

# MIAMIBEACH

PLANNING DEPARTMENT

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

## 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.

<b>Application Information</b>				
FILE NUMBER				
<b>Board of Adjustment</b>		<b>Design Review Board</b>		
<input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision		<input type="checkbox"/> Design review approval <input type="checkbox"/> Variance		
<b>Planning Board</b>		<b>Historic Preservation Board</b>		
<input type="checkbox"/> Conditional use permit <input type="checkbox"/> Lot split approval <input type="checkbox"/> Amendment to the Land Development Regulations or zoning map <input type="checkbox"/> Amendment to the Comprehensive Plan or future land use map		<input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic district/site designation <input type="checkbox"/> Variance		
<input type="checkbox"/> <b>Other:</b>				
<b>Property Information – Please attach Legal Description as “Exhibit A”</b>				
ADDRESS OF PROPERTY				
FOLIO NUMBER(S)				
<b>Property Owner Information</b>				
PROPERTY OWNER NAME				
ADDRESS		CITY	STATE	ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS		
<b>Applicant Information (if different than owner)</b>				
APPLICANT NAME				
ADDRESS		CITY	STATE	ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS		
<b>Summary of Request</b>				
PROVIDE A BRIEF SCOPE OF REQUEST				

<b>Project Information</b>			
Is there an existing building(s) on the site?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project include interior or exterior demolition?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Provide the total floor area of the new construction.			SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).			SQ. FT.
<b>Party responsible for project design</b>			
NAME		<input type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE    ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
<b>Authorized Representative(s) Information (if applicable)</b>			
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE    ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE    ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE    ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

**Please note the following information:**

- 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 fees. 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 an application 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, engineers, landscape architects, 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.
- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, 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 service 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 forgoing 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 form 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

Andrea Ferrari  
SIGNATURE

Andrea Ferrari, Manager  
PRINT NAME

8/22/18  
DATE SIGNED

**OWNER AFFIDAVIT FOR INDIVIDUAL OWNER**

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

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

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

\_\_\_\_\_  
**SIGNATURE**

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

NOTARY SEAL OR STAMP

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

My Commission Expires: \_\_\_\_\_

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

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

STATE OF FL

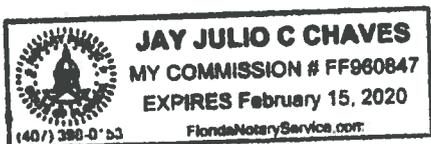
COUNTY OF Miami Dade

I, Andrea Ferrari, being first duly sworn, depose and certify as follows: (1) I am the Manager (print title) of One Way Properties, 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 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 my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

Andrea Ferrari  
\_\_\_\_\_  
**SIGNATURE**

Sworn to and subscribed before me this 22 day of June, 2018. The foregoing instrument was acknowledged before me by passport # A 8893451 who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



Jay Julio C Chaves  
\_\_\_\_\_  
**NOTARY PUBLIC**

My Commission Expires: \_\_\_\_\_

Jay Julio C Chaves  
\_\_\_\_\_  
**PRINT NAME**

**POWER OF ATTORNEY AFFIDAVIT**

STATE OF FL

COUNTY OF Miami Dade

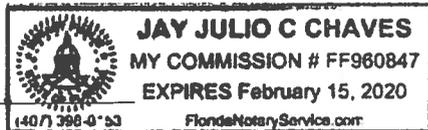
I, Andrea Ferrari, Manager, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Michael W. Larkin, Matthew Amster & Emily Balter to be my representative before the Design Review Board. (3) 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. (4) I am responsible for remove this notice after the date of the hearing.

Andrea Ferrari  
**PRINT NAME (and Title, if applicable)**

*Andrea Ferrari*  
**SIGNATURE**

Sworn to and subscribed before me this 22 day of June, 2018. The foregoing instrument was acknowledged before me by Permit YA 889340, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



*Jay Julio C Chaves*  
**NOTARY PUBLIC**

My Commission Expires: \_\_\_\_\_

Jay Julio C Chaves  
**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 contact purchasers are corporations, partnerships, limited liability companies, trusts, or other corporate entities, the applicant shall further disclose the identity of the individuals(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities.

