELD
418 EUCLID AVE #3B
MIAMI BEACH, FL 33139-6531

LILIANA HERRERA
7841 NW 159 TERR
MIAMI LAKES, FL 33016-6680

LIMA INVESTMENTS OF MIAMI LLC
1955 W 54 ST
HIALEAH, FL 33012

LOFT IMMOBILIER LLC C/O FREDERICK
WOODBRIIDGE JR PA
44 W FLAGLER ST #2300
MIAMI, FL 33130

LORENA GARCIA
418 EUCLID AVE #3A
MIAMI BEACH, FL 33139-6531

LOUIS VAZQUEZ
410 EUCLID AVE #10
MIAMI BEACH, FL 33139

LUCA PAPINI MIRTA A CARNOT
13499 BISCAYNE BLVD 1002
MIAMI, FL 33181

LUIBERANGE LLC
325 S BISCAYNE BLVD # 4219
MIAMI, FL 33131

LUIS F LEITER TRS
LUIS F LEITER REVOC TR
LISETTE LEITER TRS
200 SW 129 AVE
MIAMI, FL 33184

LUIS FERNANDEZ &
ELIZABETH FERNANDEZ
14501 SW 114 TER
MIAMI, FL 33186

LUZ E OSORIO
757 WEST AVE #308
MIAMI BEACH, FL 33139-5531

M 524 JEFFERSON OWNER LLC
119 WASHINGTON AVE 505
MIAMI BEACH, FL 33139

MANUEL L CRESPO TRS
PO BOX 192266
MIAMI BEACH, FL 33119

MARC EDWARD HIGGINS
MARTHA BEATRIZ LOPEZ GARCIA
MORA PUERTOLAS
741 6 ST # 202 W
MIAMI BEACH, FL 33139

MARGARITA ROQUE
528 MERIDIAN AVE UNIT 104
MIAMI BEACH, FL 33139-6445

MARIA ZAKHAROVA
1700 KENNEDY CAUSEWAY STE 130
NORTHBAY VILLAGE, FL 33141

MARIA & M ANTONIA RODRIGUEZ &
MIGUEL A RODRIGUEZ
825 GRANADA BLVD
CORAL GABLES, FL 33134-2409

MARIA E LOPEZ HUGO M LOPEZ
549 MERIDIAN AVE 7
MIAMI BEACH, FL 33139

MARIA E VANE
533 MERIDIAN AVE #10
MIAMI BEACH, FL 33139-6411

MARIA EVIDALIA MARTINEZ
533 MERIDIAN AVE #3
MIAMI BEACH, FL 33139-6404

MARIA HARCAVI
518 EUCLID AVE UNIT 2
MIAMI BEACH, FL 33139-8613

MARIA I KUFORYANIS
542 EUCLID AVE #2
MIAMI BEACH, FL 33139-8617

MARIA L APARICIO
5463 SW 5 TER
MIAMI, FL 33134

MARK LEWIS
10701 SW 67 CT
MIAMI, FL 33138

MARLENE ALONSO
520 EUCLID AVE UNIT 7
MIAMI BEACH, FL 33139-8614

MASCIO INVEST LLC
888 DOUGLAS RD # 604
CORAL GABLES, FL 33134

MAU MAU CORP
420 JEFFERSON AVE
MIAMI BEACH, FL 33139-6503

MAUD MARIE MICHEL JULIEN
13314 CARVEL LANE
HOUSTON, TX 77083

MBCDC MERIDIAN PLACE LLC
945 PENNSYLVANIA AVE
MIAMI BEACH, FL 33139-5482

MBDC/THE JEFFERSON CORP
945 PENNSYLVANIA AVE #2 FLOOR
MIAMI BEACH, FL 33139-5482

MEDARDO MILIAN JR
220 WASHINGTON AVE APT 4C
MIAMI, FL 33139-7155

MEIMIAM1604 LLC
420 MERIDIAN AVE #9
MIAMI BEACH, FL 33139

MELI INVESTMENT CORP
6500 SW 67 AVE
MIAMI, FL 33143-3112

MERCEDES GONZALEZ
525 MERIDIAN AVE 203
MIAMI BEACH, FL 33139

MICHAEL M KROP &W LOIS
9601 COLLINS AVE #1710
BAL HARBOUR, FL 33154-2219

MICHAEL THOMPSON & JUAN CARLOS
HERNANDEZ JTRS
525 MERIDIAN AVE #401
MIAMI BEACH, FL 33139-6410

MICHAEL TICHACEK &W ADELA
9001 SW 94 ST STE 216
MIAMI, FL 33176-2116

MIGUEL RODRIGUEZ &W MARIA A
825 GRANADA BLVD
CORAL GABLES, FL 33134-2409

MILAGROSA D GUERRA
533 MERIDIAN AVE #7
MIAMI BEACH, FL 33139-6411

MILAGROSA D'J GUERRA
533 MERIDIAN AVE #7
MIAMI BEACH, FL 33139

MIRELY CRUZ &H JORGE MARTINEZ
536 EUCLID AVE #9
MIAMI BEACH, FL 33139-8681

MIRONA LLC
10185 COLLINS AVE #711
MIAMI, FL 33154

MIRTA ABDALA
528 MERIDIAN AVE #103
MIAMI BEACH, FL 33139

MORGAN JOHANSSON TRS
549 MERIDIAN AVE APT 3
MIAMI BEACH, FL 33139

MOSHE MARK & BENNY TARICH
542 EUCLID AVE #7
MIAMI BEACH, FL 33139-8618

MYCT LLC
552 EUCLID AVE 11
MIAMI BEACH, FL 33139

NAGOTIN LLC
C/O FREDRICK WOODBRIDGE JR ESQ
701 BRICKELL AVENUE #113
MIAMI, FL 33131

NATALIA MATVEYEVA
900 6 ST # 25
MIAMI BEACH, FL 33139

NEW COLUMBIA GROUP LLC
401 JEFFERSON AVE 5
MIAMI BEACH, FL 33139

NICHOLAS KUSICH
PO BOX 191064
MIAMI BEACH, FL 33119

NICOLA G SACCOIA
518 EUCLID AVE #4
MIAMI BEACH, FL 33139-8613

NICOLAS SEIJAS
350 NE 24 ST APT 602
MIAMI, FL 33137

NIVIA E GARRIGA
1891 SW 142 AVE
MIAMI, FL 33175-7034

OLGA RODRIGUEZ
533 MERIDIAN AVE #1
MIAMI BEACH, FL 33139

OLGA RODRIGUEZ
59 THOMPSON ST APT 11-14
NEW YORK, NY 10012

OLGA RODRIGUEZ
533 MERIDIAN AVE #9
MIAMI BCH, FL 33139-6411

ORLANDO LLAMAS JR
12030 SW 108 ST
MIAMI, FL 33186

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

PABLO & RENE ALVARADO &W MARIA
PO BOX 941135
MIAMI, FL 33194

PABLO GONZALEZ JR
NANCY HOPE GALLO
9048 WALL ST
NEW BERGEN, NJ 07047

PAPAY INC
819 - 5 ST
MIAMI BEACH, FL 33139-6511

PATRICIA SIERRA
536 EUCLID AVE #2
MIAMI BEACH, FL 33139-8616

PATRICIA VON DOHLN
1339 RIVER RD
EDGEWATER, NJ 07020

PAUL ANDERSON
1521 ALTON RD 343
MIAMI BEACH, FL 33139

PAULO S FERREIRA
421 MERIDIAN AVE #5
MIAMI BEACH, FL 33139

PEDRO ARCE
543 MERIDIAN AVE #3
MIAMI BEACH, FL 33139-6448

PEDRO MANUEL MEDEIROS DOS ANJOS
900 6 ST 16
MIAMI BEACH, FL 33139

PEDRO OCHOA
2159 CENTRE AVE 3
FORT LEE, NJ 07024

PEDRO PAN ENTERPRISES INC
401 MERIDIAN AVE FL 2
MIAMI BEACH, FL 33139

PENNONE USA LLC
925 LENOX AVE 3
MIAMI BEACH, FL 33139

PETRA CULVERSON
410 EUCLID AVE #12A
MIAMI BEACH, FL 33139

PIETRO SACCOIA
518 EUCLID AVE #6
MIAMI BEACH, FL 33139-8613

PLA MIAMI INVESTMENTS INC
549 MERIDIAN AVE #9
MIAMI BEACH, FL 33139

PLAN B USA LLC
132 DREXEL AVE # 203
MIAMI BEACH, FL 33139

RAJ K UDNANI
14215 SW 73 ST
MIAMI, FL 33183

RAMON PRADO
520 EUCLID AVE 1
MIAMI BEACH, FL 33139

RENE R RODRIGUEZ
