

MIAMI BEACH

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

LAND USE BOARD HEARING APPLICATION

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

BOARD OF ADJUSTMENT

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

X DESIGN REVIEW BOARD

XI 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: 1222-1224 16th Street, Miami Beach, Florida 33139

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

FOLIO NUMBER (S) 02-3234-018-0530

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

NAME MH Ricky's, LLC

ADDRESS 3050 Biscayne Boulevard, PH1, Miami, Florida 33137

BUSINESS PHONE (786) 427-1145

CELL PHONE N/A

E-MAIL ADDRESS galbut@meninhospitality.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME ARRP Miami LLC

ADDRESS 2200 Biscayne Boulevard, Miami, Florida 33137

BUSINESS PHONE (305) 534-2161

CELL PHONE N/A

E-MAIL ADDRESS mmapl@aol.com

2. AUTHORIZED REPRESENTATIVE(S):

☒ ATTORNEY:

NAME James E. Rauh, Esq., Greenspoon Marder LLP

ADDRESS 1601 Washington Avenue, Suite 300, Miami Beach, Florida 33139

BUSINESS PHONE 305-789-2732

CELL PHONE 305-510-4077

E-MAIL ADDRESS james.rauh@gmlaw.com

☐ AGENT:

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

☒ CONTACT:

NAME Adrienne Noto, Esq., Greenspoon Marder LLP

ADDRESS 1601 Washington Avenue, Suite 300, Miami Beach, Florida 33139

BUSINESS PHONE 305-789-2733

CELL PHONE N/A

E-MAIL ADDRESS adrienne.noto@gmlaw.com

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

☒ ARCHITECT ☐ LANDSCAPE ARCHITECT ☐ ENGINEER ☐ CONTRACTOR ☐ OTHER _____

NAME Dulce Conde, Sol-ARCH

ADDRESS 4917 Southwest 74th Court, Miami, Florida 33155

BUSINESS PHONE (305) 740-0723

CELL PHONE N/A

E-MAIL ADDRESS d@sol-arch.com

FILE NO. DRB18-0230

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

Request for Design Review Approval to change the existing exterior windows for the venue located at 1222-1224 16th Street.

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

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

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

PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

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

FILE NO. DRB18-0230

- 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: Jared Galbut, Manager of MH Ricky's, LLC

FILE NO. DRB18-0230

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____
 COUNTY OF _____

I, Not Applicable, 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.

Not Applicable

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

Not Applicable

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

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

STATE OF _____
 COUNTY OF _____

I, Jared Galbut, being duly sworn, depose and certify as follows: (1) I am the Manager (print title) of MH Ricky's, 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 4 day of April, 2018. The foregoing instrument was acknowledged before me by Jared Galbut, Manager of MH Ricky's, 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:



Michael Fogarty
 Commission # GG096640
 Expires: April 23, 2021
 Bonded thru Aaron Notary

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

FILE NO. DRB18-0230

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF
COUNTY OF

I, Not Applicable, 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.

Not Applicable

SIGNATURE

Sworn to and subscribed before me this 13 day of April, 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

Not Applicable

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

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

STATE OF
COUNTY OF

I, Mark Muhrad, being duly sworn, depose and certify as follows: (1) I am the Vice President (print title) of ARRP Miami, 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 13 day of April, 2018. The foregoing instrument was acknowledged before me by Mark Muhrad, Vice President of ARRP Miami, 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.

FL DL # M463-540-79-408-0

NOTARY SEAL OR STAMP:

My Commission Expires:



Michael Fogarty
Commission # GG096640
Expires: April 23, 2021
Bonded thru Aaron Notary

NOTARY PUBLIC

PRINT NAME

FILE NO. DRB18-0230

POWER OF ATTORNEY AFFIDAVITSTATE OF
COUNTY OF

I Jared Galbut being duly sworn and deposed, certify as follows (1) I am the tenant or representative of the tenant of the real property that is the subject of this application (2) I hereby authorize James E. Rauh, Esq. & Greenspoon Marder LLP 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.

Jared Galbut, Manager of MH Ricky's, LLC

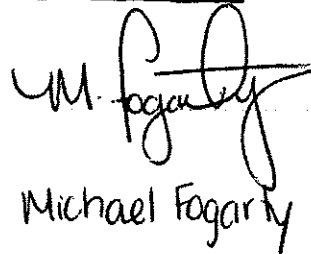
PRINT NAME (and Title if applicable)

SIGNATURE



Sworn to and subscribed before me this 12 day of April 2018. The foregoing instrument was acknowledged before me by Jared Galbut, Manager of MH Ricky's, 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



NOTARY PUBLIC

My Commission Expires



Michael Fogarty
Commission # GG096640
Expires: April 23, 2021
Bonded thru Aaron Notary



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. *

Not Applicable

Not Applicable

NAME

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE

% OF STOCK

Not Applicable

Not Applicable

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. DRB18-0230

POWER OF ATTORNEY AFFIDAVITSTATE OF
COUNTY OF

I, Mark Muhlad, 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 James E. Rauh, Esq. & Greenspoon Marder LLP 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.

Mark Muhlad Vice President of ARRP Miami, LLC

PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 13 day of April, 2018. The foregoing instrument was acknowledged before me by Mark Muhlad Vice President of ARRP Miami, 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

FL DL #

M4163-810-79-408-0

NOTARY PUBLIC

My Commission Expires



Michael Fogarty
Commission # GG096640
Expires: April 23, 2021
Bonded thru Aaron Notary

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.*

Not Applicable

NAME

Not Applicable

DATE OF CONTRACT

NAME, ADDRESS, AND OFFICE

% OF STOCK

Not Applicable

Not Applicable

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. DRB18-0230

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.*

MH Ricky's LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

See Exhibit "B"

See Exhibit "B"

ARRP Miami, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

See Exhibit "C"

See Exhibit "C"

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. DRB18-0230

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. *

Not Applicable

TRUST NAME

NAME AND ADDRESS

% INTEREST

Not Applicable

Not Applicable

NOTE: Notarized signature required on page 9

FILE NO. DRB18-0230

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.	James E. Rauh, Esq.	1601 Washington Avenue Suite 300	305-789-2732
b.	Adrienne Noto, Esq.	Miami Beach Florida 33139	305-789-2733
c.			

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

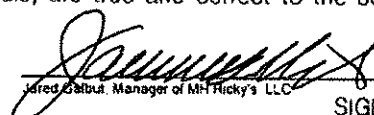
*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership or other entity, consisting of more than 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

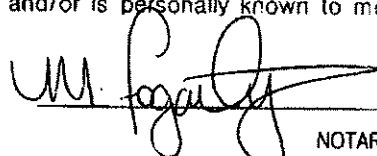
STATE OF
COUNTY OF

I, Jared Galbut, 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.


Jared Galbut, Manager of MH Ricky's LLC
SIGNATURE

Sworn to and subscribed before me this 12 day of April, 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


NOTARY PUBLIC
Michael Fogarty
PRINT NAME

My Commission Expires



Michael Fogarty
Commission # GG096640
Expires: April 23, 2021
Bonded thru Aaron Notary

FILE NO. DRB18-0230

EXHIBIT "A"

LEGAL DESCRIPTION

33-34 53 42 COMMERCIAL SUB PB 6-5 W70FT LOTS 3 & 4 BLK 66

EXHIBIT "B"

DISCLOSURE OF INTEREST

1. CORPORATION

If the property which is the subject of the application is owned or leased by a CORPORATION, list ALL of the stockholders, and the percentage of stock owned by each. Where the stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

MH Ricky's, LLC

CORPORATION NAME	
<u>NAME AND ADDRESS</u>	<u>% OF STOCK</u>
MH Ricky's, LLC	
MJJK Holdings, LLC 3050 Biscayne Boulevard, PH1 Miami, Florida 33137	67.50%
JL Club Holdings, LLC 14500 Ocean Bluff Drive Fort Myers, Florida 33908	16.25%
Leisure Autos, LLC 2710 Southwest 31 Avenue Miami, Florida 33133	16.25%
MJJK Holdings, LLC	
KMJG Holdings, LLC 3050 Biscayne Boulevard, PH1 Miami, Florida 33137	50%
Jenna B. Galbut, LLLP 2200 Biscayne Boulevard Miami, Florida 33137	25%
Marisa A. Galbut, LLLP 2200 Biscayne Boulevard Miami, Florida 33137	25%

KMJG Holdings, LLC

Jared Galbut 3050 Biscayne Boulevard, PH1 Miami, Florida 33137	50%
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Keith Menin 3050 Biscayne Boulevard, PH1 Miami, Florida 33137	50%
---	-----

Jenna B. Galbut, LLLP

Jenna B. Galbut 2200 Biscayne Boulevard Miami, Florida 33137	100%
--	------

Marisa A. Galbut, LLLP

Marisa A. Galbut 2200 Biscayne Boulevard Miami, Florida 33137	100%
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JL Club Holdings, LLC

Justin Levine 14500 Ocean Bluff Drive Fort Myers, Florida 33908	100%
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Leisure Autos, LLC

Louis Puig 2710 Southwest 31 Avenue Miami, Florida 33133	100%
--	------

EXHIBIT "C"

DISCLOSURE OF INTEREST

1. CORPORATION

If the property which is the subject of the application is owned or leased by a CORPORATION, list ALL of the stockholders, and the percentage of stock owned by each. Where the stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entity, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.*

ARRP Miami, LLC

CORPORATION NAME

NAME AND ADDRESS

% OF STOCK

ARRP Miami, LLC

KGM Equities 2, LLC
2200 Biscayne Boulevard
Miami, Florida 33137

95%

Beach R Holdings, LLC
2200 Biscayne Boulevard
Miami, Florida 33137

5%

KGM Equities 2, LLC

Bruce A. Menin 2004 Irrevocable Trust
2200 Biscayne Boulevard
Miami, Florida 33137

10%

Russell W. Galbut 2004 Irrevocable Trust
2200 Biscayne Boulevard
Miami, Florida 33137

45%

Sonny Kahn 2004 Irrevocable Trust
2200 Biscayne Boulevard
Miami, Florida 33137

45%

Beach R Holdings, LLC

Tomer Bitton
2200 Biscayne Boulevard
Miami, Florida 33137

100%

Bruce A. Menin 2004 Irrevocable Trust

Maxwell Logan Menin	33.33333333333333%
71 Town Line Road	
Wainscott, New York 11975	

Mason Brice Menin	33.33333333333333%
71 Town Line Road	
Wainscott, New York 11975	

Lucas Andrew Menin	33.33333333333333%
71 Town Line Road	
Wainscott, New York 11975	

Russell W. Galbut 2004 Irrevocable Trust

Marisa Anne Galbut	50%
5225 Collins Ave, PH8	
Miami Beach, FL 33140	

Jenna Beth Galbut	50%
5225 Collins Ave, PH8	
Miami Beach, FL 33140	

Sonny Kahn 2004 Irrevocable Trust

Elliott E. Kahn	20%
5940 N. Bay Road	
Miami Beach, FL 33140	

Joshua E. Kahn	20%
5940 N. Bay Road	
Miami Beach, FL 33140	

Naomi R. Kahn	20%
5940 N. Bay Road	
Miami Beach, FL 33140	

Rachel H. Kahn	20%
5940 N. Bay Road	
Miami Beach, FL 33140	

Avigail Kahn	20%
5940 N. Bay Road	
Miami Beach, FL 33140	

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

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: MH RICKY'S, LLC D/B/A RICKY'S
DBA: MH RICKY'S, LLC D/B/A RICKY'S
IN CARE OF: Jared Galbut
ADDRESS: 1222 16Th St
MIAMI BEACH, FL 33139-2309