N/A  
**NAME**

\_\_\_\_\_  
**DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

% OF STOCK

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

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

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

**DISCLOSURE OF INTEREST**  
**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.

<b>NAME OF CORPORATE ENTITY</b>	
NAME AND ADDRESS	% OF OWNERSHIP

<b>NAME OF CORPORATE ENTITY</b>	
NAME AND ADDRESS	% OF OWNERSHIP

If there are additional corporate owners, list such owners, including corporate name and the name, address and percentage of ownership of each additional owner, on a separate page.

**DISCLOSURE OF INTEREST**  
**TRUSTEE**

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

N/A

<b>TRUST NAME</b>	
NAME AND ADDRESS	% INTEREST
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**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
Michael W. Larkin, Matthew Amster & Emily Baller	200 S. Biscayne Blvd, Suite 850	(305) 374-5300
Matias Alem	605 Lincoln Rd St 302	(305) 397-8788

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

**APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) AN 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 FL

COUNTY OF Miami Dade

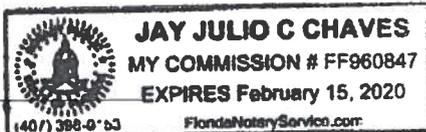
I, Andrea Ferrari, Manager, being first duly sworn, depose and certify as follows: (1) I am the applicant or representative of the applicant. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct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

*Andrea Ferrari*

**SIGNATURE**

Sworn to and subscribed before me this 27 day of August, 2018. The foregoing instrument was acknowledged before me by Matias Alem VA 8899987 who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires: \_\_\_\_\_

*Jay Julio C Chaves*

**NOTARY PUBLIC**

Jay Julio C Chaves

**PRINT NAME**

Exhibit A

LEGAL DESCRIPTION: Lot 15, Block 1, PLAT OF RIVO ALTO, according to the Plat thereof, as recorded in Plat Book 7, Page 74, Public Records of Miami-Dade County, Florida;

ALSO: An 8 foot strip of land contiguous to the Westerly boundary line of said Lot 15, Block 1, PLAT OF RIVO ALTO, according to the map or plat thereof, as recorded in Plat Book 7, Page 74 lying between the Northerly and Southerly boundary lines of said Lot 15, extended Westerly.

FOLIO NO. 02-3233-001-0130



# BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

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

## VIA ELECTRONIC SUBMITTAL AND HAND DELIVERY

July 6, 2018

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

Re: Design Review, Waiver and Variance Approvals for the Property Located at  
200 W. Rivo Alto Drive, Miami Beach, Florida

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Dear James:

This law firm represents One Way Properties, LLC, (the "Applicant"), the owner of the above-referenced property (the "Property"). Please allow this letter to serve as the required letter of intent in connection with a request to the Design Review Board ("DRB") for design review and waiver approval for a new single-family home on the Property.

Property Description. The Property is a mid-block waterfront lot comprised of approximately 10,500 square feet. Located on West Rivo Alto Drive and south of Venetian Way, the Property is in the RS-3, Single Family Residential Zoning District. Miami-Dade County Property Appraiser identifies the Property by Folio No. 02-3233-001-0130.

Proposed Development. The Applicant proposes to replace the existing house and construct an elegant, two-story residence of approximately 5,250 square feet in size. The proposed home is centrally located on the Property with a pool in the rear yard. The front façade will feature wood lattice design that filter an appropriate amount of natural light and add a natural element to the Project's design. Additional open spaces are found at the southeast and north central areas of the home to further diminish the scale and massing of the home and create a design that conforms with the character of the

neighborhood. A spiral staircase is located in the north to provide access to a small roof deck that is located at the rear of the residence facing the waterway.

The one-story detached garage with a green roof will be located towards the front of the Property with the vehicular entrance perpendicular to and not visible from the right-of-way. The garage ensures that the massing of the two-story main residence is setback considerably from the street, over 47 feet away. The proposed driveway and parking area will be comprised of spaced pavers with grassy vegetation filling the spaces that provide permeable areas throughout the front yard.

The proposed new home complies with the City of Miami Beach Code (the "Code") requirements for unit size and lot coverage. The size of the proposed home is approximately 5,198 square feet, which is within the allowable 50% unit size maximum. The lot coverage is approximately 24.2%, which is well below the 30% lot coverage permitted. The mass of the north and south side elevations are divided with open courtyards, from ground level. The north side yard will feature a spiral staircase to the roof deck, and the south side courtyard will feature additional landscaping.