525 MERIDIAN AVE UNIT 207
MIAMI BEACH, FL 33139-6437

RICHARD SCHMAELING &
W VIRGINIA O HALPIN
12955 BISCAYNE BLVD #304
NORTH MIAMI, FL 33181-2022

RICK SHERMAN CELIA SHERMAN
JOANNE S ROBERTS
903 SW 93 TER
FT LAUDERDALE, FL 33324

ROBERT ENERSON JR & MATTHEW RUIZ
528 MERIDIAN AVE # 403
MIAMI BEACH, FL 33139-6446

ROBERT IGLESIAS
518 EUCLID AVE #5
MIAMI BEACH, FL 33139-8613

ROBERT THOMAS PLANT
401 JEFFERSON AVE 2
MIAMI BEACH, FL 33139

ROBERT TURNER
528 MERIDIAN AVENUE #401
MIAMI BEACH, FL 33139

ROBERT TURNER
900 6 ST #6
MIAMI BEACH, FL 33139-6342

RONALD & NELSON CURRAS
525 MERIDIAN AVE 101
MIAMI BEACH, FL 33139

ROSA M MENENDEZ TRS
4747 ALTON RD
MIAMI BEACH, FL 33140-2863

RUBEN PENARANDA
741 6 ST APT 204W
MIAMI BEACH, FL 33139-6452

RUSSEL L SNYDER
1000 LINCOLN RD 250
MIAMI BEACH, FL 33139

SANTA TERESA LLC
158 OCEAN DR UNIT 207
MIAMI, FL 33160

SARIA BURNSED PAZ
2450 NE 184 TER
MIAMI, FL 33160

SCOTT J PERDIGON &
W SHELLIE & ROBERT K MCCAMMON &
WILLIAM HOLLY
829 4 ST
MIAMI BEACH, FL 33139-6814

SEASIDE ABODE LLC
934 VAN BUREN ST
HOLLYWOOD, FL 33019

SEP MIAMI LLC
2301 COLLINS AVE 1016
MIAMI BEACH, FL 33139

SERE NENA LLC
407 LINCOLN RD STE 11C
MIAMI BEACH, FL 33139

SHANNON BALLIET
525 MERIDIAN AVE #302
MIAMI BEACH, FL 33139

SHAWN REBAR
533 MERIDIAN AVE #5
MIAMI BEACH, FL 33139

SHIFAT INC
6355 ALLISON RD
MIAMI BEACH, FL 33141-4505

SHILOH PROPERTIES LLC
200 BISCAYNE BLVD 4305
MIAMI, FL 33131

SMADAR M B LLC
549 MERIDIAN AVE #8
MIAMI BEACH, FL 33139

SOFI PARTNERS LLC
2125 BISCAYNE BLVD STE 370
MIAMI, FL 33137

SOLID INVESTMENT & DEVELOPMENT LLC
3301 NE 183 ST #2809
AVENTURA, FL 33180

SPENCER MOODY
900 6 ST #28
MIAMI, FL 33139-6345

STAR MERIDIAN 303 LLC
2528 SW 21 ST
MIAMI, FL 33145

STEFANIE REICHENBACH
461 N LIMESTONE
LEXINGTON, KY 40508

STEPHEN L HOLDEN
203 W 87 ST # 2
NEW YORK, NY 10024

STEVE FIDRICK
220 TAGANANA DR
NEW SMYRNA BEACH, FL 32168-9069

STEVE P PIVARNIK
DONNA PALO PIVARNIK
& ROBERT PALO PIVARNIK JTRS
542 EUCLID AVE APT 9
MIAMI BEACH, FL 33139

SUSANA MEJIA
3601 SW 132 AVENUE
MIAMI, FL 33175

T100 FIRES INVESTMENT INC
1457 MERIDIAN AVE 101
MIAMI BEACH, FL 33139

UMTATA TRANSKEI LLC
9 ISLAND AVE APT#401
MIAMI BEACH, FL 33139

VERA VIDAL
10155 CAMELBACK LANE
BOCA RATON, FL 33498

VICTOR S AYERS
10471 SW 228 TER
MIAMI, FL 33190

VINCENZO NUNZIATA
441 COLLINS AVE # 28
MIAMI BEACH, FL 33139

VITALITY HEALTH &
WELLNESS TAMPA LLC
815 4 ST
MIAMI BEACH, FL 33139-6823

WAVES INVESTMENTS CORP
762 SW 18 AVE
MIAMI, FL 33135

WEST MEADOWS PROP MIA BEACH LLC
450 PARK AVE 32 FLOOR
NEW YORK, NY 10022

WILLIAM PINCHIK & ESTELLE BAVAL
4278 BEDFORD AVE
BROOKLYN, NY 11229

YILSEY ALVAREZ
520 EUCLID AVE UNIT 1
MIAMI BEACH, FL 33139

YISSER HERRERA
900 6 ST #11
MIAMI BEACH, FL 33139-6343

ZACHARY SWANSON
401 JEFFERSON AVE #3
MIAMI BEACH, FL 33139

ZOILA SATANOSKY TR &
MINA SEEMAN KORN SEEMAN TR
875 FAIRWAY DR
MIAMI BEACH, FL 33141-2422

Name	Address	City	State	Zip	Country
CHRISTOPHE GIACALONE	20 AVENUE ROGER SALENGRO	92 290 CHATENAY MALABRY			FRANCE
DANIELE CAVALIERO	RIO CORGNOLETO	TRIESTE 34149			ITALY
ESTEBAN WILFREDO MACKEY GIDCONDA MARIA SOLEDAD CARBI	CALLE REMANSO 17 COLONIA JARDINES DEL PEDREGAL	COYOACAN 4530			MEXICO
JOSEPH & FRANK BONANNO	2390 DE LA GARENNE	TERREBONNIE QUE J6X 4S4			CANADA
LUBELIA SILVEIRA	1995 DAVENPORT RD	TORONTO ONTARIO M6N 1C5			CANADA
MICHAEL PACIFICO FILOMENA PACIFICO	3168 CADILLAC	MOTREAL QC HIN2V8			CANADA
PIERRE YVES AUGSBURGER MARIANNE HOFFMAN ANGSBURGER	10 RUE DES	PRIMEVERES L-2351			LUXEMBOURG
STEFANIE A KESTLER	SEEHOFSTR 46	97688 BAD KISSINGEN			GERMANY
225 JEFFERSON CORP	3109 GRAND AVE #554	MIAMI	FL	33133	USA
418 MERIDIAN LLC	2450 NE MIAMI GARDENS DR 2 FLOOR	MIAMI	FL	33180	USA
520 EUCLID 12 LLC C/O ALEXANDER R OLIVER	267 6TH ST #9F	BROOKLYN	NY	11215	USA
536 EUCLID CONDO LLC	536 EUCLID AVE #3	MIAMI BEACH	FL	33139	USA
552 EUCLID LLC	1070 STILLWATER DR	MIAMI BEACH	FL	33141-1024	USA
727 4TH STREET LLC C/O JOSEPH B RYAN III P A	8925 SW 148 STREET #200	MIAMI	FL	33176	USA
AA AND C VILLAS LLC	12901 SW 42 ST	MIRAMAR	FL	33027	USA
ABEL A PARAVICINO	3101 N COUNTRY CLUB DR #305	AVENTURA	FL	33180	USA
ADOLFO TRUJILLO ISABELLA ORTIZ	900 6 ST #30	MIAMI BEACH	FL	33139-6314	USA
ALEX RODRIGUEZ	525 MERIDIAN AVE #301	MIAMI BEACH	FL	33139	USA
ALEXANDER ZAMBRANO	543 MERIDIAN AVE #6	MIAMI BEACH	FL	33139	USA
ALFREDO MUSIOL C/O DAVID D'ORAZIOL	5739 MERRYWING CIRCLE	AUSTIN	TX	78730	USA
AMERICA GOMEZ JTRS ROSALIA OLIVA JTRS ESMERIDA GOMEZ JTRS	543 MERIDIAN AVE APT 11	MIAMI BEACH	FL	33139	USA
ANA M APARICIO	11331 SW 42 ST	MIAMI	FL	33165-4614	USA
ANDRES M DE LA PORTILLA	250 MERIDIAN AVE APT#1	MIAMI BEACH	FL	33139	USA
ANGELIN PEEV DIMITROV HARRIET MICHELLE DIMITROV	528 MERIDIAN AVENUE #302A	MIAMI BEACH	FL	33139	USA
ANITA NESTROW & JOHN ROMASHKO JR JTRS	63 AVENUE A APT 20G	NEW YORK	NY	10009-6557	USA
APOLEO REALTY LLC C/O RICHARD MARK BERTOCCI ESQ	410 MERIDIAN AVE #101	MIAMI BEACH	FL	33139	USA
