

## MIAMI BEACH

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

### LAND USE BOARD HEARING APPLICATION

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

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

SUBJECT PROPERTY ADDRESS:

4815 NORTH BAY ROAD  
MIAMI BEACH, FL 33140

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

FOLIO NUMBER (S) 02-3222-011-0490

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

NAME SEAN POSNER  
 ADDRESS 4815 NORTH BAY ROAD, MIAMI BEACH FL 33140  
 BUSINESS PHONE \_\_\_\_\_ CELL PHONE \_\_\_\_\_  
 E-MAIL ADDRESS sp@posnergroup.com

OWNER IF DIFFERENT THAN APPLICANT:

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

2. AUTHORIZED REPRESENTATIVE(S):

☐ ATTORNEY:

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

☐ AGENT:

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

☒ CONTACT:

NAME TODD GLASER  
 ADDRESS 3681 FLAMINGO DRIVE, MIAMI BEACH FL 33140  
 BUSINESS PHONE 305-786-208-2113 CELL PHONE \_\_\_\_\_  
 E-MAIL ADDRESS tmgeng64@aol.com

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

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

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

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

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

350 sq. Ft. 2nd STORY ADDITION TO EXISTING PRE-42 RESIDENCE

- 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) 350 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: \_\_\_\_\_

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

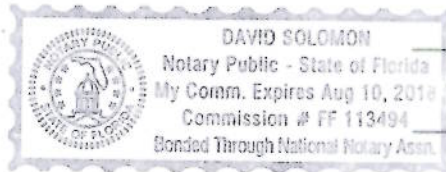
## OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF  
COUNTY OF

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

Sworn to and subscribed before me this 15 day of December, 2017. The foregoing instrument was acknowledged before me by SEAN POSNER, 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

David Solomon

PRINT NAME

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

STATE OF  
COUNTY OF

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

SIGNATURE

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

NOTARY SEAL OR STAMP:

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

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



## POWER OF ATTORNEY AFFIDAVIT

STATE OF  
COUNTY OF

I, Sean Posner, 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 DOMO STUDIO LLC to be my representative before the DESIGN REVIEW 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.

Sean Posner  
PRINT NAME (and Title, if applicable)

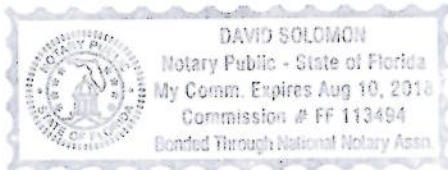
[Signature]

SIGNATURE

Sworn to and subscribed before me this 20 day of December, 2017. The foregoing instrument was acknowledged before me by \_\_\_\_\_ 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

[Signature]  
NOTARY PUBLIC



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

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*NOTE: Notarized signature required on page 9*

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

CITY OF MIAMI BEACH  
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

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

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

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

*NOTE: Notarized signature required on page 9*

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



3. COMPENSATED LOBBYIST:

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

	NAME	ADDRESS	PHONE #
a.	<u>ROBERT MOEHRING</u>	<u>420 LINCOLN ROAD #506</u>	<u>305-674-8031</u>
b.	_____	_____	_____
c.	_____	_____	_____

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

\*Disclosure shall not be required of any entity, the equity 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 \_\_\_\_\_

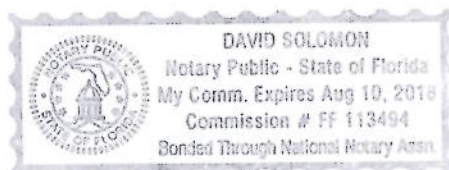
I, SEAN POSNER, being first duly sworn, depose and certify as follows: (1) I am the applicant, or the representative of the applicant. (2) This application and all information submitted in support of this application, including disclosures, sketches, data, and other supplementary materials, are true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

Spom

SIGNATURE

Sworn to and subscribed before me this 15 day of December, 20 17. The foregoing instrument was acknowledged before me by, who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires:

David Solomon

NOTARY PUBLIC

PRINT NAME

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

## DOMO Architecture + Design

January 5, 2018

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

RE: Request for Variance Approvals for the construction of a 350 sq. ft. second story addition to an existing pre-1942, Single Family Residence located at: 4815 North Bay Road, Miami Beach, Florida

Mr. Mooney,

This firm represents Sean Posner ("Applicant"), the owner of the above referenced property (the "Property"). Please consider this letter the Applicant's Letter of Intent in support of variance approvals by the Design Review Board ("DRB") in connection with the construction of a new 2<sup>nd</sup> story addition within the rear yard setback.

