

MIAMI BEACH

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

LAND USE BOARD HEARING APPLICATION

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

☐ BOARD OF ADJUSTMENT

- ☐ VARIANCE FROM A PROVISION OF THE LAND DEVELOPMENT REGULATIONS
- ☐ APPEAL OF AN ADMINISTRATIVE DECISION

☐ DESIGN REVIEW BOARD

- ☐ DESIGN REVIEW APPROVAL
- ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY DRB.

☒ HISTORIC PRESERVATION BOARD

- ☒ CERTIFICATE OF APPROPRIATENESS FOR DESIGN
- ☐ CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
- ☐ HISTORIC DISTRICT / SITE DESIGNATION
- ☒ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY HPB.

☐ PLANNING BOARD

- ☐ CONDITIONAL USE PERMIT
- ☐ LOT SPLIT APPROVAL
- ☐ AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
- ☐ AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP

☐ FLOOD PLAIN MANAGEMENT BOARD

- ☐ FLOOD PLAIN WAIVER

☐ OTHER _____

SUBJECT PROPERTY ADDRESS: 511-515 16th Street

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

FOLIO NUMBER (S) 02-3234-002-0590

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

NAME Carlota at South Beach, LLC
 ADDRESS 7900 Oak Lane, Suite 400, Miami Lakes, FL 33016
 BUSINESS PHONE (305) 766-6924 CELL PHONE _____
 E-MAIL ADDRESS mifnaves@gmail.com

OWNER IF DIFFERENT THAN APPLICANT:

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

2. AUTHORIZED REPRESENTATIVE(S):

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

☐ AGENT:
 NAME _____
 ADDRESS _____
 BUSINESS PHONE _____ CELL PHONE _____
 E-MAIL ADDRESS _____

☐ CONTACT:
 NAME _____
 ADDRESS _____
 BUSINESS PHONE _____ CELL PHONE _____
 E-MAIL ADDRESS _____

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

☒ ARCHITECT ☐ LANDSCAPE ARCHITECT ☐ ENGINEER ☐ CONTRACTOR ☐ OTHER: _____
 NAME Gustavo Berenblum, Berenblum Busch Architecture
 ADDRESS 2200 NW 2nd Ave #203, Miami, FL 33127
 BUSINESS PHONE (305) 573-9983 CELL PHONE _____
 E-MAIL ADDRESS gb@berenblumbusch.com

FILE NO. _____

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

Applicant seeks approval of a Certificate of Appropriateness for design and approval of the probable size and configuration of rooms for a Bed and Breakfast use in accordance with Section 142-1401(5)(d) as well as certain variances. See accompanying letter of intent for details.

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

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

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

PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

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

FILE NO. _____

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

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

SIGNATURE:  _____

PRINT NAME: Juan Carlos Naves

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF
COUNTY OF

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

SIGNATURE

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

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

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

STATE OF
COUNTY OF

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

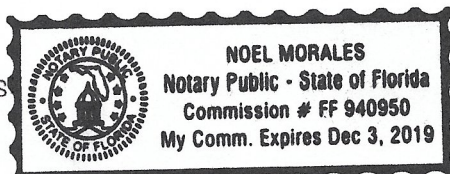
SIGNATURE

Sworn to and subscribed before me this 7 day of August, 2017. The foregoing instrument was acknowledged before me by Juan Carlos Naves of _____, on behalf of such entity, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP:

NOTARY PUBLIC

My Commission Expires:



PRINT NAME

FILE NO. _____

POWER OF ATTORNEY AFFIDAVIT

STATE OF
COUNTY OF

I, Juan Carlos Naves, being duly sworn and deposed, certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Michael W. Larkin & Maritza Haro to be my representative before the HPB 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.

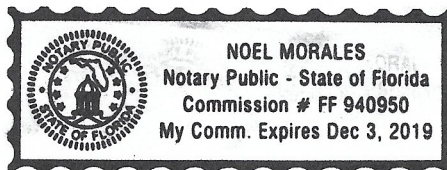
Juan Carlos Naves G.
PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 7th day of August, 2017. The foregoing instrument was acknowledged before me by Juan Carlos Naves Gues of _____ who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires



[Signature]
NOTARY PUBLIC

Noel Morales
PRINT NAME

CONTRACT FOR PURCHASE

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

NAME

DATE OF CONTRACT

NAME, ADDRESS, AND OFFICE

% OF STOCK

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

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

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

Carlota at South Beach, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Juan Carlos Naves

7900 Oak Lane, Suite 400

Miami Lakes, FL 33016

100%

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

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

NOTE: Notarized signature required on page 9

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION
DISCLOSURE OF INTEREST

2. TRUSTEE

If the property that is the subject of this application is owned or leased by a trust, list any and all trustees and beneficiaries of the trust, and the percentage of interest held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships, or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

TRUST NAME

NAME AND ADDRESS

% INTEREST

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

NOTE: Notarized signature required on page 9

FILE NO. _____

3. COMPENSATED LOBBYIST:

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

	NAME	ADDRESS	PHONE #
a.	Michael W. Larkin	200 S. Biscayne Blvd, Suite 850, Miami	(305) 374-5300
b.	Maritza Haro	200 S. Biscayne Blvd, Suite 850, Miami	(305) 374-5300
c.	Gustavo Berenblum	2200 NW 2nd Ave #203, Miami	(305) 573-9983

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

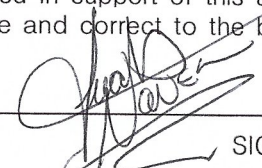
*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership or other entity, consisting of more than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

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

APPLICANT AFFIDAVIT


STATE OF _____
COUNTY OF _____

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

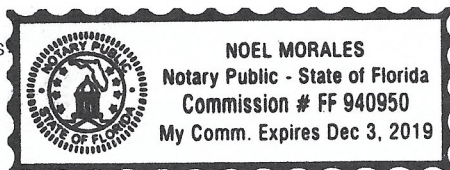

SIGNATURE

Sworn to and subscribed before me this 7th day of August, 2017. The foregoing instrument was acknowledged before me by, who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP


NOTARY PUBLIC

My Commission Expires



Noel Morales
PRINT NAME

FILE NO. _____

Exhibit A

Lot 1, Block 52A,
LINCOLN SUBDIVISION,
according to the Plat thereof
as recorded in Plat Book 9, Page 69,
of the Public Records of Miami-Dade County, Florida.

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: 1600 DREXEL LLC
IN CARE OF: MARC SHULMAN
ADDRESS: 511 16Th St
MIAMI BEACH, FL 33139-7702

LICENSE NUMBER: RL-10008178
Beginning: 10/01/2016
Expires: 09/30/2017
Parcel No: 0232340020590

TRADE ADDRESS: 511 16Th St

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
95700000	Apartment buildings (rental), not including kitchens and bathrooms

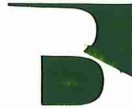
Apartment Bldgs Rental: # Units	12
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FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

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

1600 DREXEL LLC
Po Box 414257
MIAMI BEACH, FL 33141-0257





BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6231
E-Mail: MLarkin@BRZoningLaw.com

VIA ELECTRONIC & HAND-DELIVERY

November 20, 2017

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

Re: Revised Letter of Intent for Certificate of Appropriateness for Demolition and Design with Regards to Two Existing, 2-Story Structures 511-515 16th Street

Dear Tom:

This law firm represents Carlota at South Beach, LLC (the "Applicant") with regard to the above-referenced property (the "Property") within the City of Miami Beach (the "City"). Please let the following serve as the required letter of intent for a Certificate of Appropriateness ("COA") for demolition and design at the Property.

Description of Property. The Property is approximately 8,000 square feet in size and is located on the northwest corner of Drexel and 16th Street. To the east of the Property lies the 420 Lincoln Garage; to the south, north and west the Property is surrounded by multi-family residential uses. The Property is zoned RM-1 Residential Multifamily, Low Intensity. Both structures at the Property are designated contributing and are located within the Flamingo Park Historic District. The Property contains two structures: 511 16th Street on the east side of the Property ("East Building") and 515 16th Street on the west ("West Building").

The East Building was constructed in 1924 as a single-family residence with a garage. The City Builders Finance Corporation was listed as the original owner and contractor. While an architect is not named and original plans were not found in the

City's Building Department's microfilm records, the 1925 Polk's City Directory lists architect Harry M. Hice as the supervisor and architect of the City Builders Finance Corporation. The City's building card for the Property shows no structural changes until 1943. At that time, the garage at the rear of the lot and to the west of the residence, was remodeled. In June of 1945, four (4) windows were installed in the garage door and a month later bathroom and kitchen facilities were added. It is estimated that the 1945 remodeling is when the west portion of the Property became living quarters.

In 1948 the Sanborn Fire Insurance map shows the one-story rear structure as an apartment with the address 515 16th Street. In addition, a 1947 City directory lists the West Building as the residence of Theo L. Press and his wife Fay. As further described in the Historic Resources Report ("HRR") prepared by Arthur Marcus, included under separate cover, a 1949 newspaper offers the home for rent and describes it as a "spacious, 9-room house, 4 bedrooms, 4 baths...511 16th Street."

The East Building was converted to apartments in 1951. The conversion can be pieced together from permit records and plat maps as described in more detail in the HRR. In 1953, the rear garage/apartment on the west side of the Property was demolished and in its place an eight (8) unit, two-story postwar-style apartment building stands there today at 515 16th Street. The apartment building was designed by architect Gerard Pitt.