LICENSE NUMBER: BTR000463-05-2016
Beginning: 10/01/2017
Expires: 09/30/2018
Parcel No: 0232340180530

TRADE ADDRESS: 1222 16Th St

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

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

This Receipt may be transferred:

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

B. To another location within the City if proper approvals and the
Additional Information
OCCUPYING 1222 & 1224 16TH STREET
Storage Locations

Code	Business Type
95005805	DANCE HALL/ENTERT. W/ALCOHOL
95016400	RESTAURANT / BARS
95000701	ALCOHOL BEV. (NO LATER THAN 5AM)

Dance Hall: Alcohol Served	Yes
Dance Hall: #Occupants	181
Restaurants/Bars: #Chairs	68

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

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

MH RICKY'S, LLC D/B/A RICKY'S
3050 Biscayne Blvd, Ph1
MIAMI, FL 33137-2309

3313923097

May 04, 2018

Via Online Submission & Hand Delivery

Chair and Board Members, Design Review Board
City of Miami Beach, Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

**Re: Letter of Intent for Design Review Approval for the Property Located at
1222-1224 16th Street**

Dear Chair and Board Members:

Our Law Firm represents MH Ricky's, LLC (the "Applicant"), the tenant of the property located at 1222-1224 16th Street (the "Property"). Please allow this correspondence to serve as the Applicant's Letter of Intent in support of the enclosed application seeking design review approval from the Design Review Board ("DRB").

The Property is located within the building identified as 1220 16th Street (Miami-Dade County Folio No. 02-3234-018-0530), which contains the venues located at 1220 16th Street and 1222-1224 16th Street (the subject of this application). The Applicant has been fully licensed and permitted and operating as a restaurant since 2016. A copy of the Applicant's Business Tax Receipt has been included with the application materials.

The subject Property is located within the CD-2 (Commercial, Medium Intensity) zoning district, which provides for commercial activities, services, offices and related activities which serve the entire City. *Sec. 142-301, City Code*. The main permitted uses in this zoning district are "commercial uses, apartments, apartment/hotels, religious institutions ... and alcoholic beverage establishments" *Sec. 142-302, City Code*.

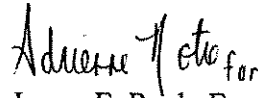
The Applicant intends to change the existing exterior windows with roll-up windows as depicted on the enclosed architectural plans. The windows will be closed daily no later than 11:00 p.m. and when open, the music will played at an ambient, background level inside the Property. The proposed roll-up windows are hurricane proof and have same Sound Transmission Class as the existing exterior windows.

The Sea Level Rise and Resiliency Review Criteria pursuant to §133-50 of the City Code's Land Development Regulations are not applicable to the Property.

May 04, 2018
Page No. 2

In light of the foregoing, and the application materials submitted herewith, we respectfully request the Design Review Board favorable review and approval of this application.

Very Respectfully Submitted,


James E. Rauh, Esquire
For the Firm

Enclosures



rdr miami | rio development resources

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

rdrmiami.com | diana@rdrmiami.com | 305.498.1614

April 12, 2018

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

Re: Property Owners List within 375 feet of:

SUBJECT: 1222-1224 16 Street, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-018-0530

LEGAL DESCRIPTION: 33-34 53 42 COMMERCIAL SUB PB 6-5 W70FT LOTS 3 & 4 BLK 66

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: **292, including 7 international**

Name	Address	City	State	Zip	Country
AMEET NAIK	120 HOMEWOOD AVE #PHS	TORONTO ON MAY 2J3			CANADA
JOANNE LYSACK RYAN BATES	9 LYNNWOOD DR	HAMILTON CRO1			BERMUDA
KAREN YAMIN	VIA DI CASTEL NUOVO 19/3 59100	PRATO			ITALY
MONICA ECHEVERRIA	PORTON DE LAS LOMAS	GUAYAQUIL			ECUADOR
PINK PLANET TV LTD	39 KINGSMOUNT PARK ROAD	TORONTO ONTARIO M4L 3L2			CANADA
STEPHANE B VINCENT DESJOURS JTRS YVES PIERRE MARIE BOUJOU JTRS	13 RUE DE THORIGNY	PARIS 75003			FRANCE
STEVEN SALARI	588 ANNETTE ST #503	TORONTO ONTARIO M6S 2C4			CANADA
1212 LINCOLN LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
1326 SOUTH BEACH LLC	19495 BISCAYNE BLVD #606	AVENTURA	FL	33180	USA
16 WEST FONTANA ROSE LLC	11127 MERIDIAN AVE STE 8	MIAMI BEACH	FL	33139	USA
1600 LENOX LLC	7350 BISCAYNE BLVD	MIAMI	FL	33138	USA
1601 WEST AVE LLC	63 HOYT STREET	NEW CANAAN	CT	06840	USA
1609 ALTON OWNER LLC C/O SUTTON EQUITY LLC	150 BROADWAY 2205	NEW YORK	NY	10038	USA
1611 WEST AVE 12 LLC	16600 COLLINS AVE #1141	SUNNY ISLES BEACH	FL	33160	USA
ABELARDO SOTO & W MERCEDES	7705 ABBOTT AVE APT 401	MIAMI BEACH	FL	33141-5902	USA
ABP USA LLC	520 W AVE 2104	MIAMI BEACH	FL	33139	USA
ACL PROPERTY GROUP LLC	1428 WEST AVENUE #202	MIAMI BEACH	FL	33139	USA
ADA MUNOZ	1620 WEST AVE #406-N	MIAMI BEACH	FL	33139	USA
ALBERT DIAZ	1620 WEST AVE #205	MIAMI BEACH	FL	33139-2377	USA
ALBERT E BLAIR & W VIKTORIA BLAIR	17840 SW 70 PL	MIAMI BEACH	FL	33139-2374	USA
ALEJANDRO TUGENDER	2775 BISCAYNE BLVD STE #1	FT LAUDERDALE	FL	33371	USA
ALEKSANDRA SIMANIC	1614 WEST AVE #202	MIAMI	FL	33137	USA
ALFREDO JIDY	1312 15 TER	MIAMI BEACH	FL	33139-2370	USA
ALICIA SAXE	1620 WEST AVE UNIT 204	MIAMI BEACH	FL	33139	USA
ALLAN YEAMAN	1610 LENOX AVE #208	MIAMI BEACH	FL	33139-2374	USA
ALTER SYSTEM MANAGEMENT LLC	1515 WEST AVE #3	MIAMI BEACH	FL	33139-2468	USA
ALTER SYSTEM MANAGEMENT LLC	901 BRICKELL KEY BLVD #1706	MIAMI BEACH	FL	33139	USA
ALTER SYSTEM MGMT LLC	5333 COLLINS AVE #602	MIAMI	FL	33131	USA
ALVARO M SOLIS	1580 WEST AVE APT 304	MIAMI	FL	33131	USA
ANA KARINA MIRANDA LEAL	1231 15 TER UNIT 5	MIAMI BEACH	FL	33139-2340	USA
ANA KARINA MIRANDA LEAL	1231 15 TER UNIT 6	MIAMI BEACH	FL	33139	USA
ANDREUS KAVALOS	1610 LENOX AVE 313	MIAMI BEACH	FL	33139	USA
ANDREW HALLORAN & W MEGAN	804 NW 7 ST RD	MIAMI	FL	33139	USA
ANGEL A SANCHEZ	1575 WEST AVE #1	MIAMI BEACH	FL	33136-3025	USA
ANGEL E MARTINEZ	1611 WEST AVE #11	MIAMI BEACH	FL	33139	USA
ARRP 1600 ALTON LLC	2200 BISCAYNE BLVD	MIAMI BEACH	FL	33139-2347	USA
ARRP MIAMI IV LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
ARRP MIAMI LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
ART DECO MANAGEMENT INC	1760 BAY DR	MIAMI	FL	33137	USA
BARBARA KRAJEWSKI	348 HARBOUR VLG	MIAMI BEACH	FL	33141-4720	USA
BAYTACK LLC	1523 WEST AVE # 304	BRANFORD	CT	06405-4492	USA
BAYTACK LLC	1523 WEST AVE #203	MIAMI BEACH	FL	33139	USA
BAZO PROPERTIES LLC	7935 AIRPORT PULLING ROAD N	MIAMI BEACH	FL	33139	USA
BB PLAZA LTD	523 MICHIGAN AVE	NAPLES	FL	34109	USA
BELKY'S ROSE DI BENEDETTO TRS BELKY'S ROSE DI BENEDETTO	1510 WEST AVE #2	MIAMI BEACH	FL	33139-6317	USA
BERTHA R ECHEVERRI	1620 WEST AVE UNIT 606	MIAMI BEACH	FL	33139	USA
			FL	33139-2379	USA