Waiver Request. The Applicant respectfully requests DRB approval of the following Waiver:

1. Code Section 142-105(b)(1), to waive the maximum height limitation of 24' for a design that provides a flat roof-top at 26'-6".

Regarding the request, the Code permits a maximum building height up to 24' for flat roofs in the RS-3 Zoning District, which may be increased up to 28' through approval by the DRB. The home is centrally located on the Property, and the design limits the massing and scale of the home by providing courtyards on both the north and south sides. The north side courtyard is approximately 14' wide and the south side courtyard is approximately 29'-1" wide. These courtyards minimize the two-story portions of the home and will accommodate the slight addition in height.

Additionally, the Applicant is permitted as of right to add 4' more of freeboard in this case to address sea level rise, which would result in a structure with the same overall height at 38' NGVD, but would result in an incompatible ground level with respect to neighbors. Therefore, the waiver request does not provide for a home that is greater in scale and massing than otherwise permitted, and adding the height for habitable use produces the opportunity in the future to raise the first floor area of home with minimum impact.

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

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

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

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

Windows will be hurricane-impact.

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

Operable windows will be provided.

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

The Applicant's proposed landscape plan is resilient as it will serve to be comprised of native and Florida-friendly plants that are appropriate for the area.

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

The Applicant proposes the new structure to have a finished floor elevation at 10 (ten) feet NGVD, one foot above the Base Floor Elevations (BFE).

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

The Applicant proposes a finished floor elevation of 10 (ten) feet NGVD, with appropriate ramping from the street to the parking area and entrance to the home that will be compatible to future raising of public right-of-ways and adjacent land.

- (7) **Where feasible and appropriate. All critical mechanical and electrical systems are located above base flood elevation.**

All critical mechanical and electrical systems will be located above BFE.

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

Not applicable as Applicant proposes a new replacement home at BFE +1'.

- (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.**

No habitable space is located below BFE.

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

The Applicant has engaged the services of an engineer to analyze and provide an appropriate drainage plan for the Property. Accordingly, a water retention system will be implemented.

Conclusion. Granting this design review application, and associated Wavier, will permit the development of a beautifully-designed single-family home that is compatible with the surrounding neighborhood. We look forward to your favorable review of the application. If you have any questions or comments in the interim, please give me a call at 305-377-6236.

Sincerely,

  
Matthew Amster

cc: Michael W. Larkin, Esq.  
Emily K. Balter, Esq.

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

Property address: 200 West Rivo Alto Board: DRB Date: 5/17/18

## BOARD APPLICATION CHECK LIST

A Pre-Application meeting must be scheduled via CAP to obtain a plan case number and for board staff review of all submittals.

Pre-Application meetings for applications that do not require a traffic study are scheduled on a first come-first served basis and must occur no later than five(5) business days prior to CAP First submittal.

Applications requiring a traffic study must meet with Planning, Transportation, and peer reviewer sixty (60) days\* prior to First submittal deadline to determine the methodology for the traffic impact study. This meeting is considered the "Pre-Application meeting" and must be scheduled via CAP to obtain a plan case number for review and payment of fees. Thirty (30) days before First submittal, applicant must provide the traffic study via CAP (see Transportation Department's requirements check list). The Transportation Department/Peer Reviewer will submit first round of comments 15 days prior to First submittal. Applicant must address comments and submit revised traffic study/plans for CAP First submittal deadline.

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

ITEM #	FIRST SUBMITTAL (VIA CAP) ** To be uploaded online (CAP) by the applicant before 5:00 pm by First submittal deadline. ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.	Required
1	Application Fee and Peer review fees shall be paid after Pre-Application meeting and before the First submittal. It is the applicant's responsibility to make this payment, if an invoice is not generated by the CAP system, the applicant should contact staff prior to first submittal to be invoiced and make payment.	✓
2	Copy of signed and dated check list issued at Pre-Application meeting.	✓
3	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	✓
4	Signed and dated Letter of Intent. <b>Letter must outline application details and identify hardships if Variances are requested.</b> (see also Items # 42,43 and 44).	✓
5	Mailing Labels: Upload property owner's list and copy of original certified letter from provider. See #52 for submittal of Hard copy / originals of these items.	✓
6	Copies of all current or previously active Business Tax Receipts.	
7	School Concurrency Application for projects with a net increase in residential units (no SFH). Provide Planning Department - Miami Dade - School Concurrency Application for Transmittal	
8	Survey: Electronic version of original signed & sealed, dated no more than six months from date of application. Survey must provide: lot area, grade per Section 114-1 of the City Code. (If no sidewalk exists, provide the elevation of the crown of the road) and spot elevations.	✓
9	<b>Architectural Plans and Exhibits (must be 11"x 17")</b>	✓
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date. <b>Include copies of previous recorded board orders, if applicable.</b>	✓
b	Copy of the original survey included in plan package. See No. 8 above for survey requirements	✓
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	✓
d	Context Location Plan, Min 8.5"x11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images)	✓
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	✓
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable	✓
g	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable.	✓
h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	✓