Description of Development Program. The Applicant is proposing to renovate and modernize the existing structures while remaining true to their unique historic design and characteristics. The renovations include restoration of exterior facades and interior spaces, addition of a plunge pool on the east side of the Property, interior conversion of the West Building from eight (8) one-story units to four (4) two-story units. Further, the Applicant also seeks to restore the East Building to its original room size and configuration in order to utilize the home as a Bed and Breakfast Inn. Additionally, a small bathroom addition is proposed on the south side of the East Building. The Applicant also requests two (2) variances to permit a plunge pool in the front yard or functional rear of the Property.

Compliance with COA for Demolition & Design Criteria. The Applicant's request complies with the Certificate of Appropriateness criteria in that the proposed improvement is compatible with the surrounding properties; and the exterior architectural features and general design, scale, massing and arrangement are analogous to those of neighboring properties. The proposed renovations will beautify the Property and the new bathroom addition at the East Building seamlessly merges into the existing structure.

The proposed renovations are appropriate to and compatible with the environment and adjacent structures, and enhance the appearance of the surrounding properties. The design and layout of the proposed site plan, as well as the new bathroom addition and existing buildings provide an efficient arrangement of land uses. The new bathroom addition has been designed and sited in a manner which is sensitive to and compatible with the existing improvements. Overall, the proposed renovations will positively impact the historic character of the Property, neighborhood and district. Accordingly, the Applicant's proposed renovation meets the Certificate of Appropriateness criteria for renovation and design.

Bed & Breakfast Use & Floor Plan Approval. The Applicant seeks approval of the probable size and configuration of the guestrooms at the East Building. As previously mentioned, the East Building was originally constructed as a single family home in 1924, is designated contributing and is located within the Flamingo Park Historic District. While at some time in the past the home was converted to multi-family units, the Applicant is in the process of converting the home to a single family residence and obtaining a Certificate of Occupancy. Once the Certificate of Occupancy for a single-family residence is issued, the Applicant seeks to utilize the home as a Bed & Breakfast Inn as permitted by Section 142-1401.

In accordance with Section 142-1401(5)(d), if there is evidence of interior alterations and original building plans are not available, the guestrooms must be restored to the probable size and configuration as proposed by a preservation architect and subject to approval by the Historic Preservation or Design Review Board. The Applicant has worked closely with historic preservation architect Arthur J. Marcus and project architect Gustavo Berenblum to rehabilitate and recreate the probable 1920s floor plan. Mr. Marcus' findings propose that the original home had two (2) ground floor guestrooms, a servant's quarter (depicted on the plans as the proposed owner's bedroom), dining, living, and drawing rooms. On the second floor, the home had three (3) guestrooms. See Proposed Plans.

Section 142-1401(5)(c) permits architecturally compatible additions, not exceeding 25% of the floor area of the historic building, to accommodate emergency stairs, other fire safety requirements, and new bathrooms. Additions must be consistent with required setbacks and shall not be located on primary or highly visible elevations. Based on same, the proposed new bathroom addition on the ground floor is permitted as it is less than 25% of the floor area, it is consistent with the required setbacks and it is not highly visible.

Variance Requests. The Applicant seeks a variance from City Code Section 142-1133 to permit a plunge pool in the front yard of the Property with a proposed setback ranging from one foot eleven inches (1'11") to three feet (3') and a variance from City Code Section 142-1132(o) to permit a porch area to project into a required yard in excess of the permitted 25%. Section 142-1132(o) of the City Code permits projections of porches, platforms and terraces into a required yard for a distance not to exceed 25% of the required yard up to a maximum projection of six feet (6'). The Applicant is proposing to extend the existing porch area of the West Building to the east and west in order create symmetry and aesthetically improve the West Building's façade. In addition, the proposed renovation of the existing porch will include the conversion of an existing portion of the porch to stairs in order to provide much needed private access to each of the units. The proposed porch area projects 100% into the 5' setback for a distance of 43.3% of the required side yard. See Sheet GN 102 of the Plans.

The Property is a corner lot with two fronts: one along Drexel Avenue and one along 16th Street. This lot, rather than having ninety degree angle corners has a rounded southeast corner curb, which diminishes the area, generally available to corner properties. The Property's primary frontage, as confirmed by Planning staff, is along Drexel Avenue. However, the main entrances and primary facades of both the East Building and the West Building are located along 16th Street. Essentially, the Drexel Avenue frontage acts as a functional rear or side yard of the Property and is the only possible location for the proposed plunge pool without affecting the historic structures at the Property.

Additionally, the existing historic West Building currently has a centrally located porch area with two entry stairs, which service all units, and together project 100% into the required 5' setback for a distance of 28.5% of the required side yard. The proposed extension would project 100% into the 5' setback following the existing porch to the east and west of the West Building façade. The proposed renovated porch area would still project 100% into the 5' setback for a distance of 43.3% of the required side yard. This projecting porch area serves to provide those residents with units located centrally within the building a buffer from passersby and provide a semblance of privacy. However, those units share entry stairs with their neighbors. The proposed porch extension to the east and west and addition of stairs would create aesthetic balance at the property, while also providing those corner units with easier access and privacy through the addition. These staircases will alleviate the existing hardship and allow occupants to have a private entrance to their homes.

Satisfaction of Hardship Criteria. City Code Section 118-353(d) sets forth the hardship criteria for a variance request. The Applicant's request satisfies all hardship criteria as follows:

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

The variance to permit the proposed pool in the Property's front yard is needed because the Property is a corner lot and as such has two frontages. Were the Property not located within a corner lot, the pool area could be better situated within a side or rear yard. The proposed location of the plunge pool, facing Drexel Avenue, is the only location whereby the modest plunge pool can be located. Additionally, the existing condition of the curb on the corner of Drexel Avenue and 16th Street significantly reduces the side yard of the Property. If the corner of Drexel and 16th Street was not curbed and instead was a square corner the Applicant would be able to provide a more ample setback. The second variance to permit the extension of the existing encroachment of the stairs and porch area is needed because the existing condition does not allow the inner units to have the privacy that many other buildings in the area enjoy. The current encroachment only permits two of the units to have private entrances. Due to the peculiar and unique conditions of the Property as well as the existing footprint of the historic structures, the requested variances are necessary for the construction of a modest plunge pool and to provide the necessary privacy and access for residents.

- (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 existing historic conditions and characteristics, and are not the result of any action by the Applicant.

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

There are numerous existing structures in the area, many of which have been renovated and redeveloped. Although the Property is located in a multi-family district, the East Structure will be converted to a single family home. Throughout the City similarly situated single-family homes in Single Family Districts enjoy the benefits of having a pool and the Code provides an exemption whereby properties in single family

districts with two fronts, as is the case with this Property, are permitted to place a pool and pool deck at the functional rear of the house. Granting the requested variances will enable the Applicant to renovate the Property while allowing for the addition of a modest plunge pool and permitting much needed access and privacy to all units in the West Building. In this case, the preservation of the existing structure requires placement of the pool in the front yard or functional rear. Additionally, the requested variance of the permitted projection for a yard encroachment will also permit the preservation of the existing structure while granting much needed access and privacy to the inner units of the West Building. 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 two variances are requested in order to effectuate the maintenance of the existing structures on the Property while permitting the incorporation of a modest plunge pool and private entrances to all units. Other property owners have sought and been approved for setback and encroachment variances in order to achieve preservation of existing structures while allowing for modest redevelopment.

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

The Applicant's request is the minimum necessary in order to allow for the renovation of the existing structure, while permitting the construction of a modest plunge pool and private entrances.

- (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. In fact, the plunge pool is modest in size and is not any different than a water feature. The proposed encroachment variance is harmonious with the existing

design of the West Building and will add to the beautification and renovation of the historic structure. These variances will facilitate and enhance the preservation and utilization of the Property. Additionally, the requested variances are consistent with the purpose and intent of the Code and promotes the public welfare in the promotion of restoration and maintenance of existing structures while allowing for modest plunge pool amenity and private entrances.

- (7) The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan. The planning and zoning director may require applicants to submit documentation to support this requirement prior to the scheduling of a public hearing or any time prior to the board of adjustment voting on the applicant's request.**

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

Practical Difficulty. In addition to the above mentioned hardship the Property's location as a corner lot and the existing curb create a practical difficulty. Both the location on a corner lot and the fact that the Property does not have a square corner limits the Applicant's ability to provide the required setback and restricts the possible location of the pool to the front yard. The only feasible location for the modest plunge pool is in the front yard or functional rear of the Property along Drexel Avenue. The existing condition of the Property with only two private entrances for the West Building along 16th Street is a practical difficulty which inhibits residents' ability to enjoy the necessary privacy. Accordingly, the existing conditions and characteristics of the Property and the preservation of the historic buildings represent practical difficulties inhibiting the Applicant from meeting all Code requirements. The Applicant's proposal satisfies the intent and purposes of the Code to provide for a compatible and modest plunge pool and private entrances that do not adversely impact the neighborhood.

Sea Level Rise and Resiliency Criteria. The proposed renovations will make for a more resilient building. The proposed project advances the sea level rise and resiliency criteria in Section 133-50(a) as follows:

- (1) A recycling or salvage plan for partial or total demolition shall be provided.**

The Applicant will provide a recycling or salvage plan during permitting.

- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.**

The Applicant proposes hurricane impact windows.

- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.**

Operable windows will be provided.

- (4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.**

The Applicant will provide appropriate landscaping at the Property. Proposed species include native and Florida-friendly plants appropriate for the area, including salt tolerant species.

- (5) Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.**

The historic nature of the buildings that will be preserved and the existing roadway elevation are located below BFE. As a result, the Applicant will look into ways to protect the ground floor during potential flooding events.