BOBBY SIMPSON	1523 WEST AVE 102	MIAMI BEACH	FL	33139	USA
BOHEMIA BUSTILLO	1620 WEST AVE UNIT 506	MIAMI BEACH	FL	33139-2323	USA
BP 1600 LLC C/O BOARDWALK PROPERTIES	1211 ALTON RD	MIAMI BEACH	FL	33139	USA
BP 1606 LLC	1211 ALTON RD	MIAMI BEACH	FL	33139	USA
BRUNVELLA LLC	7620 BAYSIDE LN	MIAMI BEACH	FL	33141	USA
BRYAN IVAN VELAZQUEZ	1611 WEST AVE #3	MIAMI BEACH	FL	33139-2328	USA
BUSINESS & INVEST S BEACH MIA LLC	2631 NE 165 ST	NORTH MIAMI BEACH	FL	33160	USA
BYRON B MATHEWS JR	1523 WEST AVE # 104	MIAMI BEACH	FL	33139	USA
CALIXTO GUILLERMO GARCIA	22 LANGON HOLLOW RD	BRIDGEWATER	NJ	08807	USA
CARLOS ARREDONDO AGOSTINA PECHI	275 GREENWICH ST 60	NEW YORK	NY	10007	USA
CARLOS CHACIN & W ANA MARIA	8888 COLLINS AVE AVE #115	SURFSIDE	FL	33154-3542	USA
CARLOS F DRIGGS & W CARMEN J	3 MONROE AVE	DUMONT	NJ	07628	USA
CARLOS MESBER	1620 WEST AVE #602	MIAMI BEACH	FL	33139-2323	USA
CAROL A SCOTT	1620 WEST AVE #605N	MIAMI BEACH	FL	33139-2379	USA
CAROLE MICHELLE GARDONCINI	1575 WEST AVE #8	MIAMI BEACH	FL	33139	USA
CASA LIMONERA LLC	4775 COLLINS AVE UNIT 3504	MIAMI BEACH	FL	33140	USA
CASEY ANDREW WOODS	1551 WEST AVE 1	MIAMI BEACH	FL	33139	USA
CATHERINE MAUBERT CHRISTIAN MAUBERT	1515 WEST AVE #1	MIAMI BEACH	FL	33139	USA
CECILIA RODRIGUEZ	1614 WEST AVE #9	MIAMI BEACH	FL	33139	USA
CELINA TORRES	1614 WEST AVE #401	MIAMI BEACH	FL	33139-2344	USA
CHRISTINA STARR BONACOSSA PIETRO BONACOSSA	1610 LENOX AVE 211	MIAMI BEACH	FL	33139	USA
CHRISTINA STARR BONACOSSA RAIMONDO BONACOSSA	1610 LENOX AVE 211	MIAMI BEACH	FL	33139	USA
CHRISTOPHER DELLISANTI	10 ROME ST	NEWARK	NJ	07105	USA
CHRISTOPHER PEREZ	65 OLIVE DR	HIALEAH	FL	33010	USA
CIMA MANAGEMENT CORP	5285 SW 64 AVE	MIAMI	FL	33155	USA
CITY OF MIAMI BEACH CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CLARO BROS LLC	44 W FLAGLER ST 2300	MIAMI	FL	33130	USA
CLAUDIO CIGNETTI	1601 WEST AVE #107	MIAMI BEACH	FL	33139	USA
CLIFFORD J ALFANDRE IVAN PENIA (JTRS)	1614 WEST AVE #206	MIAMI BEACH	FL	33139-2371	USA
COCO GROVE HOLDINGS INC	601 BRICKELL KEY DR STE 705	MIAMI	FL	33131-2649	USA
CORY S FIGMAN SAMUEL MEDINA	360 FURMAN ST APT 374	BROOKLYN	NY	11201	USA
DA BUDDY MANAGEMENT DENIS KELLY AARON MASTNY	7600 COLLINS AVE # 605	MIAMI BEACH	FL	33141	USA
DANIEL S MARTIN EST OF	PO BOX 398711	MIAMI BEACH	FL	33239-8711	USA
DANIELLE GATTORNO	1575 WEST AVE #7	MIAMI BEACH	FL	33139-2387	USA
DAVID A DESORBO	1610 LENOX AVE #507	MIAMI BEACH	FL	33139-2475	USA
DAVID DE FORREST ANN E MENG	1644 MCDUFF AVE 5	JACKSONVILLE	FL	32205	USA
DAVID SZEKELY	141 MERRIAM ST	WESTON	MA	02493	USA
DHARLIN LLC	1610 LENOX AVE 215	MIAMI BEACH	FL	33139	USA
DIEGO A BARBOSA	6918 LAKESIDE CIR S	DAVIE	FL	33314-4203	USA
DOBERGIRL LLC	1400 LINCOLN RD 302	MIAMI BEACH	FL	33139	USA
DONALD M CONNOR & W OLGA A	650 OCEAN DR #98	KEY BISCAYNE	FL	33149	USA
DOUGLAS CHOO	328 MT MERINO RD	HUDSON	NY	12534	USA
E & R JUNIORS INC	5285 SW 64 AVE	MIAMI	FL	33155	USA
EDGAR ENRIQUEZ & W CARMELINA	1580 WEST AVE #307	MIAMI BEACH	FL	33139-2340	USA
EDUARDO ZATYRKO % KARIM AMIM	1830 JEFFERSON AVE	MIAMI BEACH	FL	33139-2446	USA
ELENA GIRARDELLO	1601 WEST AVE #205	MIAMI BEACH	FL	33139-2473	USA
ELISA GRABOIS LE REM ERIC J GRABOIS REM ADAM J GRABOIS	2105 NW 60 CIR	BOCA RATON	FL	33496	USA

EMIL GEORGE SHAHIRA FANOUS	9 ISLAND AVE #801	MIAMI BEACH	FL	33139	USA
ERIC M FIESEL TR	868 SAINT CLAIR ST	COSTA MESA	CA	92626	USA
ERIC M FIESEL TRS ERIC M FIESEL REV LIVING TRUST	PO BOX 1422	COSTA MESA	CA	92628	USA
ESPARTANO LLC C/O MANUEL PAUCAR ET AL	5825 SUNSET DR #302	SOUTH MIAMI	FL	33143	USA
ETI ITAH	1510 WEST AVE 1	MIAMI BEACH	FL	33139	USA
EVELYN F CARRERO	1610 LENOX AVE #316	MIAMI BEACH	FL	33139-2479	USA
FARIDE KARAM	1523 WEST AVE #302	MIAMI BEACH	FL	33139-0916	USA
FASSA PROPERTIES LLC	108 6TH DI LIDO TER	MIAMI BEACH	FL	33139	USA
FELOS ASSOCIATES LLC	7928 EAST DR APT 1008	NORTH BAY VILLAGE	FL	33141-5683	USA
FIRST MTG EQUITIES INC	1605 BAY RD #401	MIAMI BEACH	FL	33139-2144	USA
FLORENCIA REYES	2770 SW 24 TER	MIAMI	FL	33145	USA
FRANCISCO JANE & W ISABEL	1615 WEST AVE UNIT 501	MIAMI BEACH	FL	33139-2348	USA
GAYLE CARRIE RABINS	1620 WEST AVE #206	MIAMI BEACH	FL	33139	USA
GEORGE C MALLICKRODT	1615 WEST AVE UNIT 202	MIAMI BEACH	FL	33139-2329	USA
GERALDINE S GHERON	1610 LENOX AVE #401	MIAMI BEACH	FL	33139	USA
GILBERT BOCH ROLAND FELDER	1610 LENOX AVE 201	MIAMI BEACH	FL	33139	USA
GREGG G VAN RYZIN & W ADA F	2 WASHINGTON SQUARE VLG #15F	NEW YORK	NY	10012	USA
GREGORY D MELVIN PAOLO AMBU	1127 MERIDIAN AVE 8	MIAMI BEACH	FL	33139	USA
GULIA LEONE	1601 WEST AVE #108	MIAMI BEACH	FL	33139	USA
GUSTAVO PACHECO	1610 LENOX AVE 205	MIAMI BEACH	FL	33139	USA
H JEFFREY CUTLER	1614 WEST AVE 404	MIAMI BEACH	FL	33139	USA
HAMMY INC	251 N COCONUT LN	MIAMI BEACH	FL	33139-5161	USA
HENRY MIGHTALIK	1614 WEST AVE #305	MIAMI BEACH	FL	33139-2344	USA
HERITAGE INVESTORS LLC	100 S POINTE DR #1705	MIAMI BEACH	FL	33139	USA
HIPOLITA GONZALEZ & SONIA SCALZI	1620 WEST AVE #305	MIAMI BEACH	FL	33139-2343	USA
HOPE BUILDINGS LLC	705 NE 94 ST	MIAMI SHORES	FL	33138	USA
HORACIO AUGUSTO GENOLET CATALINA FLAVIA ALVAREZ WATSON	1610 LENOX AVE 306	MIAMI BEACH	FL	33139	USA
ILARIA CANNAVACCIUOLO	1601 WEST AVE 204	MIAMI BEACH	FL	33139	USA
IRMA COLLAZO	1580 WEST AVE #404	MIAMI BEACH	FL	33139	USA
ITZHAK GINDI	921 SW 87 TER	PLANTATION	FL	33324	USA
IVAN ABRAMS	15300 SW 83RD AVE	PALMETTO BAY	FL	33157-2260	USA
IVAN J IRIZARRY QUINTANA EST OF	372 CENTRAL PARK WEST # 2-T	NEW YORK	NY	10025	USA
IZARO ETXEA LLC	1110 BRICKELL AVE 317	MIAMI	FL	33131	USA
J L C BROTHERS LLC	12948 SW 143 TER	MIAMI	FL	33186	USA
JACOB KAGAN TRS JACOB KAGAN FAMILY TR EDITH KAGAN TRS	108 MOSSMAN RD	SUDBURY	MA	01776	USA
JAIME MACIAS & W MARYANN SPADA MACIAS	1614 WEST AVE 301	MIAMI BEACH	FL	33139-2371	USA
JAMES L ENSLEY JR & SERGIO DEFREITAS	PO BOX 1850	RICHLAND	WA	99352-6450	USA
JAMES P OSTRYNIEC TRS JAMES P OSTRYNIEC REV TR	1515 WEST AVE 4	MIAMI BEACH	FL	33139	USA
JAMES SIKES JR JULIETTE CLARK	8935 S HIGHWAY A1A	MELBOURNE BEACH	FL	32951-4012	USA
JAMIE L GOFF	810 NE 16TH CT	FORT LAUDERDALE	FL	33305-3038	USA
JANIFA ANDOLFATTO	1614 WEST AVE #501	MIAMI BEACH	FL	33139	USA
JAVIER & JULIAN ARIAS(JTRS)	1610 LENOX AVE 304	MIAMI BEACH	FL	33139	USA
JEAN CLAUDE GARCIA ZAMOR TRS JEAN CLAUDE GARCIA ZAMOR REVOCABLE TRUST	6039 COLLINS AVE 717	MIAMI BEACH	FL	33140	USA
JENNIFER DONYA LITOWITZ	1551 WEST AVE #4	MIAMI BEACH	FL	33139	USA
JENNIFER FEIL	1610 LENOX AVE #508	MIAMI BEACH	FL	33139-2475	USA
JESSE V CHANYING	1620 WEST AVE #505	MIAMI BEACH	FL	33139-2323	USA
JOAN Z MOHAMMED	1000 VENETIAN WAY #1202	MIAMI BEACH	FL	33139	USA

