

# MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2<sup>ND</sup> FLOOR  
MIAMI BEACH, FLORIDA 33139, [www.MIAMIBEACHFL.GOV](http://www.MIAMIBEACHFL.GOV)  
305-673-7550

## LAND USE BOARD HEARING APPLICATION

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

- ☒ BOARD OF ADJUSTMENT
  - ☒ VARIANCE FROM A PROVISION OF THE LAND DEVELOPMENT REGULATIONS
  - ☐ APPEAL OF AN ADMINISTRATIVE DECISION
  
- ☐ DESIGN REVIEW BOARD
  - ☐ DESIGN REVIEW APPROVAL
  - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY DRB.
  
- ☐ HISTORIC PRESERVATION BOARD
  - ☐ CERTIFICATE OF APPROPRIATENESS FOR DESIGN
  - ☐ CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
  - ☐ HISTORIC DISTRICT / SITE DESIGNATION
  - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY HPB.
  
- ☐ PLANNING BOARD
  - ☐ CONDITIONAL USE PERMIT
  - ☐ LOT SPLIT APPROVAL
  - ☐ MENDMENT 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: 409-11 15<sup>th</sup> Street

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

FOLIO NUMBER (S) 02-3234-006-0080

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

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

NAME Texas Taco Factory Express, Inc.  
 ADDRESS 1608 Alton Road, Miami Beach, FL 33139  
 BUSINESS PHONE N/A CELL PHONE (305) 498-6318  
 E-MAIL ADDRESS neallmj@bellsouth.net

OWNER IF DIFFERENT THAN APPLICANT:

NAME 1500 Washington, LLC c/o The Comras Company  
 ADDRESS 1261 20<sup>th</sup> Street, Miami Beach, FL 33139  
 BUSINESS PHONE (305) 532-0433 CELL PHONE N/A  
 E-MAIL ADDRESS michael@comrascompany.com

2. AUTHORIZED REPRESENTATIVE(S):

☒ ATTORNEY:

NAME Monika Entin  
 ADDRESS Bercow Radell & Fernandez, PLLC, 200 South Biscayne Blvd., Suite 850, Miami, FL 33131  
 BUSINESS PHONE (305) 374-5300 CELL PHONE (305) 542-3445  
 E-MAIL ADDRESS MEntin@BRZoningLaw.com

☒ ATTORNEY:

NAME Gianeli Mestre  
 ADDRESS Bercow Radell & Fernandez, PLLC, 200 South Biscayne Blvd., Suite 850, Miami, FL 33131  
 BUSINESS PHONE (305) 374-5300 CELL PHONE (786) 263-2430  
 E-MAIL ADDRESS MEntin@BRZoningLaw.com

☐ CONTACT:

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

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

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

NAME Jose Gomez, AIA  
 ADDRESS Beilinson Gomez Architects P.A., 8101 Biscayne Blvd., Suite 309-310, Miami, Florida 33138  
 BUSINESS PHONE (305) 559-1250 CELL PHONE N/A  
 E-MAIL ADDRESS JG@BeilinsonArchitectsPA.com

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

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

The Applicant seeks a variance from Section 142-1302(1)(a) of the City Code requiring a minimum of thirty (30) seats for the consumption of beer and wine on the premises. Please refer to letter of intent for further details.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

4A IS THERE AN EXISTING BUILDING(S) ON THE SITE ☒ YES ☐ NO

4B DOES THE PROJECT INCLUDE INTERIOR OF EXTERIOR DEMOLITION ☒ YES ☐ NO

4C PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICANT) N/A SQ. FT.

4D PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USABLE FLOOR SPACE). N/A SQ. FT.

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

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

PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

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

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



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

THE AFOREMENTIONED IS ACKNOWLEDGED BY:

☒ OWNER OF THE SUBJECT PROPERTY

☐ AUTHORIZED REPRESENTATIVE

SIGNATURE: \_\_\_\_\_

PRINT NAME: Michael Comras, President of 1500 Washington, LLC

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



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

THE AFOREMENTIONED IS ACKNOWLEDGED BY:

☐ OWNER OF THE SUBJECT PROPERTY

☒ AUTHORIZED REPRESENTATIVE (TENANT)

SIGNATURE: 

PRINT NAME: Leland Neal, President of Texas Taco Factory Express, Inc.