- (6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.**

The historic nature of the Property that will be preserved is located below BFE. However, an increase in the roadways may be accommodated. Where feasible and appropriate, all critical mechanical and electrical systems will be located above base flood elevation.

- (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.**

Proper precautions will be taken to ensure the critical mechanical and electrical systems are located above base flood elevation.

- (8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.**

The Applicant is preserving the historic facades of the Property. It is not feasible to elevate them.

- (9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.

Proper precautions will be taken to protect the Property from potential floods.

- (10) Where feasible and appropriate, water retention systems shall be provided.

Given the nature of the proposed development, providing a water retention system is not feasible.

Conclusion. The Applicant seeks to revive a charming example of 1920s residential architecture in Miami Beach and tastefully rehabilitate the entire Property. The proposed renovations and variances will not have any adverse impact on the surrounding area. We respectfully request your recommendation of approval of the Applicant's request. If you have any questions or comments with regard to the application, please give me a call at (305) 377-6231.

Sincerely,



Michael W. Larkin

Attachments

cc: Maritza Haro, Esq.



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

July 28, 2017

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

Re: Property Owners List within 375 feet of:

SUBJECT: 511 16 Street, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-002-0590

LEGAL DESCRIPTION: LINCOLN SUB PB 9-69 LOT 3 BLK 52 A

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,

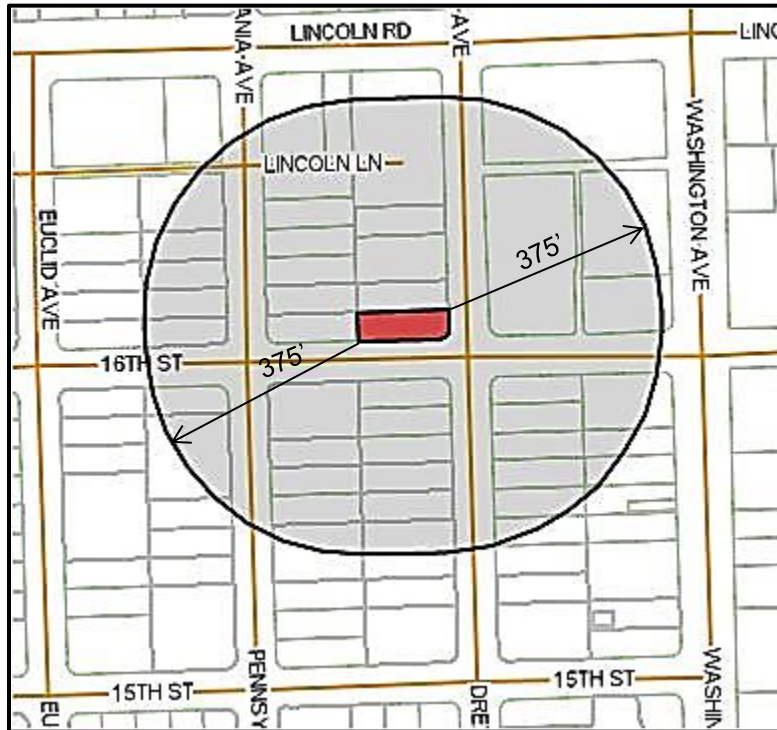
RDR | Diana B. Rio

Total number of property owners without repetition: **264, including 22 international**

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

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: 511 16 Street, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-002-0590

LEGAL DESCRIPTION: LINCOLN SUB PB 9-69 LOT 3 BLK 52 A

Name	Address	City	State	Zip	Country
ALESSANDRO SGRIGNOLI	VIA SAN PETRONIA VECCHIO 9	BOLOGNA			ITALY
ANTHONY CHRISTODOULOU SHOSHANA KAZAB	30 BIDDULPH MANSIONS BIDDULPH RD	LONDON W91HX			ENGLAND
CIS COMPAGNIA DI INVESTMENT E SERVIZI	VIA F SIACCI 1	ROMA			ITALY
CLAUDIO ABATE	VIA PRINCIPE NICOLA 9	CATANIA 95726			ITALY
CLAUDIO CAPIROTTI	VIA SAN FABIANO 25	ROME			ITALY
ETRURIA 115 LLC	VICOLO SAN SOMPLICIANO 5 20048 CARATE	BRIANZA MILAN			ITALY
ETRURIA MIAMI LLC	LARGO GINO SEVERINI 36	AREZZO 52100 99999			ITALY
GIORGIO CHIELLINI	VIA DELLA PRUGNOLICCIA 97	LIVORNO			ITALY
GLEB IGOLKIN ANNA BERNSHTEIN	GOLFVIEW 22	FRIGATE BAY			SAINT KITTS AND NEVIS
IL SORRISO S R L	CORSO VITTORIO EMANUELE II 197	ROMA			ITALY
LOUISE FELLSTROM JTRS FRANK JAKOB MANSSON JTRS	701-1150 BUTE ST	VANCOUVER BC V6E 1Z6			CANADA
LUCIANA PERSIANI	VIA CINCINNATO BARUZZI 4 40138	BOLOGNA BOLONA			ITALY
MARCO COCILOVO	VIA IN ARCIONE 98	ROMA			ITALY
MARIA GRAZIA BOLDROCCHI	VIA PAOLO GIOVIO 9	MILANO 20144			ITALY
MARIA HLADKA	SOKOLIKA 3	MARTIN 03601			SLOVAKIA
MASSIMO FIORELLI	VIA DEL CASALETTO 201	ROME			ITALY
ORIENTA MALVISI	VIA P MAGHERINI NR 4 FIESOLE	FIRENZE			ITALY
ROBERTO POLILLO PATRICIA CAPROTTI	VIA ANDREA PONTI 15	MILANO 20143			ITALY
TAM KHUU	400 ADELAIDE ST EAST 2301	TORONTO M5A 4S3			CANADA
TIZIANA BRAZZIOLI	33 GILGORM RD	TORONTO ONTARIO M5N 2M4			CANADA
VALERIE CREUZARD	163 AVENUE CHARLES DE GAULLE	92100 NEUILLY SUR SEINE			FRANCE
VLADIMIR DE SUAREZ	404 SHERBROOKE WEST #100	QUEBEC MONTREAL PQH2X2V4			CANADA
1532 DREXEL 202 LLC	5229 SW 62 AVE	MIAMI	FL	33155	USA
1542 WASHINGTON LLC	1717 N BAYSHORE DR #3531	MIAMI	FL	33132	USA
1550 PENN AVE LLC	5229 NEBRASKA AVE NW	WASHINGTON	DC	20015	USA
1560 1568 DREXEL AVENUE LLC C/O THE BERNSTEIN LAW FIRM	1688 MERIDIAN AVE #418	MIAMI BEACH	FL	33139	USA
1601 EUCLID AVENUE LLC	750 OCEAN DR	MIAMI BEACH	FL	33139-7759	USA
420 LINCOLN RD DEVELOPMENT LLC	420 LINCOLN RD STE 330	MIAMI BEACH	FL	33139	USA
420 LINCOLN RD ASSOCIATES LTD % PLC REAL ESTATE HOLDINGS INC	420 LINCOLN RD #2D	MIAMI BEACH	FL	33139	USA
530 LINCOLN OWNER LLC C/O TRISTAR CAPITAL	590 MADISON AVE 21 FL	NEW YORK	NY	10022	USA
A & P DOMOS LLC	701 BRICKELL AVE #1650	MIAMI	FL	33131	USA
ABDON SARMIENTO & W MARTHA	571 NW 182 WAY	PEMBROKE PINES	FL	33029	USA
ABE SHEDROFF & W ESTHER EST OF % SHEDROFF	520 16 ST UPPR	MIAMI BEACH	FL	33139	USA
ACCARDO INVESTMENTS USA LLC	5 ISLAND AVE APT 11 D	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
ALEXANDRA BELSON C/O IPM	848 BRICKELL AVE #745	MIAMI	FL	33131	USA
ALFA CAPITAL CORP	3357 NW 97 AVE	DORAL	FL	33172	USA
ALFIO FAVERO & W ROSLYN JACKSON	1571 PENNSYLVANIA AVE #5S	MIAMI BEACH	FL	33139-3682	USA
ALFREDO H GARCIA LE REM ALFREDO J GARCIA REM ANGELA V KALLMAN	6071 W 16 AVE	HIALEAH	FL	33012	USA
ALIPPO LLC	8301 NW 197 ST	MIAMI	FL	33015	USA
AMAURY VALLE & W MARIA ET AL	4695 SW 13TH ST	MIAMI	FL	33134	USA
AMIR T ARAB	61 SW 31 RD	MIAMI	FL	33129	USA
ANA B BARON & H CARLOS LOPEZ	1620 PENNSYLVANIA AVE #103	MIAMI BEACH	FL	33139-7718	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
ANDROMEDA95 INC	1680 MICHIGAN AVE 910	MIAMI BEACH	FL	33139	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
BARTHELEMY GARNIER CHARLOTTE JONQUIERT	1616 DREXEL AVE 4	MIAMI BEACH	FL	33139	USA
BENJAMIN PUNDOLE	1573 PENNSYLVANIA AVE #7N	MIAMI BEACH	FL	33139-3683	USA
BONE HOLDINGS LLC	1555 PENNSYLVANIA AVE #109	MIAMI BEACH	FL	33139	USA
CALVIN SIBLEY	3921 ALTON RD 264	MIAMI BEACH	FL	33139	USA
CARLOTA AT SOUTH BEACH LLC	7900 OAK LN STE 400	MIAMI LAKES	FL	33016	USA
CARNATION BROS INC	1600 PENNSYLVANIA AVE 6	MIAMI BEACH	FL	33139	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
CELEDONIO PEREZ & MICHAEL A XAVIER JTRS	1040 BISCAYNE BLVD # 1701	MIAMI	FL	33132	USA
CHARLES N BELK II	PO BOX 93181	LOS ANGELES	CA	90093	USA
CHLOE INVESTMENTS 2013 LLC	235 LINCOLN ROAD STE 310	MIAMI BEACH	FL	33139	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
CIAMPIERO POGGI JTRS ROBERTO FRIONI JTRS	1568 PENNSYLVANIA AVE #323	MIAMI BEACH	FL	33139-3641	USA
CIRCA63 LLC	4560 JEFFERSON AVE	MIAMI BEACH	FL	33140	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 RODRIIGUEZ	1605 PENNSYLVANIA AVE UNIT 204	MIAMI BEACH	FL	33139-7724	USA
CONGA LLC	3370 MARY ST	MIAMI	FL	33133	USA
CORALLO INC	1600 PENNSYLVANIA AVE 16	MIAMI BEACH	FL	33139	USA
CORALLO INC	1680 MICHIGAN AVE STE 910	MIAMI BEACH	FL	33139	USA
DANIEL A FOLEY	15645 COLLINS AVE #604	SUNNY ISLES BEACH	FL	33160	USA
DANIELE FIESOLI C/O IPM	848 BRICKELL AVE # 745	MIAMI	FL	33131	USA
DANILO LOPEZ	1605 PENNSYLVANIA AVE UNIT 501	MIAMI BEACH	FL	33139-7768	USA
DAVID ROZAS SOPHIA ROZAS	5629 ALTA VISTA RD	BETHESDA	MD	20817	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
DINA GOLDENTAYER	350 MERIDIAN AVE # 202	MIAMI BEACH	FL	33139-8746	USA
DIRK ALLEN	1573 PENNSYLVANIA AVE 10N	MIAMI BEACH	FL	33139	USA
DOMINIQUE CALVO	1573 PENNSYLVANIA AVE #1N	MIAMI BEACH	FL	33139-3619	USA
DONNA OLLINGER BEVERLY HENNEY	1571 PENNSYLVANIA AVE #10S	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
EDDY VENEZIA INC	1680 MICHIGAN AVE STE 910	MIAMI BEACH	FL	33139	USA
EDOS INTERNATIONAL INC C/O FINLEY & BOLOGNA INTL	150 SW 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
ELIOM LLC	1680 MICHIGAN AVE STE 910	MIAMI BEACH	FL	33139	USA
ELISE GIULIANO	1614 PENNSYLVANIA AVE #2J	MIAMI BEACH	FL	33139-7781	USA
ENZA MB LLC	1525 PENNSYLVANIA AVE #2	MIAMI BEACH	FL	33139	USA
ENZA MB LLC	420 LINCOLN RD #248	MIAMI BEACH	FL	33139	USA
ERICA APRILE	PO BOX 190026	MIAMI BEACH	FL	33139	USA
ETIENNE PATTE	1555 PENNSYLVANIA AVE 206	MIAMI BEACH	FL	33139	USA
ETRURIA MIAMI LLC	1560 PENNSYLVANIA AVE #214	MIAMI BEACH	FL	33139	USA
EUGENE BAKER MAUREEN LEASWITCH JTRS	1542 DREXEL AVE #307	MIAMI BEACH	FL	33139	USA
EVELIO GOMEZ &W EVA	1605 PENNSYLVANIA AVE #503	MIAMI BEACH	FL	33139-7768	USA
EVELYN MIAMI INC	PO BOX 190026	MIAMI BEACH	FL	33139	USA
F I INVESTMENTS INC C/O ISIDORO RIQUERO	1530 SW 44 AVE	MIAMI	FL	33134-3716	USA
FACUNDO GINOBILI	511 MADISON ST # 502	HOBOKEN	NJ	07030	USA