The Property is a waterfront lot approximately 10,000 square feet in size, located in the RS-3, Single Family Residential Zone of Miami Beach. The folio # as per Miami-Dade County records is 02-3222-011-0490. The Property consists of a 5,815 square foot, 2-story residence constructed in 1930.

Applicant's Proposal. The applicant is proposing to build a 350 square foot, 2<sup>nd</sup> story addition within the rear setback.

Variance Requests. Due to the layout of the existing pre-1942 structure and the loss of 544 sq. ft. of useable land that is submerged, the amount of space available for an addition is minimal. In order to minimize the demolition and/or alteration of the pre-1942 existing structure, we are very limited in options of where to locate the new construction. In addition to this, the rear property line is not parallel to the existing residence's rear facade thus reducing the existing rear setback a few inches if the new addition is aligned with the existing construction.

DOMO Architecture + Design

4815 North Bay Road  
January 5, 2018  
Page 2 of 4

Accordingly, the Applicant respectfully requests the following variances:

- 1). Variance of Section 142-106 (3), to permit a rear setback of 6'-2" for the proposed addition where 20'-0" is required.
- 2). Variance of Section 142-106 (3), to permit the rear yard open space to be 981 sq. ft. (49.1%) where 1,400 sq. ft. (70%) is required.
- 3). Variance of Section 142-105(b)(1), to permit a unit size of 5,898 sq. ft. (59%), where 5,000 sq. ft. (50%), is the maximum allowed.
- 4). Variance of Section 142-105(b)(1), to permit a lot coverage of 3,545 sq. ft. (35.5%), where 3,000 sq. ft. 30% is the maximum allowed.
- 5). Waiver of Section 142-105 (b)(4)c, to permit the second floor to first floor ratio to be 92.3%, where 70% is the maximum allowed.

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

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

The existing property has 544 sq. ft. of submerged land which the resident is not able to develop. This is a special condition unique to our site that is not applicable to the other lots in this zoning district. In addition the existing layout of the structures has minimal setbacks & open space that require variances in order to provide a sufficient number of bedrooms for the growing family of the Applicant, while preserving the pre-1942 architecture that is prevalent in this neighborhood & minimizing the impact of the new construction.

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

The existing layout of the pre-1942 residence, including a street facing garage that prevents us from applying a 500 sq. ft. deduction in lot size & the loss of usable land that is submerged, are not a result of any action taken 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;**

Other waterfront properties within this zoning district have residences whose unit size & setbacks are comparable to the unit size & setback proposed by the Applicant. Granting of requested variances would not confer the Applicant any special privilege not already being enjoyed by other residents in the same zoning district.



## DOMO Architecture + Design

4815 North Bay Road  
January 5, 2018  
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**(4) Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant;**

Literal interpretation of the land development regulations would deprive the Applicant of the ability to develop the Property in a way that allows for enjoyment of the land and in a way that is currently being enjoyed by other properties in the same zoning district.

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

In order to design a functional additional bedroom for the Applicant's growing family that is in keeping with the scale of the existing residence, as well as with the scale of similar residences within this zoning district, the requests are the minimum variances necessary to address the hardships presented by existing conditions.

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

The proposed design strives to accommodate the Applicant's needs while not being detrimental or injurious to the area involved or to the public welfare. The addition has been designed in such a manner as to complement the existing architecture of the Property & the neighborhood while causing minimal modifications to the pre-1942 architecture. The proposed addition will not be detrimental to the existing neighborhood as it will continue the scale & setback of existing structures within the Applicant's site. The proposed addition will not be visible from the street (western elevation) or to the waterway on the north side of the property. As the proposed addition follows the existing setbacks & scale of the existing residence, it will have a minimal impact on the rear (eastern) or southern neighbors.