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

**OWNER AFFIDAVIT FOR INDIVIDUAL OWNER**

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

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

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

SIGNATURE

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

NOTARY PUBLIC

NOTARY SEAL OR STAMP

PRINT NAME

My Commission Expires:

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

STATE OF FLORIDACOUNTY OF MIAMI-DADE

Michael Comras, being duly sworn, depose and certify as follows: (1) I am the President (print title) of 1500 Washington, 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 20<sup>th</sup> day of April, 2016. The foregoing instrument was acknowledged before me by Michael Comras, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY PUBLIC

NOTARY SEAL OR STAMP



LORRIE DIAMOND  
 NOTARY PUBLIC  
 STATE OF FLORIDA  
 Comm# FF048660  
 Expires 10/5/2017

PRINT NAME

My Commission Expires:

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



**OWNER AFFIDAVIT FOR INDIVIDUAL OWNER**

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

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

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

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.

SIGNATURE

NOTARY SEAL OR STAMP

NOTARY PUBLIC

PRINT NAME

My Commission Expires:

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

STATE OF FLORIDACOUNTY OF MIAMI-DADE

Leland Neal, being duly sworn, depose and certify as follows: (1) I am the President (print title) of Texas Taco Factory Express, Inc. (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.

Sworn to and subscribed before me this 29 day of April, 2016. The foregoing instrument was acknowledged before me by Leland Neal who has produced FLDL as identification and/or is personally known to me and who did/did not take an oath.

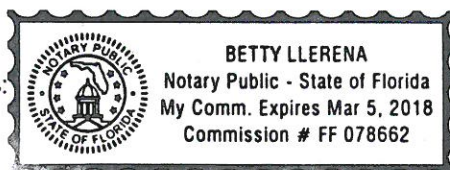
SIGNATURE

NOTARY SEAL OR STAMP

NOTARY PUBLIC

PRINT NAME

My Commission Expires:




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



**POWER OF ATTORNEY AFFIDAVIT****STATE OF FLORIDA****COUNTY OF MIAMI-DADE**

Michael Comras, being 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 Jeffrey Bercow, Esq.; Monika Entin, Esq.; Gianeli Mestre, Esq.; and Bercow Radell & Fernandez, PLLC to be my representative before the Board of Adjustment. (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.

Michael Comras, President of 1500 Washington, LLC  
 Print name (and Title, if applicable)

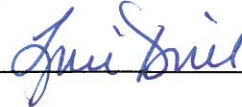
  
 SIGNATURE

Sworn to and subscribed before me this 20th day of April, 2016. The foregoing instrument was acknowledged before me by Michael Comras, President, of 1500 Washington, 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**

LORRIE DIAMOND  
 NOTARY PUBLIC  
 STATE OF FLORIDA  
 Comm# FF048660  
 Expires 10/5/2017

My Commission Expires

  
 NOTARY PUBLIC  
Lorrie Diamond  
 PRINT NAME

**CONTRACT FOR PURCHASE**

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

N/A  
 NAME

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

NAME, ADDRESS AND OFFICE  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

% OF STOCK  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

**POWER OF ATTORNEY AFFIDAVIT****STATE OF FLORIDA****COUNTY OF MIAMI-DADE**

Leland Neal, being 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 Jeffrey Bercow, Esq.; Monika Entin, Esq.; Gianeli Mestre, Esq.; and Bercow Radell & Fernandez, PLLC to be my representative before the Board of Adjustment. (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.

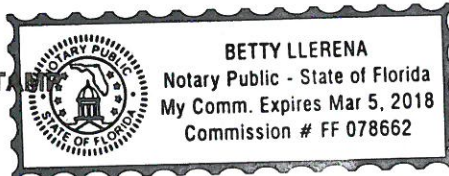
Leland Neal, President of Texas Taco Factory Express, Inc.  
Print name (and Title, if applicable)



SIGNATURE

Sworn to and subscribed before me this 29 day of April, 2016. The foregoing instrument was acknowledged before me by Leland Neal, President, of Texas Taco Factory Express, Inc., who has produced FL DL as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STATE