FEDEMC CORPORATION	1680 MICHIGAN AVE #700	MIAMI BEACH	FL	33139	USA
FIMAR INVEST INC	1555 TREASURE DR #507	NORTH BAY VILLAGE	FL	33141	USA
FLAMINGO VICE CORP C/O RGPA REGISTERED AGENT CORP	3370 MARY ST	COCONUT GROVE	FL	33133	USA
FLORIDA SB INVESTMENT LLC	1680 MICHIGAN AVE STE 910	MIAMI BEACH	FL	33139	USA
FRANCE C HOUDARD	88 GREENWICH ST #417	NYC	NY	10003	USA
FRANCESCA GALLINA	1614 PENNSYLVANIA AVE #1G	MIAMI BEACH	FL	33139	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
G ONE LLC	16508 NE 27 AVE	NORTH MIAMI BEACH	FL	33160	USA
GALEN PITTSLEY	412 TELFAIR WAY	CANTON	GA	30115	USA
GCI MB LLC	1335 PENNSYLVANIA AVE APT 1	MIAMI BEACH	FL	33139-3683	USA
GENIS SANCHEZ &W MONICA BRAVO	1525 PENNSYLVANIA AVE #1	MIAMI BEACH	FL	33139-3624	USA
GERD DANIEL SCHILLINGER	1550 PENNSYLVANIA AVE #116	MIAMI BEACH	FL	33139	USA
GI & BE REAL ESTATE LLC C/OJET SET GROUP LLC	860 COLLINS AVE #207	MIAMI BEACH	FL	33139	USA
GIORGIA O9 INC	1680 MICHIGAN AVE 190	MIAMI BEACH	FL	33139	USA
GLADISCO INC	410 - 16 ST	MIAMI BEACH	FL	33139-3001	USA
GLADYS C VARELA	1605 PENNSYLVANIA AVE UNIT 304	MIAMI BEACH	FL	33139-7767	USA
GLEB IGOLKIN	5445 COLLINS AVE UNIT B18	MIAMI BEACH	FL	33140	USA
GUMA RE INC	1441 BRICKELL AVE STE 1400	MIAMI	FL	33131	USA
HAZEL KATES TRS HAZEL KATES REVOCABLE TRUST LAUREANO ABASCAL	1136 CASTILE AVE	CORAL GABLES	FL	33134	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
IDA KENO	1525 PENNSYLVANIA AVE #16	MIAMI BEACH	FL	33139-3630	USA
IVETTE A BROWN	1550 DREXEL AVE #204	MIAMI BEACH	FL	33139-7952	USA
JAIR GONCALVES TRS JEN TRUST	455 GRAND BAY DR #PH17	KEY BISCAYNE	FL	33149	USA
JAMES WILLIAMS JOHN EHLERS	85 JOHN STREET # 10 N	NEW YORK	NY	10038	USA
JAN TAWAKOL & TASNIM KHAN JTRS	5302 EAST DOUBLETREE RD	PARADISE VALLEY	AZ	85253	USA
JAVED HAMID ENJUM ARA HAMID	1311 29 ST NW	WASHINGTON	DC	20007	USA
JAZMINE MANZELLA	1614 PENNSYLVANIA AVE #2A	MIAMI BEACH	FL	33139	USA
JERIPA INVEST LLC	741 NE 115 ST	BISCAYNE PARK	FL	33161	USA
JERRY INMAN	1610 PENNSYLVANIA AVE UNIT 4	MIAMI BCH	FL	33139-7716	USA
JJSAND LLC	11527 SW 4 ST D	MIAMI BEACH	FL	33173	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
JOHN JOSEPH RYAN MARY BENITA RYAN	1612 PENNSYLVANIA AVE 8	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
JOSE OTERO ANDREW MOORE	1306 PENNSYLVANIA AVE SE 501	WASHINGTON	DC	20003	USA
JOSEL E SUAREZ & STEPHEN M PIPER	1525 PENNSYLVANIA AVE #19	MIAMI BEACH	FL	33139-3624	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
JUAN M CUELLAR	325 S BISCAYNE BLVD #1223	MIAMI	FL	33131-2384	USA
JULIA 13 USA CORP	820 15 ST UNIT 101	MIAMI BEACH	FL	33139-3665	USA
JULIAN JOHNSTON	2405 MERIDIAN AVE	MIAMI BEACH	FL	33140	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
KARMSUNDGATA 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
KENNETH R BERESKI &W DEBRA A	1525 PENNSYLVANIA AVE #12	MIAMI BEACH	FL	33139-3630	USA