JOEMAR JOAQUIN DOS REIS ROBERT G SCHNEIDER	1614 WEST AVE 503	MIAMI BEACH	FL	33139	USA
JOHANSON PROPERTIES IX LLC	1446 LENOX AVE 2	MIAMI BEACH	FL	33139	USA
JORAIN NONA PATRONIE SONDRA ALEXA TORRES BRENDA LYNN DIPILATO	1650 SE MINORCA AVE	PORT SAINT LUCIE	FL	34952	USA
JORDAN GIMELSTEIN	1615 WEST AVE #203	MIAMI BEACH	FL	33139	USA
JORGE LEISECA	1610 LENOX AVE #504	MIAMI BEACH	FL	33139-2475	USA
JOSE BOTERO	1523 WEST AVE #303	MIAMI BEACH	FL	33139	USA
JOSE M ROIG MIKE S ROIG	3923 NE 171 ST	MIAMI	FL	33160	USA
JOSE R COLON TRS JOSE R COLON	1620 WEST AVE #604	MIAMI BEACH	FL	33139	USA
JTKS PROPERTIES LLC	12 RIPPINGALE RD	PITTSFORD	NY	14534	USA
JUAN C AMUNDARAY	1580 WEST AVE #401	MIAMI BEACH	FL	33139-2332	USA
JUAN C PAJON OCHOA	1620 WEST AVE #203	MIAMI BEACH	FL	33139	USA
JUAN LUIS GEARA	1610 LENOX AVE # 312	MIAMI BEACH	FL	33139	USA
JUAN MARCELO FRIAS JTRS ANDREW ROSS COHAN JTRS	PO BOX 402767	MIAMI BEACH	FL	33140	USA
JUDITH DEUTSCH	1610 LENOX AVE #314	MIAMI BEACH	FL	33139-2479	USA
JULIA GATTORNO TRS GATTORNO IGLESIAS TRUST	1575 WEST AVE #4	MIAMI BEACH	FL	33139	USA
JULIA SALOM LE REM TOMAS SALOM REM SASHA SALOM	3847 TURTLE RUN BLVD 2412	CORAL SPRINGS	FL	33067	USA
JULIAN A HADDAD AGNES L HADDAD	1610 LENOX AVE APT 303	MIAMI BEACH	FL	33139-2472	USA
JUPITER VENUS GROUP LLC	1840 JEFFERSON AVE 201	MIAMI BEACH	FL	33139	USA
KAREN KAZUMYAN SHOGHER ZARGARYAN	1520 WEST AVE 6	MIAMI BEACH	FL	33139	USA
KENETH MALCOLM FIONA HENDERSON	1611 WEST AVE #4	MIAMI BEACH	FL	33139	USA
KIMBERLY VAN HORN	2151 SW 112TH AVE	DAVIE	FL	33325-4809	USA
L & A ALTON CORP	1228 ALTON RD	MIAMI BEACH	FL	33139-3810	USA
LARISA KHALUPSKY	404 BELLOWS LN	FEASTERVILLE	PA	19053	USA
LAZARO ARMANDO SUAREZ	1615 WEST AVE 404	MIAMI BEACH	FL	33139	USA
LEAH M DEVON	1610 LENOX AVE #202	MIAMI BEACH	FL	33139	USA
LENNPUL LLC	2721 EXECUTIVE PARK DR 4	WESTON	FL	33139-2432	USA
LEO KINGSTON	1610 LENOX AVE APT 311	MIAMI BEACH	FL	33331	USA
LEO KINGSTON	1575 WEST AVE #9	MIAMI BEACH	FL	33139	USA
LEO KINGSTON JR	PO BOX 12920	MIAMI BEACH	FL	33139	USA
LEYTE GULF INVESTMENTS INC EXCELSIOR INVESTMENTS INC	5420 N BAY ROAD	OKLAHOMA CITY	OK	73157	USA
LILIANA ROJAS	1610 LENOX AVE #403	MIAMI BEACH	FL	33140	USA
LIMON AND MIGLIORE LLC	4775 COLLINS AVE 3504	MIAMI BEACH	FL	33139-2433	USA
LOURDES VALDES	1235 MARIOLA CT	CORAL GABLES	FL	33140	USA
LUCA MAURO	1601 WEST AVE #211	MIAMI BEACH	FL	33134-6263	USA
LUCA TOSOLINI	1611 WEST AVE #16	MIAMI BEACH	FL	33139-2473	USA
LUISA ALE LLC	1172 S DIXIE HWY #275	CORAL GABLES	FL	33139	USA
LUIZ NELLY NOGUEROLES TRS THE NOGUEROLES FAMILY TRUST	PO BOX 863656	RIDGEWOOD	NY	11386	USA
LYNDA CARLIER C/O REALTY GROUP OF MIAMI	90 ALTON ROAD # 104	MIAMI BEACH	FL	33139	USA
MAJESTY CROWN LLC	13105 IXORA CT #214	NORTH MIAMI	FL	33181	USA
MAJESTY CROWN LLC	13105 IXORA CT 215	MIAMI	FL	33181	USA
MAK MGT LLC	108 WOODCHESTER AVE	CHESTNUT HILL	MA	02467	USA
MALO REAL ESTATE INC C/O YH&S ACCOUNTING & FINANCIAL	2875 NE 191 ST #302	AVENTURA	FL	33180	USA
MANNY ROMEO TRS MONTAGUE LIVING TRUST ALESSANDRO ROMERO TRS	333 W 55 ST 1C	NEW YORK	NY	10019	USA
MANUEL ARTIME	16 W 16 ST #9-LS	NEW YORK	NY	10011	USA
MANUEL VIERA &W NOEMI & RAFAEL VIERA	1614 WEST AVE #505	MIAMI BEACH	FL	33139-2345	USA
MARCO MAMBELLA LUNA MAMBELLA	115 N TAYLOR AVE	NORWALK	CT	06850	USA
MARCUS FONSECA	642 NE 69 ST	MIAMI	FL	33138	USA

MARIA C NERI	1611 WEST AVE #10	MIAMI BEACH	FL	33139-2347	USA
MARIA CARMELA PATANE	1620 WEST AVE #403	MIAMI BEACH	FL	33139-2343	USA
MARIA DEL CARMEN ROBERTO	1580 WEST AVE #305	MIAMI BEACH	FL	33139-2340	USA
MARIA HERNANDEZ	1614 WEST AVE #306	MIAMI BEACH	FL	33139-2344	USA
MARIANA PENENGO	1614 WEST AVE 406	MIAMI BEACH	FL	33139-2372	USA
MARIELA FERNANDEZ	1614 WEST AVE #502	MIAMI BEACH	FL	33139-2372	USA
MARILYN GRAN	1614 WEST AVE #205	MIAMI BEACH	FL	33139-2370	USA
MARK LACERDA	1615 WEST AVE #504	MIAMI BEACH	FL	33139	USA
MARK MCNAIR	1601 WEST AVE #209	MIAMI BEACH	FL	33139-2473	USA
MARK STOUTENBERG	1575 WEST AVE #10	MIAMI BEACH	FL	33139	USA
MARTHA LOFFELL	1580 WEST AVE APT #503	MIAMI BEACH	FL	33139-2341	USA
MARTINA HAIKOVA & DAVID FORMANEK	1601 WEST AVE #203	MIAMI BEACH	FL	33139-2473	USA
MATTHEW WRIGHT TRS MATTHEW WRIGHT TR	4860 N CLARK ST 4N	CHICAGO	IL	60640	USA
MAURIZIO ACQUAVELLA PESANTES	1610 LENOX AVE #204	MIAMI BEACH	FL	33139	USA
MAURIZIO CUTARELLI	21 LUDLOW STREET APT 3C	NEW YORK	NY	10002	USA
MCDONALD'S CORPORATION % E C MANAGEMENT CORP	PO BOX 432720	SO MIAMI	FL	33243-2720	USA
MELISSA SIGLER	1610 LENOX AVE 510	MIAMI BEACH	FL	33139	USA
MIAMI BROTHERS INVESTMENTS INC	1575 WEST AVE 6	MIAMI BEACH	FL	33139	USA
MICHAEL SANTANA	20 B ROLLING RIDGE ROAD	MONTEVALE	NI	07645	USA
MICHELLE D HERNANDEZ	1575 WEST AVE #2	MIAMI BEACH	FL	33139-2335	USA
MICHELLE T O NEILL	1610 LENOX AVE #516	MIAMI BEACH	FL	33139-2476	USA
MIGUEL R CARDENAS & W ELIZABETH R	1610 LENOX AVE UNIT 511	MIAMI BEACH	FL	33139-2476	USA
MILTON BETANCOURT & EST OF NORMA LOYNAZ	1614 WEST AVE #203	MIAMI BEACH	FL	33139-2370	USA
MIO DANILOVIC	1311 15 TER 1	MIAMI BEACH	FL	33139	USA
NEW VENTURES II LLC	44 WALL STREET # 5 FLOOR	NEW YORK	NY	10005	USA
NICOLAS LAGOMARSINO DANIEL COBAUGH	1530 E STREET SE	WASHINGTON	DC	20003	USA
NICOLAS PITSILOS & W ELAINE PITSILOS	13 BLACK WALNUT	PALOS PARK	IL	60464	USA
NIKOLAS G PITSILOS ELENI PITSILOS	13 BLACK WALNUT TRAIL	PALOS PARK	IL	60464	USA
NISE F BACALLAO	1614 WEST AVE # 304	MIAMI BEACH	FL	33139-2371	USA
OCTAVIO CARO YEVGENIYA KHAVINSON	1580 WEST AVE # 501	MIAMI BEACH	FL	33139	USA
OLE CABRERA MARICELA RODRIGUEZ	1614 WEST AVE #604	MIAMI BEACH	FL	33139	USA
OLIVER STEINHAUS	1601 WEST AVE #210	MIAMI BEACH	FL	33139-2473	USA
ORI LLC	1614 WEST AVE 204	MIAMI BEACH	FL	33139	USA
ORLANDO MARRERO	1840 JAMES AVE #26	MIAMI BEACH	FL	33139-7472	USA
PALM AVENUE HIALEAH LLC	1900 SUNSET HARBOUR DR 2 FLR	MIAMI BEACH	FL	33139	USA
PATRICIA FERREIRA	1610 LENOX AVE 501	MIAMI BEACH	FL	33139	USA
PATRICIA FERREIRA JENNIFER FEIL	1610 LENOX AVE #517	MIAMI BEACH	FL	33139	USA
PATRICIA FERREIRA JTRS JENNIFER FEIL JTRS	1610 LENOX AVE #517	MIAMI BEACH	FL	33139	USA
PATRICIA HIDALGO	1575 WEST AVE #5	MIAMI BEACH	FL	33139-2335	USA
PAUL STEVEN KAHN TRS LEONARD REV TRUST	9 ISLAND AVE APT 2204	MIAMI BEACH	FL	33139	USA
PER FLORIDA DEVELOPMENT LLC	8620 NE 2 AVE	EL PORTAL	FL	33138	USA
PIETRO BONACOSSA	1610 LENOX AVE UNIT 211	MIAMI BEACH	FL	33139	USA
PROJECT 5 LLC	1601 WEST AVE #110	MIAMI BEACH	FL	33139-2327	USA
RACHEL K MALOVE	1404 NE 5th Ct	Fort Lauderdale	FL	33301-1270	USA
RAQUEL GAMBACH & ROBERTO & DAVID GAMBACH TRS	1200 STILLWATER DR	MIAMI BEACH	FL	33141-1028	USA
RICHARD A D AMURA	1614 WEST AVE #506	MIAMI BEACH	FL	33139-2345	USA
RICHARD T MCCORMICK	1580 WEST AVE #402	MIAMI BEACH	FL	33139-2332	USA

