

# MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2<sup>ND</sup> FLOOR  
MIAMI BEACH, FLORIDA 33139, WWW.MIAMI BEACHFL.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 Modification of DRB File No. DRB16-0062

SUBJECT PROPERTY ADDRESS: 1674 Meridian Avenue

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

FOLIO NUMBER (S) 02-3234-007-0580

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

NAME IVY MBT Property, LLC C/O IVY Realty

ADDRESS 35 Field Point Road, Greenwich, CT, 06830

BUSINESS PHONE 203-301-5336

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

E-MAIL ADDRESS mserra@ivy-realty.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., Matthew Amster, 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 & mamster@brzoninglaw.com

☐ AGENT:

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

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

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

E-MAIL ADDRESS \_\_\_\_\_

☐ CONTACT:

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

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

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

E-MAIL ADDRESS \_\_\_\_\_

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

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

NAME Alyssa Kriplen, MAK Work

ADDRESS 1251 SW 20th Street, Miami, FL 33145

BUSINESS PHONE (305) 310-2602

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

E-MAIL ADDRESS alyssa@makwork.com

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

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

Modification of a prior DRB approval to the South and East facades of the property  
to address fire life safety issues. See letter of intent for more details.

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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) 0 SQ. FT.  
 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL  
 USEABLE FLOOR SPACE). 0 SQ. FT.

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

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- 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).
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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: Anthony P. DiTommaso, Jr., Manager of Ivy MBT Property, LLC

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



OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF  
COUNTY OF

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

\_\_\_\_\_  
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 Connecticut  
COUNTY OF Fairfield

I, Anthony P. DiTommaso, Jr., being first duly sworn, depose and certify as follows: (1) I am the Manager (print title) of IVY MBT Property, 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 14<sup>th</sup> day of March, 2018. The foregoing instrument was acknowledged before me by Anthony P. DiTommaso, Jr., Manager of IVY MBT Property, LLC, 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

**Cara Sarlo**  
**Notary Public**  
**My Commission Expires March 31, 2022**

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

3/31/22

Cara Sarlo

\_\_\_\_\_  
PRINT NAME

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

POWER OF ATTORNEY AFFIDAVITSTATE OF Connecticut  
COUNTY OF Fairfield

Anthony P. DiTommaso, Jr., Manager

I, Anthony P. DiTommaso, Jr., 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 Larkin & Matthew Amster to be my representative before the DRB 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.

Anthony P. DiTommaso, Jr., Manager  
PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 14<sup>th</sup> day of March, 2018. The foregoing instrument was acknowledged before me by Anthony P. DiTommaso, Jr., Manager of IVY MBT Property, LLC who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

**Cara Sarlo**  
**Notary Public**  
**My Commission Expires March 31, 2022**

NOTARY PUBLIC

My Commission Expires 3/31/22

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.\*

N/A

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.\*

IVY MBT Property, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

See Exhibit B

% 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. \_\_\_\_\_



CITY OF MIAMI BEACH  
DEVELOPMENT REVIEW BOARD APPLICATION  
DISCLOSURE OF INTEREST

**2. TRUSTEE**

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

N/A

TRUST NAME

NAME AND ADDRESS

% INTEREST



*NOTE: Notarized signature required on page 9*

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

### 3. COMPENSATED LOBBYIST:

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

	NAME	ADDRESS	PHONE #
a.	Michael W. Larkin	200 S. Biscayne Blvd, Suite 850, Miami	(305) 374-5300
b.	Matthew Amster	200 S. Biscayne Blvd, Suite 850, Miami	(305) 374-5300
c.	Alyssa Kriplen	1251 SW 20th Street, Miami	(305) 310-2602

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 Connecticut  
COUNTY OF Fairfield

I, Anthony P. DiTommaso, Jr., Manager, 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 14th day of March, 2018. 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

**Cara Sarlo**  
**Notary Public**  
**My Commission Expires March 31, 2022**



NOTARY PUBLIC

My Commission Expires: 3/31/22

Cara Sarlo

PRINT NAME

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

**Exhibit A to Application**

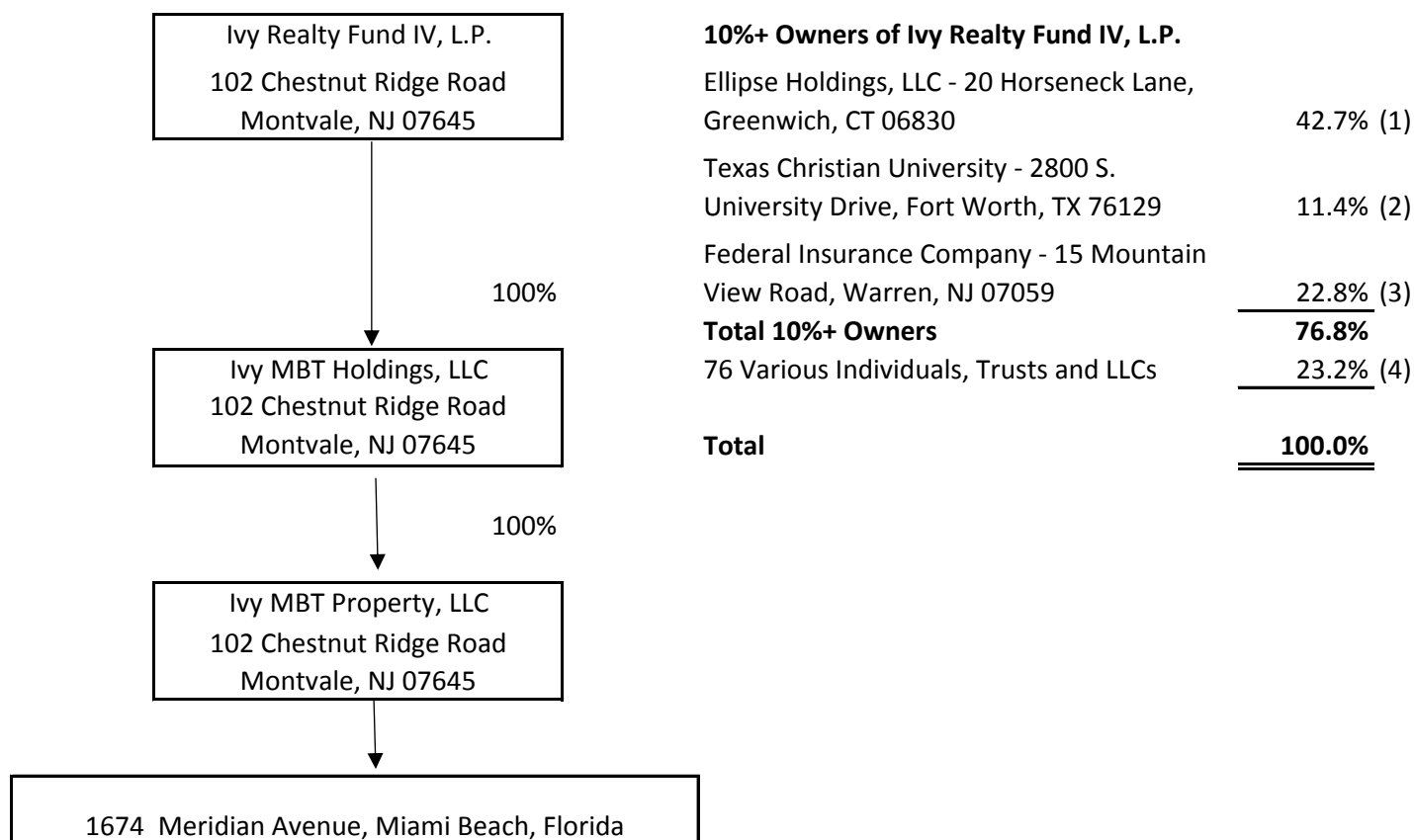
Lot 5 and the North 5 feet of Lot 4, Block 36, of AMENDED PLAT OF GOLF COURSE SUBDIVISION OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, recorded in Plat Book 6 at Page 26, of Public Records of Miami-Dade County, Florida.