NOTARY PUBLIC

Betty Llerena

PRINT NAME

My Commission Expires

**CONTRACT FOR PURCHASE**

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

N/A

NAME

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE

% OF STOCK

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

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



CITY OF MIAMI BEACH  
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

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

<u>Texas Taco Factory Express, Inc.</u>	
NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP
<u>Leland Neal</u>	<u>27%</u>
<u>8507 Franjo Road, Miami, FL 33189</u>	
<u>James Ross</u>	<u>27%</u>
<u>14370 SW 98 Terrace, Miami, FL 33186</u>	
<u>Javier Cervera</u>	<u>22%</u>
<u>5025 SW 62 Avenue, Miami, FL 33155</u>	
<u>Milagros Diaz</u>	<u>12%</u>
<u>1608 Alton Road, Miami Beach, FL 33139</u>	
<u>Marlon Palmer</u>	<u>12%</u>
<u>1608 Alton Road, Miami Beach, FL 33139</u>	

<u>1500 Washington, LLC</u>	
NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP
<u>Michael Comras</u>	<u>50%</u>
<u>1261 20<sup>th</sup> Street, Miami Beach, FL 33139</u>	
<u>JTC 2006 Trust FBO Michael Comras</u>	<u>16.67%</u>
<u>1261 20<sup>th</sup> Street, Miami Beach, FL 33139</u>	
<u>JTC 2006 Trust FBO Richard Comras</u>	<u>16.67%</u>
<u>401 E. Rivo Alto Dr., Miami Beach, FL 33139</u>	
<u>JTC 2006 Trust FBO Ashley &amp; Bryan Comras</u>	<u>16.66%</u>
<u>246 E. 4<sup>th</sup> ST, Apt. 3, New York, NY 10009</u>	

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

NOTE: Notarized signature required on page 9

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



CITY OF MIAMI BEACH  
DEVELOPMENT REVIEW BOARD APPLICATION  
DISCLOSURE OF INTEREST

2. TRUSTEE

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

<u>N/A</u>	
TRUST NAME	
NAME AND ADDRESS	% OF INTEREST
<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>
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<hr/>	<hr/>
<hr/>	<hr/>
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NOTE: Notarized signature required on page 9

**3. COMPENSATED LOBBYIST:**

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

NAME	ADDRESS	PHONE #
a. <u>Jeffrey Bercow</u>	<u>200 S. Biscayne Blvd., Suite 850, Miami, FL 33131</u>	<u>(305) 374-5300</u>
b. <u>Monika Entin</u>	<u>200 S. Biscayne Blvd., Suite 850, Miami, FL 33131</u>	<u>(305) 374-5300</u>
c. <u>Gianeli Mestre</u>	<u>200 S. Biscayne Blvd., Suite 850, Miami, FL 33131</u>	<u>(305) 374-5300</u>
d. <u>Jose Gomez</u>	<u>8101 Biscayne Blvd., Suite 309-10, Miami, FL 33138</u>	<u>(305) 559-1250</u>

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 FLORIDA

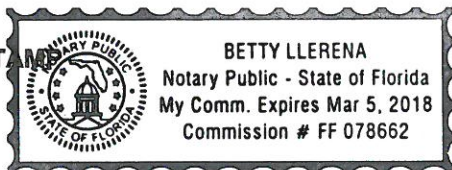
COUNTY OF MIAMI-DADE

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

[Signature]  
SIGNATURE

Sworn to and subscribed before me this 29 day of April, 2016. The foregoing instrument was acknowledged before me by Leland Neal, President of Texas Taco Factory Express, Inc., who has produced [Signature] as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



[Signature]  
NOTARY PUBLIC

Betty Llerena  
PRINT NAME

My Commission Expires:

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

## **Exhibit A**

Lot 1, Block 58, of Pine Ridge Subdivision, according to the Plat thereof, as recorded in Plat Book 155, at Page 2, of the Public Records of Miami-Dade County, Florida.



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

1700 Convention Center Drive  
Miami Beach, Florida 33139-1819

TRADE NAME: GIRASOLE FASHION INC  
IN CARE OF: [REDACTED]  
ADDRESS: [REDACTED]

RECEIPT NUMBER: RL-10000551  
Beginning: 10/01/2007  
Expires: 09/30/2008  
Parcel No:

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

A certificate of Use / 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 Receipt are obtained prior to the opening of the new location.