RITA FRANK	1580 WEST AVE APT 306	MIAMI BEACH	FL	33139	USA
ROBERT ELLINS	1615 WEST AVE UNIT 303	MIAMI BEACH	FL	33139	USA
ROBERT G MOURRY	1610 LENOX AVE 506	MIAMI BEACH	FL	33139	USA
ROBERT LAUDER	1601 WEST AVE #105	MIAMI BEACH	FL	33139-2327	USA
ROBERT P QUINN MICHAEL J RILEY	1450 LINCOLN RD #905	MIAMI BEACH	FL	33139	USA
ROBERTO R DIAZ & W OFELIA	1580 WEST AVE UNIT 204	MIAMI BEACH	FL	33139-2331	USA
ROBERTO RIOLOBOS SANCHEZ MARIA AGUADO	1620 WEST AVE 504	MIAMI BEACH	FL	33139	USA
ROBILLA LLC	1553 MERIDIAN AVE # 104	MIAMI BEACH	FL	33139	USA
RONALD BASALLO	9220 SW 59 ST	MIAMI	FL	33173	USA
ROSA SOBRIN CARIDAD VALDES MIRANDA	1615 WEST AVE UNIT 403	MIAMI BEACH	FL	33139	USA
ROSALINDA BORRELL	1615 WEST AVE UNIT 401	MIAMI BEACH	FL	33139	USA
ROSSELLA ANSALDI JTRS DINA SCATTIGNO JTRS	1000 VENETIAN WAY #401	MIAMI BEACH	FL	33139	USA
RUGGERO MENEGHETTI	1601 WEST AVE #213	MIAMI BEACH	FL	33139-2473	USA
RYAN DODSON	1614 WEST AVE #302	MIAMI BEACH	FL	33139	USA
SANBER CITY LLC	1610 LENOX AVE #203	MIAMI BEACH	FL	33139	USA
SANBER CITY LLC	1610 LENOX AVE #408	MIAMI BEACH	FL	33139	USA
SANBER CITY LLC	19707 TURNBERRY WAY #6-L	MIAMI	FL	33180	USA
SANDRA A MARROQUIN	1610 LENOX AVE 411	MIAMI BEACH	FL	33139	USA
SANDRA OVIEDO	1615 WEST AVE #304	MIAMI BEACH	FL	33139-2329	USA
SARA SHAMES	177 BAL CROSS DR	BAL HARBOR	FL	33154	USA
SARA SILVA	1530 WEST AVE	MIAMI BEACH	FL	33139-2355	USA
SERGIO LEYMARIE MENDEZ	261 NAVARRE AVE #305	CORAL GABLES	FL	33134	USA
SHABEL INVESTMENTS LLC	3598 W 72 PL	HALEAH	FL	33018	USA
SHORTY & FRED'S INC	1520 ALTON RD	MIAMI BEACH	FL	33139-3302	USA
SIMEON MARGARIS JR JOSE L SESMAN	1614 WEST AVE APT 605	MIAMI BEACH	FL	33139	USA
SIMON JAGSZ	1601 WEST AVE #111	MIAMI BEACH	FL	33139	USA
SIOCAM USA LLC	1000 S ST 206	MIAMI BEACH	FL	33139	USA
SOL 1 LLC	2080 SOUTH OCEAN DR #1711	HALLANDALE	FL	33009	USA
SONIA BORGENSERGER	1610 LENOX AVE #302	MIAMI BEACH	FL	33139-2471	USA
SONIA C DEATON SIENA FAYE DEATON	1620 WEST AVE 502N	MIAMI BEACH	FL	33139	USA
SOUTHERN BELL TEL & TEL CO TAX ADM OFFICE	PO BOX 7207	BEDMINSTER	NJ	07921	USA
STAVROS TRIPI	15 BROAD ST 2226	NEW YORK	NY	10005	USA
STEFAN LINGMERT	1515 WEST AVE #2	MIAMI BEACH	FL	33139	USA
STEFAN STETKIEWICZ	1620 WEST AVE #303	MIAMI BEACH	FL	33139	USA
STEINMAUER FUND IX	1108 KANE CONCOURSE 309	BAY HARBOR ISLANDS	FL	33154	USA
STEPHANIE BALINT	11461 NW 27 CT	PLANTATION	FL	33323	USA
STEPHEN SYTA JTRS JOERG DRESSLER JTRS	5 PLEASANT ST	PROVINCETOWN	MA	02657	USA
STEVEN SIERRA	1614 WEST AVE 405	MIAMI BEACH	FL	33139	USA
SUZAN REILLY	1614 WEST AVE 602	MIAMI BEACH	FL	33139	USA
TERESA CRUISE	1620 WEST AVE UNIT 201	MIAMI BEACH	FL	33139-2374	USA
THE STERLING BUILDING INC	927 LINCOLN RD #214	MIAMI BEACH	FL	33139-2606	USA
THOMAS H PALOMBO JTRS & BRANKO BUCAR JTRS	3034 KINGSTON CIR	SILVER LAKE	OH	44224	USA
TRS II FUND	3900 COMMONWEALTH BLVD # 412	TALLAHASSEE	FL	32399	USA
URRACAS HOLDINGS LLC	6422 COLLINS AVE # 1610	MIAMI BEACH	FL	33144	USA
VALEVALE LLC	1401 BAY RD 403	MIAMI BEACH	FL	33139	USA
VCP LINCOLN ROAD LLC C/O VORNADO REALTY TRUST	888 SEVENTH AVE	NEW YORK	NY	10106	USA
VERONICA VERGARA	10190 SW 137 CT	MIAMI	FL	33186-6828	USA

VICENTE PEREZ	1615 WEST AVE UNIT 505	MIAMI BEACH	FL	33139-2348	USA
VICTOR ORTIZ-VELEZ	1615 WEST AVE #301	MIAMI BEACH	FL	33139-2329	USA
VICTOR S AYERS	1614 WEST AVE 504	MIAMI BEACH	FL	33139	USA
VINCENZO GRAMUGLIA	1580 WEST AVE UNIT 301	MIAMI BEACH	FL	33139-2346	USA
VINCENZO GRAMUGLIA JTRS ROSARIO BORDALLO JTRS	1580 WEST AVE UNIT 301	MIAMI BEACH	FL	33139	USA
VIVIANA ALTAMIRANDA	1620 WEST AVE UNIT 404	MIAMI BEACH	FL	33139-2343	USA
VIVIANA MABEL FERNANDEZ LE REM JOEY SUAREZ	1580 WEST AVE 505	MIAMI BEACH	FL	33139	USA
VLAD PROPERTIES L C C/O GALINA GOROKHOVSKY	16850 COLLINS AVE 112550	SUNNY ISLES BEACH	FL	33160	USA
WATERCUP INVESTMENTS LLC	5901 NW 151 ST 126	MIAMI LAKES	FL	33014	USA
WILLIAM ROMAGUERA	1615 WEST AVE #204	MIAMI BEACH	FL	33139	USA
WILLIAM STITES SARA STITES	1561 WEST AVE	MIAMI BEACH	FL	33139	USA

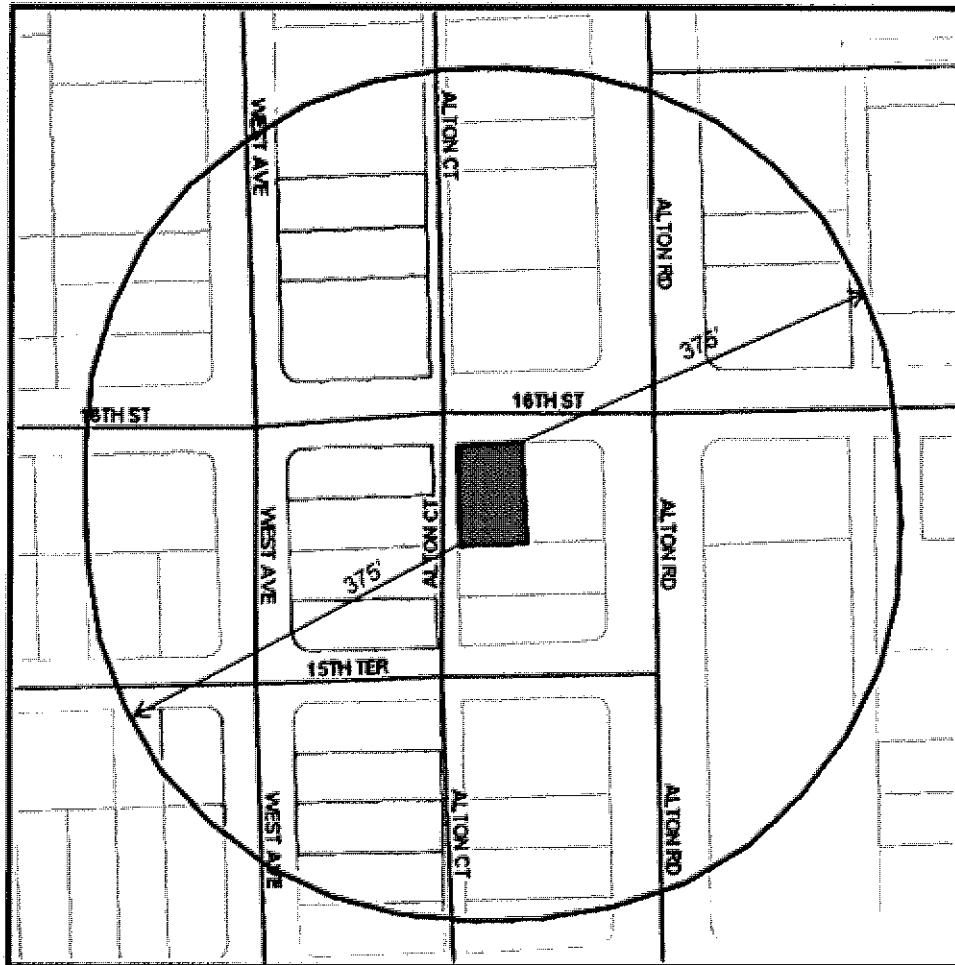


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public hearing notification packages • lists of property owners within a specific radius • radius maps • zoning labels
lot layouts • site posting

rdrmiami.com | diana@rdrmiami.com | 305.498.1614

375' RADIUS MAP



SUBJECT: 1222-1224 16 Street, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-018-0530