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

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

DOMO Architecture + Design

4815 North Bay Road  
January 5, 2018  
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Practical Difficulty. The loss of 544 sq. ft. of submerged land along with the existing layout of the site which has a street facing garage & existing encroachments to the current land development regulations that relate to minimum setbacks & maximum lot coverage & unit size, present practical difficulties that inhibit the Applicant from complying with all the regulations for a new addition as put forth by the City's land development regulations.

Sea Level Rise & Resiliency Criteria. The proposed project will satisfy all feasible & appropriate criteria for Sea Level Rise & Resiliency as per section 133-50(a) of the Land Development Regulations of the city of Miami Beach. All proposed windows will be operable & impact resistant. All proposed landscaping will be resilient. All new construction will be elevated by columns off of the ground floor & will be well above the minimum base flood elevation.

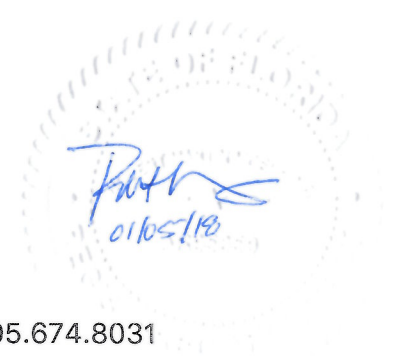
Conclusion. The Applicant's proposed new addition is consistent with the character of the neighborhood, as well as the intent of the City's land development regulations. We strongly believe that approval of this thoughtfully designed addition will be an improvement to the Property as well as to the immediate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

Sincerely,



Robert Moehring

cc: Todd Glaser



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

**Property address:** \_\_\_\_\_ **Board:** \_\_\_\_\_ **Date:** \_\_\_\_\_

## BOARD APPLICATION CHECK LIST

A Pre-Application meeting must be scheduled via CAP to obtain a plan case number and for board staff review of 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 CAP First submittal.	
Applications requiring a traffic study must meet with Planning, Transportation, and peer reviewer sixty (60) days* prior to First submittal deadline to determine the methodology for the traffic impact study. This meeting is considered the "Pre-Application meeting" and must be scheduled via CAP to obtain a plan case number for review and payment of fees. Thirty (30) days before First submittal, applicant must provide the traffic study via CAP (see Transportation Department's requirements check list). The 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.	
<b>Incomplete, or submittals found to be insufficient will not be placed on a Board agenda.</b>	

ITEM #	FIRST SUBMITTAL (VIA CAP) ** To be uploaded online (CAP) by the applicant before 5:00 pm by First submittal deadline. ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.	Required
1	Application Fee and Peer review fees shall be paid after Pre-Application meeting and before the First submittal. It is the applicant's responsibility to make this payment, if an invoice is not generated by the CAP system, the applicant should contact staff prior to first submittal to be invoiced and make payment.	
2	Copy of signed and dated check list issued at Pre-Application meeting.	
3	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	
4	Signed and dated Letter of Intent. <b>Letter must outline application details and identify hardships if Variances are requested.</b> (see also Items # 42,43 and 44).	
5	Mailing Labels: Upload property owner's list and copy of original certified letter from provider. See #52 for submittal of Hard copy / originals of these items.	
6	Copies of all current or previously active Business Tax Receipts.	
7	School Concurrency Application for projects with a net increase in residential units (no SFH). Provide Planning Department - Miami Dade - School Concurrency Application for Transmittal	
8	Survey: Electronic version of original signed & sealed, dated no more than six months from date of application. Survey must 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.	
9	<b>Architectural Plans and Exhibits (must be 11"x 17")</b>	
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date. <b>Include copies of previous recorded board orders, if applicable.</b>	
b	Copy of the original survey included in plan package. See No. 8 above for survey requirements	
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	
d	Context Location Plan, Min 8.5"x11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images)	
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable	
g	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable.	
h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	

**\* 60 day lead time for projects including traffic studies is necessary to ensure completion of review and required corrections by Final submittal deadline. Applications cannot be scheduled without evaluated and corrected traffic studies.**

Indicate N/A If Not Applicable

Initials: FSC



Planning Department, 1700 Convention Center Drive 2<sup>nd</sup> Floor  
Miami Beach, Florida 33139, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)  
305.673.7550

