

# MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2<sup>ND</sup> FLOOR  
MIAMI BEACH, FLORIDA 33139, [www.MIAMI BEACH FL.GOV](http://www.MIAMI BEACH FL.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
  - ☐ MENDMENT 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: 1600 Washington Avenue, Miami Beach, FL

LEGAL DESCRIPTION: Please refer to the print out from the Miami-Dade County Property Appraiser's Office, attached hereto as Exhibit A.

FOLIO NUMBER (S) 02-3234-006-0010

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

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

NAME 420 Lincoln Road Development, LLC

ADDRESS 420 Lincoln Road, Miami Beach, Florida 33139

BUSINESS PHONE \_\_\_\_\_ CELL PHONE \_\_\_\_\_

E-MAIL ADDRESS c/o: gboyer101@gmail.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME Same as above

ADDRESS Same as above

BUSINESS PHONE Same as above CELL PHONE Same as above

E-MAIL ADDRESS Same as above

2. AUTHORIZED REPRESENTATIVE(S):

☒ ATTORNEY:

NAME Michael W. Larkin

ADDRESS Bercow Radell Fernandez & Larkin, PLLC, 200 South Biscayne Blvd., Suite 850, Miami, FL 33131

BUSINESS PHONE (305) 374-5300 CELL PHONE \_\_\_\_\_

E-MAIL ADDRESS MLarkin@BRZoningLaw.com

☒ ATTORNEY:

NAME Monika Entin

ADDRESS Bercow Radell Fernandez & Larkin, PLLC, 200 South Biscayne Blvd., Suite 850, Miami, FL 33131

BUSINESS PHONE (305) 374-5300 CELL PHONE (305) 542-3445

E-MAIL ADDRESS MEntin@BRZoningLaw.com

☒ ATTORNEY:

NAME Maritza Haro

ADDRESS Bercow Radell Fernandez & Larkin, PLLC, 200 South Biscayne Blvd., Suite 850, Miami, FL 33131

BUSINESS PHONE (305) 374-5300 CELL PHONE \_\_\_\_\_

E-MAIL ADDRESS MHaro@BRZoningLaw.com

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

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

NAME Ellan Blumberg and Christina Villa, Stantec Architecture Inc.

ADDRESS One Biscayne Tower Suite 1670, 2 South Biscayne Boulevard Miami FL 33131-1804

BUSINESS PHONE (305) 482-8706 CELL PHONE \_\_\_\_\_

E-MAIL ADDRESS Elan.Blumberg@stantec.com and Christina.Villa@stantec.com

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

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

The Applicant seeks a Certificate of Appropriateness for demolition and design. Please refer to the letter of intent and site plans for further details.

- 4A IS THERE AN EXISTING BUILDING(S) ON THE SITE ☒ YES ☐ NO
- 4B DOES THE PROJECT INCLUDE INTERIOR OF EXTERIOR DEMOLITION ☒ YES ☐ NO
- 4C PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICANT) 152,850 SQ. FT.
- 4D PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USABLE FLOOR SPACE). 168,369 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: Paul Cejas as President of 420 Lincoln Road Development, LLC

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

**OWNER AFFIDAVIT FOR INDIVIDUAL OWNER**

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

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

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

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.

SIGNATURE

NOTARY PUBLIC

NOTARY SEAL OR STAMP

PRINT NAME

My Commission Expires:

**ALTERNATE OWNER AFFIDAVIT FOR  
CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY**

(Circle one)

STATE OF FloridaCOUNTY OF Miami-Dade

I, Paul Cejas, being duly sworn, depose and certify as follows: (1) I am the President (print title) of 420 Lincoln Road Development, 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.

Paul Cejas as the President of 420 Lincoln Road Development, LLC

Sworn to and subscribed before me this 8th day of June, 2017. The foregoing instrument was acknowledged before me by Paul Cejas as the President of 420 Lincoln Road Development, LLC, who has produced personally known. as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires::



IDANIA SALGUEIRO

MY COMMISSION # FF 940078

EXPIRES: March 26, 2020

Bonded Thru Budget Notary Services

NOTARY PUBLIC

PRINT NAME

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



**POWER OF ATTORNEY AFFIDAVIT**

STATE OF

Florida

COUNTY OF

Dade

I, Paul Cejas, being duly sworn, depose and certify as follows: (1) I am the President of the owner of the owner of the real property that is the subject of this application. (2) I hereby authorize Bercow Radell Fernandez & Larkin, PLLC to be my representative before the Historic Preservation Board. (3) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (4) I am responsible for removing this notice after the date of the hearing.

Paul Cejas  
Paul Cejas as the President of 420 Lincoln Road Development, LLC

Sworn to and subscribed before me this 10th day of June, 2017. The foregoing instrument was acknowledged before me by Paul Cejas as the President of 420 Lincoln Road Development, LLC, who has produced personally known 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

Idania Salgueiro  
Idania Salgueiro

**CONTRACT FOR PURCHASE**

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

NAME

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE

% OF STOCK

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

CITY OF MIAMI BEACH  
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

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

**420 Lincoln Road Development, LLC – 420 Lincoln Road, Suite 330, Miami Beach, Florida 33139**  
NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
<u>Paul Cejas</u>	<u>100%</u>
<u>420 Lincoln Road, Suite 330</u>	_____
<u>Miami Beach, Florida 33139</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

\_\_\_\_\_  
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.\*

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TRUST NAME

NAME AND ADDRESS

% OF INTEREST

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*NOTE: Notarized signature required on page 9*

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



**3. COMPENSATED LOBBYIST:**

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

NAME	ADDRESS	PHONE #
a. <u>Michael Larkin</u>	<u>200 S. Biscayne Blvd., Ste. 850, Miami, FL 33131</u>	<u>(305)377-6224</u>
b. <u>Monika Entin</u>	<u>200 S. Biscayne Blvd., Ste. 850, Miami, FL 33131</u>	<u>(305)377-6224</u>
c. <u>Christina Villa</u>	<u>2 South Biscayne Boulevard Ste. 1670, Miami FL 33131-1804</u>	<u>(305) 482-8706</u>

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

Florida

COUNTY OF

Miami Dade

I, Paul Cejas, being duly sworn, depose and certify as follows: (1) I am the President of the applicant, 420 Lincoln Road Development, LLC, 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.

Paul Cejas  
Paul Cejas as the President of 420 Lincoln Road Development, LLC

Sworn to and subscribed before me this 8th day of June, 2017. The foregoing instrument was acknowledged before me by Paul Cejas as the President of 420 Lincoln Road Development, LLC, who has produced Personally Known as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



IDANIA SALGUEIRO  
MY COMMISSION # FF 940078  
EXPIRES: March 26, 2020  
Provided Thru Budget Notary Services

My Commission Expires:

NOTARY PUBLIC

Idania Salgueiro  
PRINT NAME

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

## **Exhibit A**

**SUBJECT:** 1601 Drexel Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-006-0040

**LEGAL DESCRIPTION:** PINE RIDGE SUB PB 6-34 LOT 5 LESS N20FT & ALL OF LOTS 6  
THRU 10 BLK 53

**SUBJECT:** 1600 Washington Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-006-0010

**LEGAL DESCRIPTION:** PINE RIDGE SUB PB 6-34 LOT 1 BLK 53

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

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

TRADE NAME: [REDACTED]

IN CARE OF:

ADDRESS: 1600 Washington Ave  
MIAMI BEACH, FL 33139-3107

LICENSE NUMBER: RL-03001338

Beginning: 10/01/2016

Expires: 09/30/2017

Parcel No: 0232340060010

TRADE ADDRESS: 1600 Washington Ave

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

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

This Receipt may be transferred:

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

B. To another location within the City if proper approvals and the Additional Information

Storage Locations

Code	Business Type
95012065	MERCHANTS SALES

Merchants: Inventory	[REDACTED]
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FROM: CITY OF MIAMI BEACH  
1700 CONVENTION CENTER DRIVE  
MIAMI BEACH, FL 33139-1819

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

[REDACTED]  
1600 Washington Ave  
MIAMI BEACH, FL 33139-3107





# BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6237  
E-Mail: MEntin@BRZoningLaw.com

## VIA ELECTRONIC SUBMISSION

August 10, 2017

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

Re: Revised Letter of Intent for Certificate of Appropriateness for Demolition  
and Design and Relating Variances for the Property Located at 1600  
Washington Avenue in Miami Beach, Florida – HPB17-0142

Dear Tom:

As you may know, this law firm represents 420 Lincoln Road Development LLC (the "Applicant"), the owner of the above-referenced property (the "Property"), which is located in the City of Miami Beach, Florida ("City"). See Exhibit A, Property Appraiser Summary. Please allow the following to serve as the Applicant's letter of intent in connection with the Applicant's request for a Certificate of Appropriateness ("COA") for demolition and design as well as related variances to allow the construction of a new, mixed-use structure at the Property.

Description of Property. The Property, which is identified by Miami-Dade County Tax Folio No. 02-3234-006-0010, is situated on the northwest corner of 16<sup>th</sup> Street and Washington Avenue, within the CD-3, Commercial High Intensity Zoning District. The Property is developed with two (2) structures on an approximately 16,200 square foot lot. The Building Cards, obtained from the City of Miami Beach Building Department, reflect that the structure to the east was originally constructed on June 19, 1953 as a "Store Building" with eight (8) store rooms and the structure to the west, previously known as 425 16<sup>th</sup> Street, was built on April 22, 1938. See Exhibit B, Building Cards. The accessory garage structure

is located at 1601 Drexel Avenue, at the northeast corner of Drexel Avenue and 16<sup>th</sup> Street, within the within the CD-3 zoning district. It identified by the Property Appraiser by Folio Number: 02-3234-006-0040 and is approximately 163,836 square feet. While the garage structure is not part of the renovation, it will serve to satisfy all of the parking requirements for the Property.

As indicated above, the Property is zoned CD-3, as are the adjacent properties to the north, east and west. To the south, the properties are zoned RO and CD-2. The Property is also located within Flamingo Park Historic District and each of the buildings is listed as a contributing structure in the City's records.

Originally, the Property was developed as a 100 foot residential lot, with a single-family home and garage structure, which was consistent with the residential character of Washington Avenue in the 1920's. The home laid vacant for a few years and in 1938 an expansion resulted in the construction of the structure to the west. The garage was relocated to a new foundation closer to the main house and the new ten (10) unit, two (2) story, apartment building, was constructed behind the single-family home. The front façade of the apartment building did not provide an entry. Rather entry to these apartments was gained by the interior side yards.

The single family home and garage structure were demolished sometime around July 1952. In its place a new commercial structure was erected. The new building provided eight (8) separate stores, and was designed to support a second floor, which was never constructed. As noted in the Historic Resources Report, which is a part of this application, over the last 47 years the structure to the east has been extensively renovated, and remodeled numerous times. As a result, the original structure has been substantially modified from its original condition.

Description of the Development Program. The Applicant has worked tirelessly with the architects to design a structure that is befitting to the prominence of Washington Avenue and the Lincoln Road corridor, while at the same time allowing for the necessary harmony with the surrounding area and is respectful of the original architecture. The Applicant proposes a ten-story residential structure with a retail component on the ground level, and all of the necessary parking to be housed within the adjacent parking garage ("Project"). In order to realize the Project, the Applicant proposes demolition of the existing structures located on the Property. The Applicant has also submitted an application to the Planning Board for a Conditional Use permit for a structure over



50,000 square feet, which is scheduled to appear before the Planning Board on September 26, 2017.

The Project will contain 134 residential units. These units will range from one (1) and two (2) bedrooms, with an average size of 1,130 gross square feet. Of the overall 151,447 gross square feet, 111,254 gross square feet will be used for residential units, 12,994 gross square feet used for ground floor retail, with the remaining square footage to be used for common elements. As part of the Project the Applicant is providing 228 parking spaces for the residential units and nine (9) parking spaces for the proposed retail use within the existing adjacent parking garage at 1601 Drexel Avenue.

This project works to derive its form and architectural language by taking cues from these original structures and those historic structures within the Flamingo Park neighborhood. The proposed design emphasizes the corner along 16<sup>th</sup> Street and Washington Avenue and creates a courtyard that is visible to passersby, creating visual interest into the building, but also paying homage to a quintessential part of historic Miami Beach architecture. The contemporary design is undoubtedly more consistent with the evolving neighborhood. Over the last twenty plus years, this area has seen a resurgence in construction and uses. Surrounding structures range from 4 to over 13 floors. In the last few years, the City has worked with the community to help this area re-emerge and regain distinction, the existing structures, are out of scale with the neighborhood and the issues arising from climate change. The Project will be significantly more suitable and appropriate for the bustling neighborhood and satisfy the needs of changing climates and sea level rise.

Requests. The Applicant is requesting a COA for the total demolition of the existing structures, approval of the new design, and variances. Specifically, the Applicant seeks the following variances:

1. A variance to exceed the maximum building height allowed. Maximum: 100'-0", Proposed: 109'-11" (measured from finish floor elevation of 8'-0").
2. A variance from the required pedestal front setback for residential uses. Proposed: 0'-0", Required: 20'-0".
3. A variance from the required pedestal interior side setback for residential uses. Proposed: 0'-0", Required: 8'-0".

4. A variance from the required pedestal sum of the side setbacks for residential uses. Proposed: 0'-0", Required: 16'-0". Where 8'-0" are required per side.
5. A variance from the required pedestal rear setback for residential uses. Proposed: 0'-0", Required: 10'-0".
6. A variance from the required tower front setback for residential uses. Proposed: 0'-0", Required: 50'-0".
7. A variance from the required tower interior side setback for residential uses. Proposed: 0'-0", Required: 19'-0".
8. A variance from the required tower street side setback for residential uses. Proposed: 0'-0", Required: 8'-0".
9. A variance from the required tower rear setback for residential uses. Proposed: Not provided, Required: 24'-4".
10. A variance from the required rear setback for a driveway. Proposed: 0', Required: 5'-0".
11. A variance from the required interior side setback for a driveway. Proposed: 0', Required: 5'-0".
12. A variance from the required width of 22' for a two-way driveway.