ARNALDO SANTIAGO & JOSEFINA DELGADO	525 MERIDIAN AVE # 303	MIAMI	FL	33139-6437	USA
AVIATOR S BCH LTD	709 5 ST	MIAMI BEACH	FL	33139	USA
AVIATOR S BCH LTD	500 NE 185 ST	MIAMI BEACH	FL	33179	USA
AVIATOR SOUTH BEACH LTD	711 5 ST APT 202	MIAMI BEACH	FL	33139	USA
B LESLIE SCHARFMAN TRS B LESLIE SCHARFMAN REV TR	401 PALMETTO DR	MIAMI SPRINGS	FL	33166	USA
BARBARA EISENBERG &H DAVID	73-47 136 ST	FLUSHING	NY	11367	USA
BENJA 1 LLC	345 OCEAN DR UNIT 1102	MIAMI BEACH	FL	33139	USA
BENJAMIN RIVERA ELIAS COLORADO	731 6 ST #105-E	MIAMI BEACH	FL	33139-6463	USA
BERNABE SOSA	549 MERIDIAN AVE 4	MIAMI BEACH	FL	33139	USA
BOUNDLESS SPRING LLC	120 JEFFERSON AVE APT 12004	MIAMI	FL	33139-7067	USA
BRANT A STRATMAN	623 YORKSHIRE RD NE	ATLANTA	GA	30306	USA
BRIAN CHOI	20 CONFUCIUS PLAZA APT 28G	NEW YORK	NY	10002	USA
CARATO LLC	PO BOX 414377	MIAMI BEACH	FL	33141	USA
CARLO LATINI ASSOC LLC	1515 N FEDERAL HWY #300	BOCA RATON	FL	33432	USA
CARLO LATINI PARTNERS LLC	1515 N FEDERAL HIGHWAY #300	BOCA RATON	FL	33432	USA
CARLOS ENRIQUE LOPEZ DUNIA ARGENTINA LEZAMA	528 MERIDIAN AVE #502	MIAMI BEACH	FL	33139	USA
CARLOS GONZALEZ	1900 MERIDIAN AVE #406	MIAMI BEACH	FL	33139-1866	USA
CARLOS SEPULVEDA &W ELIZABETH	24410 SW 207 AVE	HOMESTEAD	FL	33031-3603	USA
CARMEN ACOSTA (LE) REM ROBERT Z ZUROWSKI	552 EUCLID AVE #12A	MIAMI	FL	33139-8620	USA
CAROL A TRENK	1833 S OCEAN DR # 311	HALLANDALE	FL	33009	USA
CELIA SHERMAN	903 SW 93 TER	PLANTATION	FL	33324	USA
CESAR A PEREZ	1015 13 ST	MIAMI	FL	33139-3803	USA
CHARLES F LESKO	421 MERIDIAN AVE 11	MIAMI BEACH	FL	33139	USA
CHRIS DAVID VICTOR ENTERPRISES LLC	421 MERIDIAN AVENUE #1	MIAMI BEACH	FL	33139	USA

CHRISTOPHER MJ CHUNG MARK K BRYANT	15 RESERVOIR AVE	JERSEY CITY	NJ	07307	USA
CITI5 CORP	3370 MARY ST	MIAMI	FL	33133	USA
CITY OF MIAMI BEACH	1130 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
CONCESSION MANAGEMENT LLC	1741 SW 14 ST	MIAMI	FL	33145	USA
CRISTINA P SANSAC &H TED	533 MERIDIAN AVE #2	MIAMI BEACH	FL	33139-6404	USA
CRYSTAL RIVERA	542 EUCLID AVE 4	MIAMI BEACH	FL	33139	USA
CU1 MERIDIAN LLC	1909 TYLER ST STE 700	HOLLYWOOD	FL	33020	USA
DANIEL PERSIN	421 MERIDIAN AVE 4	MIAMI BEACH	FL	33139	USA
DANIELA DIAS	926 MICHIGAN AVE #1	MIAMI BEACH	FL	33139	USA
DAVID DANIEL	576 SOUTH OCEAN AVENUE	EAST PATCHOGUE	NY	11772	USA
DAVID FERRUOLO &W MONIKA HARTMAN	741 6 ST #201-W	MIAMI BEACH	FL	33139-6464	USA
DAVID STROHLI	PO BOX 398	TALLMAN	NY	10982	USA
DAVID V SUAREZ	4226 NORTH OCEAN DRIVE	HOLLYWOOD	FL	33019	USA
DELBEKE ENTERPRISES INC	187 N SHORE DR	MIAMI BEACH	FL	33141	USA
DENNIS VIVANCO & ANGELINA WALKER	418 EUCLID AVE #4B	MIAMI BEACH	FL	33139-6526	USA
DEREK SPARKS	418 EUCLID AVE #3C	MIAMI BEACH	FL	33139	USA
DERK LLC	3111 N UNIVERSITY DR 105	CORAL SPRINGS	FL	33065	USA
DESMOND GORGES	410 EUCLID AVE #7	MIAMI BEACH	FL	33139	USA
DIANA ARANHA	731 6 ST #201-E	MIAMI BEACH	FL	33139-6463	USA
DIEGO CUARTAS	87 08 31ST AVE 2ND FLOOR	ELMHURST	NY	11369	USA
DINA GOLDENTAYER	350 MERIDIAN AVE # 202	MIAMI BEACH	FL	33139-8746	USA
DOLEV RAFAELI DINA RAFAELI	5 LAMBS LN	CRESSKILL	NJ	07626	USA
DOUGLAS HEWITT	2103 FLOYD AVE	RICHMOND	VA	23220	USA
DOUGLAS TREBOSKE	1817 WALDEN LANE SW	ROCHESTER	MN	55902	USA
DREW LEEMAN	4736 NORTH BAY RD	MIAMI BEACH	FL	33140	USA
EDISON A RUIZ & ANDREW J PACHOLYK	161 W 16 ST	NEW YORK	NY	10011	USA
EDUARDO MARTIN TUDE	5845 COLLINS AVE # 201	MIAMI BEACH	FL	33140	USA
EDWARD & JOSEPH CERVERIZZO	15834 102ND ST	HOWARD BEACH	NY	11414-3216	USA
EMERY TURMEL & VIOLA ALDRICH	644 EUCLID AVE #4	MIAMI BEACH	FL	33139-8637	USA
ENRIQUE & BIENBENIDA CRUZ	536 EUCLID AVE APT 4	MIAMI BEACH	FL	33139-8616	USA
ENRIQUE CRUZ &W REYNA	552 EUCLID AVE #1	MIAMI	FL	33139-8619	USA
ERIC KAMHI	410 EUCLID AVE APT 3	MIAMI BEACH	FL	33139	USA
ERNEST MASCARO VANINA GARBIN	528 MERIDIAN AVE # 402A	MIAMI BEACH	FL	33139	USA
ESTEFAN ENTERPRISES INC	420 JEFFERSON AVE	MIAMI BEACH	FL	33139-6503	USA
ETZEL RIVERA	536 EUCLID AVE #6	MIAMI BEACH	FL	33139	USA
EUCLID AVENUE 2B LLC	418 EUCLID AVE 2B	MIAMI BEACH	FL	33139	USA
EUGENE SHAPIRO	401 JEFFERSON AVE # 1	MIAMI BEACH	FL	33139	USA
EUGENIA GILMORE & ANTHONY P STANWYCK	695 LOS ANGELES AVE	SO LAKE TAHOE	CA	96150	USA
EVARISTO JAVIER RIVERO	7520 COQUINA DR	NORTH BAY VILLAGE	FL	33141	USA
EZEQUIEL L TIMBERINI	133 NE 2 AVE #1113	MIAMI	FL	33132	USA
F IVA ASTUDILLO	900 - 6 ST UNIT 14	MIAMI BEACH	FL	33139-6363	USA
FAUSTO HILARIO	3845 SW 4 ST	MIAMI	FL	33134-1707	USA
FELISA MONTES DE OCA	542 EUCLID AVE APT 5	MIAMI BEACH	FL	33139	USA
FIFTH HOTEL LLC	418 MERIDIAN AVE	MIAMI BEACH	FL	33139	USA
FILIBERTO GARBOT	14749 SW 58 ST	MIAMI	FL	33193	USA
FLORIDA AREOTEX INC	870 E 6 AVE	HIALEAH	FL	33010	USA
FRANGIPANI PROPERTIES INC	525 MERIDIAN AVE #407	MIAMI BEACH	FL	33139	USA
FRANK GARRETT	1916 4 ST	SANTA MONICA	CA	90405	USA
FRYD FAMILY ASSOCIATES LTD	523 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
FRYDA L OSSIAS	900 6 ST #3	MIAMI BEACH	FL	33139	USA
GABRIEL GARCIA PRIETO	1116 AVOCADO ISLE	FORT LAUDERDALE	FL	33315	USA