**Property address:** \_\_\_\_\_

i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	
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)	
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	
m	Demolition Plans (Floor Plans & Elevations with dimensions)	
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	
p	Proposed Section Drawings	
q	Color Renderings (elevations and three dimensional perspective drawings).	
<b>10</b>	<b>Landscape Plans and Exhibits (must be 11"x 17")</b>	
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.	
b	Hardscape Plan, i.e. paving materials, pattern, etc.	
11	Copy of original Building Permit Card, & Microfilm, if available.	
12	Copy of previously approved building permits. (provide building permit number).	
13	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recording data. See Part 1 / Section 1 / A. Surveying & Mapping Standards and submittal Requirements of the Public Works Manual. <a href="http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920">http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920</a>	
14	Vacant/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 Dept.	
15	Historic Resources Report (This report shall include, but not be limited to, copy of the original Building Permit Card and subsequent modifications, Microfilm records, 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 and any other related information on the property.	
16	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	
17	Line of Sight studies.	
18	Structural Analysis of existing building including methodology for shoring and bracing.	
19	Proposed exterior and interior lighting plan, including photometric calculations.	
20	Exploded Axonometric Diagram (showing second floor in relationship to first floor).	
21	Neighborhood Context Study. (Planning will provide guidance if necessary for application.)	
22	Required yards open space calculations and shaded diagrams.	
23	Required yards section drawings.	
24	Variance and/or Waiver Diagram	
25	Schematic signage program	
26	Detailed sign(s) with dimensions and elevation drawings showing exact location.	
27	Elevation drawings showing area of building façade for sign calculation (Building ID signs).	
28	Daytime and nighttime renderings for illuminated signs.	

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**Property address:** \_\_\_\_\_

29	Floor Plan Indicating area where alcoholic beverages will be displayed.	
30	Survey showing width of the canal (Dimension shall be certified by a surveyor)	
31	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	
32	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.	
33	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
34	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.	
35	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
36	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable).	
37	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	
38	Traffic Study, Site plan(s) : Revised version addressing first round of comments from Transportation Department and peer review. (See Transportation Department check list for requirements.)	
39	Sound Study report (Hard copy) with 1 CD.	
<b>40</b>	<b>Site Plan (Identify streets and alleys)</b>	
a	Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____	
b	# parking spaces & dimensions _____ Loading spaces locations & dimensions _____	
c	# of bicycle parking spaces _____	
d	Interior and loading area location & dimensions _____	
e	Street level trash room location and dimensions _____	
f	Delivery route _____ Sanitation operation _____ Valet drop-off & pick-up _____ Valet route in and out _____	
g	Valet route to and from _____ auto-turn analysis for delivery and sanitation vehicles _____	
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	
<b>41</b>	<b>Floor Plan (dimensioned)</b>	
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 _____	
<b>42</b>	<b>The letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.</b>	
<b>43</b>	<b>The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:</b>	
a	Section 118-53 (d) of the City Code for each Variance.	
<b>44</b>	<b>The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows:</b>	
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)	

Indicate N/A If Not Applicable

**Initials:** \_\_\_\_\_  
FSC

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

Property Address: **4815 North Bay Road**

f	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions	
	<i>Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A</i>	

**\*\*ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE-APPLICATION MEETING**

<b>ITEM #</b>	<b>FINAL SUBMITTAL (via CAP)</b> 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. Upload documents online (via CAP) before 5:00 pm on final submittal deadline. Staff will review and issue a notice to proceed to Paper Final submittal or to continue submittal to a future meeting if the application is found incomplete.	
45	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 to Final submittal (via CAP).	

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

**ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS**

- A. Other information/documentation required for First submittal will be identified during Pre-Application meeting but may be modified based on further analysis.
- B. It is the responsibility of the applicant to confirm that documents submitted via CAP, Paper Submittal sets (14 copies), and electronic version on CD are consistent with each other and legible.
- 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 at the applicant's expense.
- 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. (If applicable)

  
\_\_\_\_\_  
Applicant's or designee's signature

Date 12/20/17

Indicate N/A If Not Applicable

Initials: FSC



### **COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA**

Section 133-50(a) of the Land Development establishes review criteria for sea level rise and resiliency that must be considered as part of the review process for board orders. The following is an analysis of the request based upon these criteria:

- (1) A recycling or salvage plan for partial or total demolition shall be provided.
- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.
- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
- (4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.
- (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.
- (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.
- (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.
- (8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.
- (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.
- (10) Where feasible and appropriate, water retention systems shall be provided.