Additional Information

Storage Locations

**TRADE ADDRESS: 411 15TH ST**

Code 012065	Certificate of Use/Occupation MERCHANTS SALES
----------------	--

CERTIFICATE OF USE	300
SQUARE FOOTAGE	619
RETAIL INVENTORY	\$ 80000
C_U # OF UNITS	619

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

[REDACTED]  
[REDACTED]  
[REDACTED]



**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: SUBWAY 53438 INC

IN CARE OF: [REDACTED]

ADDRESS: [REDACTED]

RECEIPT NUMBER: RL-10006411

Beginning: 10/01/2015

Expires: 09/30/2016

Parcel No:

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

A certificate of Use / 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 Receipt are obtained prior to the opening of the new location.

Additional Information

Storage Locations

**TRADE ADDRESS: 409 15TH ST**

Code	Certificate of Use/Occupation
016400	RESTAURANT / BARS

CERTIFICATE OF USE	905
SQUARE FOOTAGE	13
# OF SEATS	13
C_U # OF UNITS	13

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

[REDACTED]  
[REDACTED]  
[REDACTED]





# **BERCOW RADELL & FERNANDEZ**

**ZONING, LAND USE AND ENVIRONMENTAL LAW**

DIRECT LINE: (305) 377-6237  
E-Mail: MEntin@brzoninglaw.com

## VIA ELECTRONIC SUBMITTAL

May 10, 2016

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

Re: Letter of Intent in Support of a Seat Variance Request for the Property Located at  
409-411 15 Street in Miami Beach, Florida

Dear Tom:

This law firm represents Texas Taco Factory Express, Inc. (the "Applicant"), the tenant of the property located at 409-411 15 Street ("Property"). See Exhibit A, Property Appraiser Summary Report. Please allow this letter to serve as the required letter of intent in connection with a request to the Board of Adjustment ("BOA") for a variance from City Code Section 142-1302(1)(a) requiring a minimum of thirty (30) seats for the consumption of beer and wine on premises.

Description of the Property. The Property, is part of a larger structure that expands from Washington through midway of the 400 block on 15<sup>th</sup> Street is approximately 1,100 square feet in size. Pursuant to the City's Future Land Use Map, the Property is designed "CD-2, Commercial, Medium Intensity." Pursuant to the City's Zoning Map, the Property is zoned "CD-2, Commercial, Medium Intensity." The Property is also located within the Flamingo Park Local Historic District.

This space previously housed a Subway franchise, and is directly west of the Five Guys Burgers and Fries Restaurant, as well as the Sriracha House restaurant. Both five Guys Burgers and Fries restaurant and Sriracha House are located within the same, larger, structure that traverses half of the 400 block along 15<sup>th</sup> Street. To the west of the Property is the Beach Gardens Condominium, which is zoned "RO." To the north of the Property is Aeronautica Militare, which is also zoned "CD-2." To the south of the Property is the South Beach Hudson Condominium, which is zoned "CD-2."



Description of the Development Program. The Applicant, who has operated its successful Taco Rico franchise at 1608 Alton Road for many years, is relocating to the Property. They propose to renovate the existing vacant shell space, previously occupied by Subway, and create a more appealing, pedestrian friendly environment. In so doing, the Applicant proposes to provide a similar layout to what had existed at their Alton Road location, with eighteen (18) interior seats and limited outdoor seating. The goal is to continue to serve the community with delectable Mexican cuisine that is affordable and quick to dispatch. The Applicant will renovate the existing vacant shell in order to accommodate its new restaurant proposal.

Request. In order to facilitate its development proposal, the Applicant respectfully requests a variance of City Code Section 142-1302(1)(a), which requires a minimum of thirty (30) seats for the sale and consumption of beer and wine on the premises. While the Applicant will provide in excess of the thirty (30) seats on the Property, only eighteen (18) seats can be accommodated inside, resulting in a request to vary twelve (12) of the required seats .