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

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

The Applicant intends to build a resilient building in order to deal with the hardships caused by the with City's existing flooding issues and future resiliency efforts. As such, Variance No. 1 is requested in order for Applicant to prepare for future resiliency issues, including but not limited to the City's plans to raise the streets. The proposed height variance will alleviate the hardships caused by

flooding and the City's resiliency efforts as the height of the ground floor will allow the Applicant to raise the building's floor when the City raises the street.

In light of the location of the Property the Applicant is requesting to follow the built environment of the neighborhood and the predominant setbacks for corner properties. Accordingly, the Applicant requests Variance Nos. 2, 4, 6 and 8 in order to remain consistent with the predominant setbacks for corner properties. Moreover, Variance Nos. 3, 5, 7 and 9 are required to overcome the practical difficulty of meeting the required setbacks as the requested variances will allow the Applicant to remain consistent with the architectural language that derives from the area and neighborhood aesthetics.

In addition, Variance No. 10, 11 and 12 are required due to the existing alley's location. The existing alley is not being altered or modified and as a result creates a practical difficulty to meet the required driveway setbacks and width. Finally, the Property's location, the built in environment, the existing alley and resiliency efforts are all hardships requiring the requested variances.

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

The need for the requested variances directly results from the Property's physical location, which is a hardship not of the Applicant's making and the practical difficulty that results from the Applicant desire to provide a structure that will improve the neighborhood, and provide architecture that is consistent with the area and pays homage to the historic architectural features of Miami Beach.

- (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;**

There are structures in the area, many of which have been renovated, restored and/or redeveloped. The granting of these variances is in line with the purpose and intent of the Code and does 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;**

A literal interpretation of the provisions of these land development regulations would work an unnecessary and undue hardship on the Applicant. The variances are requested in order to permit the Project's compatibility with the surrounding built environment and accommodate for future flooding and resiliency efforts.

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

These requests are the minimum necessary to allow for the construction of the Project, to ensure the project's viability and are consistent with the character of the neighborhood.

- (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**

These variances will not be injurious to the area or otherwise detrimental to the public welfare. These variances facilitate the enhanced utilization of the Property consistent. Additionally, these requests are consistent with the purpose and intent of the Code and promote the public welfare in the promotion of redevelopment that is in harmony with existing neighborhood.

- (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.**

These variance requests are consistent with the City's comprehensive plan and do not reduce the levels of service as set forth in the plan.

As such, the Applicant requests a favorable recommendation for the abovementioned variances for the Property.

Conclusion. The Applicant's proposal is consistent with the character of the neighborhood, as well as the intent of the Code. This Property will greatly benefit from the proposed Project as will the surrounding neighborhood. We respectfully request your recommendation of approval of the Applicant's

Mr. Thomas Mooney, Planning Director  
August 10, 2017  
Page 7 of 7

requests. If you have any questions or comments with regard to the application, please give me a call at (305) 377-6237.

Sincerely,



Monika H. Entin

cc: Ms. Debbie Tackett  
Mr. Jake Seiberling  
Mr. Michael Belush  
Mrs. Irina Villegas





# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 6/13/2017

Property Information	
Folio:	02-3234-006-0010
Property Address:	1600 WASHINGTON AVE Miami Beach, FL 33139-3107
Owner	420 LINCOLN RD DEVELOPMENT LLC
Mailing Address	420 LINCOLN RD STE 330 MIAMI BEACH, FL 33139
PA Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	15,340 Sq.Ft
Lot Size	16,200 Sq.Ft
Year Built	1938



Assessment Information			
Year	2017	2016	2015
Land Value	\$6,156,000	\$4,860,000	\$4,850,000
Building Value	\$10,000	\$10,000	\$10,000
XF Value	\$0	\$0	\$0
Market Value	\$6,166,000	\$4,870,000	\$4,860,000
Assessed Value	\$5,357,000	\$4,870,000	\$4,537,221

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$809,000		\$322,779
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
PINE RIDGE SUB PB 6-34 LOT 1 BLK 53 LOT SIZE 100.000 X 162 OR 19278-1750-53 0600 4 COC 26225-3774 02 2008 4	

Taxable Value Information			
	2017	2016	2015
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,357,000	\$4,870,000	\$4,537,221
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$6,166,000	\$4,870,000	\$4,860,000
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,357,000	\$4,870,000	\$4,537,221
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,357,000	\$4,870,000	\$4,537,221

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/01/2008	\$0	26225-3774	Sales which are disqualified as a result of examination of the deed
09/01/1990	\$0	18242-4165	Sales which are disqualified as a result of examination of the deed

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:

Owner 1600 WASHINGTON AVENUE, INC.  
 .pt.of Lot 1 Block 53 Subdivision PINE RIDGE  
 General Contractor Arkin Construction Co. 7293  
 Architect Maurice S. Weintraub

Permit No. 38728

Cost \$ 48,000..

Address 1600 Washington Avenue

Bond No. 5362 1600-A, 1602, 1602-A, 1604, 1604A  
and 421 -423 Sixteenth et

Engineer Morton Fellman 425 1600

Lot Size 100 X 161

Height 22'

Stories 2 1

3234-06-001

Zoning Regulations: Use BAA Area 19  
 Building Size: Front 100' Depth 111'

Certificate of Occupancy No. 2016, Jan. 28, 1953.

Type of Construction #1 CBB (footing designed for 2nd floor) (Roof not designed for 2nd floor)  
 Foundation Spread Footing Roof Flat Date June 19, 1952

PLUMBING Contractor #33957 Service Plumbing Co:

1----- Sewer Connection 4"

Date Sept. 23, 1952

Temporary Water Closet 1,

Water Closets 8,

Lavatories 8,

Bath Tubs

Showers

Urinals

Sinks

Dish Washing Machine

Laundry Trays

Laundry Washing Machines

Drinking Fountains

Floor Drains

Grease Traps

Safe Wastes

Swimming Pool Traps

Steam or Hot Water Boilers

ROUGH APPROVAL E. Cox, 10-23-52

FINAL APPROVAL DK, L. Rothman, 1-27-53

GAS Contractor

Gas Ranges

Gas Water Heaters

Gas Space Heaters

Gas Refrigerators

Gas Steam Tables

Gas Broilers

Date

Gas Frylators

Gas Pressing Machine

Gas Vents for Stove

GAS Rough APPROVAL

GAS FINAL APPROVAL

AIR CONDITIONING Contractor #40438 Airko Air Cond 17-ton : \$5,100: Dec 19, 1952 OK, Al Plaag, 2/2/53

SEPTIC TANK Contractor

OIL BURNER Contractor

SPRINKLER Contractor

ELECTRICAL Contractor #37869 B. Haskell Company

Date Oct. 27, 1952

P.M. 9-19-52

OUTLETS Switches 8  
 Lights 46  
 Receptacles 80

Ranges  
 Irons  
 Refrigerators  
 Fans

Motors  
 Appliances

HEATERS Water  
 Space

FIXTURES

Electrical Contractor

Temporary Service #37559--  
 #1 Neon Transformers #38565 York Sign: 1/19/53 (423-16 St)\*  
 Sign Outlets  
 Meter Change  
 Centers of Distributions 8  
 Service -Equipment 1  
 Violations

Date

FINAL APPROVAL

By H. ROSSER

Date 1/26/53

# ALTERATIONS & ADDITIONS

Building Permits: #40624 Flat metal wall sign w. neon, 2 faces: York Sign Co: \$100: Jan 19, 1953  
 23 - 16 St #40626 Installing one new toilet room: owner: \$200: Jan 19, 1953  
 502 Washington Av. #40707 Install 5-HP Air Cond. & Tower: Airko Air Cond: OK, 1-30-53, \$1,500: Jan 29, 1953  
 600 Washington Av. #40714 Install 3-ton Air Cond & Tower: Miami Beach A.Cond: \$900: Jan 29, 1953-  
 02A-Wash-Av. #41126 Painting: Morris Mudrick: OK, Al Plaag, 3-3-53  
 04 Wash. Ave. #41214 Partition, 2x4's, w. Sheetrock: Simon Burr: \$100: Apr 7, 1953  
 02 Wash.Av.(Schneider)#41275 Flat wall Sign (no lights) Van Dyke Sign Co: \$600: Apr 20, 1953  
 02 Wash Ave " #41976 Flat Wall Sign, 18 sq ft: York Sign Co: \$75....Apr.23,1953  
 04 Wash Ave #42224 Interior alteration - erection of shelves: owner: \$150: July 1, 1953  
 02 Wash Ave #42224 Interior alteration - erection of shelves: owner: \$200: July 22, 1953

Plumbing Permits: #34485 Service Plumbing Co: 1 Water Closet, 1 Lavatory, 1 Floor Drain, 1 Electric Hot Water Heater: Jan 23, 1953 L. Rothman, 1-27-53, OK. 1-27-53  
 #34498 Service Plumbing Co: 1 Hot Water Boiler, 4 Down Spouts: Jan 27, 1953 D. Rothman  
 04 Washington #34959 N & R Plumbing Co: 7 Lavatories, 1 Electric water heater, June 8, 1953-OK, L. Rothman, 10-16-53  
 21 16th st (Barber shop) #35145 Service Plumbing Co: 3 Lavatories, July 27, 1953 ok Rothman 7-31-53  
 04 Washington #35262 N & R Plumbing Co: 1 Drinking fountain, Aug. 28, 1953

Electrical Permits: #38629 Pan Electric Co: 2 Motors (1 HP), 1 Motor (2-5 HP): Jan 27, 1953 3-18-53 OK, H. Rosser,  
 00 Wash (Bratter) #38659 B. Haskell: 164 Fixtures, 8 Sign Outlets, 3 Motors (1 HP), 3 Motors (2-5 HP): Jan 29, 1953  
 00 Wash (Club 16) #38660 B. Haskell: 1 Switch Outlet, 2 Motors (1 HP), 1 Motor (2-5 HP): Jan 29, 1953  
 02A Wash.(Wm Fox) #38678 Hosack Elec: 22 Fixtures: Feb 2, 1953 OK, H. Rosser, 2-2-53 OK, Rosser, 2-17-53  
 00 Wash.(S.Siegel) #38985 Kammer & Wood: 20 Receptacles, 1 Meter Change: 3/23/53 OK, Rosser, 2/8/54  
 06 Wash.(Richter) #39420 Emanuel Elec Co: 1 Switch Outlet, 24 Fixtures, 1 Iron Outlet, 3 Appliance Outlets: May 15, 1953 OK- 6/12/53 HOR  
 04 (Vick & Frank) #39773 York Sign: 1 Neon Transformer: June 29, 1953  
 1 - 16 St. #40061 Astor Elec Serv: 6 Receptacles, 1 Light Outlet, 7 Fixtures: July 30, 1953  
 3 CLUB 16 - #40441 Astor Electric Service: 1 Switch outlet, 1 Motor, Sept. 21, 1953, H. Rosser, 8-19-53  
 7-2-OK, Rosser, 9-22-53

Lot

Block

Subdivision

## ALTERATIONS &amp; ADDITIONS

#1602 Building Permits: #42721 AWNING, approx. 17'x 9': Enduro Products: \$ 400: Sept 21, 1953  
 #43201 Flat Wall Sign: Claude Southern: \$ 350: Nov 4, 1953  
 1604 #46213 Miami Air Conditioning: Install 1 - 5 ton A. C. Unit...no cooling tower or duct work: OK, Plaag 12/10/54 \$ 1 000 Oct. 27, 1954  
 1600 Wash Avenue #46471 Thermo Cool, Inc...Install 1 - 5 ton A. C. Unit OK, \$ 1 000 Nov. 24, 1954  
 Plaag 12/10/54  
 1600 Wash Avenue #46639 Mutual Neon....two flat wall signs....43 square feet \$ 350.00 Dec. 21, 19  
 1604 Washington #47233 A. B. C. Neon flat wall neon sign \$ 75.00 April 8, 1955  
 1610 Washington #48355 H. Popkin & Son: Removing partitions between 1610 and 1612 Washington Ave  
 New entrance for 1612 Washington Avenue \$ 2 000 Aug. 17, 1955  
 1600 Wash. #54381 Alum-A-Lock: 8 1/2' wide, approx 50' long aluminum awning over sidewalk-\$890-9/5/57  
 Plumbing Permits: 1604A Wash. #55040 Owner: Interior partitions-7'0" high-\$200-11/22/57  
 1600 Wash #42402 Goldman Plumbing: 2 water closets, 4 lavatories, 1 sink, 2 floor drains, 2 safe waste drains, 1 elec wtr htr  
 1606 Wash. Ave. #43514 Peoples Gas system: 1 Frylator 10/23/62 May 26, 1962 OK Rothman 4/26/  
 1600 Wash. #44751 Economy Plumbing: 1 water closet; 1 lavatory; 1 drinking fountain; 1 water heater, elec. - 5/5/65  
 1606 Washington #45967 Morgen Plumbing: 1 water closet; 1 lavatory - 6/8/67

## Electrical Permits:

#1602 Miller Shop # 40777 Claude Neon - 3 Neon transformers: Nov.4,1953  
 # 43385 Ace Electric Co.....30 fixtures...November 10, 1954 OK, Rosser 11/23/54  
 # 43503 Ace Electric....39 fixtures...November 29, 1954 OK, Rosser 11/29/54  
 #43557 Emanuel Electric....1 switch outlet, 2 centers of distribution, 1 0-lhp motor, 1 2-5hp motor.....December 3, 1954 OK, Rosser 12/27/54  
 #43665 Mutual Neon.....two neon transformers.....Dec. 20, 1954  
 #44257 A. B. C. Neon one neon transformer April 8, 1955  
 45096 Emanuel Electric: 1 light outlet, 1 fixture July 14, 1955 OK, Plaag 7/28/55  
 46079 Edison Neon Sign Co: one neon transformer November 4, 1955  
 46187 Astor Electric Ser., Inc: two receptacles November 21, 1955 OK, Fidler: 2/3/1956  
 1604 Wash. 46735 Tropicalites: three neon transformers, 1 flasher Feb. 6, 1956  
 1600 Wash. #50709 Astor Elec: 1 Motor (1HP), 1 Motor (2-5HP)- August 22, 1957 OK 9-16-57 Fidler  
 1600 Wash. #50771 Astor Elec: 2 Fixtures - August 30, 1957 OK 9-3-57 Fidler  
 #55984 Kenny Elec: 3 switch outlets, 4 receptacles, 1 light outlet-11/1/60 OK Meginniss 5/22/61