# MIAMIBEACH

## PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: [www.miamibeachfl.gov/planning](http://www.miamibeachfl.gov/planning)

### DESIGN REVIEW BOARD CAP SUBMITTAL 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
Survey	Recent Signed and Sealed Survey
Plans	Architectural Plans and Exhibits
Landscape	Landscaping Plans and Exhibits
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.**

## 2018 SCHEDULE OF LAND USE BOARD MEETINGS

All meetings are held in the Commission Chambers, Third Floor, Miami Beach City Hall unless otherwise noticed. Please note that only complete applications are scheduled for consideration by Land Use Boards and the number of applications placed on an agenda may not exceed 15 in order to allow sufficient time for the applicants to present, and the board to duly consider each item during the scheduled meeting. Complete applications will be scheduled for the next available agenda on a first come – first serve basis unless the applicant requests to be scheduled on a future agenda. The timeline represented herein may be extended if application is incomplete or submittals not made on a timely manner.

DESIGN REVIEW BOARD, BOARD OF ADJUSTMENT & HISTORIC PRESERVATION BOARD									
PRE-APP MEETING NO LATER THAN	NEW FILE FEE PAY-BY DATE	CAP FIRST SUBMITTAL	COMMENTS ISSUED	FINAL SUBMITTAL (CAP & PAPER)	NOTICE TO PROCEED ISSUED	AGENDA FINALIZED & ALL FEES MUST BE PAID BY	MEETING DATE		
							DRB	BOA	HPB
10/19/17	10/23/17	10/24/17	11/02/17	11/09/17	11/16/17	11/18/17	01/02/18	01/05/18	01/09/18
11/13/17	11/17/17	11/20/17	12/01/17	12/08/17	12/18/17	12/20/17	02/06	02/02	02/13
12/11/17	12/15/17	12/18/17	12/29/17	01/05/18	01/15/18	01/17/18	03/06	03/02	03/12
01/08/18	01/12/18	01/15/18	01/26/18	02/02	02/12	02/14	04/03	04/06	04/10
02/05	02/09	02/12	02/23	03/02	03/12	03/14	05/01	05/04	05/08
03/12	03/16	03/19	03/30	04/06	04/16	04/18	06/05	06/01	06/11
04/09	04/13	04/16	04/27	05/04	05/14	05/16	07/03	07/06	07/10
<b>AUGUST RECESS</b>									
06/11	06/15	06/18	06/29	07/06	07/16	07/18	09/04	09/07	09/17
07/09	07/13	07/16	07/27	08/03	08/13	08/15	10/02	10/05	10/09
08/13	08/17	08/20	08/31	09/07	09/17	09/19	11/06	11/02	11/09
09/10	09/14	09/17	09/28	10/05	10/15	10/17	12/04	12/07	12/11

PLANNING BOARD							
PRE-APP MEETING NO LATER THAN	NEW FILE FEE PAY-BY DATE	CAP FIRST SUBMITTAL	COMMENTS ISSUED	FINAL SUBMITTAL (CAP & PAPER)	NOTICE TO PROCEED ISSUED	AGENDA FINALIZED & ALL FEES MUST BE PAID BY	MEETING DATE
11/09/17	11/13/17	11/14/17	11/23/17	11/30/17	12/07/17	12/11/17	01/23/18
12/01/17	12/08/17	12/11/17	12/22/17	12/29/17	01/08/18	01/10/18	02/27
12/29/17	01/05/18	01/08/18	01/19/18	01/26/18	02/05/18	02/07/18	03/27
01/19	01/26	01/29	02/09	02/16	02/26	02/28	04/17
02/23	03/02	03/05	03/16	03/23	04/02	04/04	05/22
03/30	04/06	04/09	04/20	04/27	05/07	05/09	06/26
04/27	05/04	05/07	05/18	05/25	06/04	06/06	07/24
<b>AUGUST RECESS</b>							
06/29	07/06	07/09	07/20	07/27	08/06	08/08	09/25
07/27	08/03	08/06	08/17	08/24	09/03	09/05	10/23
08/31	09/07	09/10	09/21	09/28	10/08	10/10	11/27
09/21	09/28	10/01	10/12	10/19	10/29	10/31	12/18





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

April 17, 2017

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

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

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

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

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

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 375 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on the file in Miami-Dade County Property Appraisers' Office.