Containing 8,250 Square Feet or 0.19 Acres more or less by calculations.

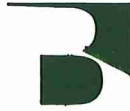


# Ivy MBT Property, LLC

## Ownership Chart



- (1) Ellipse Holdings, LLC is a pass-thru investment holding company. Majority owners are Stephen Friedman (35%) of NY, NY and Charles Davis (35%) of Greenwich, CT. No other investors own more than 5% of that entity.
- (2) TCU is a 501(C)(3) Tax Exempt Organization
- (3) Federal Insurance Company is a 100% wholly owned subsidiary of Chubb Ltd (NYSE: CB)
- (4) None own more than 5% of that entity.



# BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

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

## VIA ELECTRONIC SUBMITTAL & HAND-DELIVERY

April 6, 2018

James G. Murphy, Chief of Urban Design  
City of Miami Beach  
1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach, Florida 33139

Re: Modification to Design Review Board Approval File No. DRB16-0062  
for the Property Located at 1674 Meridian Avenue in Miami Beach, FL

Dear James:

This law firm represents Ivy MBT Property, LLC (the "Applicant"), the owner of the property located at 1674 Meridian Avenue ("Property") in the City of Miami Beach, Florida ("City"). See Exhibit A, Property Appraiser Summary Report. This letter shall serve as the letter of intent in connection with a request for a modification to a design review approval to allow for the renovation of the existing building.

Description of the Property. The Property, which is identified by Miami-Dade County Folio No. 02-3234-007-0580, is located mid-block on the west side of Meridian Avenue, between 17 Street and Lincoln Road. The Property is approximately 8,250 square feet in size and contains a five-story office building with ground level retail, which was built in 1959.

The Property is designated for CD-3, Commercial, High Intensity use pursuant to the City's Official Future Land Use Map and located within the CD-3, Commercial, High Intensity Zoning District pursuant to the City's Official Zoning Map. The Property is neither designated as a historic site nor located within a historic district.

Macy's is located directly east of the Property. A six-story office building is located directly to the north of the Property. The City parking lot located between Lincoln Lane North and 17 Street, and between Meridian Avenue and Jefferson Avenue is located to the south and west of the Property. Notably, the parking lot to the south of the Property has a curb and sidewalk abutting the Property giving the appearance of the south property line being adjacent to a public right-of-way.

Description of the Original Approval. On November 1, 2016, the Design Review Board ("DRB") issued an order for file no. DRB 16-0062 approving the design for the renovation of the existing structure on the Property with five (5) sign variances. See Exhibit B. The order granted eighteen (18) months for the Applicant to secure a full building permit. The Applicant filed the appropriate notification for a State of Emergency extension concerning the Zika virus, which added additional time to the original approval period. The new expiration date to finalize permitting is December 1, 2019.

Permitting Challenges. The Applicant has applied for a permit under the original order, but has experienced difficulties securing the necessary life safety approvals due to the predominant use of glass on the southern façade of the structure. Although a parking lot is located to the south of the structure, the Miami Beach Fire-Rescue Department requires more stringent protection in case a habitable structure is ever built adjacent to the southern side of the Property. To provide the required protection only a maximum of 25% of the south elevation can be fenestrated, unless an alternative with the same level of life safety can be achieved.

Description of the Modification. To maintain the aesthetics of the approved-design that provides a more modern feel and inviting pedestrian experience while meeting necessary life safety requirements, the Applicant proposes an appropriate alternative design that allows a significantly greater amount of fenestration. Specifically, for the south façade, the Applicant's proposal adds three (3) more eyebrows to the design between each floor on the exterior, to be fitted with a deluge sprinkler system. The sprinkler system would be placed on the outside and inside of the glass, impeding any spread of a fire to a possible future structure on the property to the south. The three upper eyebrows wrap around the edge of the eastern façade, while the first floor eyebrow wraps around the eastern façade completely.

Sign Variance Modifications. As stated above, the Applicant also secured five (5) sign variances for the location and size of signs on the eastern



and southern façade of the structure. The Applicant has adjusted the sign program but has ensured that all previously-approved variances cover the new proposal. No new variances are necessary. All that is needed are minor modifications to variances 1, 3, and 4 of the approved order, specifically to reference a change of the locations of the signs from the south façade to the east façade. Further, the revised sign plan complies with conditions I.C.1.(a) and (b) of the original order, therefore, these conditions should be stricken. See Exhibit C.

Sea Level Rise and Resiliency Criteria. The proposed modifications advance 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.**

All windows that will be replaced will be hurricane impact windows.

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

The existing building will contain ground floor retail and offices on the upper floors. Except for doorway openings on the ground floor, operable windows cannot be provided due to the life safety requirements.

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

Except for street trees, there is no landscaping for this existing structure.

- (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.**

This is an existing building and as required the Applicant will 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.**

Not applicable as this is a remodeling of an existing structure and there are no driveways or garage.

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

This is an existing building where critical mechanical and electrical systems are not a part of the rehabilitation.

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

This is an existing 5-story building with the first floor below base flood elevation and it is not reasonably feasible to elevate it to BFE. Notably, the ground floor is for retail, not residential use. The Applicant will provide appropriate flood proofing for this existing condition.

- (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.**

This is an existing 5-story building with the first floor below base flood elevation. Notably, the ground floor is for retail, not residential use, and proper precautions will be taken to protect the Property from potential floods.

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

Not applicable as this is a remodeling of an existing structure.

Conclusion. The Applicant's proposed modification of the approved design achieves a balance between the approved modern glass design and the practical difficulties of necessary life safety regulations. The result accentuates

James G. Murphy, Chief of Urban Design  
April 6, 2018  
Page 5

the streamlined, modern look of the original approval and will be a much-welcomed enhancement to the neighborhood.

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

Sincerely,



Matthew Amster

#### Attachments

cc: Michael Larkin, Esq. (electronic version only)  
Adrian Carrillo (electronic version only)



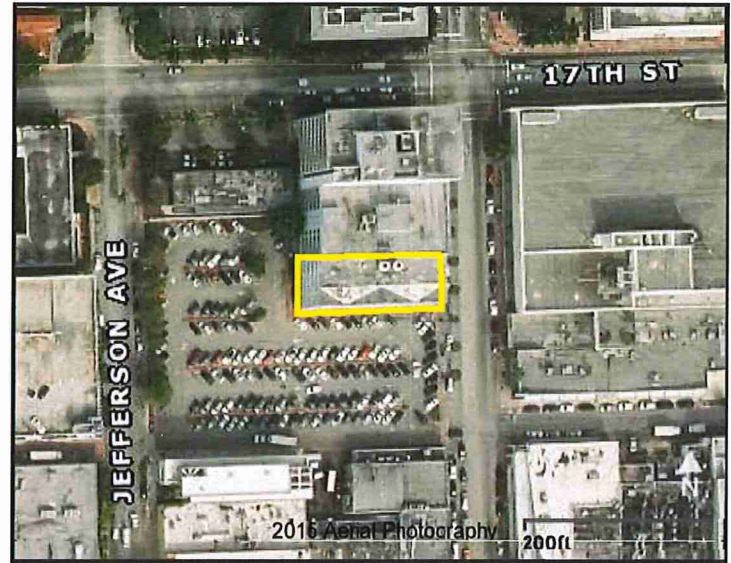


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 10/28/2016

Property Information	
Folio:	02-3234-007-0580
Property Address:	1674 MERIDIAN AVE Miami Beach, FL 33139-2801
Owner	IVY MBT PROPERTY LLC C/O IVY REALTY
Mailing Address	102 CHESTNUT RIDGE RD STE 204 MONTVALE, NJ 07645 USA
Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	3
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	33,384 Sq.Ft
Lot Size	8,250 Sq.Ft
Year Built	1959