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

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

The Applicant requests the seat variance due to the existing configuration of the Property. While the Applicant proposes to provide in excess of thirty (30) seats, only eighteen (18) seats can be accommodated within the Property. Unlike the prior occupant of the space, the Applicants will be providing for the necessary kitchen, service counter, restrooms, and back of house areas. In addition, these areas will comply with all accessibility requirements. As a result, the ultimate seating area is reduced and cannot satisfy the seating requirements of Section 142-1302(a) of the Code. Due to the Property's existing condition whereby the structure's shell is existing, the requested variance is necessary in order for the Applicant to renovate the Property to allow for the redevelopment necessary to ensure the project's viability. Thus, the existing structure and the condition of the Property result in the hardship requiring the requested variance.

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

The need for the requested variance directly results from the Property's existing physical condition, which is not the result of any action by the Applicant.

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

Granting the requested variance will not confer any special privilege upon the Applicant. Rather, it will allow the Applicant to compete with similarly situated businesses. There are numerous businesses in the area, which serve alcoholic beverages without the seats contemplated in Section 142-1302 of the Code. Therefore, granting the requested variance will enable the Applicant to serve beer and wine to its customers, as many businesses in the area do, and ensure the project's viability. The Code allows other similarly situated property owners to seek similar variances to permit the on-premises consumption of beer and wine. The granting of this variance is in line with the purpose and intent of the Code and does not confer any special privilege on the Applicant, but rather provides a level field.

- (4) Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant;**

A literal interpretation of the provisions of these land development regulations would work an unnecessary and undue hardship on the Applicant. The variance is requested in order to permit the on-premises sale and consumption of beer and wine to ensure the restaurant's viability. Other property owners and operators have sought and been approved for similar variances in order to permit the on-premises sale and consumption of beer and wine, as well as liquor.

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

While the Applicant is proposing in excess of thirty (30) seats, only eighteen (18) seats can be accommodated within the structure. This is the maximum seating that can be accommodated on the Property while providing the requisite restaurant areas, such as kitchen, back of house and restrooms, while also complying with life safety and accessibility requirements. Thus, this request is the minimum necessary in order to allow for the on-premises consumption of beer and wine as many nearby businesses do, which will ensure the project's viability.

- (6) The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will**



**not be injurious to the area involved or otherwise detrimental to the public welfare; and**

While thirty (30) indoor seats are required pursuant to the City Code and the Applicant is proposing eighteen (18) seats indoors, the intent of the Code is met as the Applicant will also be providing additional seats outdoors. This variance will not be injurious to the area or otherwise detrimental to the public welfare. This variance will facilitate the optimal utilization of the Property. The Applicant's request is consistent with the purpose and intent of the Code and promote the public welfare in the neighborhood.

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

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

As such, the Applicant requests a favorable recommendation for the seat variance for the Property.

Conclusion. This Property's customers, residents and City visitors, will greatly benefit from the Property's renovation. The restaurant concept will create a more pedestrian-friendly and appealing Property for patrons, visitors and pedestrians alike. We respectfully request your recommendation of approval of the Applicant's requests. If you have any questions or comments with regard to the application, please give me a call at (305) 377-6237.

Sincerely,



Monika H. Entin

cc: Mr. Michael Belush  
Mrs. Irina Villegas  
Ms. Antoinette Stohl

Attachments



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 5/10/2016

Property Information	
Folio:	02-3234-006-0080
Property Address:	407 15 ST Miami Beach, FL 33139-7902
Owner	1500 WASHINGTON LLC % THE COMRAS COMPANY
Mailing Address	1261 20 ST MIAMI BCH, FL 33139
Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	7,371 Sq.Ft
Lot Size	8,100 Sq.Ft
Year Built	1948



Assessment Information			
Year	2015	2014	2013
Land Value	\$2,430,000	\$2,106,000	\$2,025,000
Building Value	\$870,000	\$544,000	\$625,000
XF Value	\$0	\$0	\$0
Market Value	\$3,300,000	\$2,650,000	\$2,650,000
Assessed Value	\$2,915,000	\$2,650,000	\$2,650,000

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$385,000		
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
34 53 42 PINE RIDGE SUB PB 6-34 LOT 1 BLK 58 LOT SIZE 50.000 X 162 OR 21771-2040 10 2003 1	