Sincerely,

Rio Development Resources, LLC

---

Diana B. Rio

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

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

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

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

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

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

ALEX NEUSTADT  
116 SEVEN SPRING RD  
MONROE, NY 10950

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

AM INVESTORS INC  
8240 SW 95 ST  
MIAMI, FL 33156

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

ARLINE J MINTZ  
9455 COLLINS AVE #908  
SURFSIDE, FL 33154-2673

AVRAHAM GREEN &W LEAH  
3630 FLAMINGO DR  
MIAMI BEACH, FL 33140-3925

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

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

BELLA NORMATOV  
10835-66 ROAD  
FOREST HILLS, NY 11375

BERTA KLEIN  
5 IDA ROAD  
MONSEY, NY 10952

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

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

BRUCE INVESTMENTS INC  
7800 RED ROAD #127  
MIAMI, FL 33143

BYRON J GARCIA  
3773 PINETREE DR  
MIAMI BEACH, FL 33140-3935

CARLOS ALBERTO DIAZ  
517 ALCAZAR AVE  
CORAL GABLES, FL 33134

CHAIM & YECHIEL ROTBLAT TRS  
1347 - 48 ST #C6  
BROOKLYN, NY 11219

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

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

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

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

CRAIG EDELSTEIN  
3633 FLAMINGO DRIVE  
MIAMI BEACH, FL 33140

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

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

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

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

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

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

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

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

FNS6 LLC  
2600 ISLAND BLVD 2906  
AVENTURA, FL 33160

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ODED YEOSHOUA  
1379 HARBORVIEW E  
HOLLYWOOD, FL 33019