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

Indicate N/A If Not Applicable

Initials: FSC

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

**Property address:** 200 West Rivo Alto

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

Indicate N/A If Not Applicable

Initials: FSC

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

**Property address:** 200 West Rivo Alto

29	Floor Plan Indicating area where alcoholic beverages will be displayed.	
30	Survey showing width of the canal (Dimension shall be certified by a surveyor)	
31	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	
32	DERM recommendation/preliminary approval. Docks or any structures shall have approval stamp from DERM or other regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended.	
33	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
34	Survey shall include spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the due within the property. Erosion control line and Bulkhead line shall be indicated if present.	
35	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
36	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable).	
37	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	
38	Traffic Study, Site plan(s) : Revised version addressing first round of comments from Transportation Department and peer review. (See Transportation Department check list for requirements.)	
39	Sound Study report (Hard copy) with 1 CD.	
<b>40</b>	<b>Site Plan (Identify streets and alleys)</b>	
a	Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____	
b	# parking spaces & dimensions _____ Loading spaces locations & dimensions _____	
c	# of bicycle parking spaces _____	
d	Interior and loading area location & dimensions _____	
e	Street level trash room location and dimensions _____	
f	Delivery route _____ Sanitation operation _____ Valet drop-off & pick-up _____ Valet route in and out _____	
g	Valet route to and from _____ auto-turn analysis for delivery and sanitation vehicles _____	
h	Indicate any backflow preventer and FPL vault if applicable	
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan	
<b>41</b>	<b>Floor Plan (dimensioned)</b>	
a	Total floor area	
b	Identify # seats indoors _____ outdoors _____ seating in public right of way _____ Total <input checked="" type="checkbox"/>	
c	Occupancy load indoors and outdoors per venue _____ Total when applicable _____	
<b>42</b>	<b>The Letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.</b>	<input checked="" type="checkbox"/>
<b>43</b>	<b>The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:</b>	<input checked="" type="checkbox"/>
a	Section 118-353 (d) of the City Code for each Variance. If applicable	
<b>44</b>	<b>The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows:</b>	
a	For Conditional Use -Section 118-192 (a)(1)-(7)	
b	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)	
c	CU - Mechanical Parking - Section 130-38 (3)(c )(i)(1)-(2) & (4)(a)-(k)	
d	CU - Structures over 50,000 SQ.FT. - Section 118-192 (b) (1)-(11)	
e	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	

Indicate N/A If Not Applicable

Initials: FSC

# MIAMI BEACH

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

**Property Address:** 200 West Rivo Alto

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

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

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

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

**ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS**

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



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

5/17/18

Date

Indicate N/A If Not Applicable

Initials: FSC

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

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

- (1) A recycling or salvage plan for partial or total demolition shall be provided.
- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.
- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
- (4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.
- (5) Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.
- (6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.
- (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.
- (8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.
- (9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.
- (10) Where feasible and appropriate, water retention systems shall be provided.

# MIAMIBEACH

## PLANNING DEPARTMENT

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

### **DESIGN REVIEW BOARD CAP SUBMITTAL FILE NAMING**

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

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

<b>Document Name</b>	<b>Description</b>
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.