LAGUNA NIGEL INC	1614 PENNSYLVANIA AVE #2D	MIAMI BEACH	FL	33139	USA
LANCELLOTTI PROPERTIES LLC	1900 GLADES ROAD #102	BOCA RATON	FL	33431	USA
LANIER I TAYLOR	1525 PENNSYLVANIA AVE #17	MIAMI BEACH	FL	33139-3630	USA
LDD MIAMI LLC	8301 NW 197 ST	MIAMI	FL	33015	USA
LEILA MIAMI LLC	1560 PENNSYLVANIA AVE #210	MIAMI BEACH	FL	33139	USA
LES JARDINS 204 LLC	1620 PENNSYLVANIA AVE 204	MIAMI BEACH	FL	33139	USA
LINDA L COX	1410 RIDGE RD	NORTH HAVEN	CT	06473	USA
LOLA IMPERIAL CORP	8301 NW 197 ST	MIAMI	FL	33015	USA
LOLALOLA INC	8301 NW 187 ST	MIAMI	FL	33015	USA
LOREMA INC	8301 NW 197 STREET	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
LUIS GRADOS JTRS MICHAEL ALESSANDRI JTRS	1614 PENNSYLVANIA AVE #2F	MIAMI BEACH	FL	33139	USA
LUISA ESTUPINAN DUARTE	20418 Remsbury Pl	Montgomery Village	MD	20886-4369	USA
M G A 2015 INC	1680 MICHIGAN AVE STE 910	MIAMI BEACH	FL	33139	USA
MABECA MIAMI LLC	8301 NW 197 ST	MIAMI	FL	33015	USA
MARCELO POVEDA OLGA W MONCADA	1542 DREXEL AVE #105	MIAMI BEACH	FL	33139	USA
MARCOS DA CRUZ	508 REGENT PLACE NE	WASHINGTON	DC	20017	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
MARK PARASCANDOLA CHRISTINA B PARASCANDOLA	2002 15TH ST NW	WASHINGTON	DC	20009-5809	USA
MARLON B ALLEN	4228 19 ST NE	WASHINGTON	DC	20018	USA
MARY EVELYN MCINTYRE	76 INDIA AT APT 2	PORTLAND	ME	04101	USA
MASSIMILIANO LINGUA	1620 PENNSYLVANIA AVE #107	MIAMI BEACH	FL	33139	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
MC FLORIDA PROPERTIES LLC	848 BRICKELL AVE STE 748	MIAMI	FL	33131	USA
MCB REAL ESTATE INC CO FINLEY AND BOLOGNA INTL	150 SE 2 AVE STE 1010	MIAMI	FL	33131	USA
MEHDI LOTFI	1560 PENNSYLVANIA AVE 225	MIAMI BEACH	FL	33139	USA
MERIDIA USA LLC	8301 NW 197 ST	MIAMI	FL	33015	USA
MEYER MUSCHEL	275 W 96 ST #8P	NEW YORK	NY	10025	USA
MIAMI BEACH COMMUNITY CH INC	1620 DREXEL AVE	MIAMI BEACH	FL	33139	USA
MIARIK LLC	1680 MICHIGAN AVE STE 910	MIAMI BEACH	FL	33139	USA
MICHAEL DOYLE	1525 PENNSYLVANIA AVE 3	MIAMI BEACH	FL	33139	USA
MICHAEL J CLEARY	1550 DREXEL AVE #208	MIAMI BEACH	FL	33139-7929	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
MS COSTRUZIONI INC	8301 NW 197 ST	MIAMI	FL	33015	USA
NANCY PAYNE	PO BOX 644397	VERO BEACH	FL	32964-0000	USA
NEIL WILLIAMS C/O RICHARD J O'HARE P A KAREN HARRIS	1550 MADRUGA AVE #120	CORAL GABLES	FL	33146	USA
NICHOLAS GAGE JOAN PAULSON GAGE	1620 PENNSYLVANIA AVE #101	MIAMI BEACH	FL	33139	USA
NOREI MESA DELLYS MARICHAL (JTRS)	1241 SW 17 TERR	MIAMI	FL	33145	USA
OCTAVE & MARILOU LLC	660 CURTISWOOD DR	KEY BISCAYNE	FL	33149	USA
OEXP LLC	1680 MICHIGAN AVE STE 910	MIAMI BEACH	FL	33139	USA
OFFICESCAPING INC	8301 NW 197 ST	MIAMI	FL	33015	USA
OHANA 1525 LLC	44 W FLAGLER ST # 2300	MIAMI	FL	33130	USA
OLD PADUA INC	1464 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
OLGA LASTRA	5601 K BLVD EAST APT. 6-14	WEST NEW YORK	NJ	07093	USA

OSCAR KHAW IVONNE PENICHET	1470 VISTA LN	PASADENA	CA	91103	USA
OSCAR KHAW IVONNE PENICHET	1532 DREXEL AVE 402	MIAMI BEACH	FL	33139	USA
PATRICIA E REYES ABBE DIAZ	602 W 165 ST #5	NEW YORK	NY	10032	USA
PATRICK LONGNECKER TRS MONA LONGNECKER TRUST	2214 HOLMES ST	ROCKFORD	IL	61108	USA
PATRICK S AIDAN	6646 VILLA SONRISA 522	BOCA RATON	FL	33433	USA
PAULINA FERNANDA LAVISTA GARCIA	1550 PENNSYLVANIA AVE 115	MIAMI BEACH	FL	33139	USA
PAVILLION FLORIDA PROPERTIES INC	201 SOUTH BISCAYNE BLVD #1500	MIAMI	FL	33131	USA
PENNONE USA LLC	735 NE 195 ST	MIAMI	FL	33179	USA
PENNSYLVANIA LC	800 WASHINGTON AVE STE 112	MIAMI BEACH	FL	33139-5063	USA
PENTARE PROPERTY LLC	10295 COLLINS AVE #1106	BAL HARBOUR	FL	33154	USA
PINGAN LLC	175 SW 7 ST 1716	MIAMI	FL	33130	USA
PN SOUTH LLC	1620 PENNSYLVANIA AVE #105	MIAMI BEACH	FL	33139	USA
POKM LLC	1612 PENNSYLVANIA AVE 5	MIAMI BEACH	FL	33139	USA
PPF LRIII PORTFOLIO LLC C/O LINCOLN ROAD MM LLC	801 ARTHUR GODFREY RD #600	MIAMI BEACH	FL	33140	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 BEACH	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
RENE GONZALEZ JTRS KATERINA GONZALEZ JTRS NINA ENIS GONZALEZ JTRS	1571 PENNSYLVANIA AVE #6S	MIAMI BEACH	FL	33139	USA
RENE JOLIOT	1525 PENNSYLVANIA AVE APT 9	MIAMI BEACH	FL	33139	USA
RIBECA LLC	1680 MICHIGAN AVE STE 910	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
SABRINA 1616 INC	3370 MARY STREET	MIAMI	FL	33133	USA
SAMIR HANASH	1614 PENNSYLVANIA AVE 2E	MIAMI BEACH	FL	33139	USA
SCHUSTER PARTNERS	1800 PURDY AVE #2412	MIAMI BEACH	FL	33139-1461	USA
SCOTT A STONE BRENDA J BASTEN STONE	3263 CHARDONNAY CT	GREEN BAY	WI	54301-1461	USA
SCOTT ALBERT	9 GRACE TER # 1	PASSAIC	NJ	07055-4503	USA
SCOTT HUDSON	1532 DREXEL AVE #303	MIAMI BEACH	FL	33139-7956	USA
SENYO LLC	44 W FLAGLER ST #100	MIAMI	FL	33130	USA
SHARI D LINNICK	227 KNICKERBOCKER AVE	BROOKLYN	NY	11237-2401	USA
SIBILLINAWEST INC	2125 BISCAYNE BLVD STE580A	MIAMI	FL	33137	USA
SIVI INVESTMENTS CORP C/O SIMONI DANIELA	555 NE 15 ST APT#34E	MIAMI	FL	33132	USA
SONRAI LLC	1528 DREXEL AVE 2A	MIAMI BEACH	FL	33139	USA
SOTIRIOS N MARKULY	1525 PENNSYLVANIA AVE #6	MIAMI BEACH	FL	33139-3630	USA
SPENCER MORRIS INVESTMENTS LLC	7853 GUNN HIGHWAY #155	TAMPA	FL	33626	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
TAMMY BEAULIEU &H JAMES HARE	29935 NEAL AVE	LINDSTROM	MN	55045	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
TRACY L HUGHES	1542 DREXEL AVE APT 306	MIAMI BEACH	FL	33139	USA
TSE REAL ESTATE MANAGEMENT INC	250 BOWERY 2ND FLOOR	NEW YORK	NY	10013	USA
TUCAN RESIDENCES LLC	1573 PENNSYLVANIA AVE #5N	MIAMI BEACH	FL	33140	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
VIANIL USA CORP	8301 NW 197 STREET	MIAMI	FL	33015	USA
VINCENT J ROMVIEL &W JOY R WHITE	4222 LELAND ST	CHEVY CHASE	MD	20815	USA
VIOLA MIAMI INC	8301 NW 197 ST	MIAMI	FL	33015	USA
VITO TROIANO	1568 PENNSYLVANIA AVE 327	MIAMI BEACH	FL	33139	USA
VIVASLAVA LLC	1680 MICHIGAN AVE #910	MIAMI BEACH	FL	33139	USA
VIXAL LLC	8301 NW 197 ST	MIAMI	FL	33015	USA
YELLOW SUMMER HOLDINGS INC	8301 NW 197 ST	MIAMI	FL	33015	USA