Assessment Information			
Year	2016	2015	2014
Land Value	\$3,300,000	\$2,475,000	\$1,028,482
Building Value	\$800,000	\$1,100,000	\$1,774,134
XF Value	\$0	\$0	\$0
Market Value	\$4,100,000	\$3,575,000	\$2,802,616
Assessed Value	\$3,391,164	\$3,082,877	\$2,802,616

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$708,836	\$492,123	
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
GOLF COURSE SUB AMD PL PB 6-26 LOT 5 & N5FT LOT 4 BLK 36 LOT SIZE 55.000 X 150 OR 19085-0867 0400 1 COC 22781-0362 10 2004 6	

Taxable Value Information			
	2016	2015	2014
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,391,164	\$3,082,877	\$2,802,616
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,100,000	\$3,575,000	\$2,802,616
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,391,164	\$3,082,877	\$2,802,616
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,391,164	\$3,082,877	\$2,802,616

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/14/2016	\$48,750,000	30158-2137	Qual on DOS, multi-parcel sale
10/01/2004	\$7,475,000	22781-0362	Other disqualified
04/01/2000	\$3,800,000	19085-0867	Sales which are qualified
04/01/1993	\$490,000	15883-4630	Sales which are qualified

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

Version:

**DESIGN REVIEW BOARD**  
**City of Miami Beach, Florida**

MEETING DATE: November 1, 2016

FILE NO: DRB16-0062

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PROPERTY: **1674 Meridian Avenue**

APPLICANT: IVY MBT Property LLC

LEGAL: North ½ of Lot 5 & North 5FT Lot 4 of Block 36 Golf Course Subdivision Amended Plat, According to the Plat Thereof, as Recorded in Plat Book 6, Page 26, of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for Design Review approval for exterior and interior design modifications to the first and second floor and alterations to the overall façade of an existing five-story office building including new window and door openings, new storefronts and new eyebrow canopy including signage variances from the maximum area allowed for projecting signs, to relocate projecting signs and a building identification sign, and to place a building identification sign as a projecting sign, in order to install multiple signs on the building.

**ORDER**

The City of Miami Beach Design Review Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

**I. Design Review**

- A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not an individually designated historic site.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, ~~the project as submitted is inconsistent with Design Review Criteria 3-6, and 9 in Section 118-251 of the Miami Beach Code.~~
- C. The project would remain consistent with the criteria and requirements of Section 118-251 if the following conditions are met:
  1. Revised elevation, site plan and floor plan drawings for the proposed modification to 1674 Meridian Avenue shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:



- a. The proposed projecting sign located below the proposed metal awning facing Meridian Avenue (east) shall project above the proposed metal awning.
- b. The proposed projecting signage located below the proposed metal awning facing the parking lot (south) shall not be permitted as proposed. The proposed signage shall be relocated to be no higher than above the first floor retail space and align with the proposed projecting sign located above the proposed metal awning facing Meridian Avenue (east).
- c. The proposed new stair in Tenant 3 must be poured or created as a solid piece with no access to the underside of treads or area under structure must be counted towards FAR.
- d. The proposed new elevator in Tenant 3 must be included towards FAR.
- e. All new roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and shall be configured to be as close to the center of the roof(s) as possible and screened from view on all sides, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- f. A fully enclosed, air-conditioned trash room(s) shall be provided, which is sufficient to handle the maximum uses intended for the proposed structure. External dumpsters shall not be permitted.
- g. All electrical conduits, exterior lighting elements and sprinkler lines and sprinkler heads located within the proposed eyebrow shall be contained within the metal canopy structure and shall not be surface mounted wherever visible from the public right of way or wherever they may otherwise have an adverse aesthetic impact upon the design integrity of the structure, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- h. All building signage shall require a separate permit. A uniform sign plan for the new building shall be required. Such sign plan shall be consistent in materials, method of illumination and sign location. All future signage shall be designed as individual reverse channel letters with a brushed aluminum finish that can may or may not be backlit with/out a color, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- i. If any signage is projecting above or suspended below the proposed eyebrow, the signage shall be composed of individual pin-mounted lettering and all electrical conduits and exterior lighting elements shall be hidden from view. No exterior raceways shall be permitted.
- j. All kitchen ventilation shall be chased through the interior of the building to the roof or through the rear of the building. No exhaust ducts or vents shall be permitted on the front or side elevations.



- k. The final details of all exterior surface finishes and materials, including samples, shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
  - l. All interior fixtures, including, but not limited to, shelving, partitions, and checkout counters, shall be setback a minimum of ten (10'-0") feet from the east wall and five (5'-0") from the south wall of the building on the first and second levels, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board. This shall not prohibit substantially transparent fixtures for display purposes only.
  - m. The final design and details of all exterior and interior lighting shall be provided, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board. Interior lighting shall be designed in a manner to not have an adverse overwhelming impact upon the surrounding area. No florescent or intensive 'white' lighting (or similar intensive lighting) visible from the adjacent public rights of way or adjacent properties shall be permitted.
  - n. Final details of all proposed storefront systems and associated details shall be provided for all of the structures on the project sites, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
  - o. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
  - p. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.
2. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
- a. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by the Public Works Department.
  - b. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain.



Right-of-way areas shall also be incorporated as part of the irrigation system.

- c. The applicant shall install street trees on all sides of the project consistent with the City's Street Tree Master Plan, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board, and root barriers shall be installed along the sidewalk in conjunction with structural soils.
- d. The applicant shall install 6 bicycle racks alongside the sidewalk, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- e. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures. The location of backflow preventors, siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
- f. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
- g. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit

In accordance with Section 118-262, the applicant, or the city manager on behalf of the city administration, or an affected person, Miami Design Preservation League or Dade Heritage Trust may seek review of any order of the Design Review Board by the city commission, except that orders granting or denying a request for rehearing shall not be reviewed by the commission.

#### I. Variance(s)

A. The applicant filed an application with the Planning Department for the following variance(s), which were either approved by the Board with modifications, or denied (Underlying denotes new language and ~~strike through~~ denotes stricken language:

1. A variance to exceed by 15 SF the maximum permitted area of 15 SF for a projecting sign for a business (Tenant 1) in order to allow the installation of a projecting sign on the south facade with a total of 30 SF.

2. ~~A variance to relocate an allowable projecting sign for a business (Tenant 1) on the south façade from the ground floor to the 2<sup>nd</sup> floor of a multistory commercial building. (Variance denied)~~
  3. A variance to relocate an allowable building identification sign from the parapet of the building facing Meridian Avenue to the eyebrow of the south façade of the building.
  4. ~~A variance to allow a projecting sign as a building identification sign in order to install a projecting sign on the eyebrow at the south side of the building.~~
  5. A variance to exceed by 15 SF the maximum permitted area of 15 SF for a projecting sign for a business (Tenant 2) in order to allow the installation of a projecting sign facing Meridian Avenue with a total of 30 SF.
  6. A variance to exceed by 45 SF the maximum permitted area of 15 SF for a projecting sign for a business (Tenant 2) in order to allow the installation of two (2) projecting signs on the south side with a total of 60 SF.
  7. ~~A variance to relocate two (2) allowable projecting signs for a business (Tenant 2) on the south façade from the ground floor to the 2<sup>nd</sup> floor of a multistory commercial building. (Variance denied)~~
- B. The applicant has submitted plans and documents with the application that satisfy Article 1, Section 2 of the Related Special Acts, only as it relates to Variance(s) II.A.1, II.A.3, II.A.4, II.A.5, II.A.6, as noted above, allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

The applicant has submitted plans and documents with the application that also indicate the following, as they relate to the requirements of Section 118-353(d), Miami Beach City Code, only as it relates to Variance(s) II.A.1, II.A.3, II.A.4, II.A.5, II.A.6, as noted above:

That 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;

That the special conditions and circumstances do not result from the action of the applicant;

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;





That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

That 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.