Lot

Block

Subdivision

## ALTERATIONS &amp; ADDITIONS

## Building Permits:

- 2 1606 Washington Ave #49110 Edison Neon Sign Co: Flat wall neon sign \$ 150 Nov. 4, 1955  
 1604 Washington Ave 49728 Tropicalites Co: Flat wall sign, 50 sq. feet \$ 550 Feb. 2, 1956  
 600 Wash. #58471 East Neon Sign Co: Changing present sign channel letters to read "Scott's Pharmacy"- Flat wall sign -  
 To electrical change - \$250.00 - Feb. 17, 1959  
 1 Wash #61917 Owner: Existing store remodeled into doctors offices by adding partitions. Partitions to be lathed & plastered  
 ceiling or wood with clear glass above, additional exit door - \$2000 - May 19, 1960 OK Saperstein 4/26/61  
 Wash #62934 King Construction (Mel Grossman, arch.) Rework store front, relocate glass, interior paneling,  
 \$2,000, 9/13/60  
 2 Wash #63322 Millman Construction: Interior work & partitions - J. Dalton Reis, Interior Dec. - \$2,500- 10/24/60 OK 11/10/60  
 04A Wash. #63126 Liebe r: Interior and exterior painting - \$375.00 - 10/31/60 Saperstein  
 12 Wash. #63443 Rudy Glass Corp: Remodel entrance - \$420 - Nov. 1, 1960 Compl. Saperstein 4/16/62  
~~XXXXXXXXXXXX~~ #63670 Hurst Awning: Awnings over sidewalk 46' long, 8' with 7'6" head clearance - \$1117-11/18/60  
 2 Wash. #63860 Dick Nolen Weatherproofing: Clean front of bldg preparing for painting - \$125 - Dec. 9, 1960  
 10 Wash. #64339 C. E. Morgan: 1 - 2 h.p. window unit air conditioner - \$400. - Mar. 6, 1961 OK PLAAG 3/7/61  
 4 Washington Ave. #66103 King Construction Co.: Rework store front - \$450. - 10/12/61 Compl. Saperstein 4/16/62  
 4 Wash. Ave. #67399 Acolite Neon Sign Co.: Flat wall lettered sign, 3.4 x 9, 31 sq. ft. - ATLANTIC COAST LINE RAILROAD -  
 \$175. - 6/6/62  
 600 Wash. Ave. #74010 King Constr. Co.: Remodel store front and partitions - \$6,500 - 5/6/65 OK Beck 7/19/65  
 600 Wash. Ave. #74288 ABC Neon Sign Co.: Sign, MUSTANG SHOP - 6/23/65 - \$1,000.  
 506 Wash. Ave. #76670 Owner, Rudolph Caronia: Remodel restaurant - \$100 - 7/19/66 OK Brown 7/27/66  
 506 Wash. Ave. #76684 Flutie Neon: 5 x 10, flat wall sign, "WAFFLE SHOP COFFEE SHOP ICE CREAM" - \$800 - 7/20/66  
 606 Wash. Ave. #78400 Owner, Del-Kay Co., Inc.: Partitions to provide toilet room - \$700 - 6/7/67 W. C. 11/13/67  
 500 Wash. Ave. #78408 Gunn and Thompson Const. Co.: Restore bldg. to condition that existed prior to fire - \$2,000 - 6/8/67  
 600 Wash. Ave. #78857 Air Cond. & Appliance Center, Inc.: Install one 2-ton air cond. unit - \$400 - 8/28/67 OK W. C. 8/9/67  
 Electrical Permits:  
 0204 Kenny Elec: 1 motor (1HP) - June 25, 1957  
 220 Jonesey Elec: 10 switch outlets, 20 receptacles, 15 light outlets, 1 water heater outlet, 1 x-ray outlet, 1 service  
 equipment, 1 sign outlet - June 1, 1960 OK Newbold 4/28/61  
 424 Bond Elec: 1 center of distribution, 1 motor (2HP) - March 10, 1961  
 940 Bond Elec: 1 motor, 2-5 hp; 1 violation - 6/30/61  
 604 Gates Elec: 3 switch outlets, 15 light outlets, 15 fixtures - 11/16/61  
 266 Jonesey Elec. Co. (Mustang Shop) 7 switch outlets; 34 light outlets; 8 receptacles; 1 water heater outlet; 34 fixtures;  
 3 iron outlets; 1 refrig. outlet; 1 fan outlet - 5/11/65 OK Fidler 6/9/65  
 62439 ABC Neon: 6 fixtures; 2 neon transformers - 6/23/65  
 53428 M. B. Electrical Exhibition Service: 1 switch outlets; 7 receptacles; 1 serv. equip. - 4/25/66  
 #63689 Flutie Neon Signs: 3 neon transformers - 7/20/66  
 4743 Jonesey Electric Co. (1600 Wash. Ave.): 7 switch outlets; 14 light outlets; 5 receptacles; 1 fan outlet; 1 motor, 0-1 hp;  
 5 appliance outlets - 6/7/67



Lot

Block

Subdivision

### ALTERATIONS & ADDITIONS

#### Building Permits:

#80504 John N. Snodgrass Interior Alteration no Structural change \$700.00 6/20/68 *order 8/9/68*  
1604-A Washington Ave. Seaboard Coast Line sign permit approved 9/4/68 (Council Memo #1463)

#85208 - Joe Zam - Exterior Painting - \$580.00 10/6/70

#2022-Charles Bros. Air Cond- 1 5Ton Air Cond.(replacement)\$1984.60-4-28-72

#01617-Snapp, Inc.-Exterior gunite repairs-\$4500-8-17-72

#2454-Southern Atlantic A/C- 1 5ton central a/c-\$2600-21-73

22-Buyama Refrigeration- 1 5ton central a/c-\$2900-

955-A Bu Refrigeration- 1 5ton central a/c-\$3000-4-22-74

~~3462-Henry DeGraff and son-Refinish walls-ceiling floor interior-\$15000-6-25-73~~

~~#07629-Florida Glas and Mirror-Replacement of front store glass-\$2500-7-21-75~~

Plumbing Permits: #3588-Boiler inspection-4-27-76

#46637 Reynolds Bros. 3 Lavatories \$6.00 6/27/68

#48160 - Peoples Gas - gas heater 1 1/5/71

#06955-Owner-Aluminum awning-\$250-3-6-75

**#49710-Peoples Gas- 1 meter gas natural-2-14-73**

ilding 88777-Sklar Construction-Store front remodeling-\$20000-3-31-75

9348- Eddys Painting - Exterior Painting \$1500 7-7-76

#### Electrical Permits:

#65920 North Miami Electric 7 Switch Outlets, 14 Light Outlets, 16 Receptacles \$4.55 7/1/68

#70322-Barneys Quality Electric-5 ton a/c windpw-2-8-73

0698-Miami Shores Electric- 5tons a/c; 10 fixtures-7-25-73

12361-Golden Electric- 20 switch outlets; 1 motors, 0-1HP-6-24-75

LOT

BLOCK

SUBDIVISION

DDF

# ALTERATIONS & ADDITIONS

## Building Permits:

- #MO7422 7/1/85 Ace Air Cond - 1 space heater replacement
- #MO8491 10/10/86 Allied Air - 5 ton air cond wind
- #30548 6/19/87 owner/agent remove closet and paint interior white and art deco colors \$1,000.
- #30560 6/23/87 owner exterior painting above awning all yellow, 3 column, green, pink, blue \$75.
- #30577 - 6-25-87 - Owner - Window sign - \$100.00

## Plumbing Permits:

## Electrical Permits:

LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ SUBDIVISION \_\_\_\_\_ ADDRESS \_\_\_\_\_

### ALTERATIONS & ADDITIONS

#### Building Permits:

#10065-Rudys Glass Constr-1606 Washingt-Smart and Thrifty-Store front remodeling-\$4500-10-20-76

#14399-Rudys Glass-Store front-\$3500-12-20-78

602 Washington Ave-#89915-F. Josephson-Interior and store frony for Dr. office-\$36,000-8-7-79

#21628 2/9/82 Levy Gray Roofing - repair roof 1 sq \$750.

#23065 11/17/82 Levy Gray Roofing - reroof 2,500 sq ft \$3,500.

#25792 8/24/84 owner's staff - repair front door, aluminium frame, drywall on brick wall, back door jamb, suspended ceiling \$1,000.

M-04469- Air Mechanical Corp. 1 4 ton AC unit. 9-5-79

#### Plumbing Permits:

#57533-Fast Freddy Plumbing- 6 lavatory, 1 water closet, 2 footh bath, 1 sewer connection-8-13-79

#63581 - Silver Plumbing - Gas piping to boiler - 11-3-87 C-1.

#### Electrical Permits:

#73598-Formosa Electric-4 light outlets; 2 receptacles; 92 fixtures-11-4-76

5236-Sherba Bros- 15 switch outlets, 20 light outlets, 42 receptacles, 1 fan motor, 0-1HP, 32 fixtures, 1 door lock. 1 call bell-12-28-78

'5680-Slay Electric-14 switch outlets, 26 light outlets, 50 receptacles, 1 water heater, 2 motors, 0-1HP, 1 4ton a/c, strip heater-8-14-79

6/9/81 - #77231 - Ocean Electric Co. - 1 window a/c - \$10.00

#78336 12/16/82 Crime Control - 1 burglar alarm, 8 devices

#79668 8/24/84 F & K Elec Inc - 10 light outlets, 8 outlets commercial

OVER

BUILDING PERMITS: #B8800030 - 10-18-88 - AAV Construction - Interior remodeling - \$18,000.

#M8800148 - F Service A/C - 5ton A/C central, duct work, 1 condensate drain  
11-14-88 C.T.

#SB880245 - 12-2-88 - Tropical Sign - Electric sign channel letters - \$650.00 C.T.

#SB880334 - 12-2-88 - A To Z Awnings - Awning installation 80 sq. ft. - \$2,000

#B8800073 - 12-5-88 - Custom Renditions Inc. - Remodel interior into a subway sand.  
shop - \$25,000.00 C.T.

#B8800030 - Certificate of Completion - #88013 - 1604 Washington Ave. - 12-22-88 C.T.

#M8900310 - All BRANDS - 1-10KW central heating, 5 ton A/C central, duct work, 1 condensate  
drain - 1-12-89 C.T.

#M8900389 - Miami Air - Central heating, a/c central, violation, double fine,  
mandatory 303.3 - 2-3-89 C.T.

#SB891103 - 4-21-89 - A To Z Awnings, Inc. - New 60 sq. ft. awning (1606 Wash. Ave.) -  
\$2,000.00 C.T.

#SD391169 - Tropical Signs Corp. - Sign channel letters electrical-5-3-89-\$500.00 C.T.

ELECTRICAL PERMITS: #E8800133 - Mayo Electric - 5 Switch outlets, 60 light outlets, 15  
receptacles, 1-125amp service repair/meter change, 1 sign time clock -  
11-8-88 C.T.

#E8800313 - Tropical Sign Corp - New electric sign - 12-8-88 C.T.

#E8800385 - D&R Electric - New electrical repairs - 12-29-88 C.T.

#BE891337 - Tropical Signs Corp. - NEW ELECTRIC SIGN \$48.00 7/13/89 JSC

PLUMBING PERMITS: #P8800230 - G P Piping Systems - New fixtures - 12-19-88 C.T.

#P8800256 - Aurora Plumbing - Set new fixtures - 12-28-88 C.T.

BUILDING PERMITS: #BM890679 - Custom Renditions - Erect cooler box 5X7-5-17-89 C.Y.  
#5537 - Certificate of Occupancy - Subway (5175 Inc.) - 5-26-89 C.Y.