ALESSANDRO SGRIGNOLI
VIA SAN PETRONIA VECCHIO 9
BOLOGNA
ITALY

ANTHONY CHRISTODOULOU SHOSHANA
KAZAB
30 BIDDULPH MANSIONS BIDDULPH RD
LONDON W91HX
ENGLAND

CIS COMPAGNIA DI INVESTMENT
E SERVIZI
VIA F SIACCI 1
ROMA
ITALY

CLAUDIO ABATE
VIA PRINCIPE NICOLA 9
CATANIA 95726
ITALY

CLAUDIO CAPRIOTTI
VIA SAN FABIANO 25
ROME
ITALY

ETRURIA 115 LLC
VICOLO SAN SOMPLICIANO 5 20048
CARATE
BRIANZA MILAN
ITALY

ETRURIA MIAMI LLC
LARGO GINO SEVERINI 36
AREZZO 52100 99999
ITALY

GIORGIO CHIELLINI
VIA DELLA PRUGNOLICCIA 97
LIVORNO
ITALY

GLEB IGOLKIN ANNA BERNSHTEIN
GOLFVIEW 22
FRIGATE BAY
SAINT KITTS AND NEVIS

IL SORRISO S R L
CORSO VITTORIO EMANUELE II 197
ROMA
ITALY

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

LUCIANA PERSIANI
VIA CINCINNATO BARUZZI 4 40138
BOLOGNA BOLOGNA
ITALY

MARCO COCILOVO
VIA IN ARCIONE 98
ROMA
ITALY

MARIA GRAZIA BOLDROCCHI
VIA PAOLO GIOVIO 9
MILANO 20144
ITALY

MARIA HLADKA
SOKOLIKA 3
MARTIN 03601
SLOVAKIA

MASSIMO FIORELLI
VIA DEL CASALETTO 201
ROME
ITALY

ORietta MALVISI
VIA P MAGHERINI NR 4 FIESOLE
FIRENZE
ITALY

ROBERTO POLILLO PATRICIA CAPROTTI
VIA ANDREA PONTI 15
MILANO 20143
ITALY

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

TIZIANA BRAZZIOLI
33 GILGORM RD
TORONTO ONTARIO M5N 2M4
CANADA

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

VLADIMIR DE SUAREZ
404 SHERBROOKE WEST #100
QUEBEC MONTREAL PQH2X2V4
CANADA

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

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

1550 PENN AVE LLC
5229 NEBRASKA AVE NW
WASHINGTON, DC 20015

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

1601 EUCLID AVENUE LLC
750 OCEAN DR
MIAMI BEACH, FL 33139-7759

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

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

A & P DOMOS LLC
701 BRICKELL AVE #1650
MIAMI, FL 33131

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

ACCARDO INVESTMENTS USA LLC
5 ISLAND AVE APT 11 D
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

ALEXANDRA BELSON C/O IPM
848 BRICKELL AVE #745
MIAMI, FL 33131

ALFA CAPITAL CORP
3357 NW 97 AVE
DORAL, FL 33172

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

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

ALIPPO LLC
8301 NW 197 ST
MIAMI, FL 33015

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

AMIR T ARAB
61 SW 31 RD
MIAMI, FL 33129

ANA B BARON &H CARLOS LOPEZ
1620 PENNSYLVANIA AVE #103
MIAMI BEACH, FL 33139-7718

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

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

ANDROMEDA95 INC
1680 MICHIGAN AVE 910
MIAMI BEACH, FL 33139

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

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

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

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

CALVIN SIBLEY
3921 ALTON RD 264
MIAMI BEACH, FL 33139

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

CARNATION BROS INC
1600 PENNSYLVANIA AVE 6
MIAMI BEACH, FL 33139

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

CELEDONIO PEREZ &
MICHAEL A XAVIER JTRS
1040 BISCAYNE BLVD # 1701
MIAMI, FL 33132

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

CHLOE INVESTMENTS 2013 LLC
235 LINCOLN ROAD STE 310
MIAMI BEACH, FL 33139

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

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

CIAMPIERO POGGI JTRS
ROBERTO FRIONI JTRS
1568 PENNSYLVANIA AVE #323
MIAMI BEACH, FL 33139-3641

CIRCA63 LLC
4560 JEFFERSON AVE
MIAMI BEACH, FL 33140

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

CONGA LLC
3370 MARY ST
MIAMI, FL 33133

CORALLO INC
1600 PENNSYLVANIA AVE 16
MIAMI BEACH, FL 33139

CORALLO INC
1680 MICHIGAN AVE STE 910
MIAMI BEACH, FL 33139

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

DANIELE FIESOLI C/O IPM
848 BRICKELL AVE # 745
MIAMI, FL 33131

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

DAVID ROZAS SOPHIA ROZAS
5629 ALTA VISTA RD
BETHESDA, MD 20817

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

DAWN H CALISTRO
838 FOUNTAIN ST
WOODBIDGE, CT 06525

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

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

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

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

EDDY VENEZIA INC
1680 MICHIGAN AVE STE 910
MIAMI BEACH, FL 33139

EDOS INTERNATIONAL INC C/O FINLEY &
BOLOGNA INTL
150 SW 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

ELIOM LLC
1680 MICHIGAN AVE STE 910
MIAMI BEACH, FL 33139

ELISE GIULIANO
1614 PENNSYLVANIA AVE #2J
MIAMI BEACH, FL 33139-7781

ENZA MB LLC
1525 PENNSYLVANIA AVE #2
MIAMI BEACH, FL 33139

ENZA MB LLC
420 LINCOLN RD #248
MIAMI BEACH, FL 33139

ERICA APRILE
PO BOX 190026
MIAMI BEACH, FL 33139

ETIENNE PATTE
1555 PENNSYLVANIA AVE 206
MIAMI BEACH, FL 33139

ETRURIA MIAMI LLC
1560 PENNSYLVANIA AVE #214
MIAMI BEACH, FL 33139

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

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

EVELYN MIAMI INC
PO BOX 190026
MIAMI BEACH, FL 33139

F I INVESTMENTS INC
C/O ISIDORO RIQUEIRO
1530 SW 44 AVE
MIAMI, FL 33134-3716

FACUNDO GINOBILI
511 MADISON ST # 502
HOBOKEN, NJ 07030

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

FIMAR INVEST INC
1555 TREASURE DR #507
NORTH BAY VILLAGE, FL 33141

FLAMINGO VICE CORP
C/O RGPA REGISTERED AGENT CORP
3370 MARY ST
COCONUT GROVE, FL 33133

FLORIDA SB INVESTMENT LLC
1680 MICHIGAN AVE STE 910
MIAMI BEACH, FL 33139

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

FRANCESCA GALLINA
1614 PENNSYLVANIA AVE #1G
MIAMI BEACH, FL 33139

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

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

G ONE LLC
16508 NE 27 AVE
NORTH MIAMI BEACH, FL 33160

GALEN PITTSLEY
412 TELFAIR WAY
CANTON, GA 30115

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

GENIS SANCHEZ &W MONICA BRAVO
1525 PENNSYLVANIA AVE #1
MIAMI BEACH, FL 33139-3624

GERD DANIEL SCHILLINGER
1550 PENNSYLVANIA AVE #116
MIAMI BEACH, FL 33139

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

GIORGIA 09 INC
1680 MICHIGAN AVE 190
MIAMI BEACH, FL 33139

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

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

GLEB IGOLKIN
5445 COLLINS AVE UNIT B18
MIAMI BEACH, FL 33140

GUMA RE INC
1441 BRICKELL AVE STE 1400
MIAMI, FL 33131

HAZEL KATES TRS
HAZEL KATES REVOCABLE TRUST
LAUREANO ABASCAL
1136 CASTILE AVE
CORAL GABLES, FL 33134

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

IDA KENO
1525 PENNSYLVANIA AVE #16
MIAMI BEACH, FL 33139-3630

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

JAIRO GIRALDO TRS JEN TRUST
455 GRAND BAY DR #PH17
KEY BISCAYNE, FL 33149

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

JAN TAWAKOL & TASNIM KHAN JTRS
5302 EAST DOUBLETREE RD
PARADISE VALLEY, AZ 85253

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

JAZMINE MANZELLA
1614 PENNSYLVANIA AVE #2A
MIAMI BEACH, FL 33139

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

JERRY INMAN
1610 PENNSYLVANIA AVE UNIT 4
MIAMI BCH, FL 33139-7716

JJSAND LLC
11527 SW 4 ST D
MIAMI BEACH, FL 33173

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

JOHN JOSEPH RYAN MARY BENITA RYAN
1612 PENNSYLVANIA AVE 8
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

JOSE OTERO ANDREW MOORE
1306 PENNSYLVANIA AVE SE 501
WASHINGTON, DC 20003

JOSEL E SUAREZ & STEPHEN M PIPER
1525 PENNSYLVANIA AVE #19
MIAMI BEACH, FL 33139-3624

JOSEPH JABER
920 68 ST NW
BRADENTON, FL 34209

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

JUAN M CUELLAR
325 S BISCAYNE BLVD #1223
MIAMI, FL 33131-2384

JULIA 13 USA CORP
820 15 ST UNIT 101
MIAMI BEACH, FL 33139-3665

JULIAN JOHNSTON
2405 MERIDIAN AVE
MIAMI BEACH, FL 33140

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

KENNETH R BERESKI &W DEBRA A
1525 PENNSYLVANIA AVE #12
MIAMI BEACH, FL 33139-3630

LAGUNA NIGEL INC
1614 PENNSYLVANIA AVE #2D
MIAMI BEACH, FL 33139

LANCELLOTTI PROPERTIES LLC
1900 GLADES ROAD #102
BOCA RATON, FL 33431

LANIER I TAYLOR
1525 PENNSYLVANIA AVE #17
MIAMI BEACH, FL 33139-3630

LDD MIAMI LLC
8301 NW 197 ST
MIAMI, FL 33015

LEILA MIAMI LLC
1560 PENNSYLVANIA AVE #210
MIAMI BEACH, FL 33139

LES JARDINS 204 LLC
1620 PENNSYLVANIA AVE 204
MIAMI BEACH, FL 33139

LINDA L COX
1410 RIDGE RD
NORTH HAVEN, CT 06473

LOLA IMPERIAL CORP
8301 NW 197 ST
MIAMI, FL 33015

LOLALOLA INC
8301 NW 187 ST
MIAMI, FL 33015

LOREMA INC
8301 NW 197 STREET
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