C. The Board hereby Denies the Variance requests as noted in II.A.2 and II.A.7 and Approves the requested variance, as noted in II.A.1, II.A.3, II.A.4, II.A.5, and II.A.6 and imposes the following conditions based on its authority in Section 118-354 of the Miami Beach City Code: and

1. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.
2. All signage shall be located no higher than above the first floor retail space.

The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.

II. General Terms and Conditions applying to both 'I. Design Review Approval' and 'II. Variances' noted above.

- A. A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.
- B. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
- C. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- D. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- E. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.



- F. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- G. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the application for Design Review approval and Variance II.A.1, II.A.3, II.A.4, II.A.5, and II.A.6 as noted above, is GRANTED and that the Application for Variances II.A.2 and II.A.7, as noted above is DENIED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Finding of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "1674 Meridian Ave", as prepared by **Shulman + Associates**, dated, signed and sealed September 09, 2016, and as approved by the Design Review Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.


The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board approved plans, this approval does not mean that such handicapped access is not required. When requesting Building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code, the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project shall expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this Order shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.

Dated this 3<sup>rd</sup> day of November, 2016.

DESIGN REVIEW BOARD  
THE CITY OF MIAMI BEACH, FLORIDA



# MIAMI BEACH

Page 1 of 4

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

Property address: 1674 Meridian Avenue Board: DRB Date: 3/12/18

## 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.

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

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

# MIAMI BEACH

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: 1674 Meridian Avenue

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	<del>Proposed</del> Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks. <del>Previously approved</del> and proposed	✓
o	<del>Proposed</del> Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable) <del>Previously approved</del> and proposed	✓
p	<del>Proposed</del> Section Drawings <del>Previously approved</del> and proposed, if applicable	✓
q	Color Renderings (elevations and three dimensional perspective drawings). <b>ALSO PROVIDE SAMPLES OF MATERIALS / MATERIAL BOARD</b>	✓
<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.) Provide elevations in conjunction with north building	✓
22	Required yards open space calculations and shaded diagrams.	
23	Required yards section drawings.	
24	Variance and/or Waiver Diagram, if applicable	✓
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.	

no change,  
not needed  
MA

Indicate N/A If Not Applicable

Initials: FSC



# MIAMI BEACH

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

Property address: **1674 Meridian Avenue**

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 118-353 (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: FS

# MIAMI BEACH

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

Property Address: 1674 Meridian Avenue

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	

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

ITEM #	<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

3/12/18

Date

Indicate N/A If Not Applicable

Initials: FSC

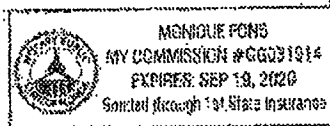
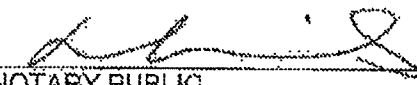
BY: DEBORAH J. TACKETT  
DESIGN AND PRESERVATION MANAGER  
FOR THE CHAIR

STATE OF FLORIDA )

)SS

COUNTY OF MIAMI-DADE )

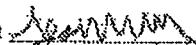
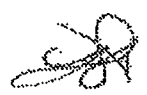
The foregoing instrument was acknowledged before me this 3rd day of November 2016 by Deborah J. Tackett, Design and Preservation Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.


  
 NOTARY PUBLIC

Miami-Dade County, Florida

My commission expires: 7/19/2020

Approved As To Form:

City Attorney's Office:  (11/2/16)Filed with the Clerk of the Design Review Board on  (11/3/16)


DRB 18-0243 (f.k.a. DRB File No. 16-0062)  
IVY MBT Property LLC  
1674 Meridian Avenue  
4/6/2018

**MODIFICATIONS TO PRIOR APPROVAL**

- a. ~~The proposed projecting sign located below the proposed metal awning facing Meridian Avenue (east) shall project above the proposed metal awning.~~
- b. ~~The proposed projecting signage located below the proposed metal awning facing the parking lot (south) shall not be permitted as proposed. The proposed signage shall be relocated to be no higher than above the first floor retail space and align with the proposed projecting sign located above the proposed metal awning facing Meridian Avenue (east).~~
- c. ~~Any proposed new stairs shall require further review to ensure that the project complies with FAR requirements of the City Code subject to review and approval by staff. The proposed new stair in Tenant 3 must be poured or created as a solid piece with no access to the underside of treads or area under structure must be counted towards FAR. Underlying denotes corrected language and strikethrough denotes stricken language.~~
- d. ~~The proposed new elevator in Tenant 4 must be included towards FAR.~~

\* \* \*

I. Variance(s)

- A. The applicant filed an application with the Planning Department for the following variance(s), which were either approved by the Board with modifications or denied (Underlying denotes new language and strikethrough denotes stricken language:
  - 1. A variance to exceed by 15 SF the maximum permitted area of 15 SF for a projecting sign for a business (Tenant 1) in order to allow the installation of a projecting sign on the southeast façade with a total of 30 SF.
  - 3. A variance to relocate an allowable building identification sign from the parapet of the building facing Meridian Avenue to the eyebrow of the southeast façade of the building.
  - 4. A variance to allow a projecting sign as a building identification sign in order to install a projecting sign on the eyebrow at the southeast side of the building.



205 MONTCLAIR LLC  
860 CASA 3 SAN ISIDRO SEGUNDO  
FERNANDEZ  
BUENOS AIRES  
ARGENTINA

STEVEN & HOWARD & SHEILA OLIVER  
% SHEILA OLIVER  
2 COVINGTON ROAD PH208  
TORONTO ON M6A3E2  
CANADA

VILLE AILIO  
PERAMIEHENKATU 2 C 18  
HELSINKI 00150  
FINLAND

1680 COSTA LLC  
C/O DANIEL WARMAN  
7600 RED RD STE 102  
MIAMI, FL 33143

1685 JEFFERSON LLC  
C/O OCTAZON MANAGEMENT LLC  
1835 MIAMI GARDENS DR #176  
NORTH MIAMI BEACH, FL 33179

1698 JEFFERSON LLC  
121 S ORANGE AVE 940  
ORLANDO, FL 32801

1700 JEFFERSON AVE LLC  
2700 SW 8 STREET  
MIAMI, FL 33135

401 MONTCLAIR LLC  
1700 MERIDIAN AVE UNIT 401  
MIAMI BEACH, FL 33139

ADAM BEN MEIRAS  
8390 BRUSSELS WAY  
BOCA RATON, FL 33434

ADRIENNE I HARROW  
3700 WINDMEADOWS BLVD #215  
GAINESVILLE, FL 32608

AKRAM ELFEKI & AHMED ELFEKI &  
NAWAL DEUTSCH  
1710 JEFFERSON AVE  
MIAMI BEACH, FL 33139-2444

AMANDA B CAMARA  
1698 JEFFERSON AVE #50  
MIAMI BEACH, FL 33139

ANA ARRISSE ALONSO JTRS  
ANA MARIA ALONSO JTRS  
1698 JEFFERSON AVE # 12-A  
MIAMI BEACH, FL 33139

ANTHONY MELILLO  
1700 MERIDIAN AVE #212  
MIAMI BEACH, FL 33139-1843

ARMANDO ALVAREZ  
1698 JEFFERSON AVE UNIT 18  
MIAMI BEACH, FL 33139-7639

BG WRIGHT  
1700 MERIDIAN AVE #304  
MIAMI, FL 33138

BOBBY BELL  
CECILIA BELL  
2615 LARKIN ST  
SAN FRANCISCO, CA 94109

CHRISTOPHER HANDLEY  
1698 JEFFERSON AVE #15  
MIAMI BEACH, FL 33139-7639

CINDY A MATTSON  
1700 MERIDIAN AVE #403  
MIAMI BEACH, FL 33139-1842

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

CITY OF MIAMI BEACH  
FLA BAY SHORE CLUB COURSE  
MIAMI, FL 33125

CLPF LINCOLN LLC LEASEE  
C/O CLARION PARTNERS LLC  
CITY MIAMI BCH ECON DEV LESSOR  
1440 NEW YORK AVENUE NW STE 200  
WASHINGTON, DC 20005