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

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

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

PORCELLI ATLANTIC PROPERTIES  
184 BAY CEDAR CIRCLE  
JUPITER, FL 33458

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

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

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

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

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

REVA STARK  
199 LEE AVE #308  
BROOKLYN, NY 11211

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

WILSON IZQUIERDO  
69 SUNFLOWER ST  
REDLANDS, CA 92373

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

ZEHAVA GOLDBURD TRS  
1772 57 ST  
BROOKLYN, NY 11204

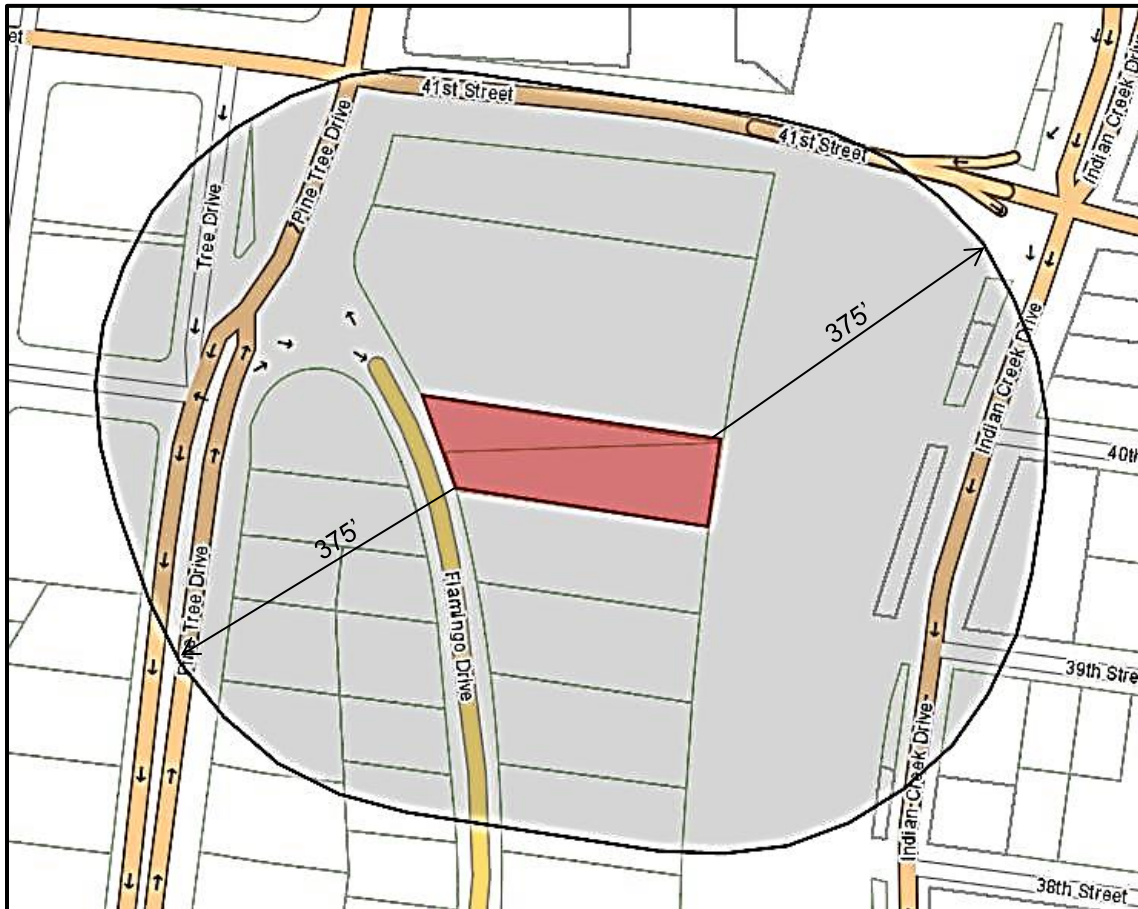
Name	Address	City	State	Zip	Country
CAMPFIELD HOLDING INC	90 PRUE AVE	TORONTO ONTARIO M6B 1R5			CANADA
3901 INDIAN CREEK HOLDING LLC	23 HEYWARD ST 2B	BROOKLYN	NY	11246	USA
ABRAHAM DEUTSCH &W BERTA	3901 INDIAN CREEK DR UNIT 502	MIAMI BEACH	FL	33140-3787	USA
ALEX ANDRUSS JTRS GISELDA MARGARITA ANDRUSS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

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

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



## 375' RADIUS MAP



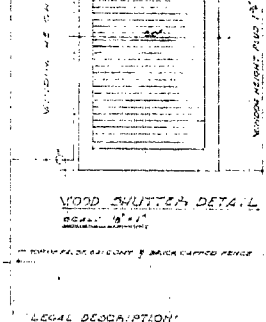
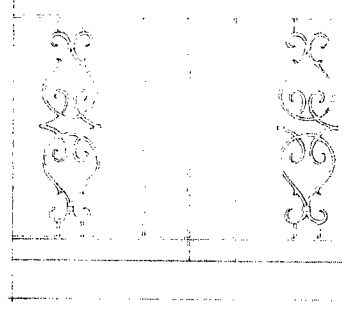
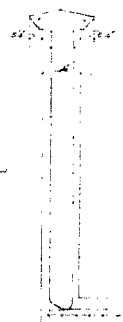
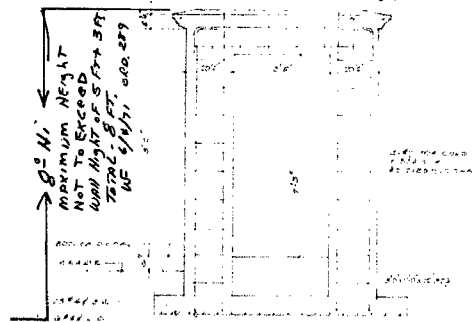
**SUBJECT:** 3681 Flamingo Drive, Miami Beach, FL 33140