GABRIEL WIDI JANELLE WIDI	528 MERIDIAN AVE 304	MIAMI BEACH	FL	33139	USA
GABRIEL WIDI JANELLE WIDI	6423 COLLINS AVE # 1510	MIAMI BEACH	FL	33141	USA
GALAXY INVESTMENTS LLC	528 MERIDIAN AVE #101	MIAMI BEACH	FL	33129	USA
GARY W SCHROEDER	410 EUCLID AVE UNIT #6	MIAMI BEACH	FL	33139	USA
GAUDENZIO GAROZZO CLELIA CEPARULO	900 6 ST 10	MIAMI BEACH	FL	33139	USA
GENNADY KONDRATYEV	1220 SE 9 TER	DEERFIELD BEACH	FL	33441	USA
GHOR MANAGEMENT LLC	1508 BAY ROAD 1251	MIAMI BEACH	FL	33139	USA
GICELA A GUERRERO ALARCON	543 MERIDIAN AVE UNIT #1	MIAMI BEACH	FL	33139	USA
GLADYS HART	536 EUCLID AVE #1	MIAMI BEACH	FL	33139-8616	USA
GLORIA ROSEN LE REM TODD ALAN ROSEN REM RENEE LOPEZ CANTERA	8299 SEAHORSE COVE BLVD	LAKE WORTH	FL	33467	USA
GUG & CO LLC	1680 MICHIGAN AVE #910	MIAMI BEACH	FL	33139	USA
HANS OTTO WESTPHAL ANGELIKA WESTPHAL	421 MERIDIAN AVE 3	MIAMI BEACH	FL	33139	USA
HARRIET HALPERN	485 FIRST AVE# 5P	NEW YORK	NY	10016	USA
HELEN C DAVIS-HYATT	344 HANCOCK ST	BROOKLYN	NY	11216	USA
HENRY BACHA &W YUNIA BACHA	528 MERIDIAN AVE #501	MIAMI BEACH	FL	33139	USA
HENRY SUAREZ	525 MERIDIAN AVE #102	MIAMI BEACH	FL	33139-6447	USA
HIDEKO ABE	410 EUCLID AVE #15	MIAMI BEACH	FL	33139	USA
HILDA SOSA	7100 JACKSON ST	NORTH BERGAN	NJ	07047	USA
HOWARD & LINDA R GALE	525 MERIDIAN AVE # 201	MIAMI BEACH	FL	33139-6447	USA
IMPERIAL PROPERTIES OF SO FLA INC C/O VERONICA SANMARTINO	3555 FLAMINGO DR	MIAMI BEACH	FL	33140-2609	USA
ISABEL CHANG KOENIG &H SPENCER KOENIG	117-01 PARK LANE SOUTH APT C2L	KEW GARDENS	NY	11418	USA
ISRAEL DAVID STROHLI	PO BOX 398	TALLMAN	NY	10982	USA
JACK A TAYLOR	6044 N CHANTICLEER	MAUMEE	OH	43537	USA
JACK A TAYLOR TRS	6044 NO CHANTICLEER	MAUMEE	OH	43537	USA
JACOB ANDREW SMYSER	800 W AVE 212	MIAMI BEACH	FL	33139	USA
JADCO INVESTMENTS LLC	746 5TH ST	MIAMI BEACH	FL	33139-6519	USA
JAIME MONTOYA	525 MERIDIAN AVE UNIT 106	MIAMI BEACH	FL	33139-6447	USA
JAIRO QUAS &W CLAUDIA MEDEIROS	410 EUCLID AVE #14	MIAMI BEACH	FL	33139	USA
JAMES S KIZER JTRS ERIKA ANGULO JTRS ENRIQUETA M ANGULO JTRS	410 EUCLID AVE #8	MIAMI BEACH	FL	33139	USA
JAMIE MEIER AMI PATEL MEIER	28 KEITH DR	NORTON	MA	02766	USA
JAVID AMINI	579 RUTTER AVE	KINGSTON	PA	18704	USA
JD MIAMI INVESTMENTS INC	8301 NW 197 ST	MIAMI	FL	33015	USA
JEANETTE COHEN	7888 CUMMINGS LANE	BOCA RATON	FL	33433	USA
JEFFERSON CU1 LLC	1100 WEST AVE UNIT 614	MIAMI BEACH	FL	33139	USA
JEFFERSON INVESTMENT CORP	6355 ALLISON RD	MIAMI BEACH	FL	33141	USA
JOAQUIN GOMEZ JR	872 NW 128 PL	MIAMI	FL	33182-1876	USA
JOEL K BECKMAN PHILIPPA BECKMAN	542 EUCLID AVE 10	MIAMI BEACH	FL	33139	USA
JORGE M GORDON &W CLAUDIA A	549 MERIDIAN AVE #1	MIAMI BEACH	FL	33139-6449	USA
JORGE MARCOS GORDON A/D	549 MERIDIAN AVE # 2	MIAMI BEACH	FL	33139-6449	USA
JORGE RODRIGUEZ	543 MERIDIAN AVE # 10	MIAMI BEACH	FL	33139	USA
JOSE ENRQUE MONSERRAT JTRS RICKY MONTERO JTRS	900 6 ST #20	MIAMI BEACH	FL	33139	USA
JOSE FERNANDEZ	471 SW 8 ST	MIAMI	FL	33130-2813	USA
JOSE L MOLLINER &W LUISA M	930 WREN AVE	MIAMI SPRINGS	FL	33166-3853	USA
JOSE R BANDUJO	121 WEST 20 STREET #2B	NEW YORK	NY	10011	USA
JOSEPH M KOPSICK LISA L KOPSICK	7370 SE MEDALIST PL	HOBE SOUND	FL	33455-6360	USA
JTXMP MANAGEMENT INC	96 LINWOOD PALZA #236	FORT LEE	NJ	07024	USA
JUAN JOSE REBORA	536 EUCLID AVE #3	MIAMI BEACH	FL	33139	USA
JUDITH A GAZZONI	528 MERIDIAN AVE #502A	MIAMI BEACH	FL	33139-6446	USA
JURGA DAGYS	741 6 ST # 104	MIAMI BEACH	FL	33139	USA
KARALEXI LLC C/O MASSAT CONSULTING	44 W FLAGLER ST #1100	MIAMI	FL	33130	USA