LEGAL DESCRIPTION: 33-34 53 42 COMMERCIAL SUB PB 6-5 W70FT LOTS 3 & 4 BLK 66

AMEET NAIK
120 HOMEWOOD AVE #PH5
TORONTO ON M4Y 2J3
CANADA

JOANNE LYSACK
RYAN BATES
9 LYNWOOD DR
HAMILTON CR01
BERMUDA

KAREN YAMIN
V/A DI CASTEL NUOVO 19/3
59100
PRATO
ITALY

MONICA ECHEVERRIA
PORTON DE LAS LOMAS
GUAYAQUIL
ECUADOR

PINK PLANET TV LTD
39 KINGSMOUNT PARK ROAD
TORONTO ONTARIO M4L 3L2
CANADA

STEPHANE B VINCENT DESJOURS JTRS
YVES PIERRE MARIE BOUJU JTRS
13 RUE DE THORIGNY
PARIS 75003
FRANCE

STEVEN SALARI
588 ANNETTE ST #503
TORONTO ONTARIO M6S 2C4
CANADA

1212 LINCOLN LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

1326 SOUTH BEACH LLC
19495 BISCAYNE BLVD #606
AVENTURA, FL 33180

16 WEST FONTANA ROSE LLC
1127 MERIDIAN AVE STE 8
MIAMI BEACH, FL 33139

1600 LENOX LLC
7350 BISCAYNE BLVD
MIAMI, FL 33138

1601 WEST AVE LLC
63 HOYT STREET
NEW CANAAN, CT 06840

1609 ALTON OWNER LLC
C/O SUTTON EQUITY LLC
150 BROADWAY 2205
NEW YORK, NY 10038

1611 WEST AVE 12 LLC
16600 COLLINS AVE #1141
SUNNY ISLES BEACH, FL 33160

ABELARDO SOTO &W MERCEDES
7705 ABBOTT AVE APT 401
MIAMI BEACH, FL 33141-5902

ABP USA LLC
520 W AVE 2104
MIAMI BEACH, FL 33139

ACL PROPERTY GROUP LLC
1428 WEST AVENUE #202
MIAMI BEACH, FL 33139

ADA MUNOZ
1620 WEST AVE #406-N
MIAMI BEACH, FL 33139-2377

ALBERT DIAZ
1620 WEST AVE #205
MIAMI BEACH, FL 33139-2374

ALBERT E BLAIR &W VIKTORIA BLAIR
17840 SW 70 PL
FT LAUDERDALE, FL 33371

ALEJANDRO TUGENDER
2775 BISCAYNE BLVD STE #1
MIAMI, FL 33137

ALEKSANDRA SIMANIC
1614 WEST AVE #202
MIAMI BEACH, FL 33139-2370

ALFREDO JIDY
1312 15 TER
MIAMI BEACH, FL 33139

ALICIA SAXE
1620 WEST AVE UNIT 204
MIAMI BEACH, FL 33139-2374

ALLAN YEAMAN
1610 LENOX AVE #208
MIAMI BEACH, FL 33139-2468

ALTER SYSTEM MANAGEMENT LLC
1515 WEST AVE #3
MIAMI BEACH, FL 33139

ALTER SYSTEM MANAGEMENT LLC
901 BRICKELL KEY BLVD #1706
MIAMI, FL 33131

ALTER SYSTEM MGMT LLC
5333 COLLINS AVE #602
MIAMI, FL 33131

ALVARO M SOLIS
1580 WEST AVE APT 304
MIAMI BEACH, FL 33139-2340

ANA KARINA MIRANDA LEAL
1231 15 TER UNIT 5
MIAMI BEACH, FL 33139

ANA KARINA MIRANDA LEAL
1231 15 TER UNIT 6
MIAMI BEACH, FL 33139

ANDREUS KAVLOS
1610 LENOX AVE 313
MIAMI BEACH, FL 33139

ANDREW HALLORAN &W MEGAN
804 NW 7 ST RD
MIAMI, FL 33136-3025

ANGEL A SANCHEZ
1575 WEST AVE #1
MIAMI BEACH, FL 33139

ANGEL E MARTINEZ
1611 WEST AVE #11
MIAMI BEACH, FL 33139-2347

ARRP 1600 ALTON LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

ARRP MIAMI IV LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

ARRP MIAMI LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

ART DECO MANAGEMENT INC
1760 BAY DR
MIAMI BEACH, FL 33141-4720

BARBARA KRAJEWSKI
34B HARBOUR VLG
BRANFORD, CT 06405-4492

BAYTACK LLC
1523 WEST AVE # 304
MIAMI BEACH, FL 33139

BAYTACK LLC
1523 WEST AVE #203
MIAMI BEACH, FL 33139

BAZO PROPERTIES LLC
7935 AIRPORT PULLING ROAD N
NAPLES, FL 34109

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

BELKYS ROSE DI BENEDETTO TRS
BELKYS ROSE DI BENEDETTO
1510 WEST AVE #2
MIAMI BEACH, FL 33139

BERTHA R ECHEVERRI
1620 WEST AVE UNIT 606
MIAMI BEACH, FL 33139-2379

BOBBY SIMPSON
1523 WEST AVE 102
MIAMI BEACH, FL 33139

BOHEMIA BUSTILLO
1620 WEST AVE UNIT 506
MIAMI BEACH, FL 33139-2323

BP 1600 LLC C/O BOARDWALK PROPERTIES
1211 ALTON RD
MIAMI BEACH, FL 33139

BP 1606 LLC
1211 ALTON RD
MIAMI BEACH, FL 33139

BRUNVELLA LLC
7620 BAYSIDE LN
MIAMI BEACH, FL 33141

BRYAN IVAN VELAZQUEZ
1611 WEST AVE #3
MIAMI BEACH, FL 33139-2328

BUSINESS & INVEST S BEACH MIA LLC
2631 NE 165 ST
NORTH MIAMI BEACH, FL 33160

BYRON B MATHEWS JR
1523 WEST AVE # 104
MIAMI BEACH, FL 33139

CALIXTO GUILLERMO GARCIA
22 LANGON HOLLOW RD
BRIDGEWATER, NJ 08807

CARLOS ARREDONDO
AGOSTINA PECHI
275 GREENWICH ST 60
NEW YORK, NY 10007

CARLOS CHACIN &W ANA MARIA
8888 COLLINS AVE AVE #115
SURFSIDE, FL 33154-3542

CARLOS F DRIGGS &W CARMEN J
3 MONROE AVE
DUMONT, NJ 07628

CARLOS MESBER
1620 WEST AVE #602
MIAMI BEACH, FL 33139-2323

CAROL A SCOTT
1620 WEST AVE #605N
MIAMI BEACH, FL 33139-2379

CAROLE MICHELLE GARDONCINI
1575 WEST AVE #8
MIAMI BEACH, FL 33139

CASA LIMONERA LLC
4775 COLLINS AVE UNIT 3504
MIAMI BEACH, FL 33140

CASEY ANDREW WOODS
1551 WEST AVE 1
MIAMI BEACH, FL 33139

CATHERINE MAUBERT
CHRISTIAN MAUBERT
1515 WEST AVE #1
MIAMI BEACH, FL 33139

CECILIA RODRIGUEZ
1611 WEST AVE #9
MIAMI BEACH, FL 33139

CELINA TORRES
1614 WEST AVE #401
MIAMI BEACH, FL 33139-2344

CHRISTINA STARR BONACOSSA
PIETRO BONACOSSA
1610 LENOX AVE 211
MIAMI BEACH, FL 33139

CHRISTINA STARR BONACOSSA
RAIMONDO BONACOSSA
1610 LENOX AVE 211
MIAMI BEACH, FL 33139

CHRISTOPHER DELLISANTI
10 ROME ST
NEWARK, NJ 07105

CHRISTOPHER PEREZ
65 OLIVE DR
HIALEAH, FL 33010

CIMA MANAGEMENT CORP
5285 SW 64 AVE
MIAMI, FL 33155

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

CLARO BROS LLC
44 W FLAGLER ST 2300
MIAMI, FL 33130

CLAUDIO CIGNETTI
1601 WEST AVE #107
MIAMI BEACH, FL 33139

CLIFFORD J ALFANDRE
IVAN PENA (JTRS)
1614 WEST AVE #206
MIAMI BEACH, FL 33139-2371

COCO GROVE HOLDINGS INC
601 BRICKELL KEY DR STE 705
MIAMI, FL 33131-2649

CORY S FIGMAN
SAMUEL MEDINA
360 FURMAN ST APT 324
BROOKLYN, NY 11201

DA BUDDY MANAGEMENT
DENIS KELLY AARON MASTNY
7600 COLLINS AVE # 605
MIAMI BEACH, FL 33141

DANIEL S MARTIN EST OF
PO BOX 398711
MIAMI BEACH, FL 33239-8711

DANIELLE GATTORNO
1575 WEST AVE #7
MIAMI BEACH, FL 33139-2387

DAVID A DESORBO
1610 LENOX AVE #507
MIAMI BEACH, FL 33139-2475

DAVID DE FORREST
ANN E MENG
1644 MCDUFF AVE S
JACKSONVILLE, FL 32205

DAVID SZEKELY
141 MERRIAM ST
WESTON, MA 02493

DHARLIN LLC
1610 LENOX AVE 215
MIAMI BEACH, FL 33139

DIEGO A BARBOSA
6918 LAKESIDE CIR S
DAVIE, FL 33314-4203

DOBERGIRL LLC
1400 LINCOLN RD 302
MIAMI BEACH, FL 33139

DONALD M CONNOR &W OLGA A
650 OCEAN DR #9B
KEY BISCAYNE, FL 33149

DOUGLAS CHOO
328 MT MERINO RD
HUDSON, NY 12534

E & R JUNIORS INC
5285 SW 64 AVE
MIAMI, FL 33155

EDGAR ENRIQUEZ &W CARMELINA
1580 WEST AVE #307
MIAMI BEACH, FL 33139-2340

EDUARDO ZATYRKO % KARIM AMIM
1830 JEFFERSON AVE
MIAMI BEACH, FL 33139-2446

ELENA GIRARDELLO
1601 WEST AVE #205
MIAMI BEACH, FL 33139-2473

ELISA GRABOIS LE
REM ERIC J GRABOIS
REM ADAM J GRABOIS
2105 NW 60 CIR
BOCA RATON, FL 33496

EMIL GEORGE
SHAHIRA FANOUS
9 ISLAND AVE #801
MIAMI BEACH, FL 33139

ERIC M FIESEL TR
868 SAINT CLAIR ST
COSTA MESA, CA 92626

ERIC M FIESEL TRS
ERIC M FIESEL REV LIVING TRUST
PO BOX 1422
COSTA MESA, CA 92628

ESPARTANO LLC
C/O MANUEL PAUCAR ET AL
5825 SUNSET DR #302
SOUTH MIAMI, FL 33143

ETI ITAH
1510 WEST AVE 1
MIAMI BEACH, FL 33139

EVELYN F CARRERO
1610 LENOX AVE #316
MIAMI BEACH, FL 33139-2479

FARIDE KARAM
1523 WEST AVE #302
MIAMI BEACH, FL 33139-0916

FASSA PROPERTIES LLC
108 6TH DI LIDO TER
MIAMI BEACH, FL 33139

FELOS ASSOCIATES LLC
7928 EAST DR APT 1008
NORTH BAY VILLAGE, FL 33141-5683

FIRST MTG EQUITIES INC
1605 BAY RD #401
MIAMI BEACH, FL 33139-2144

FLORENCIA REYES
2770 SW 24 TER
MIAMI, FL 33145

FRANCISCO JANE & W ISABEL
1615 WEST AVE UNIT 501
MIAMI BEACH, FL 33139-2348

GAYLE CARRIE RABINS
1620 WEST AVE #206
MIAMI BEACH, FL 33139

GEORGE C MALLINCKRODT
1615 WEST AVE UNIT 202
MIAMI BEACH, FL 33139-2329

GERALDINE S GHERON
1610 LENOX AVE #401
MIAMI BEACH, FL 33139

GILBERT BOCH
ROLAND FELDER
1610 LENOX AVE 201
MIAMI BEACH, FL 33139