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

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



rdr miami | rio development resources

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

rdrmiami.com | diana@rdrmiami.com | 305.498.1614

June 15, 2018

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

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

**SUBJECT:** 200 W Rivo Alto Drive, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3233-001-0130

**LEGAL DESCRIPTION:** RIVO ALTO AMD PB 7-74 LOT 15 & 8FT STRIP ADJ ON BAY BLK 1  
AND PROP INT IN & TO COMMON ELEMENTS NOT DEDICATED TO PUBLIC

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: **37, including 0 international**



## 375' RADIUS MAP



**SUBJECT:** 200 W Rivo Alto Drive, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3233-001-0130

**LEGAL DESCRIPTION:** RIVO ALTO AMD PB 7-74 LOT 15 & 8FT STRIP ADJ ON BAY BLK 1 AND PROP INT IN & TO COMMON ELEMENTS NOT DEDICATED TO PUBLIC

60WRIVOALTO LLC  
20398 BLAUER RD  
SARATOGA, CA 95070

ALEXIS BOUTHILLIER DE BEAUMONT  
240 W RIVO ALTO DR  
MIAMI BEACH, FL 33139

ALFRED FEOLA  
220 W RIVO ALTO DR  
MIAMI BEACH, FL 33139-1258

ARBO MIA LLC C/O DAVIS & GILBERT LLP  
1740 BROADWAY  
NEW YORK, NY 10019

BETH A TASCA  
100 E RIVO ALTO DR  
MIAMI BEACH, FL 33139

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

DERRIK A COKL &W CONSUELO  
211 W RIVO ALTO DR  
MIAMI BEACH, FL 33139-1247

E SCOTT BEATTIE  
230 E RIVO ALTO DR  
MIAMI BEACH, FL 33139-1248

EDWARD POLLNER  
214 W RIVO ALTO DR  
MIAMI BEACH, FL 33139

EDWIN VERDEZOTO TRS  
EDWIN VERDEZOTO REV TRUST  
2020 NW 89 PL  
DORAL, FL 33172

ELIZABETH VIZZONE  
256 S MOUNTAIN AVE  
MONTCLAIR, NJ 07042-1625

ERNIA INC  
225 WEST RIVO ALTO DRIVE  
MIAMI BEACH, FL 33139

ISMAEL ALONSO &W SARA  
PO BOX 190711  
MIAMI BEACH, FL 33119

JASON H GORDON  
205 E RIVO ALTO DR  
MIAMI BEACH, FL 33139-1247

JEFFREY BAST &W SUSAN  
123 W RIVO ALTO DR  
MIAMI BEACH, FL 33139-1255

JEFFREY W DICKSTEIN &W ZENA M  
60 W RIVO ALTO DR  
MIAMI BEACH, FL 33139-1254

JOSEPH PIROSO JTRS  
SUSAN TIFFANY JTRS  
127 E RIVO ALTO  
MIAMI BEACH, FL 33139

KEITH JOHNSON  
CHRISTELLE M LANDEROIN  
115 RIVO ALTO TER  
MIAMI BEACH, FL 33139

LAWRENCE BERLYN  
116 W RIVO ALTO DR  
MIAMI BEACH, FL 33139

LORRAINE GOLDEN TR  
115 1 RIVO ALTO TERR  
MIAMI BEACH, FL 33139

MARC D JACOBSON &W DEBORAH A  
115 E RIVO ALTO DR  
MIAMI BEACH, FL 33139-1245

MARIA F GLADYS HILL DE MATHIES &H  
JUAN JOSE R MATHIES REGALDO &  
ERNESTO ALFREDO MATHIES  
126 E RIVO ALTO DR  
MIAMI BEACH, FL 33139