X-BUILDING PERMITX#X19229XXXPaintingXXXoutsideXXXwallXXLaBrieXXpainter,XX\$350XXXXXXOct.XX1944X



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

October 19, 2017

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

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

**SUBJECT:** 1601 Drexel Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-006-0040

**LEGAL DESCRIPTION:** PINE RIDGE SUB PB 6-34 LOT 5 LESS N20FT & ALL OF LOTS 6  
THRU 10 BLK 53

**SUBJECT:** 1600 Washington Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-006-0010

**LEGAL DESCRIPTION:** PINE RIDGE SUB PB 6-34 LOT 1 BLK 53

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: **171, including 6 international**

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:** 1601 Drexel Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-006-0040

**LEGAL DESCRIPTION:** PINE RIDGE SUB PB 6-34 LOT 5 LESS N20FT & ALL OF LOTS 6 THRU 10 BLK 53

**SUBJECT:** 1600 Washington Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-006-0010

**LEGAL DESCRIPTION:** PINE RIDGE SUB PB 6-34 LOT 1 BLK 53

Name	Address	City	State	Zip	Country
LOUISE FELLSTROM JTRS FRANK JAKOB MANSSON JTRS	701-1150 BUTE ST	VANCOUVER BC V6E 1Z6			CANADA
MARIA GRAZIA BOLDROCCHI	VIA PAOLO GIOVIO 9	MILANO 20144			ITALY
MARIA HLADKA	SOKOLIKA 3	MARTIN 03601			SLOVAKIA
ROBERTO POLILLO PATRICIA CAPROTTI	VIA ANDREA PONTI 15	MILANO 20143			ITALY
TAM KHUU	400 ADELAIDE ST EAST 2301 M5A 4S3	TORONTO			CANADA
VALERIE CREUZARD	163 AVENUE CHARLES DE GAULLE	92100 NEUILLY SUR SEINE			FRANCE
1532 DREXEL 202 LLC	5229 SW 62 AVE	MIAMI	FL	33155	USA
1542 WASHINGTON LLC	1717 N BAYSHORE DR #3531	MIAMI	FL	33132	USA
1560 1568 DREXEL AVENUE LLC C/O THE BERNSTEIN LAW FIRM	1688 MERIDIAN AVE #418	MIAMI BEACH	FL	33139	USA
1600 COLLINS AVENUE LLC	1065 KANE CONCOURSE #201	BAY HARBOR ISLANDS	FL	33154	USA
420 LINCOLN RD DEVELOPMENT LLC	420 LINCOLN RD STE 330	MIAMI BEACH	FL	33139	USA
420 LINCON RD ASSOCIATES LTD % PLC REAL ESTATE HOLDINGS INC	420 LINCOLN RD #2D	MIAMI BEACH	FL	33139	USA
433 LINCOLN ROAD LLC	1244 SIXTH STREET	SANTA MONICA	FL	90401	USA
530 LINCOLN OWNER LLC C/O TRISTAR CAPITAL	590 MADISON AVE 21 FL	NEW YORK	NY	10022	USA
ABDON SARMIENTO &W MARTHA	571 NW 182 WAY	PEMBROKE PINES	FL	33029	USA
ABE SHEDROFF &W ESTHER EST OF % SHEDROFF	520 16 ST UPRR	MIAMI BEACH	FL	33139	USA
ALAIN OUELHADJ CORINNE OUELHADJ	1542 DREXEL AVE UNIT 108	MIAMI BEACH	FL	33139	USA
ALBERTO & ALMIRA SOTELO TRS ALBERTO & ALMIRA SOTELO (BEN) FERNANDA SOTELO	1532 DREXEL AVE # 302	MIAMI BEACH	FL	33139-7956	USA
ALEJANDRO VICENS & RONALD E RODGERS	1550 DREXEL AVE #102	MIAMI BEACH	FL	33139-7920	USA
ALFIO FAVERO &W ROSLYN JACKSON	1571 PENNSYLVANIA AVE #5S	MIAMI BEACH	FL	33139-3682	USA
ALFREDO ARIAS &W REGINA	PO BOX 9594	ELIZABETH	NJ	07202-0594	USA
ALFREDO H GARCIA LE REM ALFREDO J GARCIA REM ANGELA V KALLMAN	6071 W 16 AVE	HIALEAH	FL	33012	USA
ALTONSTAR LLC C/O SOUTH BEACH TRISTAR CAPITAL	1407 BROADWAY 41 FL	NEW YORK	NY	10018	USA
AMAURY VALLE &W MARIA ET AL	4695 SW 13TH ST	MIAMI	FL	33134	USA
ANA CARIDAD MACHADO ZORAN MIHAJLOVIC	1605 PENNSYLVANIA AVE #301	MIAMI BEACH	FL	33139	USA
ANDREW JORDAN	1542 DREXEL AVE #203	MIAMI BEACH	FL	33139-7923	USA
ARSENIO & JUAN JORGE	1605 PENNSYLVANIA AVE APT 504	MIAMI BEACH	FL	33139-7768	USA
AUDREY L LEVIN TR % GEORGE L BEAN	11393 SW RIVERWOOD RD	PORTLAND	OR	97219	USA
AZUCENA CARRASCO	1900 LIBERTY AVE	MIAMI BEACH	FL	33139-1939	USA
BARRY D MEISELMAN TOBA MEISELMAN TRS OF ABBY M TR B D MEISELMAN 2013 FAM IRREVOC TR	9850 E BROADVIEW DR	BAY HARBOR ISLANDS	FL	33154	USA
BARTHELEMY GARNIER CHARLOTTE JONCQUIERT	1616 DREXEL AVE 4	MIAMI BEACH	FL	33139	USA
BENJAMIN PUNDOLE	1573 PENNSYLVANIA AVE #7N	MIAMI BEACH	FL	33139-3683	USA
BERKELEY SHORE LLC	1111 KANE CONCOURSE #217	BAY HARBOR ISLANDS	FL	33154	USA
BONE HOLDINGS LLC	1555 PENNSYLVANIA AVE #109	MIAMI BEACH	FL	33139	USA
CARLOTA AT SOUTH BEACH LLC	7900 OAK LN STE 400	MIAMI LAKES	FL	33016	USA
CATERINA GONNELLI C/O ELEONARA DEPALMA P A	PO BOX 190026	MIAMI BEACH	FL	33139	USA
CATHERINE ROUSSELBIN JTRS SYLVERE DIAGOURAGA JTRS	1542 DREXELL AVE STE 207	MIAMI BEACH	FL	33139	USA
CHARLES N BELK II	PO BOX 93181	LOS ANGELES	CA	90093	USA
CHRISTOPHER BEERY	1555 PENNSYLVANIA AVE #102	MIAMI BEACH	FL	33139-3643	USA
CHRISTOPHER MOYNIHAN & TONY L LEDFORD	PO BOX 5294	ATLANTA	GA	31107	USA
CIRCA63 LLC	4560 JEFFERSON AVE	MIAMI BEACH	FL	33140	USA
CITY OF MIAMI BEACH CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH ECONOMIC DEVELOPMENT	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139-1819	USA
CLEMED LLC	310 ARTHUR GODFREY RD	MIAMI BEACH	FL	33140	USA
COLOSO PROP	8345 NW 66 ST #3537	MIAMI	FL	33166	USA
COLUMBIA EQUITIES III INC	550 11 ST STE 200	MIAMI BEACH	FL	33139-4996	USA
CONCEPCION & SANTIAGO RODRIGUEZ	1605 PENNSYLVANIA AVE UNIT 204	MIAMI BEACH	FL	33139-7724	USA
CURRENT PROPERTY OWNER	1532 DREXEL AVE 402	MIAMI BEACH	FL	33139	USA
DANIEL A FOLEY	15645 COLLINS AVE 604	SUNNY ISLES BEACH	FL	33160	USA
DANILO LOPEZ	1605 PENNSYLVANIA AVE UNIT 501	MIAMI BEACH	FL	33139-7768	USA

DAVIDE TORZILLI MARTIN JOSEPH GALLAGHER	407 E 12 ST 2RN	NEW YORK	NY	10009	USA
DAWN H CALISTRO	838 FOUNTAIN ST	WOODBIDGE	CT	06525	USA
DIRK ALLEN	1573 PENNSYLVANIA AVE 10N	MIAMI BEACH	FL	33139	USA
DOMINIQUE CALVO	1573 PENNSYLVANIA AVE #1N	MIAMI BEACH	FL	33139-3619	USA
DON MULLEN &W CAROL FEE HOLDER WASHINGTON STORE #5 LLC LESSEE ROBERT SPERANS FEE HOLDER	17525 NE 9 AVE	MIAMI	FL	33162	USA
DONNA OLLINGER BEVERLY HENNEY	1571 PENNSYLVANIA AVE #105	MIAMI BEACH	FL	33139-3682	USA
DREXEL APARTMENTS LTD	1800 PURDY AVE #2412	MIAMI BEACH	FL	33139-1461	USA
DREXEL SBH LLC	660 CURTISWOOD DR	KEY BISCAYNE	FL	33149	USA
DYAL CORP	1228 ALTON RD	MIAMI BEACH	FL	33139-3810	USA
EDOS INTERNATIONAL INC C/O FINLEY & BOLOGNA INTL	150 SW 2 AVE #1010	MIAMI	FL	33131	USA
EDOS INTERNATIONAL INC C/O FINLEY & BOLOGNA INTL	150 SE 2 AVE #1010	MIAMI	FL	33131	USA
ELADIO FUNDORA &W MARIA	6281 NW 201 ST	MIAMI	FL	33015-2103	USA
ELEPHANT REAL ESTATE LLC	301 ARTHUR GODFREY RD # 517	MIAMI BEACH	FL	33140	USA
ETIENNE PATTE	1555 PENNSYLVANIA AVE 206	MIAMI BEACH	FL	33139	USA
EUGENE BAKER MAUREEN LEASWITCH JTRS	1542 DREXEL AVE #307	MIAMI BEACH	FL	33139	USA
EUROAMERICAN GROUP INC	407 LINCOLN RD PH-N	MIAMI BEACH	FL	33139	USA
EVELIO GOMEZ &W EVA	1605 PENNSYLVANIA AVE #503	MIAMI BEACH	FL	33139-7768	USA
FACUNDO GINOBILI	511 MADISON ST # 502	HOBOKEN	NJ	07030	USA
FEDEMC CORPORATION	1680 MICHIGAN AVE #700	MIAMI BEACH	FL	33139	USA
FH: 1530 WASHINGTON AVE LTD	9425 HARDING AVE	SURFSIDE	FL	33154-2803	USA
FRANCE C HOUDARD	88 GREENWICH ST #417	NYC	NY	10003	USA
FRANCOISE AUGER	1542 DREXEL AVE UNIT 308	MIAMI BEACH	FL	33139	USA
FUN BUSINESS TEAM LLC	2711 CENTERVILLE RD 400	WILMINGTON	DE	19808	USA
GALEN PITTSLEY	412 TELFAIR WAY	CANTON	GA	30115	USA
GCI MB LLC	1335 PENNSYLVANIA AVE APT 1	MIAMI BEACH	FL	33139-3683	USA
GI & BE REAL ESTATE LLC C/OJET SET GROUP LLC	860 COLLINS AVE #207	MIAMI BEACH	FL	33139	USA
GLADISCO (USA) INC	410 16 ST	MIAMI BEACH	FL	33139-3001	USA
GLADISCO INC	410 - 16 ST	MIAMI BEACH	FL	33139-3001	USA
GLADISCO INC % PROP MANGMT ENT	410 - 16 ST	MIAMI BEACH	FL	33139	USA
GLADYS C VARELA	1605 PENNSYLVANIA AVE UNIT 304	MIAMI BEACH	FL	33139-7767	USA
HENRY M FEIEREISEN TRS	340 E 64 ST #21G	NEW YORK	NY	10065	USA
HENRY M FEIREISIN &W MIRIAM FEIREISIN	340 E 64 ST APT 21-G	NEW YORK	NY	10021	USA
HR SUCCESS MANAGEMENT LLC	1550 DREXEL AVE UNIT 205	MIAMI BEACH	FL	33139	USA
IVETTE A BROWN	1550 DREXEL AVE #204	MIAMI BEACH	FL	33139-7952	USA
J BERENS & SONS DEV CORP INC	9623 E BROADVIEW DR	BAY HARBOR ISLAND	FL	33154	USA
JAMES WILLIAMS JOHN EHLERS	85 JOHN STREET # 10 N	NEW YORK	NY	10038	USA
JAVED HAMID ENJUM ARA HAMID	1311 29 ST NW	WASHINGTON	DC	20007	USA
JERIPA INVEST LLC	741 NE 115 ST	BISCAYNE PARK	FL	33161	USA
JOANNE H SMITH	1573 PENNSYLVANIA AVE UNIT 6N	MIAMI BEACH	FL	33139-3619	USA
JOHN COX	1410 RIDGE RD	NORTH HAVEN	CT	06473	USA
JOHN JOSEPH RYAN MARY BENITA RYAN	1571 PENNSYLVANIA AVE APT 7S	MIAMI BEACH	FL	33139	USA
JORGE I VELASQUEZ	11206 NW 73 TER	DORAL	FL	33178	USA
JORGE LUIS SOTELO	1605 PENNSYLVANIA AVE #404	MIAMI BEACH	FL	33139-7725	USA
JOSEPH JABER	920 68 ST NW	BRADENTON	FL	34209	USA
JOSHUA F JEFFERSON REBECCA A JEFFERSON	1550 DREXEL AVE UNIT 202	MIAMI BEACH	FL	33139	USA
JVDC HOLDINGS LLC	1542 DREXEL AVE # 305	MIAMI BEACH	FL	33139	USA
K M BEACH LLC	1555 PENNSYLVANIA AVE #207	MIAMI BEACH	FL	33139-3671	USA
KARMSUNDSGATA INC	650 W AVE 1703	MIAMI BEACH	FL	33139	USA
KENNETH BROWN &W TERESA BROWN	1532 DREXEL AVE #201	MIAMI BEACH	FL	33139-7956	USA
LINCOLN 511 LLC % JENEL MGMT CORP	275 MADISON AVE STE 702	NEW YORK	NY	10016	USA
LINCOLN DREXEL LTD & LINCOLN-DREXEL WASERSTEIN LTD	1655 DREXEL AVE STE 208	MIAMI BEACH	FL	33139-7765	USA