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,915,000	\$2,650,000	\$2,650,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,300,000	\$2,650,000	\$2,650,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,915,000	\$2,650,000	\$2,650,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,915,000	\$2,650,000	\$2,650,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
10/01/2003	\$1,740,000	21771-2040	Sales which are qualified
12/01/1990	\$0	14843-1087	Sales which are disqualified as a result of examination of the deed
12/01/1988	\$0	13958-2829	Sales which are disqualified as a result of examination of the deed

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

Version:





# TEXAS TACO FACTORY EXPRESS, INC.

BOA FILE No.: ZBA0516-0011

## APPLICATION FEE CALCULATION

\$2,500.00	LAND USE BOARD BASE SUBMISSION FEE
\$500.00	PER VARIANCE REQUESTED (1- SEAT VARIANCE)
\$1,500.00	ADVERTISING FEE
\$100.00	PROPERTY POSTING FEE
\$100.00	RECORDING FEE (FOR THE ORDER, UP TO 10 PAGES)
\$70.00	COURIER FEE (\$10.00 x 7 BOARD MEMBERS)
+ \$756.00	NEIGHBOR NOTICES (\$4.00 x 189 LABELS)
<hr/>	
\$5,526.00	TOTAL FEE

\$5,526.00	TOTAL FEE FOR VARIANCE APPLICATION
- \$2,500.00	FIRST SUBMITTAL FEE
<hr/>	
\$3,026.00	BALANCE OF FEE AT FINAL SUBMISSION



zoning public notification packages | ownership lists + mailing labels + radius maps  
diana@rdrmiami.com | 305.498.1614

April 5, 2016

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

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

**SUBJECT:** 407 15th Street, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-006-0080

**LEGAL DESCRIPTION:** PINE RIDGE SUB PB 6-34 LOT 1 BLK 58

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

Sincerely,

Rio Development Resources, LLC

---

Diana B. Rio

Total number of property owners without repetition: **189 total, including 16 international**