MARILYN BLANCO REYES  
109 2 EAST RIVO ALTO TER  
MIAMI BEACH, FL 33139

MARK GOLD  
117 DORADO BEACH E  
DORADO, PR 00646  
PUERTO RICO

MERCY FERNANDEZ  
211 E RIVO ALTO DR  
MIAMI BEACH, FL 33139

MORTIMER J WALSH &W HANA  
107 W RIVO ALTO DR  
MIAMI BEACH, FL 33139

NABILA MRABET  
ROMMEY BAHUR  
110 VENETIAN WAY  
MIAMI BEACH, FL 33139

ONE WAY PROPERTIES LLC  
C/O SAMUEL SPENCER BLUM  
2666 TIGERTAIL AVE STE106  
COCONUT GROVE, FL 33133

PALM SOUTH LLC  
7512 DR PHILLIPS BLVD #50-24  
ORLANDO, FL 32819

PETER G WARNER  
241 W RIVO ALTO DR  
MIAMI BEACH, FL 33139-1269

PETER KOLB & W PETRA  
111 1 RIVO ALTO TER  
MIAMI BEACH, FL 33139

SALI PROPERTY LLC  
230 W RIVO ALTO DR  
MIAMI BEACH, FL 33139

SHAMROCK TIDAL LLC  
106 2 RIVO ALTO TER  
MIAMI BEACH, FL 33139

STEVEN D D AGOSTINO  
EMILY M D AGOSTINO  
120 VENETIAN WAY  
MIAMI BEACH, FL 33139

TOM LORD ALGE  
C/O FASBENDER & ASSOCIATES  
530 WILSHIRE BLVD, # 308  
SANTA MONICA, CA 90401

VENICE HOLDINGS LLC  
5151 SAN FELIPE STE 2325  
HOUSTON, TX 77056

WILLIAM VALDES ZUAZO  
222 E RIVO ALTO DR  
MIAMI BEACH, FL 33139-1248

Name	Address	City	State	Zip	Country
60WRIVOALTO LLC	20398 BLAUER RD	SARATOGA	CA	95070	USA
ALEXIS BOUTHILLIER DE BEAUMONT	240 W RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
ALFRED FEOLA	220 W RIVO ALTO DR	MIAMI BEACH	FL	33139-1258	USA
ARBO MIA LLC C/O DAVIS & GILBERT LLP	1740 BROADWAY	NEW YORK	NY	10019	USA
BETH A TASCA	100 E RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
DERRIK A COKL &W CONSUELO	211 W RIVO ALTO DR	MIAMI BEACH	FL	33139-1247	USA
E SCOTT BEATTIE	230 E RIVO ALTO DR	MIAMI BEACH	FL	33139-1248	USA
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ELIZABETH VIZZONE	256 S MOUNTAIN AVE	MONTCLAIR	NJ	07042-1625	USA
ERNIA INC	225 WEST RIVO ALTO DRIVE	MIAMI BEACH	FL	33139	USA
ISMAEL ALONSO &W SARA	PO BOX 190711	MIAMI BEACH	FL	33119	USA
JASON H GORDON	205 E RIVO ALTO DR	MIAMI BEACH	FL	33139-1247	USA
JEFFREY BAST &W SUSAN	123 W RIVO ALTO DR	MIAMI BEACH	FL	33139-1255	USA
JEFFREY W DICKSTEIN &W ZENA M	60 W RIVO ALTO DR	MIAMI BEACH	FL	33139-1254	USA
JOSEPH PIROSO JTRS SUSAN TIFFANY JTRS	127 E RIVO ALTO	MIAMI BEACH	FL	33139	USA
KEITH JOHNSON CHRISTELLE M LANDEROIN	115 RIVO ALTO TER	MIAMI BEACH	FL	33139	USA
LAWRENCE BERLYN	116 W RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
LORRAINE GOLDEN TR	115 1 RIVO ALTO TERR	MIAMI BEACH	FL	33139	USA
MARC D JACOBSON &W DEBORAH A	115 E RIVO ALTO DR	MIAMI BEACH	FL	33139-1245	USA
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MARILYN BLANCO REYES	109 2 EAST RIVO ALTO TER	MIAMI BEACH	FL	33139	USA
MARK GOLD	117 DORADO BEACH E	DORADO	PR	00646	PUERTO RICO
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MORTIMER J WALSH &W HANA	107 W RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
NABILA MRABET ROMMEY BAHHUR	110 VENETIAN WAY	MIAMI BEACH	FL	33139	USA
ONE WAY PROPERTIES LLC C/O SAMUEL SPENCER BLUM	2666 TIGERTAIL AVE STE106	COCONUT GROVE	FL	33133	USA
PALM SOUTH LLC	7512 DR PHILLIPS BLVD #50-24	ORLANDO	FL	32819	USA
PETER G WARNER	241 W RIVO ALTO DR	MIAMI BEACH	FL	33139-1269	USA
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STEVEN D D AGOSTINO EMILY M D AGOSTINO	120 VENETIAN WAY	MIAMI BEACH	FL	33139	USA
TOM LORD ALGE C/O FASBENDER & ASSOCIATES	530 WILSHIRE BLVD, # 308	SANTA MONICA	CA	90401	USA
VENICE HOLDINGS LLC	5151 SAN FELIPE STE 2325	HOUSTON	TX	77056	USA
WILLIAM VALDES ZUAZO	222 E RIVO ALTO DR	MIAMI BEACH	FL	33139-1248	USA