CODY ROSS  
66 NINTH AVE 2N  
NEW YORK, NY 10011

COMCO LLC  
1261 20 ST  
MIAMI BEACH, FL 33139

DEREK SPAK  
1700 MERIDIAN AVE 512  
MIAMI BEACH, FL 33139

DORAL LEONE LLC  
5025 COLLINS AVE #1806  
MIAMI BEACH, FL 33139

ELIZABETH A PICOT  
DANIEL PICOT  
1307 CASTLE PINES CIR  
ST AUGUSTINE, FL 32092

EMERSON FORTH & MICHAEL WOLOFSKY  
1700 MERIDIAN AVE #312  
MIAMI BEACH, FL 33139-1843

ERNA BERGER  
6770 INDIAN CREEK DR #TS-E  
MIAMI BEACH, FL 33140

FEDERATED DEPT STORES  
LESSEE TAX DEPT  
7 WEST 7 ST  
CINCINNATI, OH 45202

FEDO LLC  
1112 N MIAMI AVE 2 FL  
MIAMI, FL 33136

FILIPA LLC  
650 NE 52 TER  
MIAMI, FL 33137

FRANK HOLTHAM JR  
29 W CHURCH RD  
SADDLE RIVER, NJ 07458

GM INVESTMENTS ENTERPRISES LLC  
1200 WEST 49 ST  
HIALEAH, FL 33012

HAIM YEHEZKEL JTRS  
ERIK YEHEZKEL JTRS  
210 71 ST #309  
MIAMI BEACH, FL 33141

HANS G SCHENK  
1700 MERIDIAN AVE #208  
MIAMI BEACH, FL 33139

HORTENSIA PEREZ  
1698 JEFFERSON AVE 38  
MIAMI BEACH, FL 33139-7640

HUGO FERNANDEZ  
1698 JEFFERSON AVE #49  
MIAMI BEACH, FL 33139-7640

IM JEFFERSON LLC  
530 SW 24 RD  
MIAMI, FL 33129

ISABELLA ARCHER  
1698 JEFFERSON AVE UNIT 37  
MIAMI BEACH, FL 33139-7640

IVY MBT PROPERTY LLC  
C/O IVY REALTY  
102 CHESTNUT RIDGE RD STE 204  
MONTVALE, NJ 07645

JEFFREY ROSKO  
ANDREA ROSKO  
1700 MERIDIAN AVE 202  
MIAMI BEACH, FL 33139

JEFFREY W CHUNG  
PORN PUN V MARISI  
1698 JEFFERSON AVE APT 1  
MIAMI BEACH, FL 33139

JOSE M GABILONDO JR  
1698 JEFFERSON AVE #34  
MIAMI BEACH, FL 33139-7640

JOSE Y VAZQUEZ &  
W LINDA S VAZQUEZ  
200 PARK AVE SOUTH 8TH FLR  
NEW YORK, NY 10003

JUAN LUIS BARGIELA VAZ  
1700 MERIDIAN AVE #303  
MIAMI BEACH, FL 33139-1843

JULIANNE M LAKE &  
H RYAN M POGOZALSKI  
10 FOREST HILL DR.  
HYDE PARK, OH 45208

JUSTIN PANZARELLA  
1698 JEFFERSON AVE #22  
MIAMI BEACH, FL 33139

KALVIN SOKOL & W HILDA R  
1698 JEFFERSON AVE UNIT 36  
MIAMI BEACH, FL 33139-7640

KARIM RASHID & W IVANA RASHID  
1700 MERIDIAN AVE #407  
MIAMI BEACH, FL 33139

KEITH RYAN SHEAFFER  
210 S 25 ST UNIT 1401  
PHILADELPHIA, PA 19103

KELLY ADELIA MCCAFFERTY  
1700 MERIDIAN AVE UNIT 508  
MIAMI BEACH, FL 33139

KENNETH DAVIS  
JULIE DAVIS  
1700 MERIDIAN AVE #102  
MIAMI BEACH, FL 33139

LEANDRO GARCIA  
1698 JEFFERSON AVE UNIT 23  
MIAMI BEACH, FL 33139

LINCOLN 845 LLC  
% JENEL MGMT CORP  
275 MADISON AVE # 702  
NEW YORK, NY 10016

LORENZO DE LEO  
ALLISON CLARE DE LEO  
1700 MERIDIAN AVE 101  
MIAMI BEACH, FL 33139

LUCINDA MARIA ALONSO  
1698 JEFFERSON AVE UNIT 33  
MIAMI BEACH, FL 33139

LUCY A ARITA  
1698 JEFFERSON AVE #48  
MIAMI BEACH, FL 33139-7640

LUIS E FERNANDEZ LOZADA  
LESLIE LYNN  
ANN FERNANDEZ  
1700 MERIDIAN AVE #207  
MIAMI BEACH, FL 33139

MAGDIEL PADRON  
MARTHA CHINEA  
1698 JEFFERSON AVE # 21  
MIAMI BEACH, FL 33139

MARIA B GALANO MAUGHAN  
1698 JEFFERSON AVE #10  
MIAMI BEACH, FL 33139

MARIA B DE LA CAMARA LE  
REM MARIA BEATRIZ GALANO  
CONRADO ALPIZAR EST OF  
1698 JEFFERSON AVE 7  
MIAMI BEACH, FL 33139