GREGG G VAN RYZIN & W ADA F
2 WASHINGTON SQUARE VLG #15F
NEW YORK, NY 10012

GREGORY D MELVIN
PAOLO AMBU
1127 MERIDIAN AVE 8
MIAMI BEACH, FL 33139

GULIA LEONE
1601 WEST AVE #108
MIAMI BEACH, FL 33139

GUSTAVO PACHECO
1610 LENOX AVE 205
MIAMI BEACH, FL 33139

H JEFFREY CUTLER
1614 WEST AVE 404
MIAMI BEACH, FL 33139

HAMMY INC
251 N COCONUT LN
MIAMI BEACH, FL 33139-5161

HENRY MICH TALIK
1614 WEST AVE #305
MIAMI BEACH, FL 33139-2344

HERITAGE INVESTORS LLC
100 S POINTE DR #1705
MIAMI BEACH, FL 33139

HIPOLITA GONZALEZ & SONIA SCALZI
1620 WEST AVE #305
MIAMI BEACH, FL 33139-2343

HOPE BUILDINGS LLC
705 NE 94 ST
MIAMI SHORES, FL 33138

HORACIO AUGUSTO GENOLET
CATALINA FLAVIA ALVAREZ WATSON
1610 LENOX AVE 306
MIAMI BEACH, FL 33139

ILARIA CANNAVACCIUOLO
1601 WEST AVE 204
MIAMI BEACH, FL 33139

IRMA COLLAZO
1580 WEST AVE #404
MIAMI BEACH, FL 33139

ITZHAK GINDI
921 SW 87 TER
PLANTATION, FL 33324

IVAN ABRAMS
15300 SW 83RD AVE
PALMETTO BAY, FL 33157-2260

IVAN J IRIZARRY QUINTANA EST OF
372 CENTRAL PARK WEST # 2-T
NEW YORK, NY 10025

IZARO ETXEA LLC
1110 BRICKELL AVE 317
MIAMI, FL 33131

J L C BROTHERS LLC
12948 SW 143 TER
MIAMI, FL 33186

JACOB KAGAN TRS
JACOB KAGAN FAMILY TR
EDITH KAGAN TRS
108 MOSSMAN RD
SUDBURY, MA 01776

JAIME MACIAS &W MARYANN SPADA MACIAS
1614 WEST AVE 301
MIAMI BEACH, FL 33139-2371

JAMES L ENSLEY JR & SERGIO DEFREITAS
PO BOX 1850
RICHLAND, WA 99352-6450

JAMES P OSTRYNIAC TRS
JAMES P OSYRYNIAC REV TR
1515 WEST AVE 4
MIAMI BEACH, FL 33139

JAMES SIKES JR
JULIETTE CLARK
8935 S HIGHWAY A1A
MELBOURNE BEACH, FL 32951-4012

JAMIE L GOFF
810 NE 16TH CT
FORT LAUDERDALE, FL 33305-3038

JANIFA ANDOLFATTO
1614 WEST AVE #501
MIAMI BEACH, FL 33139

JAVIER & JULIAN ARIAS(JTRS)
1610 LENOX AVE 304
MIAMI BEACH, FL 33139

JEAN CLAUDE GARCIA ZAMOR TRS
JEAN CLAUDE GARCIA ZAMOR
REVOCABLE TRUST
6039 COLLINS AVE 717
MIAMI BEACH, FL 33140

JENNIFER DONYA LITOWITZ
1551 WEST AVE #4
MIAMI BEACH, FL 33139

JENNIFER FEIL
1610 LENOX AVE #508
MIAMI BEACH, FL 33139 2475

JESSE V CHANYING
1620 WEST AVE #505
MIAMI BEACH, FL 33139-2323

JOAN Z MOHAMMED
1000 VENETIAN WAY #1202
MIAMI BEACH, FL 33139

JOEMAR JOAQUIN DOS REIS
ROBERT G SCHNEIDER
1614 WEST AVE 503
MIAMI BEACH, FL 33139

JOHANSON PROPERTIES IX LLC
1446 LENOX AVE 2
MIAMI BEACH, FL 33139

JORAIN NONA PATRONIE
SONDRA ALEXA TORRES
BRENDA LYNN DIPILATO
1650 SE MINORCA AVE
PORT SAINT LUCIE, FL 34952

JORDAN GIMELSTEIN
1615 WEST AVE #203
MIAMI BEACH, FL 33139

JORGE LEISECA
1610 LENOX AVE #504
MIAMI BEACH, FL 33139-2475

JOSE BOTERO
1523 WEST AVE #303
MIAMI BEACH, FL 33139

JOSE M ROIG
MIKE S ROIG
3923 NE 171 ST
MIAMI, FL 33160

JOSE R COLON TRS
JOSE R COLON
1620 WEST AVE #604
MIAMI BEACH, FL 33139

JTKS PROPERTIES LLC
12 RIPPINGALE RD
PITTSFORD, NY 14534

JUAN C AMUNDARAY
1580 WEST AVE #401
MIAMI BEACH, FL 33139-2332

JUAN C PAJON OCHOA
1620 WEST AVE #203
MIAMI BEACH, FL 33139

JUAN LUIS GEARA
1610 LENOX AVE # 312
MIAMI BEACH, FL 33139

JUAN MARCELO FRIAS JTRS
ANDREW ROSS COHAN JTRS
PO BOX 402767
MIAMI BEACH, FL 33140

JUDITH DEUTSCH
1610 LENOX AVE #314
MIAMI BEACH, FL 33139-2479

JULIA GATTORNO TRS
GATTORNO IGLESIAS TRUST
1575 WEST AVE #4
MIAMI BEACH, FL 33139

JULIA SALOM LE
REM TOMAS SALOM
REM SASHA SALOM
3847 TURTLE RUN BLVD 2412
CORAL SPRINGS, FL 33067

JULIAN A HADDAD
AGNES L HADDAD
1610 LENOX AVE APT 303
MIAMI BEACH, FL 33139-2472

JUPITER VENUS GROUP LLC
1840 JEFFERSON AVE 201
MIAMI BEACH, FL 33139

KAREN KAZUMYAN
SHOGHER ZARGARYAN
1520 WEST AVE 6
MIAMI BEACH, FL 33139

KENETH MALCOLM
FIONA HENDERSON
1611 WEST AVE #4
MIAMI BEACH, FL 33139

KIMBERLY VAN HORN
2151 SW 112TH AVE
DAVIE, FL 33325-4809

L & A ALTON CORP
1228 ALTON RD
MIAMI BEACH, FL 33139-3810

LARISA KHALUPSKY
404 BELLOWES LN
FEASTERVILLE, PA 19053

LAZARO ARMANDO SUAREZ
1615 WEST AVE 404
MIAMI BEACH, FL 33139

LEAH M DEVON
1610 LENOX AVE #202
MIAMI BEACH, FL 33139-2432

LENNPUL LLC
2721 EXECUTIVE PARK DR 4
WESTON, FL 33331

LEO KINGSTON
1610 LENOX AVE APT 311
MIAMI BEACH, FL 33139

LEO KINGSTON
1575 WEST AVE #9
MIAMI BEACH, FL 33139

LEO KINGSTON JR
PO BOX 12920
OKLAHOMA CITY, OK 73157

LEYTE GULF INVESTMENTS INC
EXCELSIOR INVESTMENTS INC
5420 N BAY ROAD
MIAMI BEACH, FL 33140

LILIANA ROJAS
1610 LENOX AVE #403
MIAMI BEACH, FL 33139-2433

LIMON AND MIGLIORE LLC
4775 COLLINS AVE 3504
MIAMI BEACH, FL 33140

LOURDES VALDES
1235 MARIOLA CT
CORAL GABLES, FL 33134-6263

LUCA MAURO
1801 WEST AVE #211
MIAMI BEACH, FL 33139-2473

LUCA TOSOLINI
1611 WEST AVE #16
MIAMI BEACH, FL 33139

LUISA ALE LLC
1172 S DIXIE HWY #275
CORAL GABLES, FL 33146

LUZ NELLY NOGUEROLES TRS
THE NOGUEROLES FAMILY TRUST
PO BOX 863656
RIDGEWOOD, NY 11386

LYNDA CARLIER
C/O REALTY GROUP OF MIAMI
90 ALTON ROAD # 104
MIAMI BEACH, FL 33139

MAJESTY CROWN LLC
13105 IXORA CT #214
NORTH MIAMI, FL 33181

MAJESTY CROWN LLC
13105 IXORA CT 215
MIAMI, FL 33181

MAK MGT LLC
108 WOODCHESTER AVE
CHESTNUT HILL, MA 02467

MALO REAL ESTATE INC
C/O YH&S ACCOUNTING & FINANCIAL
2875 NE 191 ST #302
AVENTURA, FL 33180

MANNY ROMEO TRS
MONTAGUE LIVING TRUST
ALESANDRO ROMERO TRS
333 W 55 ST 1C
NEW YORK, NY 10019

MANUEL ARTIME
16 W 16 ST #9-LS
NEW YORK, NY 10011

MANUEL VIERA &W NOEMI & RAFAEL VIERA
1614 WEST AVE #505
MIAMI BEACH, FL 33139-2345

MARCO MAMBELLA
LINA MAMBELLA
115 N TAYLOR AVE
NORWALK, CT 06850

MARCUS FONSECA
642 NE 69 ST
MIAMI, FL 33138

MARIA C NERI
1611 WEST AVE #10
MIAMI BEACH, FL 33139-2347

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1620 WEST AVE #403
MIAMI BEACH, FL 33139-2343

MARIA DEL CARMEN ROBERTO
1580 WEST AVE #305
MIAMI BEACH, FL 33139-2340

MARIA HERNANDEZ
1614 WEST AVE #306
MIAMI BEACH, FL 33139-2344

MARIANA PENENGO
1614 WEST AVE 406
MIAMI BEACH, FL 33139-2372

MARIELA FERNANDEZ
1614 WEST AVE #502
MIAMI BEACH, FL 33139-2372

MARILYN GRAN
1614 WEST AVE #205
MIAMI BEACH, FL 33139-2370

MARK LACERDA
1615 WEST AVE #504
MIAMI BEACH, FL 33139

MARK MCNAIR
1601 WEST AVE #209
MIAMI BEACH, FL 33139-2473

MARK STOUTENBERG
1575 WEST AVE #10
MIAMI BEACH, FL 33139

MARTHA LOFFELL
1580 WEST AVE APT #503
MIAMI BEACH, FL 33139-2341

MARTINA HAJKOVA & DAVID FORMANEK
1601 WEST AVE #203
MIAMI BEACH, FL 33139-2473

MATTHEW WRIGHT TRS
MATTHEW WRIGHT TR
4860 N CLARK ST 4N
CHICAGO, IL 60640

MAURIZIO ACQUAVELLA PESANTES
1610 LENOX AVE #204
MIAMI BEACH, FL 33139

MAURIZIO CUTARELLI
21 LUDLOW STREET APT 3C
NEW YORK, NY 10002

MCDONALD'S CORPORATION
% E C MANAGEMENT CORP
PO BOX 432720
SO MIAMI, FL 33243-2720

MELISSA SIGLER
1610 LENOX AVE 510
MIAMI BEACH, FL 33139

MIAMI BROTHERS INVESTMENTS INC
1575 WEST AVE 6
MIAMI BEACH, FL 33139

MICHAEL SANTANA
20 B ROLLING RIDGE ROAD
MONTEVALE, NJ 07645

MICHELLE D HERNANDEZ
1575 WEST AVE #2
MIAMI BEACH, FL 33139-2335

MICHELLE T O NEILL
1610 LENOX AVE #516
MIAMI BEACH, FL 33139-2476

MIGUEL R CARDENAS &W ELIZABETH R
1610 LENOX AVE UNIT 511
MIAMI BEACH, FL 33139-2476

MILTON BETANCOURT & EST OF
NORMA LOYNAZ
1614 WEST AVE #203
MIAMI BEACH, FL 33139-2370

MIO DANILOVIC
1311 15 TER 1
MIAMI BEACH, FL 33139

NEW VENTURES II LLC
44 WALL STREET # 5 FLOOR
NEW YORK, NY 10005

NICOLAS LAGOMARSINO
DANIEL COBAUGH
1530 E STREET SE
WASHINGTON, DC 20003

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13 BLACK WALNUT
PALOS PARK, IL 60464