LINCOLN ROAD OWNER LLC	500 BOYLSTON ST 1880	BOSTON	MA	02116	USA
LINDA L COX	1410 RIDGE RD	NORTH HAVEN	CT	06473	USA
LOLALOLA INC	8301 NW 187 ST	MIAMI	FL	33015	USA
LOS MOLDITOS LLC	382 NE 191 ST 14369	MIAMI	FL	33179	USA
LOUISE FELLSTROM CARINA JAGETUN	1555 PENNSYLVANIA AVE	MIAMI BEACH	FL	33139	USA
LUCA SACCHI &W TINA SACCHI	60 WEST 13 ST #11-A	NEW YORK	NY	10011	USA
LUISA ESTUPINAN DUARTE	20418 Remsbury Pl	Montgomery Village	MD	20886-4369	USA
MANUEL DOMINGUEZ &W MARIA	1540 WASHINGTON AVE	MIAMI BEACH	FL	33139-7801	USA
MARCELO POVEDA OLGA W MONCADA	1542 DREXEL AVE #105	MIAMI BEACH	FL	33139	USA
MARCOS GUTIERREZ &W SERAFINA	1605 PENNSYLVANIA AVE #202	MIAMI BEACH	FL	33139-7724	USA
MARIANO AMBROSIO C/O SAMUEL S BLUM LUCIANA MARIA ANA NICOLI	2666 TIGERTAIL AVE STE 106	MIAMI	FL	33133	USA
MARY EVELYN MCINTYRE	76 INDIA AT APT 2	PORTLAND	ME	04101	USA
MAURICIO A BOTERO	1532 DREXEL AVE #204	MIAMI BEACH	FL	33139	USA
MAURICIO DEL VALLE	1573 PENNSYLVANIA AVE #8N	MIAMI BEACH	FL	33139-3683	USA
MBCDC 1551 PENNSYLVANIA APTS LLC	945 PENNSYLVANIA AVE	MIAMI BEACH	FL	33139-5482	USA
MED PROPERTIES OF MIAMI BEACH INC % SHAUL ZISLIN	4100 NORTH 28 TERRACE	HOLLYWOOD	FL	33020	USA
MIAMI BEACH COMMUNITY CH INC	1620 DREXEL AVE	MIAMI BEACH	FL	33139	USA
MIAMI BEACH FED SAV & LOAN ASSOC % NC1-001-03-81	101 N TRYON ST	CHARLOTTE	NC	28255	USA
MICHAEL J CLEARY	1550 DREXEL AVE #208	MIAMI BEACH	FL	33139-7929	USA
MID-ATLANTIC MANAGEMENT INC	1550 COLLINS AVE	MIAMI BEACH	FL	33139-3111	USA
MIND YOUR MIND LLC	1555 PENNSYLVANIA AVE #210	MIAMI BEACH	FL	33139	USA
MOLLIE VANCIER VICTOR VANCIER	75 20 UTOPIA PKWY	FRESH MEADOWS	NY	11366	USA
MORENA L SANDRI	1528 DREXEL AVE #1B	MIAMI BEACH	FL	33139-7921	USA
NANCY PAYNE	PO BOX 644397	VERO BEACH	FL	32964-0000	USA
OCTAVE & MARILOU LLC	660 CURTISWOOD DR	KEY BISCAYNE	FL	33149	USA
OLD PADUA INC	1464 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
OLGA LASTRA	5601BLVD EAST APT 8D	WEST NEW YORK	NJ	07093	USA
OSCAR KHAW IVONNE PENICHT	1532 DREXEL AVE 402	MIAMI BEACH	FL	33139	USA
OSCAR KHAW IVONNE PENICHT	1470 VISTA LN	PASADENA	CA	91103	USA
PATRICIA SCHUTTE & LOUISE OSIUS % L JULES ARKIN	3835 LA POSADA DR	PALM BEACH GARDENS	FL	33410	USA
PATRICK AIDAN TRS PATRICK AIDAN REVOCABLE TRUST	6646 VILLA SONRISA 522	BOCA RATON	FL	33433	USA
PENNONE USA LLC	735 NE 195 ST	MIAMI	FL	33179	USA
PENTARE PROPERTY LLC	10295 COLLINS AVE #1106	BAL HARBOUR	FL	33154	USA
PINGAN LLC	175 SW 7 ST 1716	MIAMI	FL	33130	USA
PREDRAG GRNCARSKI &W GISELLE G	35 20 LEVERICH ST #B226	JACKSON HEIGHT	NY	11372	USA
PRIMEROSE MIA LLC	1573 PENNSYLVANIA AVE 2N	MIAMI BEACH	FL	33139	USA
R PATRICK ARTHUR	4925 COLLINS AVE #7F	MIAMI BEACH	FL	33140	USA
RAFAEL DIEZ	1542 DREXEL AVE #301	MIAMI BEACH	FL	33139-7941	USA
RAYANS BEACH LLC	301 ARTHUR GODFREY RD #402	MIAMI BEACH	FL	33140	USA
RDB&J INVESTMENTS LLC	560 LINCOLN RD STE 204	MIAMI	FL	33139-2906	USA
REAL ESTATE MANAGEMENT INC	250 BOWERY 2ND FLOOR	NEW YORK	NY	10013	USA
REBECA JARDINES RAYMOND ANTHONY NAVARRO	1542 DREXEL AVE 102	MIAMI BEACH	FL	33139	USA
REFC REAL ESTATE CORP	1331 LINCOLN RD #601	MIAMI BEACH	FL	33139	USA
RENATA FRIED	1980 S OCEAN DR 15D	HALLANDALE	FL	33009	USA
RENE GONZALEZ JTRS KATERINA GONZALEZ JTRS NINA ENIS GONZALEZ JTRS	1571 PENNSYLVANIA AVE #6S	MIAMI BEACH	FL	33139	USA
RICCARDO CRISTIANI FILIPPO DE SIMONE	1532 DREXEL AVE 203	MIAMI BEACH	FL	33139	USA
RICHMOND LLC	440 14 ST #2	MIAMI BEACH	FL	33139	USA
RIRI KIM	8 SPRUCE STREET #53C	NEW YORK	NY	10038	USA
ROBERT FRANCIS FONTAINE	1604 DREXEL AVE 209	MIAMI BEACH	FL	33139	USA
SABRINA 1616 INC	3370 MARY STREET	MIAMI	FL	33133	USA
SCHUSTER PARTNERS	1800 PURDY AVE #2412	MIAMI BEACH	FL	33139-1461	USA



SCOTT ALBERT	9 GRACE TER # 1	PASSAIC	NJ	07055-4503	USA
SCOTT HUDSON	1532 DREXEL AVE #303	MIAMI BEACH	FL	33139-7956	USA
SHARI D LINNICK	227 KNICKERBOCKER AVE	BROOKLYN	NY	11237-2401	USA
SML 350 LINCOLN INC	666 BROADWAY 2ND FLOOR	NEW YORK	NY	10012	USA
SONRAI LLC	1528 DREXEL AVE 2A	MIAMI BEACH	FL	33139	USA
STEPHEN W MEAGHER & STEVEN G WEDGE JTRS	6992 DUBLIN RD	DUBLIN	OH	43017	USA
SUNSET APT LLC	808 COLLINS AVE	MIAMI BEACH	FL	33139	USA
TAG LINCOLN PLACE LLC C/O THE ANDALEX GROUP	430 PARK AVE 5 FLOOR	NEW YORK	NY	10022	USA
THE DENISON CORP % DR D QUITTNER	560 LINCOLN RD STE 204	MIAMI BEACH	FL	33139	USA
THOMAS R DOUGHERTY II	1605 PENNSYLVANIA AVE #403	MIAMI BEACH	FL	33139-7725	USA
TOPAZ ASSETS INC	1545-1549 PENNSYLVANIA AVE	MIAMI BEACH	FL	33139	USA
TOROLUPA INC	525 LINCOLN RD	MIAMI BEACH	FL	33139-2913	USA
TRACY L HUGHES	1542 DREXEL AVE APT 306	MIAMI BEACH	FL	33139	USA
TSE REAL ESTATE MANAGEMENT INC	250 BOWERY 2 FLOOR	NEW YORK	NY	10013	USA
ULISES NUNEZ &W MARIA	39 56 65 PL	WOODSIDE	NY	11377	USA
URGUT LLC	4812 PINE TREE DR #201	MIAMI BEACH	FL	33140	USA
URSULA B DAY	60 EAST 8 ST APT 16L	NEW YORK	NY	10003	USA
VINCENT J ROMVIEL &W JOY R WHITE	4222 LELAND ST	CHEVY CHASE	MD	20815	USA
WASHINGTON JAL INC	1228 ALTON RD	MIAMI BEACH	FL	33139-3810	USA

LOUISE FELLSTROM JTRS FRANK JAKOB  
MANSSON JTRS  
701-1150 BUTE ST  
VANCOUVER BC V6E 1Z6  
CANADA

MARIA GRAZIA BOLDROCCHI  
VIA PAOLO GIOVIO 9  
MILANO 20144  
ITALY

MARIA HLADKA  
SOKOLIKA 3  
MARTIN 03601  
SLOVAKIA

ROBERTO POLILLO PATRICIA CAPROTTI  
VIA ANDREA PONTI 15  
MILANO 20143  
ITALY

TAM KHUU  
400 ADELAIDE ST EAST 2301 M5A 4S3  
TORONTO  
CANADA

VALERIE CREUZARD  
163 AVENUE CHARLES DE GAULLE  
92100 NEUILLY SUR SEINE  
FRANCE

1532 DREXEL 202 LLC  
5229 SW 62 AVE  
MIAMI, FL 33155

1542 WASHINGTON LLC  
1717 N BAYSHORE DR #3531  
MIAMI, FL 33132

1560 1568 DREXEL AVENUE LLC C/O THE  
BERNSTEIN LAW FIRM  
1688 MERIDIAN AVE #418  
MIAMI BEACH, FL 33139

1600 COLLINS AVENUE LLC  
1065 KANE CONCOURSE #201  
BAY HARBOR ISLANDS, FL 33154

420 LINCOLN RD DEVELOPMENT LLC  
420 LINCOLN RD STE 330  
MIAMI BEACH, FL 33139

420 LINCON RD ASSOCIATES LTD  
% PLC REAL ESTATE HOLDINGS INC  
420 LINCOLN RD #2D  
MIAMI BEACH, FL 33139

433 LINCOLN ROAD LLC  
1244 SIXTH STREET  
SANTA MONICA, FL 90401

530 LINCOLN OWNER LLC C/O TRISTAR  
CAPITAL  
590 MADISON AVE 21 FL  
NEW YORK, NY 10022

ABDON SARMIENTO &W MARTHA  
571 NW 182 WAY  
PEMBROKE PINES, FL 33029

ABE SHEDROFF &W ESTHER EST OF %  
SHEDROFF  
520 16 ST UPPR  
MIAMI BEACH, FL 33139

ALAIN OUELHADJ CORINNE OUELHADJ  
1542 DREXEL AVE UNIT 108  
MIAMI BEACH, FL 33139

ALBERTO & ALMIRA SOTELO TRS  
ALBERTO & ALMIRA SOTELO (BEN)  
FERNANDA SOTELO  
1532 DREXEL AVE # 302  
MIAMI BEACH, FL 33139-7956

ALEJANDRO VICENS & RONALD E RODGERS  
1550 DREXEL AVE #102  
MIAMI BEACH, FL 33139-7920

ALFIO FAVERO &W ROSLYN JACKSON  
1571 PENNSYLVANIA AVE #5S  
MIAMI BEACH, FL 33139-3682

ALFREDO ARIAS &W REGINA  
PO BOX 9594  
ELIZABETH, NJ 07202-0594

ALFREDO H GARCIA LE REM ALFREDO J  
GARCIA REM ANGELA V KALLMAN  
6071 W 16 AVE  
HIALEAH, FL 33012

ALTONSTAR LLC C/O SOUTH BEACH TRISTAR  
CAPITAL  
1407 BROADWAY 41 FL  
NEW YORK, NY 10018

AMAURY VALLE &W MARIA ET AL  
4695 SW 13TH ST  
MIAMI, FL 33134

ANA CARIDAD MACHADO  
ZORAN MIHAJLOVIC  
1605 PENNSYLVANIA AVE #301  
MIAMI BEACH, FL 33139

ANDREW JORDAN  
1542 DREXEL AVE #203  
MIAMI BEACH, FL 33139-7923

ARSENIO & JUAN JORGE  
1605 PENNSYLVANIA AVE APT 504  
MIAMI BEACH, FL 33139-7768

AUDREY L LEVIN TR % GEORGE L BEAN  
11393 SW RIVERWOOD RD  
PORTLAND, OR 97219

AZUCENA CARRASCO  
1900 LIBERTY AVE  
MIAMI BEACH, FL 33139-1939

BARRY D MEISELMAN  
TOBA MEISELMAN TRS OF ABBY M TR B D  
MEISELMAN 2013 FAM IRREVOC TR  
9850 E BROADVIEW DR  
BAY HARBOR ISLANDS, FL 33154

BARTHELEMY GARNIER CHARLOTTE  
JONCQUIERT  
1616 DREXEL AVE 4  
MIAMI BEACH, FL 33139

BENJAMIN PUNDOLE  
1573 PENNSYLVANIA AVE #7N  
MIAMI BEACH, FL 33139-3683

BERKELEY SHORE LLC  
1111 KANE CONCOURSE #217  
BAY HARBOR ISLANDS, FL 33154

BONE HOLDINGS LLC  
1555 PENNSYLVANIA AVE #109  
MIAMI BEACH, FL 33139

CARLOTA AT SOUTH BEACH LLC  
7900 OAK LN STE 400  
MIAMI LAKES, FL 33016

CATERINA GONNELLI  
C/O ELEONARA DEPALMA P A  
PO BOX 190026  
MIAMI BEACH, FL 33139

CATHERINE ROUSSELBIN JTRS SYLVERE  
DIAGOURAGA JTRS  
1542 DREXELL AVE STE 207  
MIAMI BEACH, FL 33139

CHARLES N BELK II  
PO BOX 93181  
LOS ANGELES, CA 90093

CHRISTOPHER BEERY  
1555 PENNSYLVANIA AVE #102  
MIAMI BEACH, FL 33139-3643

CHRISTOPHER MOYNIHAN &  
TONY L LEDFORD  
PO BOX 5294  
ATLANTA, GA 31107

CIRCA63 LLC  
4560 JEFFERSON AVE  
MIAMI BEACH, FL 33140

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

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

CLEMED LLC  
310 ARTHUR GODFREY RD  
MIAMI BEACH, FL 33140

COLOSO PROP  
8345 NW 66 ST #3537  
MIAMI, FL 33166

COLUMBIA EQUITIES III INC  
550 11 ST STE 200  
MIAMI BEACH, FL 33139-4996

CONCEPCION & SANTIAGO RODRIGUEZ  
1605 PENNSYLVANIA AVE UNIT 204  
MIAMI BEACH, FL 33139-7724

CURRENT PROPERTY OWNER  
1532 DREXEL AVE 402  
MIAMI BEACH, FL 33139

DANIEL A FOLEY  
15645 COLLINS AVE 604  
SUNNY ISLES BEACH, FL 33160

DANILO LOPEZ  
1605 PENNSYLVANIA AVE UNIT 501  
MIAMI BEACH, FL 33139-7768

DAVIDE TORZILLI  
MARTIN JOSEPH GALLAGHER  
407 E 12 ST 2RN  
NEW YORK, NY 10009

DAWN H CALISTRO  
838 FOUNTAIN ST  
WOODBIDGE, CT 06525

DIRK ALLEN  
1573 PENNSYLVANIA AVE 10N  
MIAMI BEACH, FL 33139

DOMINIQUE CALVO  
1573 PENNSYLVANIA AVE #1N  
MIAMI BEACH, FL 33139-3619

DON MULLEN &W CAROL FEE HOLDER  
WASHINGTON STORE #5 LLC  
LESSEE ROBERT SPERANS FEE HOLDER  
17525 NE 9 AVE  
MIAMI, FL 33162