MARIA E ALVAREZ  
1698 JEFFERSON AVE # 19  
MIAMI BEACH, FL 33139

MARIA ELENA ALVAREZ  
ARMANDO ERNESTO ALVAREZ  
1698 JEFFERSON AVE 16  
MIAMI BEACH, FL 33139

MARY J HOLLAND  
1698 JEFFERSON AVE #24  
MIAMI BEACH, FL 33139-7639

MARY JANE HOLLAND  
1698 JEFFERSON AVE UNIT 24  
MIAMI BEACH, FL 33139-7639

MATTHEW & ROSS YASGUR  
71 MEETING HOUSE RD  
BEDFORD CORNERS, NY 10549

MEDICAL IMAGING PROPERTY  
MANAGEMENT LLC  
200 E 36 ST 11C  
NEW YORK, NY 10016

MIAMI T LLC  
1700 MERIDIAN AVE SUITE 203  
MIAMI BEACH, FL 33139

MICHAEL J HALL  
1700 MERIDIAN AVE #505  
MIAMI BEACH, FL 33139-1842

MICHAEL J LIPMAN  
1700 MERIDIAN AVE #510  
MIAMI BEACH, FL 33139

MIRIAM JACQUELINE DE LA TORRE  
1030 SW 75 AVE  
MIAMI, FL 33144

MONTCLAIR 305 LLC  
777 BRICKELL AVE STE 1110  
MIAMI, FL 33131

MOSHE SAS  
DALIA SAS  
290-174 ST UNIT 1805  
SUNNY ISLES BEACH, FL 33160

NATIVIDAD TALAMAS  
1698 JEFFERSON AVE #32  
MIAMI BEACH, FL 33139-7640

NAWAL DEUTSCH  
AKRAM ELFEKI  
AHMED ELFEKI  
1698 JEFFERSON AVE #20  
MIAMI BEACH, FL 33139

ORLAN BOSTON  
1700 MERIDIAN AVE #402  
MIAMI BEACH, FL 33139-1842

ORLAN BOSTON  
TOMAS A MIKUZIS BOSTON  
17 MURRAY ST 2  
NEW YORK, NY 10007

ORLAN BOSTON  
TOMAS A MIKUZIS BOSTON  
1700 MERIDIAN AVE 504  
MIAMI BEACH, FL 33139

ORLAN BOSTON  
TOMAS MIKUZIS BOSTON  
17 MURRY STREET UNIT 2  
NEW YORK, NY 10007

OSCAR CAMARA JTRS  
OSCAR J CAMARA JTRS  
1698 JEFFERSON AVE APT 31  
MIAMI BEACH, FL 33139

PENSCO TRUST COMPANY  
PO BOX 173859  
DENVER, CO 80217

PIAFOX LLC  
3449 NE 1 AVE #L35  
MIAMI, FL 33137

PPF 723 LINCOLN LANE LLC  
C/O STEPHEN H BITTEL  
801 W 41 ST STE 600  
MIAMI BEACH, FL 33140

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

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

REYNOLD L STONE & W ANN E STONE  
1698 JEFFERSON AVE #27  
MIAMI BEACH, FL 33139

RICHARD FRANK  
1698 JEFFERSON AVE 29  
MIAMI BEACH, FL 33139

ROBERT A RIONDA TRS  
ROBERT A RIONDA  
1700 MERIDIAN AVE #412  
MIAMI BEACH, FL 33139

ROBERT WILLIAM TIMMS TRS  
1211 CONSTITUTION AVE NE  
WASHINGTON, DC 20002

ROMINA NAPARSTEK  
1698 JEFFERSON AVE #12  
MIAMI BEACH, FL 33139

RONALD MIAMI LLC  
C/O MASSAT CONSULTING GROUP  
44 WEST FLAGLER ST STE #1100  
MIAMI, FL 33130

SANTIAGO SIBERT  
JAMES VOORHEES  
1700 MERIDIAN AVE APT 507  
MIAMI BEACH, FL 33139

SOBE GORGEOUS INC  
250 E RIVO ALTO DR  
MIAMI BEACH, FL 33139

SOUTH MERIDIAN INVESTMENTS CORP  
354 SEVILLA AVE  
CORAL GABLES, FL 33134

STEPHEN H BOURIE &  
W MICHELLE A BOURIE  
1698 JEFFERSON AVE #44  
MIAMI BEACH, FL 33139

SUSAN GOLDSTEIN  
1311 BRIGHTWATER #2B  
BROOKLYN, NY 11235

SUSANA PENA  
PEDRO PABLO PORBEN  
938 MANITOBA DR  
BOWLING GREEN, OH 43402

THE STERLING BUILDING INC  
927 LINCOLN RD #214  
MIAMI BEACH, FL 33139-2606

THOMAS MICHAEL REIMANN  
1698 JEFFERSON AVE #8  
MIAMI BEACH, FL 33139-7639

THOMAS SONGIN  
1698 JEFFERSON AVE UNIT 46  
MIAMI BEACH, FL 33139

TIMOTHY J MILLER  
310 W 55 ST #3J  
NEW YORK, NY 10019

VERONICA F SASPE  
1698 JEFFERSON AVE 43  
MIAMI BEACH, FL 33139

VIVIAN BEATRIZ GONZALEZ  
6481 SW 85 ST  
MIAMI, FL 33143-7939

WILLIAM B DE YAMPERT III  
1700 MERIDIAN AVENUE #302  
MIAMI BEACH, FL 33139



Name	Address	City	State	Zip	Country
205 MONTCLAIR LLC	860 CASA 3 SAN ISIDRO SEGUNDO FERNANDEZ	BUENOS AIRES			ARGENTINA
STEVEN & HOWARD & SHEILA OLIVER % SHEILA OLIVER	2 COVINGTON ROAD PH208	TORONTO ON M6A3E2			CANADA
VILLE AILIO	PERAMIEHENKATU 2 C 18	HELSINKI 00150			FINLAND
1680 COSTA LLC C/O DANIEL WARMAN	7600 RED RD STE 102	MIAMI	FL	33143	USA
1685 JEFFERSON LLC C/O OCTAZON MANAGEMENT LLC	1835 MIAMI GARDENS DR #176	NORTH MIAMI BEACH	FL	33179	USA
1698 JEFFERSON LLC	121 S ORANGE AVE 940	ORLANDO	FL	32801	USA
1700 JEFFERSON AVE LLC	2700 SW 8 STREET	MIAMI	FL	33135	USA
401 MONTCLAIR LLC	1700 MERIDIAN AVE UNIT 401	MIAMI BEACH	FL	33139	USA
ADAM BEN MEIRAS	8390 BRUSSELS WAY	BOCA RATON	FL	33434	USA
ADRIENNE I HARROW	3700 WINDMEADOWS BLVD #215	GAINESVILLE	FL	32608	USA
AKRAM ELFEKI & AHNED ELFEKI & NAWAL DEUTSCH	1710 JEFFERSON AVE	MIAMI BEACH	FL	33139-2444	USA
AMANDA B CAMARA	1698 JEFFERSON AVE #50	MIAMI BEACH	FL	33139	USA
ANA ARRISSO ALONSO JTRS ANA MARIA ALONSO JTRS	1698 JEFFERSON AVE # 12-A	MIAMI BEACH	FL	33139	USA
ANTHONY MELILLO	1700 MERIDIAN AVE #212	MIAMI BEACH	FL	33139-1843	USA
ARMANDO ALVAREZ	1698 JEFFERSON AVE UNIT 18	MIAMI BEACH	FL	33139-7639	USA
BG WRIGHT	1700 MERIDIAN AVE #304	MIAMI	FL	33138	USA
BOBBY BELL CECILIA BELL	2615 LARKIN ST	SAN FRANCISCO	CA	94109	USA
CHRISTOPHER HANDLEY	1698 JEFFERSON AVE #15	MIAMI BEACH	FL	33139-7639	USA
CINDY A MATTSOON	1700 MERIDIAN AVE #403	MIAMI BEACH	FL	33139-1842	USA
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH	FLA BAY SHORE CLUB COURSE	MIAMI	FL	33125	USA
CLPF LINCOLN LLC LEASEE C/O CLARION PARTNERS LLC CITY MIAMI BCH ECON DEV LESSOR	1440 NEW YORK AVENUE NW STE 200	WASHINGTON	DC	20005	USA
CODY ROSS	66 NINTH AVE 2N	NEW YORK	NY	10011	USA
COMCO LLC	1261 20 ST	MIAMI BEACH	FL	33139	USA
DEREK SPARK	1700 MERIDIAN AVE 512	MIAMI BEACH	FL	33139	USA
DORAL LEONE LLC	5025 COLLINS AVE #1806	MIAMI BEACH	FL	33139	USA
ELIZABETH A PICOT DANIEL PICOT	1307 CASTLE PINES CIR	ST AUGUSTINE	FL	32092	USA
EMERSON FORTH & MICHAEL WOLOFSKY	1700 MERIDIAN AVE #312	MIAMI BEACH	FL	33139-1843	USA
ERNA BERGER	6770 INDIAN CREEK DR #TS-E	MIAMI BEACH	FL	33140	USA
FEDERATED DEPT STORES LESSEE TAX DEPT	7 WEST 7 ST	CINCINNATI	OH	45202	USA
FEDO LLC	1112 N MIAMI AVE 2 FL	MIAMI	FL	33136	USA
FILIPA LLC	650 NE 52 TER	MIAMI	FL	33137	USA
FRANK HOLTHAM JR	29 W CHURCH RD	SADDLE RIVER	NJ	07458	USA
GM INVESTMENTS ENTERPRISES LLC	1200 WEST 49 ST	HIALEAH	FL	33012	USA
HAIM YEHEZKEL JTRS ERIK YEHEZKEL JTRS	210 71 ST #309	MIAMI BEACH	FL	33141	USA
HANS G SCHENK	1700 MERIDIAN AVE #208	MIAMI BEACH	FL	33139	USA
HORTENSIA PEREZ	1698 JEFFERSON AVE 38	MIAMI BEACH	FL	33139-7640	USA
HUGO FERNANDEZ	1698 JEFFERSON AVE #49	MIAMI BEACH	FL	33139-7640	USA
IM JEFFERSON LLC	530 SW 24 RD	MIAMI	FL	33129	USA
ISABELLA ARCHER	1698 JEFFERSON AVE UNIT 37	MIAMI BEACH	FL	33139-7640	USA
IVY MBT PROPERTY LLC C/O IVY REALTY	102 CHESTNUT RIDGE RD STE 204	MONTVALE	NJ	07645	USA
JEFFREY ROSKO ANDREA ROSKO	1700 MERIDIAN AVE 202	MIAMI BEACH	FL	33139	USA
JEFFREY W CHUNG PORNPUN V MARISI	1698 JEFFERSON AVE APT 1	MIAMI BEACH	FL	33139	USA
JOSE M GABILONDO JR	1698 JEFFERSON AVE #34	MIAMI BEACH	FL	33139-7640	USA
JOSE Y VAZQUEZ &W LINDA S VAZQUEZ	200 PARK AVE SOUTH 8TH FLR	NEW YORK	NY	10003	USA
JUAN LUIS BARGIELA VAZ	1700 MERIDIAN AVE #303	MIAMI BEACH	FL	33139-1843	USA
JULIANNE M LAKE &H RYAN M POGOZALSKI	10 FOREST HILL DR.	HYDE PARK	OH	45208	USA