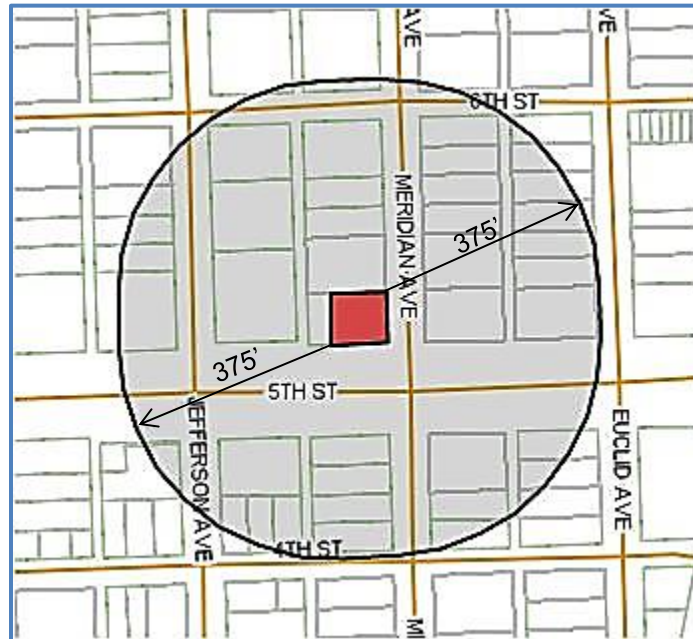
KEVIN BANKS	2606 GULFSTREAM DR	MIAMI BEACH	FL	33023	USA
LAZARO GARCIA &W MARIA TERESA	7800 SW 98 AVE	MIAMI	FL	33173-3138	USA
LEILA ZIHATI	410 EUCLID AVE #9	MIAMI BEACH	FL	33139	USA
LESLIE LONGFIELD	418 EUCLID AVE #3B	MIAMI BEACH	FL	33139-6531	USA
LILIANA HERRERA	7841 NW 159 TERR	MIAMI LAKES	FL	33016-6680	USA
LIMA INVESTMENTS OF MIAMI LLC	1955 W 54 ST	HIALEAH	FL	33012	USA
LOFT IMMOBILIER LLC C/O FREDERICK WOODBRIDGE JR PA	44 W FLAGLER ST #2300	MIAMI	FL	33130	USA
LORENA GARCIA	418 EUCLID AVE #3A	MIAMI BEACH	FL	33139-6531	USA
LOUIS VAZQUEZ	410 EUCLID AVE #10	MIAMI BEACH	FL	33139	USA
LUCA PAPINI MIRTA A CARNOT	13499 BISCAYNE BLVD 1002	MIAMI	FL	33181	USA
LUIBERANGE LLC	325 S BISCAYNE BLVD # 4219	MIAMI	FL	33131	USA
LUIS F LEITER TRS LUIS F LEITER REVOC TR LISETTE LEITER TRS	200 SW 129 AVE	MIAMI	FL	33184	USA
LUIS FERNANDEZ & ELIZABETH FERNANDEZ	14501 SW 114 TER	MIAMI	FL	33186	USA
LUZ E OSORIO	757 WEST AVE #308	MIAMI BEACH	FL	33139-5531	USA
M 524 JEFFERSON OWNER LLC	119 WASHINGTON AVE 505	MIAMI BEACH	FL	33139	USA
MANUEL L CRESPO TRS	PO BOX 192266	MIAMI BEACH	FL	33119	USA
MARC EDWARD HIGGINS MARTHA BEATRIZ LOPEZ GARCIA MORA PUERTOLAS	741 6 ST # 202 W	MIAMI BEACH	FL	33139	USA
MARGARITA ROQUE	528 MERIDIAN AVE UNIT 104	MIAMI BEACH	FL	33139-6445	USA
MARIA ZAKHAROVA	1700 KENNEDY CAUSEWAY STE 130	NORTHBAY VILLAGE	FL	33141	USA
MARIA & M ANTONIA RODRIGUEZ & MIGUEL A RODRIGUEZ	825 GRANADA BLVD	CORAL GABLES	FL	33134-2409	USA
MARIA E LOPEZ HUGO M LOPEZ	549 MERIDIAN AVE 7	MIAMI BEACH	FL	33139	USA
MARIA E VANE	533 MERIDIAN AVE #10	MIAMI BEACH	FL	33139-6411	USA
MARIA EVIDALIA MARTINEZ	533 MERIDIAN AVE #3	MIAMI BEACH	FL	33139-6404	USA
MARIA HARCAVI	518 EUCLID AVE UNIT 2	MIAMI BEACH	FL	33139-8613	USA
MARIA I KUFORYANIS	542 EUCLID AVE #2	MIAMI BEACH	FL	33139-8617	USA
MARIA L APARICIO	5463 SW 5 TER	MIAMI	FL	33134	USA
MARK LEWIS	10701 SW 67 CT	MIAMI	FL	33138	USA
MARLENE ALONSO	520 EUCLID AVE UNIT 7	MIAMI BEACH	FL	33139-8614	USA
MASCIO INVEST LLC	888 DOUGLAS RD # 604	CORAL GABLES	FL	33134	USA
MAU MAU CORP	420 JEFFERSON AVE	MIAMI BEACH	FL	33139-6503	USA
MAUD MARIE MICHEL JULIEN	13314 CARVEL LANE	HOUSTON	TX	77083	USA
MBCDC MERIDIAN PLACE LLC	945 PENNSYLVANIA AVE	MIAMI BEACH	FL	33139-5482	USA
MBDC/THE JEFFERSON CORP	945 PENNSYLVANIA AVE #2 FLOOR	MIAMI BEACH	FL	33139-5482	USA
MEDARDO MILIAN JR	220 WASHINGTON AVE APT 4C	MIAMI	FL	33139-7155	USA
MEIMIAMIG04 LLC	420 MERIDIAN AVE #9	MIAMI BEACH	FL	33139	USA
MELI INVESTMENT CORP	6500 SW 67 AVE	MIAMI	FL	33143-3112	USA
MERCEDES GONZALEZ	525 MERIDIAN AVE 203	MIAMI BEACH	FL	33139	USA
MICHAEL M KROP &W LOIS	9601 COLLINS AVE #1710	BAL HARBOUR	FL	33154-2219	USA
MICHAEL THOMPSON & JUAN CARLOS HERNANDEZ JTRS	525 MERIDIAN AVE #401	MIAMI BEACH	FL	33139-6410	USA
MICHAEL TICHACEK &W ADELA	9001 SW 94 ST STE 216	MIAMI	FL	33176-2116	USA
MIGUEL RODRIGUEZ &W MARIA A	825 GRANADA BLVD	CORAL GABLES	FL	33134-2409	USA
MILAGROSA D GUERRA	533 MERIDIAN AVE #7	MIAMI BEACH	FL	33139-6411	USA
MILAGROSA D'J GUERRA	533 MERIDIAN AVE #7	MIAMI BEACH	FL	33139	USA
MIRELY CRUZ &H JORGE MARTINEZ	536 EUCLID AVE #9	MIAMI BEACH	FL	33139-8681	USA
MIRONA LLC	10185 COLLINS AVE #711	MIAMI	FL	33154	USA
MIRTA ABDALA	528 MERIDIAN AVE #103	MIAMI BEACH	FL	33139	USA
MORGAN JOHANSSON TRS	549 MERIDIAN AVE APT 3	MIAMI BEACH	FL	33139	USA
MOSHE MARK & BENNY TARICH	542 EUCLID AVE #7	MIAMI BEACH	FL	33139-8618	USA
MYCT LLC	552 EUCLID AVE 11	MIAMI BEACH	FL	33139	USA
NAGOTIN LLC C/O FREDRICK WOODBRIDGE JR ESQ	701 BRICKELL AVENUE #113	MIAMI	FL	33131	USA
NATALIA MATVEYEVA	900 6 ST # 25	MIAMI BEACH	FL	33139	USA