DONNA OLLINGER BEVERLY HENNEY  
1571 PENNSYLVANIA AVE #10S  
MIAMI BEACH, FL 33139-3682

DREXEL APARTMENTS LTD  
1800 PURDY AVE #2412  
MIAMI BEACH, FL 33139-1461

DREXEL SBH LLC  
660 CURTISWOOD DR  
KEY BISCAYNE, FL 33149

DYAL CORP  
1228 ALTON RD  
MIAMI BEACH, FL 33139-3810

EDOS INTERNATIONAL INC C/O FINLEY &  
BOLOGNA INTL  
150 SW 2 AVE #1010  
MIAMI, FL 33131

EDOS INTERNATIONAL INC C/O FINLEY &  
BOLOGNA INTL  
150 SE 2 AVE #1010  
MIAMI, FL 33131

ELADIO FUNDORA &W MARIA  
6281 NW 201 ST  
MIAMI, FL 33015-2103

ELEPHANT REAL ESTATE LLC  
301 ARTHUR GODFREY RD # 517  
MIAMI BEACH, FL 33140

ETIENNE PATTE  
1555 PENNSYLVANIA AVE 206  
MIAMI BEACH, FL 33139

EUGENE BAKER MAUREEN LEASWITCH JTRS  
1542 DREXEL AVE #307  
MIAMI BEACH, FL 33139

EUROAMERICAN GROUP INC  
407 LINCOLN RD PH-N  
MIAMI BEACH, FL 33139

EVELIO GOMEZ &W EVA  
1605 PENNSYLVANIA AVE #503  
MIAMI BEACH, FL 33139-7768

FACUNDO GINOBI  
511 MADISON ST # 502  
HOBOKEN, NJ 07030

FEDEMC CORPORATION  
1680 MICHIGAN AVE #700  
MIAMI BEACH, FL 33139

FH: 1530 WASHINGTON AVE LTD  
9425 HARDING AVE  
SURFSIDE, FL 33154-2803

FRANCE C HOUDARD  
88 GREENWICH ST #417  
NYC, NY 10003

FRANCOISE AUGER  
1542 DREXEL AVE UNIT 308  
MIAMI BEACH, FL 33139

FUN BUSINESS TEAM LLC  
2711 CENTERVILLE RD 400  
WILMINGTON, DE 19808

GALEN PITTSLEY  
412 TELFAIR WAY  
CANTON, GA 30115

GCI MB LLC  
1335 PENNSYLVANIA AVE APT 1  
MIAMI BEACH, FL 33139-3683

GI & BE REAL ESTATE LLC  
C/OJET SET GROUP LLC  
860 COLLINS AVE #207  
MIAMI BEACH, FL 33139

GLADISCO (USA) INC  
410 16 ST  
MIAMI BEACH, FL 33139-3001

GLADISCO INC  
410 - 16 ST  
MIAMI BEACH, FL 33139-3001

GLADISCO INC % PROP MANGMT ENT  
410 - 16 ST  
MIAMI BEACH, FL 33139

GLADYS C VARELA  
1605 PENNSYLVANIA AVE UNIT 304  
MIAMI BEACH, FL 33139-7767

HENRY M FEIEREISEN TRS  
340 E 64 ST #21G  
NEW YORK, NY 10065

HENRY M FEIREISIN &W MIRIAM FEIREISIN  
340 E 64 ST APT 21-G  
NEW YORK, NY 10021

HR SUCCESS MANAGEMENT LLC  
1550 DREXEL AVE UNIT 205  
MIAMI BEACH, FL 33139

IVETTE A BROWN  
1550 DREXEL AVE #204  
MIAMI BEACH, FL 33139-7952

J BERENS & SONS DEV CORP INC  
9623 E BROADVIEW DR  
BAY HARBOR ISLAND, FL 33154

JAMES WILLIAMS JOHN EHLERS  
85 JOHN STREET # 10 N  
NEW YORK, NY 10038

JAVED HAMID ENJUM ARA HAMID  
1311 29 ST NW  
WASHINGTON, DC 20007

JERIPA INVEST LLC  
741 NE 115 ST  
BISCAYNE PARK, FL 33161

JOANNE H SMITH  
1573 PENNSYLVANIA AVE UNIT 6N  
MIAMI BEACH, FL 33139-3619

JOHN COX  
1410 RIDGE RD  
NORTH HAVEN, CT 06473

JOHN JOSEPH RYAN MARY BENITA RYAN  
1571 PENNSYLVANIA AVE APT 7S  
MIAMI BEACH, FL 33139

JORGE I VELASQUEZ  
11206 NW 73 TER  
DORAL, FL 33178

JORGE LUIS SOTELO  
1605 PENNSYLVANIA AVE #404  
MIAMI BEACH, FL 33139-7725

JOSEPH JABER  
920 68 ST NW  
BRADENTON, FL 34209

JOSHUA F JEFFERSON  
REBECCA A JEFFERSON  
1550 DREXEL AVE UNIT 202  
MIAMI BEACH, FL 33139

JVDC HOLDINGS LLC  
1542 DREXEL AVE # 305  
MIAMI BEACH, FL 33139

K M BEACH LLC  
1555 PENNSYLVANIA AVE #207  
MIAMI BEACH, FL 33139-3671

KARMSUNDSGATA INC  
650 W AVE 1703  
MIAMI BEACH, FL 33139

KENNETH BROWN &W TERESA BROWN  
1532 DREXEL AVE #201  
MIAMI BEACH, FL 33139-7956

LINCOLN 511 LLC % JENEL MGMT CORP  
275 MADISON AVE STE 702  
NEW YORK, NY 10016

LINCOLN DREXEL LTD & LINCOLN-DREXEL  
WASERSTEIN LTD  
1655 DREXEL AVE STE 208  
MIAMI BEACH, FL 33139-7765

LINCOLN ROAD OWNER LLC  
500 BOYLSTON ST 1880  
BOSTON, MA 02116

LINDA L COX  
1410 RIDGE RD  
NORTH HAVEN, CT 06473

LOLALOLA INC  
8301 NW 187 ST  
MIAMI, FL 33015

LOS MOLDITOS LLC  
382 NE 191 ST 14369  
MIAMI, FL 33179

LOUISE FELLSTROM CARINA JAGETUN  
1555 PENNSYLVANIA AVE  
MIAMI BEACH, FL 33139

LUCA SACCHI &W TINA SACCHI  
60 WEST 13 ST #11-A  
NEW YORK, NY 10011

LUISA ESTUPINAN DUARTE  
20418 Remsbury Pl  
Montgomery Village, MD 20886-4369

MANUEL DOMINGUEZ &W MARIA  
1540 WASHINGTON AVE  
MIAMI BEACH, FL 33139-7801

MARCELO POVEDA OLGA W MONCADA  
1542 DREXEL AVE #105  
MIAMI BEACH, FL 33139

MARCOS GUTIERREZ &W SERAFINA  
1605 PENNSYLVANIA AVE #202  
MIAMI BEACH, FL 33139-7724

MARIANO AMBROSIO C/O SAMUEL S BLUM  
LUCIANA MARIA ANA NICOLI  
2666 TIGERTAIL AVE STE 106  
MIAMI, FL 33133

MARY EVELYN MCINTYRE  
76 INDIA AT APT 2  
PORTLAND, ME 04101

MAURICIO A BOTERO  
1532 DREXEL AVE #204  
MIAMI BEACH, FL 33139

MAURICIO DEL VALLE  
1573 PENNSYLVANIA AVE #8N  
MIAMI BEACH, FL 33139-3683

MBCDC 1551 PENNSYLVANIA APTS LLC  
945 PENNSYLVANIA AVE  
MIAMI BEACH, FL 33139-5482

MED PROPERTIES OF MIAMI BEACH INC %  
SHAUL ZISLIN  
4100 NORTH 28 TERRACE  
HOLLYWOOD, FL 33020

MIAMI BEACH COMMUNITY CH INC  
1620 DREXEL AVE  
MIAMI BEACH, FL 33139

MIAMI BEACH FED SAV & LOAN  
ASSOC % NC1-001-03-81  
101 N TRYON ST  
CHARLOTTE, NC 28255

MICHAEL J CLEARY  
1550 DREXEL AVE #208  
MIAMI BEACH, FL 33139-7929

MID-ATLANTIC MANAGEMENT INC  
1550 COLLINS AVE  
MIAMI BEACH, FL 33139-3111

MIND YOUR MIND LLC  
1555 PENNSYLVANIA AVE #210  
MIAMI BEACH, FL 33139

MOLLIE VANCIER VICTOR VANCIER  
75 20 UTOPIA PKWY  
FRESH MEADOWS, NY 11366

MORENA L SANDRI  
1528 DREXEL AVE #1B  
MIAMI BEACH, FL 33139-7921

NANCY PAYNE  
PO BOX 644397  
VERO BEACH, FL 32964-0000

OCTAVE & MARILOU LLC  
660 CURTISWOOD DR  
KEY BISCAYNE, FL 33149

OLD PADUA INC  
1464 WASHINGTON AVE  
MIAMI BEACH, FL 33139

OLGA LASTRA  
5601BLVD EAST APT 8D  
WEST NEW YORK, NJ 07093

OSCAR KHAW IVONNE PENICHET  
1532 DREXEL AVE 402  
MIAMI BEACH, FL 33139

OSCAR KHAW IVONNE PENICHET  
1470 VISTA LN  
PASADENA, CA 91103

PATRICIA SCHUTTE & LOUISE OSIUS %  
L JULES ARKIN  
3835 LA POSADA DR  
PALM BEACH GARDENS, FL 33410

PATRICK AIDAN TRS PATRICK AIDAN  
REVOCABLE TRUST  
6646 VILLA SONRISA 522  
BOCA RATON, FL 33433

PENNONE USA LLC  
735 NE 195 ST  
MIAMI, FL 33179

PENTARE PROPERTY LLC  
10295 COLLINS AVE #1106  
BAL HARBOUR, FL 33154

PINGAN LLC  
175 SW 7 ST 1716  
MIAMI, FL 33130

PREDRAG GRNCARSKI &W GISELLE G  
35 20 LEVERICH ST #B226  
JACKSON HEIGHT, NY 11372

PRIMEROSE MIA LLC  
1573 PENNSYLVANIA AVE 2N  
MIAMI BEACH, FL 33139

R PATRICK ARTHUR  
4925 COLLINS AVE #7F  
MIAMI BEACH, FL 33140

RAFAEL DIEZ  
1542 DREXEL AVE #301  
MIAMI BEACH, FL 33139-7941

RAYANS BEACH LLC  
301 ARTHUR GODFREY RD #402  
MIAMI BEACH, FL 33140

RDB&J INVESTMENTS LLC  
560 LINCOLN RD STE 204  
MIAMI, FL 33139-2906

REAL ESTATE MANAGEMENT INC  
250 BOWERY 2ND FLOOR  
NEW YORK, NY 10013

REBECA JARDINES RAYMOND ANTHONY  
NAVARRO  
1542 DREXEL AVE 102  
MIAMI BEACH, FL 33139

REFC REAL ESTATE CORP  
1331 LINCOLN RD #601  
MIAMI BEACH, FL 33139

RENATA FRIED  
1980 S OCEAN DR 15D  
HALLANDALE, FL 33009

RENE GONZALEZ JTRS  
KATERINA GONZALEZ JTRS NINA ENIS  
GONZALEZ JTRS  
1571 PENNSYLVANIA AVE #6S  
MIAMI BEACH, FL 33139

RICCARDO CRISTIANI FILIPPO DE SIMONE  
1532 DREXEL AVE 203  
MIAMI BEACH, FL 33139

RICHMOND LLC  
440 14 ST #2  
MIAMI BEACH, FL 33139

RIRI KIM  
8 SPRUCE STREET #53C  
NEW YORK, NY 10038

ROBERT FRANCIS FONTAINE  
1604 DREXEL AVE 209  
MIAMI BEACH, FL 33139

SABRINA 1616 INC  
3370 MARY STREET  
MIAMI, FL 33133

SCHUSTER PARTNERS  
1800 PURDY AVE #2412  
MIAMI BEACH, FL 33139-1461

SCOTT ALBERT  
9 GRACE TER # 1  
PASSAIC, NJ 07055-4503

SCOTT HUDSON  
1532 DREXEL AVE #303  
MIAMI BEACH, FL 33139-7956

SHARI D LINNICK  
227 KNICKERBOCKER AVE  
BROOKLYN, NY 11237-2401

SML 350 LINCOLN INC  
666 BROADWAY 2ND FLOOR  
NEW YORK, NY 10012

SONRAI LLC  
1528 DREXEL AVE 2A  
MIAMI BEACH, FL 33139

STEPHEN W MEAGHER & STEVEN G WEDGE  
JTRS  
6992 DUBLIN RD  
DUBLIN, OH 43017

SUNSET APT LLC  
808 COLLINS AVE  
MIAMI BEACH, FL 33139

TAG LINCOLN PLACE LLC C/O THE ANDALEX  
GROUP  
430 PARK AVE 5 FLOOR  
NEW YORK, NY 10022

THE DENISON CORP % DR D QUITTNER  
560 LINCOLN RD STE 204  
MIAMI BEACH, FL 33139

THOMAS R DOUGHERTY II  
1605 PENNSYLVANIA AVE #403  
MIAMI BEACH, FL 33139-7725

TOPAZ ASSETS INC  
1545-1549 PENNSYLVANIA AVE  
MIAMI BEACH, FL 33139

TOROLUPA INC  
525 LINCOLN RD  
MIAMI BEACH, FL 33139-2913

TRACY L HUGHES  
1542 DREXEL AVE APT 306  
MIAMI BEACH, FL 33139

TSE REAL ESTATE MANAGEMENT INC  
250 BOWERY 2 FLOOR  
NEW YORK, NY 10013

ULISES NUNEZ &W MARIA  
39 56 65 PL  
WOODSIDE, NY 11377

URGUT LLC  
4812 PINE TREE DR #201  
MIAMI BEACH, FL 33140

URSULA B DAY  
60 EAST 8 ST APT 16L  
NEW YORK, NY 10003

VINCENT J ROMVIEL &W JOY R WHITE  
4222 LELAND ST  
CHEVY CHASE, MD 20815

WASHINGTON JAL INC  
1228 ALTON RD  
MIAMI BEACH, FL 33139-3810



# MIAMI BEACH

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

Address:

File Number:

Date:

## BOARD APPLICATION CHECK LIST

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

ITEM #	FIRST SUBMITTAL CHECK LIST	Required	Provided
	<b>ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE</b>		
1	<b>Documents:</b>		
2	Completed Board Application, Affidavits & Disclosures of Interest (original signatures)	X	
3	Copies of all current or previously active Business Tax Receipts	X	
4	Letter of Intent with details of application request, hardship, etc.	X	
5	Application Fee	X	
6	Mailing Labels - 2 sets and a CD including: Property owner's list and Original certified letter from provider.	X	
7	School Concurrency Application, for projects with a net increase in residential units (no SFH)	X	
8	<b>Plans:</b>		
9	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date	X	
10	All Applicable Zoning Information (see Zoning Data requirements)	X	
11	Location Plan, Min 4"x 6" Aerial 1/2 mile radius, colored with streets and project site identified	X	
12	Survey (original signed & sealed) dated less than 6 months old at the time of application ( lot area shall be provided by surveyor), identifying grade (If no sidewalk, provide a letter from Public Works, establishing grade) , spot elevations and Elevation Certificate	X	
13	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X	
14	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X	
15	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths)	X	
15a	Indicate any backflow preventer and FPL vault if applicable	X	
16	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X	
17	Current, dated color photographs, min 4"x6" of interior space (no Google images)	X	
18	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	X	
19	Existing Conditions Drawings (Floor Plans & Elevations with dimensions)	X	
20	Demolition Plans (Floor Plans & Elevations with dimensions)	X	
21	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks	X	
22	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	X	
23	Proposed Section Drawings	X	
24	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan, as well as underground and overhead utilities when street trees are required.	X	
25	Hardscape Plan, i.e. paving materials, pattern, etc.	X	
26	Color Renderings (elevations and three dimensional perspective drawings)	X	

Indicate N/A If Not Applicable

Initials:

\* detailed topographic survey depicting spot grades (NGVD) as well as all utilities (underground/overhead) & easements / agreements w/ recordation data

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

Address:

1600 Washt

File Number:

ITEM #	FIRST SUBMITTAL ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE APPLICATION MEETING	Required	Provided
27	Vacant or Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Department		
28	Copy of original Building Permit Card, & Microfilm, if available		
29	Historic Resources Report (This report shall include, but shall not be limited to, copy of the original Building Permit Card and any subsequent evolution, Microfilm, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure)	✓	
30	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated)	✓	
31	Line of Sight studies		
32	Structural Analysis of existing building including methodology for shoring and bracing		
33	Proposed exterior and interior lighting plan, including photometric calculations	✓	
34	Exploded Axonometric Diagram (showing second floor in relationship to first floor)		
35	Neighborhood Context Study		
36	Open Space calculations and shaded diagrams		
37	Proposed Operational Plan		
38	Traffic Study (Hard copy), Site plan(s) and AutoCAD in 3 CDs, including calculations for peer review. Send digital version as an attachment via e mail to: Xfalconi@miamibeachfl.gov		
39	Sound Study report (Hard copy) with 1 CD		
40	Set of plans 24"x 36" (when requested by staff)		
41	Copies of previous Recorded Final Orders		
42	Location Plan, Aerial or survey indicating width of canals (Dimension shall be certified by a surveyor)		
43	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation)		
44	<b>Site Plan (Identify streets and alleys)</b>	✓	
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>		
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>		
* 44	variance diagrams	✓	
45	<b>Floor Plan (dimensioned)</b>		
a	Total floor area		
a	Identify # seats indoors <u>          </u> outdoors <u>          </u> seating in public right of way <u>          </u> Total <u>          </u>		
b	Occupancy load indoors and outdoors per venue <u>          </u> Total when applicable <u>          </u>		

Indicate N/A If Not Applicable

Initials: [Signature]

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

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**Address:**

**File Number:**

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

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

**NOTES:**

- A. Other information/documentation required for first submittal will be identified during pre-application meeting.**
- B. Is the responsibility of the applicant to make sure that the sets, 14 copies and electronic version on CD are consistent.**
- C. Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline**
- D. ALL DOCUMENTS ARE TO BE PDF'D ON TO A MASTER DISK, WHICH DISK SHALL BE CONSIDERED THE OFFICIAL FILE COPY TO BE USED AT HEARING. ALL MODIFICATIONS, CORRECTIONS, OR ALTERATIONS MUST BE REFLECTED ON THE MASTER DISK. APPLICANT CERTIFIES COMPLIANCE WITH THE FOREGOING. FAILURE TO COMPLY MAY RESULT IN A REHEARING BEFORE THE APPLICABLE BOARD**
- E. Please note that the applicant will be required to submit revised plans pursuant to applicable Board Conditions no later than 60 days after Board Approval, as applicable.**

\_\_\_\_\_  
APPLICANT'S OR DESIGNEE'S SIGNATURE

\_\_\_\_\_  
Date

Indicate N/A If Not Applicable

Initials: 

**1600 Washington Ave**  
**HPB File No.: 17-0142**

**Planning Landscape Review**

Fail      8/4/2017      8/2/2017      Nunez, Enrique

1. Remove the existing Royal Palms along Washington Avenue and plant approved shade trees at 20 feet on center including Silva Cells as part of the street tree plantings. **The Applicant has explored the removal and replacement of existing palms with canopy shade trees. The Applicant believes the existing, mature palms are healthy, in good condition, and more consistent with the area landscaping. Therefore, the Applicant does not believe that the removal and replacement would be beneficial to the neighborhood or the property.**
2. The site for this application is half of the block from Drexel to Washington Avenue on 16th Street. Explore the possibility to replace the palms that are located on Drexel Avenue and 16th street with approved street trees. **The Applicant has explored the removal and replacement of existing palms with canopy shade trees. The Applicant believes the existing, mature palms are healthy, in good condition, and more consistent with the area landscaping. Therefore, the Applicant does not believe that the removal and replacement would be beneficial to the neighborhood or the property.**
3. There is also an area on 16th street between the garage driveway to the SW corner where parking is not allowed at any time that may be used for tree plantings. **See attached landscape plans.**
4. Applicant shall study the opportunity to provide parking lane planters with Silva Cells every two parallel spaces as an opportunity to plant street trees in areas with narrow sidewalks. **The Applicant will study these alternatives and provide staff and the HPB board with the determination made with respect to same.**

**HPB Zoning Review**

Fail      8/2/2017      8/2/2017      Villegas, Irina

Comments issued on 8/2 Variances identified:

1. A variance to exceed the maximum building height allowed. Maximum: 100'-0", Proposed: 109'-11" (measured from finish floor elevation of 8'-0"). **Please refer to the revised plans - per height section in code, height is measured from base flood elevation plus freeboard = 13'-0" NGVD + 100'-0" allowable height + 3'-0" variance = 116'-0" NGVD.**
2. A variance from the required pedestal front setback for residential uses. Proposed: 0'-0", Required: 20'-0". **Please refer to the revised plan page E-3.**
3. A variance from the required pedestal interior side setback for residential uses. Proposed: 0'-0", Required: 8'-0". **Please refer to the revised plan page E-4, E-5, E-6.**
4. A variance from the required pedestal sum of the side setbacks for residential uses. Proposed: 0'-0", Required: 16'-0". **Please refer to the revised plan page E-4, E-5, E-6.**
5. A variance from the required pedestal rear setback for residential uses. Proposed: 0'-0", Required: 10'-0". **Please refer to the revised plan page E-4, E-5, E-6.**
6. A variance from the required tower front setback for residential uses. Proposed: 0'-0", Required: 50'-0". **Please refer to the revised plan page E-4, E-5, E-6.**

7. A variance from the required tower interior side setback for residential uses. Proposed: 0'-0", Required: 13'-4". [Please refer to the revised plan page E-4, E-5, E-6.](#)
8. A variance from the required tower street side setback for residential uses. Proposed: 0'-0", Required: 8'-0". [Please refer to the revised plan page E-4, E-5, E-6.](#)
9. A variance from the required tower rear setback for residential uses. Proposed: Not provided, Required: 24'-4". [Please refer to the plan pages E-4, E-5, E-6.](#)
10. A variance from the required rear setback for a driveway. Proposed: 0', Required: 5'-0" [While the applicant does not believe that this required a variance in light of its existing and recently approved garage site, same is note as requested variances.](#)
11. A variance from the required interior side setback for a driveway. Proposed: 0', Required: 5'-0". [While the applicant does not believe that this required a variance in light of its existing and recently approved garage site, same is note as requested variances.](#)
12. A variance from the required width of 22' for a two-way driveway. [While the applicant does not believe that this required a variance in light of its existing and recently approved garage site, same is note as requested variances.](#)

#### **Comments**

1. A variance for more than 3'-0" in height is not allowed. The maximum height of the project is 100'-0". Not applicable. [Please refer to the response to comment 1 under HPB Zoning Review.](#)
2. Provide detailed architectural plans of the existing parking garage. I only saw the parking plan, but nothing relating to the architecture of the garage. [Please refer to plan pages B-9 and B-10.](#)
3. Enlarge FAR drawings to be no more than 2 floor plans per page. [Please refer to pages B1-B8 of the final submission plans.](#)
4. Survey shall only include details and notes of the site, remove details and notes of the adjacent properties. [Please refer to the final submission plans.](#)
5. Survey is illegible. Provide lot area on survey. [Please refer to the final submission plans.](#)
6. Driveway for loading requires a setback of 5'-0" from the rear and from the interior side lot lines. [While the applicant does not believe that this required a variance in light of its existing and recently approved garage site, same is note as requested variances.](#)
7. Tandem parking for loading is not allowed. [Please refer to page E-8 of the final submission plans.](#)
8. Identify elements at the roof level plan and indicate height on elevation drawings. [Please refer to page E-8, F-3, F-5, F-6, F-7 of the final submission plans.](#)
9. All driveways shall be 22'-0" in width for two-way drive. [While the applicant does not believe that this required a variance in light of its existing and recently approved garage site, same is note as requested variances.](#)
10. Revise letter of intent to clearly identify variances requested. [Refer to the attached.](#)
11. Provide a narrative responding to staff comments. [See responses herein.](#)

#### **HPB Plan Review N/A**

Fail 7/26/2017 8/3/2017 Seiberling, James  
 General Correction First Submittal: July 25, 2017  
 Comments Issued: August 3, 2017  
 CAP Final Submittal: August 10, 2017  
 Notice to Proceed Issued: August 17, 2017  
 Paper Submittal: August 21, 2017

Tentative Hearing Date: October 10, 2017

**1. APPLICATION a. None. N/A**

**2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION**

- a. Provide details of the proposed gate along Washington Avenue. **Please refer to page F-7 of the final submission plans.**
- b. Provide details of the proposed projecting balconies including the final design of the perforated metal. The final perforated metal design should be reflected in the renderings. **Please refer to page F-6 of the final submission plans.**
- c. The rooftop elements are not consistent between the plans, elevations, sections and renderings. **Please refer to page E-8, F-3, F-5, F-6, F-7 of the final submission plans.**
- d. On the proposed elevation drawings, some projections appear to extend past the property line. **Please refer to the elevations in the plans which show the protrusions have been eliminated.**
- e. Clarify what treatment is proposed to be done to the garage stair tower. **Owner to install mural and/or art installation at the garage stair tower location with the Director and Board of the Bass Museum acting in an advisory capacity.**

**3. DESIGN/APPROPRIATENESS COMMENTS**

- a. Staff recommends that the 2-story building located on 16th Street be retained or partially retained. **Noted.**
- b. Staff recommends further development of the west façade.

**HPB Admin Review. All fees will be paid upon receipt of invoice.**

Fail      7/26/2017      8/3/2017      Nunez, Victor

The following fees are outstanding (tentative) and will be invoiced prior to the final paper submittal deadline:

1. Advertisement - \$1,500
  2. Board Order Recording - \$100
  3. Posting - \$100
  4. Courier - \$70
  5. Mail Label Fee (\$4 per mailing label) \$ 328
- Total Outstanding Balance = \$ 2,098

NOTE: All fees must be paid prior to August 21 (Monday). **All fees will be paid upon receipt of invoice.**

In addition to the fees and receiving approval to proceed, the following shall be provided to the Department no later than August 21 Final Paper submittal deadline:

- One (1) original application (Proper signed and notarized affidavits and Disclosures must be provided).
- One (1) original Letter of Intent.
- One (1) original set of architectural plans signed, sealed and dated.
- One (1) original signed, sealed and dated Survey.
- Any additional information/documents provided (i.e. traffic studies, concurrency, etc., etc.).
- Mailing labels must be provided including Letter certificating the labels, radius map, gummed labels, and Labels CD done with the proper Excel format specified by the Planning Department.

- 14 collated sets including copies of all the above: application form, letter of intent, plans, survey and any additional information/documents provided (plans and survey should be 11x17).
- A CD/DVD containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the Planning Department (each document must be less than 15MB). NOTE: Please make sure you identify the final submittal by the file number -when dropping it.