JUSTIN PANZARELLA	1698 JEFFERSON AVE #22	MIAMI BEACH	FL	33139	USA
KALVIN SOKOL &W HILDA R	1698 JEFFERSON AVE UNIT 36	MIAMI BEACH	FL	33139-7640	USA
KARIM RASHID &W IVANA RASHID	1700 MERIDIAN AVE #407	MIAMI BEACH	FL	33139	USA
KEITH RYAN SHEAFFER	210 S 25 ST UNIT 1401	PHILADELPHIA	PA	19103	USA
KELLY ADELIA MCCAFFERTY	1700 MERIDIAN AVE UNIT 508	MIAMI BEACH	FL	33139	USA
KENNETH DAVIS JULIE DAVIS	1700 MERIDIAN AVE #102	MIAMI BEACH	FL	33139	USA
LEANDRO GARCIA	1698 JEFFERSON AVE UNIT 23	MIAMI BEACH	FL	33139	USA
LINCOLN 845 LLC % JENEL MGMT CORP	275 MADISON AVE # 702	NEW YORK	NY	10016	USA
LORENZO DE LEO ALLISON CLARE DE LEO	1700 MERIDIAN AVE 101	MIAMI BEACH	FL	33139	USA
LUCINDA MARIA ALONSO	1698 JEFFERSON AVE UNIT 33	MIAMI BEACH	FL	33139	USA
LUCY A ARITA	1698 JEFFERSON AVE #48	MIAMI BEACH	FL	33139-7640	USA
LUIS E FERNANDEZ LOZADA LESLIE LYNN ANN FERNANDEZ	1700 MERIDIAN AVE #207	MIAMI BEACH	FL	33139	USA
MAGDIEL PADRON MARTHA CHINEA	1698 JEFFERSON AVE # 21	MIAMI BEACH	FL	33139	USA
MARIA B GALANO MAUGHAN	1698 JEFFERSON AVE #10	MIAMI BEACH	FL	33139	USA
MARIA B DE LA CAMARA LE REM MARIA BEATRIZ GALANO CONRADO ALPIZAR EST OF	1698 JEFFERSON AVE 7	MIAMI BEACH	FL	33139	USA
MARIA E ALVAREZ	1698 JEFFERSON AVE # 19	MIAMI BEACH	FL	33139	USA
MARIA ELENA ALVAREZ ARMANDO ERNESTO ALVAREZ	1698 JEFFERSON AVE 16	MIAMI BEACH	FL	33139	USA
MARY J HOLLAND	1698 JEFFERSON AVE #24	MIAMI BEACH	FL	33139-7639	USA
MARY JANE HOLLAND	1698 JEFFERSON AVE UNIT 24	MIAMI BEACH	FL	33139-7639	USA
MATTHEW & ROSS YASGUR	71 MEETING HOUSE RD	BEDFORD CORNERS	NY	10549	USA
MEDICAL IMAGING PROPERTY MANAGEMENT LLC	200 E 36 ST 11C	NEW YORK	NY	10016	USA
MIAMI T LLC	1700 MERIDIAN AVE SUITE 203	MIAMI BEACH	FL	33139	USA
MICHAEL J HALL	1700 MERIDIAN AVE #505	MIAMI BEACH	FL	33139-1842	USA
MICHAEL J LIPMAN	1700 MERIDIAN AVE #510	MIAMI BEACH	FL	33139	USA
MIRIAM JACQUELINE DE LA TORRE	1030 SW 75 AVE	MIAMI	FL	33144	USA
MONTCLAIR 305 LLC	777 BRICKELL AVE STE 1110	MIAMI	FL	33131	USA
MOSHE SAS DALIA SAS	290-174 ST UNIT 1805	SUNNY ISLES BEACH	FL	33160	USA
NATIVIDAD TALAMAS	1698 JEFFERSON AVE #32	MIAMI BEACH	FL	33139-7640	USA
NAWAL DEUTSCH AKRAM ELFEKI AHMED ELFEKI	1698 JEFFERSON AVE #20	MIAMI BEACH	FL	33139	USA
ORLAN BOSTON	1700 MERIDIAN AVE #402	MIAMI BEACH	FL	33139-1842	USA
ORLAN BOSTON TOMAS A MIKUZIS BOSTON	1700 MERIDIAN AVE 504	MIAMI BEACH	FL	33139	USA
ORLAN BOSTON TOMAS A MIKUZIS BOSTON	17 MURRAY ST 2	NEW YORK	NY	10007	USA
ORLAN BOSTON TOMAS MIKUZIS BOSTON	17 MURRY STREET UNIT 2	NEW YORK	NY	10007	USA
OSCAR CAMARA JTRS OSCAR J CAMARA JTRS	1698 JEFFERSON AVE APT 31	MIAMI BEACH	FL	33139	USA
PENSCO TRUST COMPANY	PO BOX 173859	DENVER	CO	80217	USA
PIAFOX LLC	3449 NE 1 AVE #L35	MIAMI	FL	33137	USA
PPF 723 LINCOLN LANE LLC C/O STEPHEN H BITTEL	801 W 41 ST STE 600	MIAMI BEACH	FL	33140	USA
PPF LRIII PORTFOLIO LLC C/O LINCOLN ROAD MM LLC	801 ARTHUR GODFREY RD #600	MIAMI BEACH	FL	33140	USA
PPF MBL PORTFOLIO LLC C/O LINCOLN ROAD MM LLC	801 ARTHUR GODFREY RD #600	MIAMI BEACH	FL	33140	USA
REYNOLD L STONE &W ANN E STONE	1698 JEFFERSON AVE #27	MIAMI BEACH	FL	33139	USA
RICHARD FRANK	1698 JEFFERSON AVE 29	MIAMI BEACH	FL	33139	USA
ROBERT A RIONDA TRS ROBERT A RIONDA	1700 MERIDIAN AVE #412	MIAMI BEACH	FL	33139	USA
ROBERT WILLIAM TIMMS TRS	1211 CONSTITUTION AVE NE	WASHINGTON	DC	20002	USA
ROMINA NAPARSTEK	1698 JEFFERSON AVE #12	MIAMI BEACH	FL	33139	USA
RONALD MIAMI LLC C/O MASSAT CONSULTING GROUP	44 WEST FLAGLER ST STE #1100	MIAMI	FL	33130	USA
SANTIAGO SIBERT JAMES VOORHEES	1700 MERIDIAN AVE APT 507	MIAMI BEACH	FL	33139	USA
SOBE GORGEOUS INC	250 E RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
SOUTH MERIDIAN INVESTMENTS CORP	354 SEVILLA AVE	CORAL GABLES	FL	33134	USA