NEW COLUMBIA GROUP LLC	401 JEFFERSON AVE 5	MIAMI BEACH	FL	33139	USA
NICHOLAS KUSICH	PO BOX 191064	MIAMI BEACH	FL	33119	USA
NICOLA G SACCOIA	518 EUCLID AVE #4	MIAMI BEACH	FL	33139-8613	USA
NICOLAS SEIJAS	350 NE 24 ST APT 602	MIAMI	FL	33137	USA
NIVIA E GARRIGA	1891 SW 142 AVE	MIAMI	FL	33175-7034	USA
OLGA RODRIGUEZ	533 MERIDIAN AVE #1	MIAMI BEACH	FL	33139	USA
OLGA RODRIGUEZ	59 THOMPSON ST APT 11-14	NEW YORK	NY	10012	USA
OLGA RODRIGUEZ	533 MERIDIAN AVE #9	MIAMI BCH	FL	33139-6411	USA
ORLANDO LLAMAS JR	12030 SW 108 ST	MIAMI	FL	33186	USA
ORLANDO QUIALA	3901 INDIAN CREEK DR UNIT 501	MIAMI BEACH	FL	33140-3787	USA
PABLO & RENE ALVARADO &W MARIA	PO BOX 941135	MIAMI	FL	33194	USA
PABLO GONZALEZ JR NANCY HOPE GALLO	9048 WALL ST	NEW BERGEN	NJ	07047	USA
PAPAY INC	819 - 5 ST	MIAMI BEACH	FL	33139-6511	USA
PATRICIA SIERRA	536 EUCLID AVE #2	MIAMI BEACH	FL	33139-8616	USA
PATRICIA VON DOHLN	1339 RIVER RD	EDGEWATER	NJ	07020	USA
PAUL ANDERSON	1521 ALTON RD 343	MIAMI BEACH	FL	33139	USA
PAULO S FERREIRA	421 MERIDIAN AVE #5	MIAMI BEACH	FL	33139	USA
PEDRO ARCE	543 MERIDIAN AVE #3	MIAMI BEACH	FL	33139-6448	USA
PEDRO MANUEL MEDEIROS DOS ANJOS	900 6 ST 16	MIAMI BEACH	FL	33139	USA
PEDRO OCHOA	2159 CENTRE AVE 3	FORT LEE	NJ	07024	USA
PEDRO PAN ENTERPRISES INC	401 MERIDIAN AVE FL 2	MIAMI BEACH	FL	33139	USA
PENNONE USA LLC	925 LENOX AVE 3	MIAMI BEACH	FL	33139	USA
PETRA CULVERSON	410 EUCLID AVE #12A	MIAMI BEACH	FL	33139	USA
PIETRO SACCOIA	518 EUCLID AVE #6	MIAMI BEACH	FL	33139-8613	USA
PLA MIAMI INVESTMENTS INC	549 MERIDIAN AVE #9	MIAMI BEACH	FL	33139	USA
PLAN B USA LLC	132 DREXEL AVE # 203	MIAMI BEACH	FL	33139	USA
RAJ K UDNANI	14215 SW 73 ST	MIAMI	FL	33183	USA
RAMON PRADO	520 EUCLID AVE 1	MIAMI BEACH	FL	33139	USA
RENE R RODRIGUEZ	525 MERIDIAN AVE UNIT 207	MIAMI BEACH	FL	33139-6437	USA
RICHARD SCHMAELING &W VIRGINIA O HALPIN	12955 BISCAYNE BLVD #304	NORTH MIAMI	FL	33181-2022	USA
RICK SHERMAN CELIA SHERMAN JOANNE S ROBERTS	903 SW 93 TER	FT LAUDERDALE	FL	33324	USA
ROBERT ENERSON JR & MATTHEW RUIZ	528 MERIDIAN AVE # 403	MIAMI BEACH	FL	33139-6446	USA
ROBERT IGLESIAS	518 EUCLID AVE #5	MIAMI BEACH	FL	33139-8613	USA
ROBERT THOMAS PLANT	401 JEFFERSON AVE 2	MIAMI BEACH	FL	33139	USA
ROBERT TURNER	528 MERIDIAN AVENUE #401	MIAMI BEACH	FL	33139	USA
ROBERT TURNER	900 6 ST #6	MIAMI BEACH	FL	33139-6342	USA
RONALD & NELSON CURRAS	525 MERIDIAN AVE 101	MIAMI BEACH	FL	33139	USA
ROSA M MENENDEZ TRS	4747 ALTON RD	MIAMI BEACH	FL	33140-2863	USA
RUBEN PENARANDA	741 6 ST APT 204W	MIAMI BEACH	FL	33139-6452	USA
RUSSEL L SNYDER	1000 LINCOLN RD 250	MIAMI BEACH	FL	33139	USA
SANTA TERESA LLC	158 OCEAN DR UNIT 207	MIAMI	FL	33160	USA
SARIA BURNSED PAZ	2450 NE 184 TER	MIAMI	FL	33160	USA
SCOTT J PERDIGON &W SHELLIE & ROBERT K MCCAMMON & WILLIAM HOLLY	829 4 ST	MIAMI BEACH	FL	33139-6814	USA
SEASIDE ABODE LLC	934 VAN BUREN ST	HOLLYWOOD	FL	33019	USA
SEP MIAMI LLC	2301 COLLINS AVE 1016	MIAMI BEACH	FL	33139	USA
SERE NENA LLC	407 LINCOLN RD STE 11C	MIAMI BEACH	FL	33139	USA
SHANNON BALLIET	525 MERIDIAN AVE #302	MIAMI BEACH	FL	33139	USA
SHAWN REBAR	533 MERIDIAN AVE #5	MIAMI BEACH	FL	33139	USA
SHIFAT INC	6355 ALLISON RD	MIAMI BEACH	FL	33141-4505	USA
SHILOH PROPERTIES LLC	200 BISCAYNE BLVD 4305	MIAMI	FL	33131	USA