**All will be provided upon receipt of notice to proceed with the paper submission.**



# PLAN CORRECTIONS REPORT (HPB17-0142)

**PLAN ADDRESS:** 1600 Washington Ave  
Miami Beach, FL -331393107

**PARCEL:** 0232340060010

**APPLICATION DATE:** 06/26/2017

**SQUARE FEET:** 168,369

**DESCRIPTION:** Certificate of Appropriateness for demolition and design and certain variances

**EXPIRATION DATE:**

**VALUATION:** \$0.00

CONTACTS	Name	Company	Address
Applicant	MONIKA ENTIN Maritza Haro	Bercow Radell Fernandez and L	

**Submittal Intake** Version: 3 Date Received: 08/22/2017 Date Completed: 09/06/2017

1. HPB Zoning Review - Pass Irina Villegas Ph: [email: ivillegas@miamibeachfl.gov](mailto:ivillegas@miamibeachfl.gov)

2. HPB Plan Review – Fail - James Seiberling Ph: [email: JamesSeiberling@miamibeachfl.gov](mailto:JamesSeiberling@miamibeachfl.gov)

Comments: Plans uploaded and labeled Revised 8.21, 1-3 do not match the paper plans submitted. Specifically, sheet numbers are inconsistent, survey is not included in uploaded plans, sheets 1 through 5 of paper copy is not consistent with digital.

Please refer to the revised plans submitted on 09.18.17

Please make sure both digital and paper copies are identical.

Please refer to the revised plans submitted on 09.18.17

Upload any revised plans are documents no later than 9/14/17.

Please refer to the revised plans submitted on 09.18.17

Revised files names MUST begin with the date of 9.14.2017

Please refer to the revised plans submitted on 09.18.17

3. HPB Admin Review - Pass Victor Nunez Ph: [email: VictorNunez@miamibeachfl.gov](mailto:VictorNunez@miamibeachfl.gov)

**Submittal Intake** Version: 2 Date Received: 08/11/2017 Date Completed: 08/18/2017

4. Planning Landscape Review - Pass Enrique Nunez Ph: [email: EnriqueNunez@miamibeachfl.gov](mailto:EnriqueNunez@miamibeachfl.gov)

Recommendation(s)

1. Provide Silva Cells at all proposed street tree plantings subject to the review of the City's Urban Forester, Public Works, and Planning Department staff.

See attached landscape plans.

2. Ptychosperma elegans is listed as a Category II invasive exotic species by the Florida Exotic Pest Plant Council. Provide an alternative slender trunk palm species.

See attached landscape plans.

5. HPB Admin Review - Pass Victor Nunez Ph: [email: VictorNunez@miamibeachfl.gov](mailto:VictorNunez@miamibeachfl.gov)

6. HPB Plan Review - Fail James Seiberling Ph: [email: JamesSeiberling@miamibeachfl.gov](mailto:JamesSeiberling@miamibeachfl.gov)

Comments: THE APPLICATION HAS NOT BEEN ACCEPTED AT CAP FINAL SUBMITTAL DUE TO THE DEFICIENCIES NOTED BELOW. THE NEXT CAP FINAL SUBMITTAL IS SEPTEMBER 14, 2017 FOR THE NOVEMBER 13, 2017 HPB HEARING.

2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

a. NOT ADDRESSED. The rooftop elements are not consistent between the plans, elevations, sections and renderings.

Please refer to the revised plans.

- ROOFTOP ELEMENTS STILL DO NOT MATCH FROM PLAN TO ELEVATION

Please refer to the revised plans.

- SECTIONS ON PAGES 22 AND 23 DO NOT SHOW ANY OF THE ROOFTOP ELEMENTS

Please refer to the revised plan page G2 and G-3.

- THE COLUMNS AND EXTENT OF THE ROOFTOP CANOPY IS NOT SHOWN IN PLAN

Please refer to the revised plan page E6.

- AN UPPER ROOF PLAN HAS NOT BEEN PROVIDED

Please refer to the revised plan page E-7.

7. HPB Zoning Review - Fail Irina Villegas Ph: [email: ivillegas@miamibeachfl.gov](mailto:ivillegas@miamibeachfl.gov)

Comments: Comments issued on 8/2

Variances identified:

1. A variance to exceed the maximum building height allowed. Maximum: 100'-0", Proposed: 109'-11" (measured from finish floor elevation of 8'-0")

Please refer to the revised plans - per height section in code, height is measured from base flood elevation plus freeboard = 13'-0" NGVD + 100'-0" allowable height + 3'-0" variance = 116'-0" NGVD.

2. A variance from the required pedestal front setback for residential uses. Proposed: 0'-0", Required: 20'-0".  
[Please refer to the revised plan page E-3.](#)
3. A variance from the required pedestal interior side setback for residential uses. Proposed: 0'-0", Required: 8'-0".  
[Please refer to the revised plan page E-4, E-5, E-6.](#)
4. A variance from the required pedestal sum of the side setbacks for residential uses. Proposed: 0'-0", Required: 16'-0".  
[Please refer to the revised plan page E-4, E-5, E-6.](#)
5. A variance from the required pedestal rear setback for residential uses. Proposed: 0'-0", Required: 10'-0".  
[Please refer to the revised plan page E-4, E-5, E-6.](#)
6. A variance from the required tower front setback for residential uses. Proposed: 0'-0", Required: 50'-0".  
[Please refer to the revised plan page E-4, E-5, E-6.](#)
7. A variance from the required tower interior side setback for residential uses. Proposed: 0'-0", Required: 13'-4".  
[Please refer to the revised plan page E-4, E-5, E-6.](#)
8. A variance from the required tower street side setback for residential uses. Proposed: 0'-0", Required: 8'-0".  
[Please refer to the revised plan page E-4, E-5, E-6.](#)
9. A variance from the required tower rear setback for residential uses. Proposed: Not provided, Required: 24'-4".  
[Please refer to the revised plan page E-4, E-5, E-6.](#)
10. A variance from the required rear setback for a driveway. Proposed: 0', Required: 5'-0"  
[While the applicant does not believe that this required a variance in light of its existing and recently approved garage site, same is note as requested variances.](#)
11. A variance from the required interior side setback for a driveway. Proposed: 0', Required: 5'-0" .  
[While the applicant does not believe that this required a variance in light of its existing and recently approved garage site, same is note as requested variances.](#)
12. A variance from the required width of 22' for a two-way driveway.  
[While the applicant does not believe that this required a variance in light of its existing and recently approved garage site, same is note as requested variances.](#)

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#### Comments

1. A variance for more than 3'-0" in height is not allowed. The maximum height of the project is 100'-0".  
[Please refer to the response to comment 1 under HPB Zoning Review.](#)
2. Provide detailed architectural plans of the existing parking garage.  
[Please refer to plan pages B-9, B-10, and B-11.](#)
3. Enlarge FAR drawings to be no more than 2 floor plans per page.  
[Please refer to pages B5-B-8 of the final submission plans.](#)
4. Survey shall only include details and notes of the site, remove details and notes of the adjacent properties.  
[Please refer to the final submission plans.](#)
5. Survey is illegible. Provide lot area on survey.  
[Please refer to the final submission plans.](#)
6. Driveway for loading requires a setback of 5'-0" from the rear and from the interior side lot lines.  
[While the applicant does not believe that this required a variance in light of its existing and recently approved garage site, same is note as requested variances.](#)
7. Tandem parking for loading is not allowed.  
[Please refer to page E-8 of the final submission plans.](#)
8. Identify elements at the roof level plan and indicate height on elevation drawings.  
[Please refer to page E-6, E-7, F-3, F-5, F-6, F-7 of the final submission plans.](#)
9. All driveways shall be 22'-0" in width for two-way drive.  
[While the applicant does not believe that this required a variance in light of its existing and recently approved garage site, same is note as requested variances.](#)
10. Revise letter of intent to clearly identify variances requested.  
[Refer to the attached.](#)
11. Provide a narrative responding to staff comments  
[See responses herein.](#)

**Submittal Intake**

**Version: 1**

**Date Received: 07/26/2017**

**Date Completed: 08/03/2017**

**8. Planning Landscape Review - Fail**

Enrique Nunez Ph: [email: EnriqueNunez@miamibeachfl.gov](mailto:EnriqueNunez@miamibeachfl.gov)

Comments: 1. Remove the existing Royal Palms along Washington Avenue and plant approved shade trees at 20 feet on center including Silva Cells as part of the street tree plantings.

[See attached landscape plans.](#)

2. The site for this application is half of the block from Drexel to Washington Avenue on 16th Street. Explore the possibility to replace the palms that are located on Drexel Avenue and 16th street with approved street trees.

[See attached landscape plans.](#)

3. There is also an area on 16th street between the garage driveway to the SW corner where parking is not allowed at any time that may be used for tree plantings.

[See attached landscape plans.](#)

4. Applicant shall study the opportunity to provide parking lane planters with Silva Cells every two parallel spaces as an opportunity to plant street trees in areas with narrow sidewalks.

[See attached landscape plans.](#)

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**9. HPB Zoning Review – Fail- [Refer to the Responses in Section 2.](#) Irina Villegas Ph: [email: ivillegas@miamibeachfl.gov](mailto:ivillegas@miamibeachfl.gov)**

Comments: Comments issued on 8/2

Variances identified:

1. A variance to exceed the maximum building height allowed. Maximum: 100'-0", Proposed: 109'-11" (measured from finish floor elevation of 8'-0")
2. A variance from the required pedestal front setback for residential uses. Proposed: 0'-0", Required: 20'-0".
3. A variance from the required pedestal interior side setback for residential uses. Proposed: 0'-0", Required: 8'-0".
4. A variance from the required pedestal sum of the side setbacks for residential uses. Proposed: 0'-0", Required: 16'-0".
5. A variance from the required pedestal rear setback for residential uses. Proposed: 0'-0", Required: 10'-0".
6. A variance from the required tower front setback for residential uses. Proposed: 0'-0", Required: 50'-0".
7. A variance from the required tower interior side setback for residential uses. Proposed: 0'-0", Required: 13'-4".
8. A variance from the required tower street side setback for residential uses. Proposed: 0'-0", Required: 8'-0".
9. A variance from the required tower rear setback for residential uses. Proposed: Not provided, Required: 24'-4".
10. A variance from the required rear setback for a driveway. Proposed: 0', Required: 5'-0"
11. A variance from the required interior side setback for a driveway. Proposed: 0', Required: 5'-0".
12. A variance from the required width of 22' for a two-way driveway.

Comments

1. A variance for more than 3'-0" in height is not allowed. The maximum height of the project is 100'-0".
2. Provide detailed architectural plans of the existing parking garage.
3. Enlarge FAR drawings to be no more than 2 floor plans per page.
4. Survey shall only include details and notes of the site, remove details and notes of the adjacent properties.
5. Survey is illegible. Provide lot area on survey.
6. Driveway for loading requires a setback of 5'-0" from the rear and from the interior side lot lines.
7. Tandem parking for loading is not allowed.
8. Identify elements at the roof level plan and indicate height on elevation drawings.
9. All driveways shall be 22'-0" in width for two-way drive.
10. Revise letter of intent to clearly identify variances requested.
11. Provide a narrative responding to staff comments

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**10. HPB Admin Review – Fail - [N/A](#)**

Victor Nunez Ph: [email: VictorNunez@miamibeachfl.gov](mailto:VictorNunez@miamibeachfl.gov)

Comments: In addition to the fees and receiving approval to proceed, the following shall be provided to the Department no later than August 21

Final Paper submittal deadline:

- One (1) original application (Proper signed and notarized affidavits and Disclosures must be provided).
- One (1) original Letter of Intent.
- One (1) original set of architectural plans signed, sealed and dated.
- One (1) original signed, sealed and dated Survey.
- Any additional information/documents provided (i.e. traffic studies, concurrency, etc., etc.).
- Mailing labels must be provided including Letter certifying the labels, radius map, gummed labels, and Labels CD done with the proper Excel format specified by the Planning Department.
- 14 collated sets including copies of all the above: application form, letter of intent, plans, survey and any additional information/documents provided (plans and survey should be 11x17).
- A CD/DVD containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the Planning Department (each document must be less than 15MB).

NOTE: Please make sure you identify the final submittal by the file number -when dropping it.

The following fees are outstanding (tentative) and will be invoiced prior to the final paper submittal deadline:

1. Advertisement - \$1,500
2. Board Order Recording - \$100
3. Posting - \$100
4. Courier - \$70
5. Mail Label Fee (\$4 per mailing label) \$ 328

11. HPB Plan Review - Fail

James Seiberling Ph: [email: JamesSeiberling@miamibeachfl.gov](mailto:JamesSeiberling@miamibeachfl.gov)

Comments: General Correction First Submittal: July 25, 2017

September 06, 2017

Page 3 of 4

Comments Issued: August 3, 2017  
CAP Final Submittal: August 10, 2017  
Notice to Proceed Issued: August 17, 2017  
Paper Submittal: August 21, 2017  
Tentative Hearing Date: October 10, 2017

1. APPLICATION

a. None.

2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

a. Provide details of the proposed gate along Washington Avenue.

[Please refer to page F-6 & F-8 of the final submission plans.](#)

b. Provide details of the proposed projecting balconies including the final design of the perforated metal. The final perforated metal design should be reflected in the renderings.

[Please refer to page F-9 of the final submission plans.](#)

c. The rooftop elements are not consistent between the plans, elevations, sections and renderings.

[Please refer to page E-6, E-7, F-3, F-5, F-6, F-7 of the final submission plans.](#)

d. On the proposed elevation drawings, some projections appear to extend past the property line.

[Please refer to the elevations in the plans which show the protrusions have been eliminated.](#)

e. Clarify what treatment is proposed to be done to the garage stairtower.

[Owner to install mural and/or art installation at the garage stair tower location with the Director and Board of the Bass Museum acting in an advisory capacity.](#)

3. DESIGN/APPROPRIATENESS COMMENTS

a. Staff recommends that the 2-story building located on 16th Street be retained or partially retained.

[Noted.](#)

b. Staff recommends further development of the west façade.

[Noted.](#)

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