LUIS GRADOS JTRS
MICHAEL ALESSANDRI JTRS
1614 PENNSYLVANIA AVE #2F
MIAMI BEACH, FL 33139

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

M G A 2015 INC
1680 MICHIGAN AVE STE 910
MIAMI BEACH, FL 33139

MABECA MIAMI LLC
8301 NW 197 ST
MIAMI, FL 33015

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

MARCOS DA CRUZ
508 REGENT PLACE NE
WASHINGTON, DC 20017

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

MARK PARASCANDOLA CHRISTINA B
PARASCANDOLA
2002 15TH ST NW
WASHINGTON, DC 20009-5809

MARLON B ALLEN
4228 19 ST NE
WASHINGTON, DC 20018

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

MASSIMILIANO LINGUA
1620 PENNSYLVANIA AVE #107
MIAMI BEACH, FL 33139

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

MC FLORIDA PROPERTIES LLC
848 BRICKELL AVE STE 748
MIAMI, FL 33131

MCB REAL ESTATE INC CO FINLEY AND
BOLOGNA INTL
150 SE 2 AVE STE 1010
MIAMI, FL 33131

MEHDI LOTFI
1560 PENNSYLVANIA AVE 225
MIAMI BEACH, FL 33139

MERIDIA USA LLC
8301 NW 197 ST
MIAMI, FL 33015

MEYER MUSCHEL
275 W 96 ST #8P
NEW YORK, NY 10025

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

MIARIK LLC
1680 MICHIGAN AVE STE 910
MIAMI BEACH, FL 33139

MICHAEL DOYLE
1525 PENNSYLVANIA AVE 3
MIAMI BEACH, FL 33139

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

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

MS COSTRUZIONI INC
8301 NW 197 ST
MIAMI, FL 33015

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

NEIL WILLIAMS
C/O RICHARD J O'HARE P A
KAREN HARRIS
1550 MADRUGA AVE #120
CORAL GABLES, FL 33146

NICHOLAS GAGE JOAN PAULSON GAGE
1620 PENNSYLVANIA AVE #101
MIAMI BEACH, FL 33139

NOREI MESA DELLYS MARICHAL (JTRS)
1241 SW 17 TERR
MIAMI, FL 33145

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

OEXP LLC
1680 MICHIGAN AVE STE 910
MIAMI BEACH, FL 33139

OFFICESCAPING INC
8301 NW 197 ST
MIAMI, FL 33015

OHANA 1525 LLC
44 W FLAGLER ST # 2300
MIAMI, FL 33130

OLD PADUA INC
1464 WASHINGTON AVE
MIAMI BEACH, FL 33139

OLGA LASTRA
5601 K BLVD EAST APT. 6-14
WEST NEW YORK, NJ 07093

OSCAR KHAW IVONNE PENICHER
1470 VISTA LN
PASADENA, CA 91103

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

PATRICIA E REYES ABBE DIAZ
602 W 165 ST #5
NEW YORK, NY 10032

PATRICK LONGNECKER TRS MONA
LONGNECKER TRUST
2214 HOLMES ST
ROCKFORD, IL 61108

PATRICK S AIDAN
6646 VILLA SONRISA 522
BOCA RATON, FL 33433

PAULINA FERNANDA LAVISTA GARCIA
1550 PENNSYLVANIA AVE 115
MIAMI BEACH, FL 33139

PAVILLION FLORIDA PROPERTIES INC
201 SOUTH BISCAYNE BLVD #1500
MIAMI, FL 33131

PENNONE USA LLC
735 NE 195 ST
MIAMI, FL 33179

PENNSYLVANIA LC
800 WASHINGTON AVE STE 112
MIAMI BEACH, FL 33139-5063

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

PINGAN LLC
175 SW 7 ST 1716
MIAMI, FL 33130

PN SOUTH LLC
1620 PENNSYLVANIA AVE #105
MIAMI BEACH, FL 33139

POKM LLC
1612 PENNSYLVANIA AVE 5
MIAMI BEACH, FL 33139

PPF LRIII PORTFOLIO LLC
C/O LINCOLN ROAD MM LLC
801 ARTHUR GODFREY RD #600
MIAMI BEACH, FL 33140

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 BEACH, 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

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

RENE JOLIOT
1525 PENNSYLVANIA AVE APT 9
MIAMI BEACH, FL 33139

RIBECA LLC
1680 MICHIGAN AVE STE 910
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

SABRINA 1616 INC
3370 MARY STREET
MIAMI, FL 33133

SAMIR HANASH
1614 PENNSYLVANIA AVE 2E
MIAMI BEACH, FL 33139

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

SCOTT A STONE
BRENDA J BASTEN STONE
3263 CHARDONNAY CT
GREEN BAY, WI 54301-1461

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

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

SENYO LLC
44 W FLAGLER ST #100
MIAMI, FL 33130

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

SIBILLINAWEST INC
2125 BISCAYNE BLVD STE580A
MIAMI, FL 33137

SIVI INVESTMENTS CORP
C/O SIMONI DANIELA
555 NE 15 ST APT#34E
MIAMI, FL 33132

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

SOTIRIOS N MARKULY
1525 PENNSYLVANIA AVE #6
MIAMI BEACH, FL 33139-3630

SPENCER MORRIS INVESTMENTS LLC
7853 GUNN HIGHWAY #155
TAMPA, FL 33626

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

SUNSET APT LLC
808 COLLINS AVE
MIAMI BEACH, FL 33139

TAMMY BEAULIEU & H JAMES HARE
29935 NEAL AVE
LINDSTROM, MN 55045

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

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

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

TUCAN RESIDENCES LLC
1573 PENNSYLVANIA AVE #5N
MIAMI BEACH, FL 33140

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

VIANIL USA CORP
8301 NW 197 STREET
MIAMI, FL 33015

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

VIOLA MIAMI INC
8301 NW 197 ST
MIAMI, FL 33015

VITO TROIANO
1568 PENNSYLVANIA AVE 327
MIAMI BEACH, FL 33139

VIVASLAVA LLC
1680 MICHIGAN AVE #910
MIAMI BEACH, FL 33139

VIXAL LLC
8301 NW 197 ST
MIAMI, FL 33015

YELLOW SUMMER HOLDINGS INC
8301 NW 197 ST
MIAMI, FL 33015

MIAMI BEACH

Page 1 of 4

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

Property address: 511-515 16th

Board: HARB

Date: 7/21/17

BOARD APPLICATION CHECK LIST

A pre-application meeting must be scheduled with the Board staff to review all submittals.
Pre-application meetings for applications that do not require a traffic study are scheduled on a first come first served basis and must occur no later than five(5) business days prior to the CAP first submittal.
Applications that require a traffic study must meet 60 days* prior to CAP first submittal deadline with Planning staff, Transportation Department and peer reviewer to determine the methodology for the traffic impact study.
After this meeting the applicant must create a CAP application in order to be invoiced and pay fees.
Applicant must submit online (CAP) the traffic study 30 days prior to CAP first submittal (see Transportation Department list requirements)
Transportation Department/Peer Reviewer will submit first round of comments 15 days prior to first submittal.
Applicant must address comments and submit revised traffic study/plans for CAP first submittal deadline
Incomplete, or submittals found to be insufficient will not be placed on a Board agenda.

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

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

Indicate N/A If Not Applicable

Initials: 

MIAMI BEACH

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

Property address:

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

ITEM #	CAP FIRST SUBMITTAL ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE-APPLICATION MEETING	Required
11	Copy of original Building Permit Card, & Microfilm, if available.	✓
12	Copy of previously approved building permits. (provide building permit number).	
13	Copy of previously recorded Final Orders if applicable.	
14	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recordation data. See Part 1 / Section 1 / A. Surveying & Mapping Standards and submittal Requirements of the Public Works Manual. http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920	
15	Vacant or Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Department.	
16	Historic Resources Report (This report shall include, but shall not be limited to, copy of the original Building Permit Card and any subsequent evolution, Microfilm, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure).	X
17	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	X
18	Line of Sight studies. <i>for mechanical</i>	X
19	Structural Analysis of existing building including methodology for shoring and bracing.	
20	Proposed exterior and interior lighting plan, including photometric calculations.	
21	Exploded Axonometric Diagram (showing second floor in relationship to first floor).	
22	Neighborhood Context Study.	
23	Required yards open space calculations and shaded diagrams.	✓
24	Required yards section drawings.	
25	Variance and/or Waiver Diagram	X
26	Schematic signage program	
27	Detailed sign(s) with dimensions and elevation drawings showing exact location.	
28	Elevation drawings showing area of building façade for sign calculation (Building ID signs).	
29	Daytime and nighttime renderings for illuminated signs.	
30	Floor Plan Indicating area where alcoholic beverages will be displayed.	
31	Survey showing width of the canal (Dimension shall be certified by a surveyor)	




Indicate N/A If Not Applicable

Initials: *SA*

MIAMI BEACH

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

Property address:

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

Indicate N/A If Not Applicable

Initials: 

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

Property Address:

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

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

NOTES:

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


Applicant's or designee's signature

7/20/17
Date

PLAN CORRECTIONS REPORT (HPB17-0170)

PLAN ADDRESS: 511 16Th St
Miami Beach, FL -331397702

PARCEL: 0232340020590

APPLICATION DATE: 10/19/2017

SQUARE FEET: 0

DESCRIPTION: COA and other requests

EXPIRATION DATE:

VALUATION: \$0.00

CONTACTS

Name

Company

Address

Applicant

Maritza Haro

Bercow Radell and Fernandez

200 S. Biscayne Blvd. 850
Miami, FL 33131

Submittal Intake

Version: 3

Date Received: 11/27/2017

Date Completed: 11/30/2017

1. HPB Zoning Review - Fail

Irina Villegas Ph: [email: ivillegas@miamibeachfl.gov](mailto:ivillegas@miamibeachfl.gov)

Comments: Comments issued on November 14.