NIKOLAS G PITSILOS
ELENI PITSILOS
13 BLACK WALNUT TRAIL
PALOS PARK IL 60464

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1614 WEST AVE # 304
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OCTAVIO CARO
YEVGENIYA KHAVINSON
1580 WEST AVE # 501
MIAMI BEACH, FL 33139

OLE CABRERA
MARICELA RODRIGUEZ
1614 WEST AVE #604
MIAMI BEACH, FL 33139

OLIVER STEINHAUS
1601 WEST AVE #210
MIAMI BEACH, FL 33139-2473

ORJ LLC
1614 WEST AVE 204
MIAMI BEACH, FL 33139

ORLANDO MARRERO
1840 JAMES AVE #26
MIAMI BEACH, FL 33139-7472

PALM AVENUE HIALEAH LLC
1900 SUNSET HARBOUR DR 2 FLR
MIAMI BEACH, FL 33139

PATRICIA FERREIRA
1610 LENOX AVE 501
MIAMI BEACH, FL 33139

PATRICIA FERREIRA
JENNIFER FEIL
1610 LENOX AVE #517
MIAMI BEACH, FL 33139

PATRICIA FERREIRA JTRS
JENNIFER FEIL JTRS
1610 LENOX AVE #517
MIAMI BEACH, FL 33139

PATRICIA HIDALGO
1575 WEST AVE #5
MIAMI BEACH, FL 33139-2335

PAUL STEVEN KAHN TRS
LEONARD REV TRUST
9 ISLAND AVE APT 2204
MIAMI BEACH, FL 33139

PER FLORIDA DEVELOPMENT LLC
8620 NE 2 AVE
EL PORTAL, FL 33138

PIETRO BONACOSSA
1610 LENOX AVE UNIT 211
MIAMI BEACH, FL 33139

PROJECT 5 LLC
1601 WEST AVE #110
MIAMI BEACH, FL 33139-2327

RACHEL K MALOVE
1404 NE 5th Ct
Fort Lauderdale, FL 33301-1270

RAQUEL GAMBACH & ROBERTO &
DAVID GAMBACH TRS
1200 STILLWATER DR
MIAMI BEACH, FL 33141-1028

RICHARD A D AMURA
1614 WEST AVE #506
MIAMI BEACH, FL 33139-2345

RICHARD T MCCORMICK
1580 WEST AVE #402
MIAMI BEACH, FL 33139-2332

RITA FRANK
1580 WEST AVE APT 306
MIAMI BEACH, FL 33139

ROBERT ELLINS
1615 WEST AVE UNIT 303
MIAMI BEACH, FL 33139

ROBERT G MOURRY
1610 LENOX AVE 506
MIAMI BEACH, FL 33139

ROBERT LAUDER
1601 WEST AVE #105
MIAMI BEACH, FL 33139-2327

ROBERT P QUINN
MICHAEL J RILEY
1450 LINCOLN RD #905
MIAMI BEACH, FL 33139

ROBERTO R DIAZ &W OFELIA
1580 WEST AVE UNIT 204
MIAMI BEACH, FL 33139-2331

ROBERTO RIOLOBOS SANCHEZ
MARIA AGUADO
1620 WEST AVE 504
MIAMI BEACH, FL 33139

ROBILLA LLC
1553 MERIDIAN AVE # 104
MIAMI BEACH, FL 33139

RONALD BASALLO
9220 SW 59 ST
MIAMI, FL 33173

ROSA SOBRIN
CARIDAD VALDES MIRANDA
1615 WEST AVE UNIT 403
MIAMI BEACH, FL 33139

ROSALINDA BORRELL
1615 WEST AVE UNIT 401
MIAMI BEACH, FL 33139

ROSSELLA ANSALDI JTRS
DINA SCATIGNO JTRS
1000 VENETIAN WAY #401
MIAMI BEACH, FL 33139

RUGGERO MENEGHETTI
1601 WEST AVE #213
MIAMI BEACH, FL 33139-2473

RYAN DODSON
1614 WEST AVE #302
MIAMI BEACH FL 33139

SANBER CITY LLC
1610 LENOX AVE #203
MIAMI BEACH FL 33139

SANBER CITY LLC
1610 LENOX AVE #408
MIAMI BEACH, FL 33139

SANBER CITY LLC
19707 TURNBERRY WAY #6-L
MIAMI, FL 33180

SANDRA A MARROQUIN
1610 LENOX AVE 411
MIAMI BEACH, FL 33139

SANDRA OVIEDO
1615 WEST AVE #304
MIAMI BEACH, FL 33139-2329

SARA SHAMES
177 BAL CROSS DR
BAL HARBOUR FL 33154

SARA SILVA
1530 WEST AVE
MIAMI BEACH, FL 33139-2355

SERGIO LEYMARIE MENDEZ
261 NAVARRE AVE #305
CORAL GABLES, FL 33134

SHABELI INVESTMENTS LLC
3598 W 72 PL
HIALEAH, FL 33018

SHORTY & FRED'S INC
1520 ALTON RD
MIAMI BEACH, FL 33139-3302

SIMEON MARGARIS JR
JOSE L SESMAN
1614 WEST AVE APT 606
MIAMI BEACH, FL 33139

SIMON JAGSZ
1601 WEST AVE #111
MIAMI BEACH, FL 33139

SIOCAM USA LLC
1000 S ST 206
MIAMI BEACH, FL 33139

SOL 1 LLC
2080 SOUTH OCEAN DR #1711
HALLANDALE, FL 33009

SONIA BORGENSERGER
1610 LENOX AVE #302
MIAMI BEACH, FL 33139-2471

SONIA C DEATON
SIENA FAYE DEATON
1620 WEST AVE 502N
MIAMI BEACH, FL 33139

SOUTHERN BELL TEL & TEL CO
TAX ADM OFFICE
PO BOX 7207
BEDMINSTER, NJ 07921

STAVROS TRIPI
15 BROAD ST 2226
NEW YORK, NY 10005

STEFAN LINGMERT
1515 WEST AVE #2
MIAMI BEACH, FL 33139

STEFAN STETKIEWICZ
1620 WEST AVE #303
MIAMI BEACH, FL 33139

STEINMAUER FUND IX
1108 KANE CONCOURSE 309
BAY HARBOR ISLANDS, FL 33154

STEPHANIE BALINT
11461 NW 27 CT
PLANTATION, FL 33323

STEPHEN SYTA JTRS
JOERG DRESSLER JTRS
5 PLEASANT ST
PROVINCETOWN MA 02657

STEVEN SIERRA
1614 WEST AVE 405
MIAMI BEACH, FL 33139

SUZAN REILLY
1614 WEST AVE 602
MIAMI BEACH, FL 33139

TERESA CRUISE
1620 WEST AVE UNIT 201
MIAMI BEACH, FL 33139-2374

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

THOMAS H PALOMBO JTRS &
BRANKO BUCAR JTRS
3034 KINGSTON CIR
SILVER LAKE, OH 44224

TRS II FUND
3900 COMMONWEALTH BLVD # 412
TALLAHASSEE, FL 32399

URRACAS HOLDINGS LLC
6422 COLLINS AVE # 1610
MIAMI BEACH, FL 33144

VALEVALE LLC
1401 BAY RD 403
MIAMI BEACH, FL 33139

VCP LINCOLN ROAD LLC
C/O VORNADO REALTY TRUST
888 SEVENTH AVE
NEW YORK, NY 10106

VERONICA VERGARA
10190 SW 137 CT
MIAMI, FL 33186-6828

VICENTE PEREZ
1615 WEST AVE UNIT 505
MIAMI BEACH, FL 33139-2348

VICTOR ORTIZ-VELEZ
1615 WEST AVE #301
MIAMI BEACH, FL 33139-2329

VICTOR S AYERS
1614 WEST AVE 504
MIAMI BEACH, FL 33139

VINCENZO GRAMUGLIA
1580 WEST AVE UNIT 301
MIAMI BEACH, FL 33139-2346

VINCENZO GRAMUGLIA JTRS
ROSARIO BORDALLO JTRS
1580 WEST AVE UNIT 301
MIAMI BEACH, FL 33139

VIVIANA ALTAMIRANDA
1620 WEST AVE UNIT 404
MIAMI BEACH, FL 33139-2343

VIVIANA MABEL FERNANDEZ LE
REM JOEY SUAREZ
1580 WEST AVE 505
MIAMI BEACH FL 33139

VLAD PROPERTIES L C
C/O GALINA GOROKHOVSKY
16850 COLLINS AVE 112550
SUNNY ISLES BEACH, FL 33160

WATERCUP INVESTMENTS LLC
5901 NW 151 ST 126
MIAMI LAKES, FL 33014

WILLIAM ROMAGUERA
1615 WEST AVE #204
MIAMI BEACH, FL 33139

WILLIAM STITES SARA STITES
1561 WEST AVE
MIAMI BEACH, FL 33139

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

Property address: 1222 16 StreetBoard: DRBDate: 02/07/2018**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. Letter must outline application details and identify hardships if Variances are requested. (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	Architectural Plans and Exhibits (must be 11"x 17")	✓
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date. Include copies of previous recorded board orders, if applicable.	✓
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: FSL

MIAMI BEACH

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305.673.7550

Property address: **1222 16 Street**

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).	✓
10	Landscape Plans and Exhibits (must be 11"x 17")	
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. http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920	
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.	

Indicate N/A If Not Applicable

Initials: PSL

MIAMI BEACH

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

Property address: **1222 16 Street**

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.	
40	Site Plan (Identify streets and alleys)	
a	Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____	
b	# parking spaces & dimensions _____ Loading spaces locations & dimensions _____	
c	# of bicycle parking spaces _____	
d	Interior and loading area location & dimensions _____	
e	Street level trash room location and dimensions _____	
f	Delivery route _____ Sanitation operation _____ Valet drop-off & pick-up _____ Valet route in and out _____	
g	Valet route to and from _____ auto-turn analysis for delivery and sanitation vehicles _____	
h	Indicate any backflow preventer and FPL vault if applicable	
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan	
41	Floor Plan (dimensioned)	
a	Total floor area	
b	Identify # seats indoors _____ outdoors _____ seating in public right of way _____ Total _____	
c	Occupancy load indoors and outdoors per venue _____ Total when applicable _____	
42	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.	✓
43	The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:	
a	Section 118-353 (d) of the City Code for each Variance.	
44	The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows:	
a	For Conditional Use -Section 118-192 (a)(1)-(7)	
b	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)	
c	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)	
d	CU - Structures over 50,000 SQ.FT. - Section 118-192 (b) (1)-(11)	
e	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	

Indicate N/A If Not Applicable

Initials: *FSH*

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 Miami Beach, Florida 33139, www.miamibeachfl.gov
 305.673.7550

Property Address: 1222 16 Street

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**

ITEM #	FINAL SUBMITTAL (via CAP) 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)

02/07/2018

 Applicant's or designee's signature

 Date

Indicate N/A If Not Applicable

Initials: PSL

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.

MIAMI BEACH

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: 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
BTR	Copies of Previous Business Tax Receipts
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
AUGUST RECESS									
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
AUGUST RECESS							
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