STEPHEN H BOURIE &W MICHELLE A BOURIE	1698 JEFFERSON AVE #44	MIAMI BEACH	FL	33139	USA
SUSAN GOLDSTEIN	1311 BRIGHTWATER #2B	BROOKLYN	NY	11235	USA
SUSANA PENA PEDRO PABLO PORBEN	938 MANITOBA DR	BOWLING GREEN	OH	43402	USA
THE STERLING BUILDING INC	927 LINCOLN RD #214	MIAMI BEACH	FL	33139-2606	USA
THOMAS MICHAEL REIMANN	1698 JEFFERSON AVE #8	MIAMI BEACH	FL	33139-7639	USA
THOMAS SONGIN	1698 JEFFERSON AVE UNIT 46	MIAMI BEACH	FL	33139	USA
TIMOTHY J MILLER	310 W 55 ST #3J	NEW YORK	NY	10019	USA
VERONICA F SASPE	1698 JEFFERSON AVE 43	MIAMI BEACH	FL	33139	USA
VIVIAN BEATRIZ GONZALEZ	6481 SW 85 ST	MIAMI	FL	33143-7939	USA
WILLIAM B DE YAMPERT III	1700 MERIDIAN AVENUE #302	MIAMI BEACH	FL	33139	USA

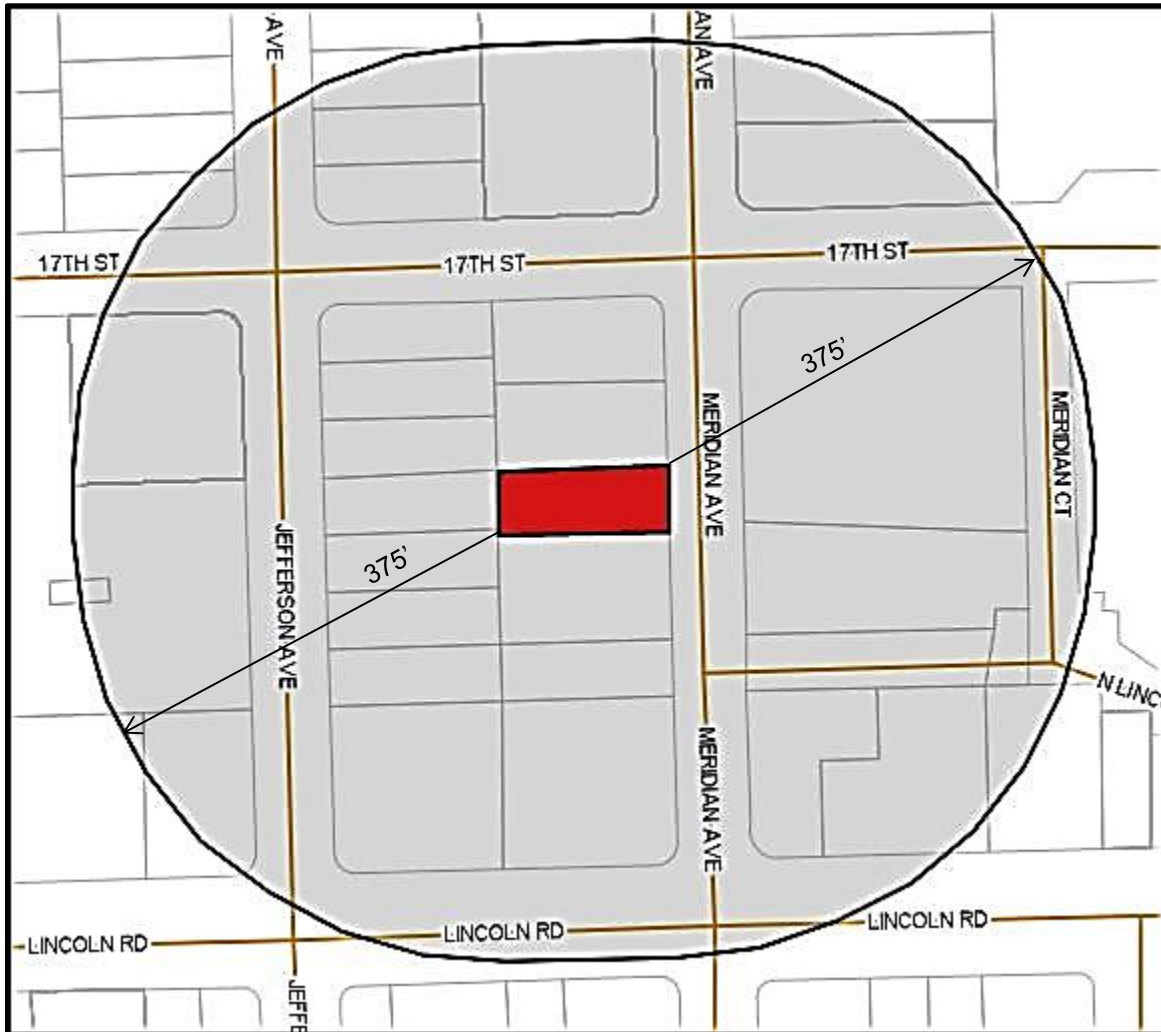


**rdr miami** | rio development resources

public hearing notification packages: lists of property owners within a specific radius + radius maps + mailing labels  
mailouts + site posting

**rdrmiami.com** | **diana@rdrmiami.com** | **305.498.1614**

## 375' RADIUS MAP

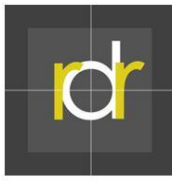


**SUBJECT:** 1674 Meridian Ave, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-007-0580

**LEGAL DESCRIPTION:** GOLF COURSE SUB AMD PL PB 6-26 LOT 5 & N5FT LOT 4 BLK 36





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public hearing notification packages: lists of property owners within a specific radius + radius maps + mailing labels  
mailouts + site posting

**rdrmiami.com | diana@rdrmiami.com | 305.498.1614**

March 13, 2018

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

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

**SUBJECT:** 1674 Meridian Ave, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-007-0580

**LEGAL DESCRIPTION:** GOLF COURSE SUB AMD PL PB 6-26 LOT 5 & N5FT LOT 4 BLK 36

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,

---

Diana B. Rio

Total number of property owners without repetition: **105, including 3 international**

6<sup>th</sup> April, 2018

**DRB Final Submittal Narrative**

**Project: 1674 Meridian Avenue, Miami Beach – DRB18-0243**

**Location: 1674 Meridian Avenue, Miami Beach**

**2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION**

- a. Trash room shape does not correspond to proposed FAR diagrams

*Refer to revised proposed plan showing previously approved trash room location, revised Data Table, FAR sheet, demolition plan and west elevation.*

- b. A205 and A206: graphically improve differences in glass types.

*Proposed elevations have additional color to differentiate between spandrel and vision glass. Alternate version has been removed.*

- c. A302 and A303: graphically improve differences in glass types.

*The proposed vision and spandrel glass will be the same glass, and is intended to look similar to each other. The proposed rendering depicts the proposed glass, which has a medium level of reflectivity and therefore while not being able to see the occupants behind at the spandrel locations, does read with the same reflectivity and color as the vision glass. Alternate version has been removed.*

- d. A-405: Missing detail of (proposed) signage in elevation and section. Depicting height above eyebrow, distance from wall.

*Refer revised sheet A-404 for revised details, height and distance from wall.*

- e. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated.

*Final Submittal and date is located in the title block on the cover sheet. Date on all sheets is located on the bottom right corner of each sheet.*

- f. Add narrative response sheet.

*See attached.*

**3. ZONING/VARIANCE COMMENTS****4. DESIGN/APPROPRIATENESS COMMENTS****5. LANDSCAPE COMMENTS**