SMADAR M B LLC	549 MERIDIAN AVE #8	MIAMI BEACH	FL	33139	USA
SOFI PARTNERS LLC	2125 BISCAYNE BLVD STE 370	MIAMI	FL	33137	USA
SOLID INVESTMENT & DEVELOPMENT LLC	3301 NE 183 ST #2809	AVENTURA	FL	33180	USA
SPENCER MOODY	900 6 ST #28	MIAMI	FL	33139-6345	USA
STAR MERIDIAN 303 LLC	2528 SW 21 ST	MIAMI	FL	33145	USA
STEFANIE REICHENBACH	461 N LIMESTONE	LEXINGTON	KY	40508	USA
STEPHEN L HOLDEN	203 W 87 ST # 2	NEW YORK	NY	10024	USA
STEVE FIDRICK	220 TAGANANA DR	NEW SMYRNA BEACH	FL	32168-9069	USA
STEVE P PIVARNIK DONNA PALO PIVARNIK & ROBERT PALO PIVARNIK JTRS	542 EUCLID AVE APT 9	MIAMI BEACH	FL	33139	USA
SUSANA MEJIA	3601 SW 132 AVENUE	MIAMI	FL	33175	USA
T100 FIRES INVESTMENT INC	1457 MERIDIAN AVE 101	MIAMI BEACH	FL	33139	USA
UMTATA TRANSKEI LLC	9 ISLAND AVE APT#401	MIAMI BEACH	FL	33139	USA
VERA VIDAL	10155 CAMELBACK LANE	BOCA RATON	FL	33498	USA
VICTOR S AYERS	10471 SW 228 TER	MIAMI	FL	33190	USA
VINCENZO NUNZIATA	441 COLLINS AVE # 28	MIAMI BEACH	FL	33139	USA
VITALITY HEALTH & WELLNESS TAMPA LLC	815 4 ST	MIAMI BEACH	FL	33139-6823	USA
WAVES INVESTMENTS CORP	762 SW 18 AVE	MIAMI	FL	33135	USA
WEST MEADOWS PROP MIA BEACH LLC	450 PARK AVE 32 FLOOR	NEW YORK	NY	10022	USA
WILLIAM PINCHIK & ESTELLE BAVAL	4278 BEDFORD AVE	BROOKLYN	NY	11229	USA
YILSEY ALVAREZ	520 EUCLID AVE UNIT 1	MIAMI BEACH	FL	33139	USA
YISSER HERRERA	900 6 ST #11	MIAMI BEACH	FL	33139-6343	USA
ZACHARY SWANSON	401 JEFFERSON AVE #3	MIAMI BEACH	FL	33139	USA
ZOILA SATANOSKY TR & MINA SEEMAN KORN SEEMAN TR	875 FAIRWAY DR	MIAMI BEACH	FL	33141-2422	USA

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: 803 5 ST, Miami Beach, FL 33139

FOLIO NUMBER: 002-4203-009-4970

LEGAL DESCRIPTION: OCEAN BEACH ADDN NO 3 PB 2-81 E100FT LOTS 7 & 8 BLK 74

Planning Department, 1700 Convention Center Drive 2nd Floor
 Miami Beach, Florida 33139, www.miamibeachfl.gov
 305.673.7550

Property address:

803 5th St

Board:

H-PB

Date:

7/29/17

BOARD APPLICATION CHECK LIST

A pre-application meeting must be scheduled with the Board staff to review all submittals.

Pre-application meetings for applications that do not require a traffic study are scheduled on a first come first served basis and must occur no later than five(5) business days prior to the CAP first submittal.

Applications that require a traffic study must meet 60 days* prior to CAP first submittal deadline with Planning staff, Transportation Department and peer reviewer to determine the methodology for the traffic impact study.

After this meeting the applicant must create a CAP application in order to be invoiced and pay fees.

Applicant must submit online (CAP) the traffic study 30 days prior to CAP first submittal (see Transportation Department list requirements)

Transportation Department/Peer Reviewer will submit first round of comments 15 days prior to first submittal.

Applicant must address comments and submit revised traffic study/plans for CAP first submittal deadline

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

ITEM #	CAP FIRST SUBMITTAL To be uploaded online (CAP) by the applicant before 5:00 pm on first submittal deadline. ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.	Required
1	Application Fee shall be paid after pre-application meeting and before the first submittal.	X
2	Copy of signed and dated check list issued at pre-application meeting.	X
3	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	X
4	Letter of Intent dated and signed with details of application request. (see also Items # 43,44 and 45).	X
5	Mailing Labels (2 printed sets and a CD including: Property owner's list and Original certified letter from provider, see Item #52).	X
6	Copies of all current or previously active Business Tax Receipts.	
7	School Concurrency Application for projects with a net increase in residential units (no SFH). (Provide Planning Department - Miami Dade - School Concurrency list).	
8	Survey (original signed & sealed) dated less than 6 months old at the time of application. Provide: lot area, grade per Section 114-1 of the City Code. (If no sidewalk exists, provide the elevation of the crown of the road) and spot elevations.	X
9	Architectural Plans and Exhibits (must be 11"x 17" size):	X
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date.	X
b	Copy of the original survey	X
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	X
d	Location Plan, Min 4"x6" Color Aerial 1/2 mile radius, showing name of streets and project site identified.	X
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document if necessary).	X
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams).	X
g	Proposed FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams).	X
h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	X
i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	X
k	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	X

* 60 day lead time for projects including traffic studies is necessary to ensure completion of review by final submittal deadline and scheduling for hearing.

Indicate N/A If Not Applicable

Initials:

Planning Department, 1700 Convention Center Drive 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

Property address:

l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	X
m	Demolition Plans (Floor Plans & Elevations with dimensions)	X
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	X
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	X
p	Proposed Section Drawings	X
q	Color Renderings (elevations and three dimensional perspective drawings).	X
10	Landscape Plans and Exhibits (must be 11"x 17" size):	X
a	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan, as well as underground and overhead utilities when street trees are required.	X
b	Hardscape Plan, i.e. paving materials, pattern, etc.	X

ITEM #	CAP FIRST SUBMITTAL ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE-APPLICATION MEETING	Required
11	Copy of original Building Permit Card, & Microfilm, if available.	
12	Copy of previously approved building permits. (provide building permit number).	
13	Copy of previously recorded Final Orders if applicable.	
14	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recordation data. See Part 1 / Section 1 / A. Surveying & Mapping Standards and submittal Requirements of the Public Works Manual. http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920	
15	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.	
16	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).	X
17	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	X
18	Line of Sight studies.	
19	Structural Analysis of existing building including methodology for shoring and bracing.	
20	Proposed exterior and interior lighting plan, including photometric calculations.	X
21	Exploded Axonometric Diagram (showing second floor in relationship to first floor).	
22	Neighborhood Context Study.	
23	Required yards open space calculations and shaded diagrams.	
24	Required yards section drawings.	X
25	Variance and/or Waiver Diagram	X
26	Schematic signage program	X
27	Detailed sign(s) with dimensions and elevation drawings showing exact location.	
28	Elevation drawings showing area of building façade for sign calculation (Building ID signs).	
29	Daytime and nighttime renderings for illuminated signs.	
30	Floor Plan Indicating area where alcoholic beverages will be displayed.	
31	Survey showing width of the canal (Dimension shall be certified by a surveyor)	

Indicate N/A If Not Applicable

Initial 

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305.673.7550

Property address:

32	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	
33	DERM recommendation/preliminary approval. Docks or any structures shall have approval stamp from DERM or other regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended.	
34	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
35	Survey shall include spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the due within the property. Erosion control line and Bulkhead line shall be indicated if present.	
36	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
37	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable).	
38	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	
39	Traffic Study, Site plan(s) : Revised version addressing first round of comments from Transportation Department and peer review.	X
40	Sound Study report (Hard copy) with 1 CD.	X
41	Site Plan (Identify streets and alleys)	
a	Identify: setbacks <u> </u> Height <u> </u> Drive aisle widths <u> </u> Streets and sidewalks widths <u> </u>	
b	# parking spaces & dimensions <u> </u> Loading spaces locations & dimensions <u> </u>	
c	# of bicycle parking spaces <u> </u> <i># Ele driven vehicle parking!</i>	
d	Interior and loading area location & dimensions <u> </u>	
e	Street level trash room location and dimensions <u> </u>	
f	Delivery route <u> </u> Sanitation operation <u> </u> Valet drop-off & pick-up <u> </u> Valet route in and out <u> </u>	
g	Valet route to and from <u> </u> auto-turn analysis for delivery and sanitation vehicles <u> </u>	
h	Indicate any backflow preventer and FPL vault if applicable	
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan	X
42	Floor Plan (dimensioned)	
a	Total floor area	
b	Identify # seats indoors <u> </u> outdoors <u> </u> seating in public right of way <u> </u> Total <u> </u>	
c	Occupancy load indoors and outdoors per venue <u> </u> Total when applicable <u> </u>	
43	In the Letter of Intent include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.	X
44	In the Letter of Intent for Variances include and respond to all review guidelines in the code as follows:	X
a	Section 118-53 (d) of the City Code for each Variance.	
45	In the Letter of Intent for Planning Board include and respond to all review guidelines in the code as follows:	
a	For Conditional Use -Section 118-192 (a)(1)-(7)	
b	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)	
c	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)	
d	CU - Structures over 50,000 SQ.FT. - Section 118-192 (b) (1)-(11)	
e	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	
f	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions	
	Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A	

Indicate N/A If Not Applicable

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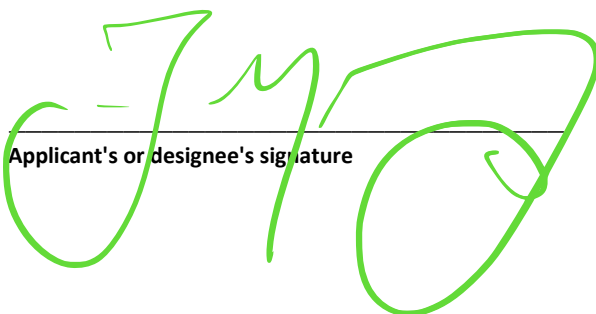
Property Address:

ITEM #	CAP FINAL SUBMITTAL:	To
	Revised and/or supplemented documents and drawings to address staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. be uploaded online (CAP) by the applicant before 5:00 pm on final submittal deadline. Staff will review and issue a notice to proceed to Paper final submittal or to continue if the application is still incomplete.	
46	Traffic Study, Site plan(s): This is the final traffic study including any modifications required to address comments from the City's Transportation Department. City's required permit by FDOT should be obtained prior CAP Final submittal.	

ITEM #	PAPER FINAL SUBMITTAL:	Required
47	Original application with all signed and notarized applicable affidavits and disclosures.	X
48	Original of all applicable items.	X
49	One (1) signed and sealed 11"X17" bound, collated set of all the required documents.	X
50	14 collated copies of all the above documents	X
51	One (1) CD/DVD with electronic copy of entire final application package (plans, application, Letter of Intent, traffic/sound study, etc.) see details for CD/DVD formatting.	X
52	Traffic Study (Hard copy)	
53	Mailing Labels - 2 printed sets and a CD including: Property owner's list and Original certified letter from provider.	X

NOTES:

- A. Other information/documentation required for first submittal will be identified during pre-application meeting.
- B. Is the responsibility of the applicant to make sure that the CAP submittal, Paper Submittal (sets, 14 copies) and electronic version on CD are consistent.
- C. Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- D. All documents required for Board applications must be submitted in an electronic format (PDF) via CD in the manner prescribed herein. The CD is considered the "Formal Submission", and must include the electronic version of all hard copy documents associated with the application. A new Updated CD will be required if any modifications are made before or after hearing. Failure to comply with the aforementioned may result in a rehearing before the applicable board.
- E. Please note that the applicant will be required to submit revised plans pursuant to applicable Board Conditions no later than 60 days after Board Approval, as applicable.


 Applicant's or designee's signature

Date _____



October 10, 2017

Responses to HPB Comments issued on October 5

Variances Requested: 1) Rear pedestal setback for commercial use at ground level: Proposed: 0'-0", Required: 5'-0".

No longer applies – Rear is now North side, required rear setback is 5'-0" and we have provided 5'-0"

2) Rear pedestal setback for residential uses at 2nd - 5th levels: Proposed: 7'-6", Required: 10'-0".

No longer applies – Rear is now North side. Required rear setback is 9'-0" and we have provided 9'-0"

3) Eliminate the required width for a two-way driveway. Proposed: 0'-0", Required: 22'-0".

Yes we are requesting this variance, which only applies for west 20' of driveway and only during limited and short-term deliveries.

4) Eliminate required off-street loading space. Required: 1, Proposed: 1 Variances not requested:

Correct, no variance requested because we are providing one required off-street loading space

A preliminary review of the project indicates that the following variances are required.

1) Front pedestal setback for residential uses at the second floor: Proposed: 0'-0", Required: 5'-0".

Front Setback is South, Side setback facing street is East. We are providing a 5' setback at the 2nd floor for both South and East. In the East, there are steps going down at the second floor which then makes those steps at the first floor, which follows the commercial setback of 0' and therefore they meet the setback. They are open to the sky above. No variance is necessary.

2) Interior side pedestal setback for residential uses at the second floor: Proposed: 6'-9", Required: 7'-6".

The Interior Side is in the West and we provide the 7'-6" for the residential uses. The Rear is in the North and we are providing the required 9'-0" setback for residential uses. The 6'-9" dimension in the North is to the balcony projections. These 2'-3" balcony projects are the allowable 25% projections into the rear yard. No variance is necessary.

3) Variance to reduce the minimum size required for hotel units. (85% of the units shall be more than 335 s.f.): Proposed: 20 units, Required: 27 units.

See revised data sheet we only have 4 units out of 32 that are under 335 SF, which is only 12.5%. No variance is necessary.

4) A variance to exceed the maximum projection allowed within the front yard.

Proposed: (80%=4'-0"), Maximum: (25%=1'-3")

Front is South and we are providing 27'-6" setback for residential levels where only 5' is required. No variance is necessary for the balcony projections, which are substantially interior to the setbacks. In the East, which is Side Facing a Street, there are no projections into the required 5' setback for the residential levels.

5) A variance to exceed the maximum projection allowed within the north side yard

Proposed: (25.5%=1'-11"), Maximum: (25%=1'-10")

Please see response to comment 2 above. No variance is necessary.

1. Hotel rooms do not comply with 85% of the units (20 units provided, 27 units required) shall be larger than 335 sf.

This has been corrected, see data sheet and plans and response to comment number 3 above.

2. Storage room at the second floor noted on operational plan is not indicated on architectural plans.

This will be corrected

3. Bay window noted on plans does not meet the definition of bay window. The bay window on the north side shall comply with 7'-6" setback.

This will be corrected

4. Balcony at the northeast corner of the site at the second floor exceeds the maximum 25% projection allowed within the front and interior side yards. Maximum projection allowed within the front yard. Proposed: (80%=4'-0"), Maximum: (25%=1'-3"). Maximum projection allowed within the north side yard. Proposed: (25.5%=1'-11"), Maximum: (25%=1'-10")

This is the roof of the ground floor pedestal, which is the commercial level and it is a terrace, not a projecting balcony. The North is the Rear and as stated above, the balconies do not exceed the maximum projection. Please confirm that no variance is necessary.

5. New stair on the east side requires a front setback variance for residential use. Provide a section detail through the stair showing elevation changes.

The new stair in the East only encroaches at the ground floor pedestal level, which is the commercial level with a 0' setback. The stair does not encroach at the second floor as the stair goes down from that level. See section on sheet A2.05B.

6. Provide setback to the 'bay window' on the north side.
6'-9" which is 25% of the 9'-0" setback for the Rear.

7. Access door on the east stair at the second floor is not shown on elevation drawings. This is because it is lower than the parapet and hidden. You cannot see it from the street.

8. Revise zoning table to show 32 parking spaces required
The parking requirement is shown. There are 32 hotel rooms and 56 seats in the restaurant. 42 spaces are required. See sheet A0.03