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

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

LIGHTING FIXTURE SCHEDULE			
NO.	DESCRIPTION	TYPE	AMOUNT
1	GLASS 9" x 12"	FSH	2
2	SWITCH 3000 W. TYP. 1/2" x 1/2"	6. 220V.	4
3	AIR 4000 W. JCS BREAK	SECH. 1/2" x 1/2"	2
4	AIR 4000 W.	SECH. 1/2" x 1/2"	2

8" H.  
MAXIMUM HEIGHT  
NOT TO EXCEED  
WALL HEIGHT 8' 6" + 3"  
7' 7 1/2" 8' 6" + 3"  
WE 6/1/51 - 000.289



TYPICAL DETAIL OF  
2" MIN. THICK ASPHALT

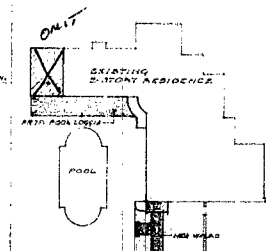
WOOD SHUTTER DETAIL  
DETAIL 1/4" x 1/4"

LEGAL DESCRIPTION  
LOT 11, BLOCK 2  
NANTHE SUBDIVISION  
MIAMI BEACH, FLORIDA

CITY OF MIAMI BEACH  
APPROVED

DESIGNED BY: ED. F. HAUSER DATE: 6/1/51  
 DRAWN BY: ED. F. HAUSER  
 CHECKED BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_  
 SCALE: \_\_\_\_\_  
 SHEET: \_\_\_\_\_

PROPOSED  
SWIMMING POOL, 10' x 10'



NORTH BEACH ROAD

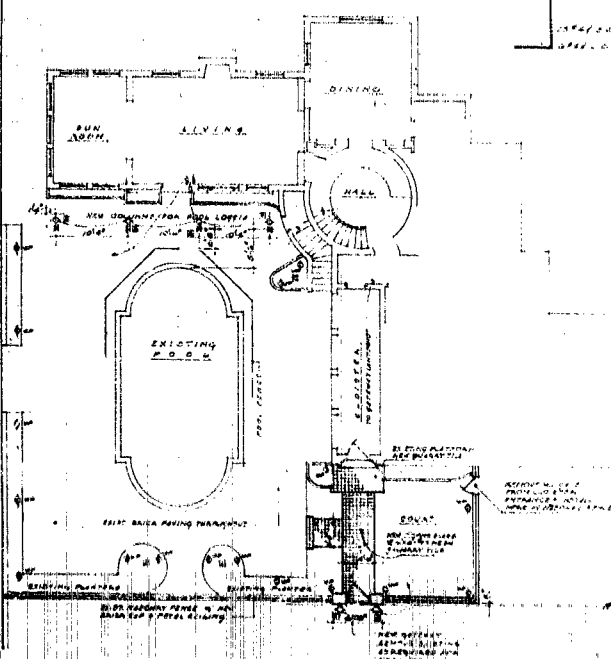
CITY PLAN  
SCALE: 1" = 10'

RECEIVED  
JUN 5 1951  
CITY ENGINEER

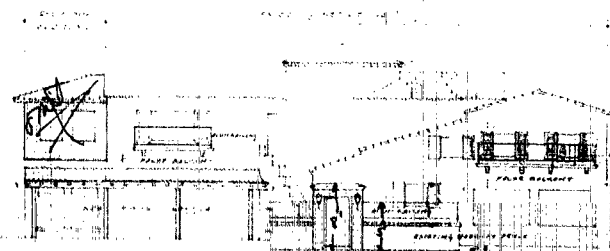
EDGAR F. HAUSER  
ARCHITECT

EDGAR F. HAUSER, INC.  
CONSULTING ENGINEERS  
2801 N. MIAMI AVENUE  
MIAMI, FLORIDA  
DATE: 6/1/51  
SHEET: 1 OF 1

SCALE: NOTED DATE: 6/1/51  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 SHEET: 1 OF 1  
 ALLOCATION TO RESIDENCE  
 10' x 10' SWIMMING POOL  
 40' x 10' NORTH BEACH ROAD  
 MIAMI BEACH, FLA.



PLAN OF WORK  
SCALE: 1/8" = 1'-0"



SECTION 1-1  
SCALE: 1/8" = 1'-0"

SECTION 2-2  
SCALE: 1/8" = 1'-0"