1. The proposed pool requires only one variance from the required front setback of 20'-0". The requested 3'-0" setback can be applied to the closest point (curve) from the front property line. The closest setback to the front property line (curve) shall be provided if less than the 3'-0" indicated on plans. A street side setback variance is not required, as the pool is located within the front yard, further away from the street side yard. **Applicant has revised the plans accordingly and resubmitted on November 20th. Refer to the revised plans, application, and letter of intent.**

2. The new deck on the north side shall comply with a setback of 7'-6". The extension of the existing elevated porch facing 16th Street requires a variance to exceed the maximum 25% projection allowed for porches, platforms in required yards. Staff would recommend the modifications of these elements to comply with the Code, if the applicant chooses to continue the application for the January meeting. **Pursuant to confirmation from the Planning Manager, Michael Belush, the new paving on the north interior side of the property does not need to comply with a 7'6" setback, rather it must comply with the existing 5' setback along the north interior side of the Property, pursuant to Section 142-1132(j).**

In reference to the 25% projection allowed for porches and platforms in required yards, the Applicant amended the letter of intent and plans to specify the extent of the variance to permit the projection along the southwestern portion of the Property along 16th Street.

3. If variances are desired for these elements, modifications to the plans and to the letter of intent shall be provided for the next submittal deadline of 11/20 and the application will be placed on the February agenda. Note that staff would not be supportive of these two variances. **Pursuant to comments from staff the plans have been revised to soften the projection through incorporation of additional landscaping. Refer to the plans and letter of intent.**

All VARIANCE/ZONING comments have been provided for under PLAN REVIEW COMMENTS

Comments issued on December 1

The project requires an additional variance from section 142-1132(j) to increase the amount of impervious surface at the rear (maximum 30%). Provide a diagram showing existing and proposed impervious area. **Pursuant to email communications with the Planning Manager, Michael Belush, and Irina Villegas, this variance is not necessary. As a determination that the proposed porch/terrace will be located in the property's side yard, it is governed by Section 142-1132(o) which permit projections into a required yard for a distance not to exceed 25 percent of the required yard up to a maximum projection of six feet. The Applicant has already requested a variance of Section 142-1132(o) to permit the projection of proposed stairs and porch/terrace.**

2. HPB Admin Review - Pass

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

3. Planning Landscape Review - Fail

Ricardo Guzman Ph: [email: RicardoGuzman@miamibeachfl.gov](mailto:RicardoGuzman@miamibeachfl.gov)

Comments: General Correction #2

1-Artificial turf is not permitted within any of the required yards. **Applicant has removed the proposed artificial turf. See revised plans. Refer to page L-101 of the Final CAP Submission Plans dated December 8, 2017.**

2-As per PW Policy only sod and canopy street trees may be approved within the public ROW. **Applicant has revised the landscape plans to reflect only sod and street trees proposed on the ROW. Refer to page L-101 of the Final CAP Submission Plans dated December 8, 2017.**

3-If the cost of the project exceeds 50% of the value of the structures, compliance with CMB Chapter 126 would be required. Miami Dade County Landscape Code is no longer applicable in Miami Beach. **Noted.**

4-In order to enhance the recreational space and landscape area, please eliminate parking space and curb-cut to the north of pool. **The Applicant will take this recommendation into consideration.**

MIAMIBEACH

Ricardo Guzman, Senior Planner

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, FL 33139

Tel: 305-673-7000 x6113 / Fax: 305-673-7559/ www.miamibeachfl.gov

4. HPB Plan Review - Pass

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

Submittal Intake

Version: 2

Date Received: 11/09/2017

Date Completed: 11/17/2017

5. HPB Zoning Review - Fail

Irina Villegas Ph: [email: ivillegas@miamibeachfl.gov](mailto:ivillegas@miamibeachfl.gov)

Comments: Comments issued on November 14.

1. The proposed pool requires only one variance from the required front setback of 20'-0". The requested 3'-0" setback can be applied to the closest point (curve) from the front property line. The closest setback to the front property line (curve) shall be provided if less than the 3'-0" indicated on plans. A street side setback variance is not required, as the pool is located within the front yard, further away from the street side yard.
2. The new deck on the north side shall comply with a setback of 7'-6". The extension of the existing elevated porch facing 16th Street requires a variance to exceed the maximum 25% projection allowed for porches, platforms in required yards. Staff would recommend the modifications of these elements to comply with the Code, if the applicant chooses to continue the application for the January meeting.
3. If variances are desired for these elements, modifications to the plans and to the letter of intent shall be provided for the next submittal deadline of 11/20 and the application will be placed on the February agenda. Note that staff would not be supportive of these two variances.

All VARIANCE/ZONING comments have been provided for under PLAN REVIEW COMMENTS

6. Planning Landscape Review - Fail
Comments: General Correction
Ricardo Guzman Ph: [email: RicardoGuzman@miamibeachfl.gov](mailto:RicardoGuzman@miamibeachfl.gov)
landscape plans not available for review
7. HPB Admin Review - Pass
Victor Nunez Ph: [email: VictorNunez@miamibeachfl.gov](mailto:VictorNunez@miamibeachfl.gov)
8. HPB Plan Review - Pass
James Seiberling Ph: [email: JamesSeiberling@miamibeachfl.gov](mailto:JamesSeiberling@miamibeachfl.gov)

Submittal Intake **Version: 1** **Date Received: 10/30/2017** **Date Completed: 11/02/2017**

9. HPB Admin Review - Fail Victor Nunez Ph: [email: VictorNunez@miamibeachfl.gov](mailto:VictorNunez@miamibeachfl.gov)
Comments: Comments Issued: Nov 2nd 2017

In addition to the fees and AFTER receiving approval/confirmation to proceed, the following shall be provided to the Department no later than November 9th 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
- 14 collated sets including copies of all the above: application form, letter of intent, plans, and any additional information/documents provided (plans and survey should be 11x17).
- 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.
- 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.

Comments Issued: Nov 2nd 2017

Upload legal description and attach as "Exhibit A"

The following fees are outstanding (tentative) and will be invoiced after receiving the notice to proceed (Pass notification).

1. Advertisement - \$1,500
 2. Board Order Recording - \$100
 3. Posting - \$100
 4. Courier - \$70
 5. Mail Label Fee (\$4 per mailing label) \$ 1,056
- Total Outstanding Balance = \$ 2,826

NOTE: All fees MUST BE PAID by November 18th or the application will not move forward.

10. HPB Zoning Review - Fail Irina Villegas Ph: [email: ivillegas@miamibeachfl.gov](mailto:ivillegas@miamibeachfl.gov)
Comments: All VARIANCE/ZONING comments have been provided for under PLAN REVIEW COMMENTS
11. HPB Plan Review - Fail James Seiberling Ph: [email: JamesSeiberling@miamibeachfl.gov](mailto:JamesSeiberling@miamibeachfl.gov)
Comments: First submittal: October 24, 2017/October 27, 2017
Comments issued: November 2, 2017
Final submittal (CAP & Paper): November 9, 2017
Notice to proceed issued: November 16, 2017
Agenda finalized & all fees paid by: November 18, 2017
Tentative HPB meeting date: January 9, 2018

SUBJECT: HPB17-0170 515-16th Street

1. DEFICIENCIES IN ARCHITECTURAL PRESENTATION
 - a. Provide demolition elevations.
 - b. Indicate mechanical equipment locations on site/roof plan.
2. DESIGN/APPROPRIATENESS COMMENTS

- a. Staff recommends that the railing design for the 50's building be further development consistent with the MiMo Design Guidelines. The 4" sphere rejection is not required above 36".
- b. Staff recommends that the proposed windows for both buildings be more consistent with the probable types/configurations of the original designs. It appears that the same window types that currently exist are proposed. Further, staff would recommend that the window not have any colored tinting.

For the house, although single or double hung windows were most likely the original window type staff would recommend casement windows with applied muntins as single hung windows may not meet egress requirements.

For the 50's building, the demolition of the knee walls for the second floor windows must be shown in the demolition elevations. Also, staff recommends keeping three divisions for the second floor windows consistent with the original design.

- c. Staff recommends the elimination of the outdoor shower to the south of the new bathroom addition and would recommend additional landscape material be introduced within this area.

3. VARIANCE/ZONING COMMENTS

- a. Per Michael Belush, all comments discussed at the October 31st meeting shall be addressed including but not limited to the following:
 - i. Provide a separate, larger scale, more detailed variance diagram, such diagram shall include the setback from the north property line
 - ii. Remove paving along the north property line associated with driveway
 - iii. Retain or replace existing wheel strip and landscape driveway
 - iv. Removal all existing improvements in row area
 - v. Revise landscape plan removing any tall hedge material along property line at front
 - vi. Provide diagram of existing hardscape and proposed hardscape within front and side facing a street yards; staff recommends a net increase in pervious area.

File Naming

All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY Document Name'. For example, if the deadline for first submittal is October 29, 2017 the file name would be '10-29-2017 Application'. Use this naming format for first and final CAP submittals. The uploaded file retains the name as it has been saved on your computer. The file name cannot be changed and the file cannot be deleted once it is uploaded.

Please use names for the most common types of files. If the document type is not listed below, please use a document name that clearly identifies the file.

Document Name Description

Application Completed Land Use Board Application form including Exhibit A
 LOI Letter of Intent
 Checklist Pre-application Checklist
 Labels Mailing Labels, List of Property Owners, Certified Letter and Map
 BTR Copies of Previous Business Tax Receipts
 Survey Recent Signed and Sealed Survey
 Plans Architectural Plans and Exhibits
 Landscape Landscaping Plans and Exhibits
 HRR Historic Resources Report
 Microfilm Building Card and Microfilm
 Traffic Traffic Study
 Sound Sound Study

All pages of a document must be uploaded in one PDF file. Do not upload individual pages of a document. Documents that have not been revised from first to final submittal do not have to be re-uploaded.