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

Name	Address	City	State	Zip	Country
NAMOSI LLC	KLEINE HEIDE 6	BRASSCHAAT 2930			BELGIUM
ALI RAZIAN	128 OX FORD STREET	RICHMOND HILL ONTARIO L4C 4L7			CANADA
ATHANASIOS LLC	68 HOGARTH AVE	TORONTO ONTARIO M4K1K3			CANADA
BRADLEY STEWART ATKINSON JTRS DOMINIC NICOLAS QUESNEL JTRS	31 ST MARKS ROAD	TORONTO ONTARIO M6S2H5			CANADA
HENRI DE SUAREZ DAULAN	4110 RUE WELLINGTON #302	VERDUN QC H4G IV7			CANADA
MARIE ELENE DECARIE	244 RUE CHAMPLAIN	ST JEAN RICHELIEU QUEBEC J3B 6V8			CANADA
NATHALIE D AULAN	350 MILL RD STE 409	TORONTO ONTARIO M9C 5R7			CANADA
TAM KHUU 400 ADELAIDE ST EAST 2301	M5A 4S3	TORONTO			CANADA
ALEXIA DE SUAREZ D AULAN NATHALIE D AULAN	101 RUE DU BAC	PARIS 75007			FRANCE
MIAMED LLC	22 RUE DU PRESIDENT WILSON	LEVALLOIS PERRET 92300			FRANCE
MICHEL M BARAD ELIZALDENBORDA	ARRAUNTZ	64480 USTARITZ			FRANCE
STEFAN SPATH % COUPLES NEGRIL	PO BOX 35	NEGRIL			JAMAICA
NUTS S A R L	2 AVENUE CHARLES DE GAULLE #L1653				LUXEMBOURG
MARCO ANTONIO G ALVAREZ	PEZ ESPADA #105 PUERTO VALLARTA	JALISCO			MEXICO
GLEB IGOKLIN	PETROZAVODSKAYA 13-176	ST PETERSBURG			RUSSIA
LAURENT MICHEL ASSOIGNA	50 ROUTE D ANNECY	TROINEX 1256			SWITZERLAND
1510 DREXEL LLC	2601 S BAYSHORE DR STE 725	MIAMI	FL	33133	USA
1510 DREXEL LLC	2901 S BAYSHORE DR STE 725	MIAMI	FL	33133	USA
1532 DREXEL 202 LLC	5229 SW 62 AVE	MIAMI	FL	33155	USA
1532 DREXEL HOLDING LLC	136 HIGHWOOD AVE	TENAFLY	NJ	07670	USA
1542 WASHINGTON LLC	1717 N BAYSHORE DR #3531	MIAMI	FL	33132	USA
15TH & DREXEL LLC	1032 EUCLID AVE	MIAMI BEACH	FL	33139	USA
420 CWELT 2007 LLC	7491 N FEDERAL HWY #C5 282	BOCA RATON	FL	33487	USA
AARON KROON	526 15 ST UNIT 10	MIAMI BEACH	FL	33139	USA
ALAIN OUELHADJ CORINNE OUELHADJ	1542 DREXEL AVE UNIT 108	MIAMI BEACH	FL	33139	USA
ALEXIS VALDEZ JTRS LARISSA JIMENEZ JTRS	392 5 STREET	BROOKLYN	NY	11215	USA
ALFRED MOUSSA	1542 DREXEL AVE UNIT 103	MIAMI BEACH	FL	33139	USA
ALTERNATIVE INVESTISSEMENT LLC	1800 SW 1 AVE STE 306	MIAMI	FL	33129	USA
ANBRUST LLC	439 15 ST 23	MIAMI BEACH	FL	33139	USA
B&C INVESTCO LLC	927 LINCOLN RD #200	MIAMI BEACH	FL	33139	USA
BARRY D MEISELMAN TOBA MEISELMAN TRS OF ABBY M TR B D MEISELMAN 2013 FAM IRREVOC TR	9850 E BROADVIEW DR	BAY HARBOR ISLANDS	FL	33154	USA
BARRY PROPERTIES LLC	2504 ELLIJAY DR	ATLANTA	GA	30319	USA
BENNETT 204 LLC	325 S BISCAYNE BLVD #1617	MIAMI	FL	33131	USA
BRICKELL 3301 LLC	2655 S LEJEUNE RD 543	CORAL GABLES	FL	33134	USA
BRP HUDSON LLC	5600 NE 5 AVE	MIAMI	FL	33137	USA
CATERINA GONNELLI C/O ELEONARA DEPALMA P A	PO BOX 190026	MIAMI	FL	33139	USA
CAULFIELD & CARRAWAY LLC	4730 S FORT APACHE RD UNIT 300	LAS VEGAS	NV	89147-7947	USA
CECILIA WILLIAMS LE REM CECILIA WATSON	420 15 ST UNIT 309	MIAMI	FL	33139	USA
CHRISTINA ZAMPAS	420 15 ST 111	MIAMI BEACH	FL	33139	USA
CLASH LLC	927 LINCOLN RD #200	MIAMI BEACH	FL	33139	USA
CLAUGHTON INVESTMENT FUND III LLC C/O ALECO HARALAMBIDES ESQ	3135 SW 3 AVE	MIAMI	FL	33129	USA
COPPELIA OLIVI USA LLC	301 ARTHUR GODFREY RD	MIAMI BEACH	FL	33140	USA
DANIEL A FOLEY	15645 COLLINS AVE #604	SUNNY ISLES BEACH	FL	33160	USA
DARREN BUCK LAINIE BUCK	731 EMERALD SOUND BLVD	OAK POINT	TX	75068	USA
DAVID JAMES STROUSE	8960 Cynthia St Apt 301	West Hollywood	CA	90069-4445	USA
DEBRA EMERSON	804 EAST BELVEDERE AVE	BALTIMORE	MD	21212	USA
DREXEL AVENUE 6 LLC	439 15 STREET #18	MIAMI BEACH	FL	33139	USA
ELISA PROVERBIO	1673 BAY ROAD #203	MIAMI BEACH	FL	33139	USA
ESPANOLA PARTNERS LLC C/O ISAAC KLEIN	1407 BROADWAY STE 503	NEW YORK	NY	10018	USA
FEDEMC CORPORATION	1680 MICHIGAN AVE #700	MIAMI BEACH	FL	33139	USA
FRANCOISE AUGER	1542 DREXEL AVE UNIT 308	MIAMI BEACH	FL	33139	USA
GERARDO VALLEJO JTRS ALEXANDRE HEINEN JTRS	1519 DREXEL AVE #202	MIAMI BEACH	FL	33139	USA



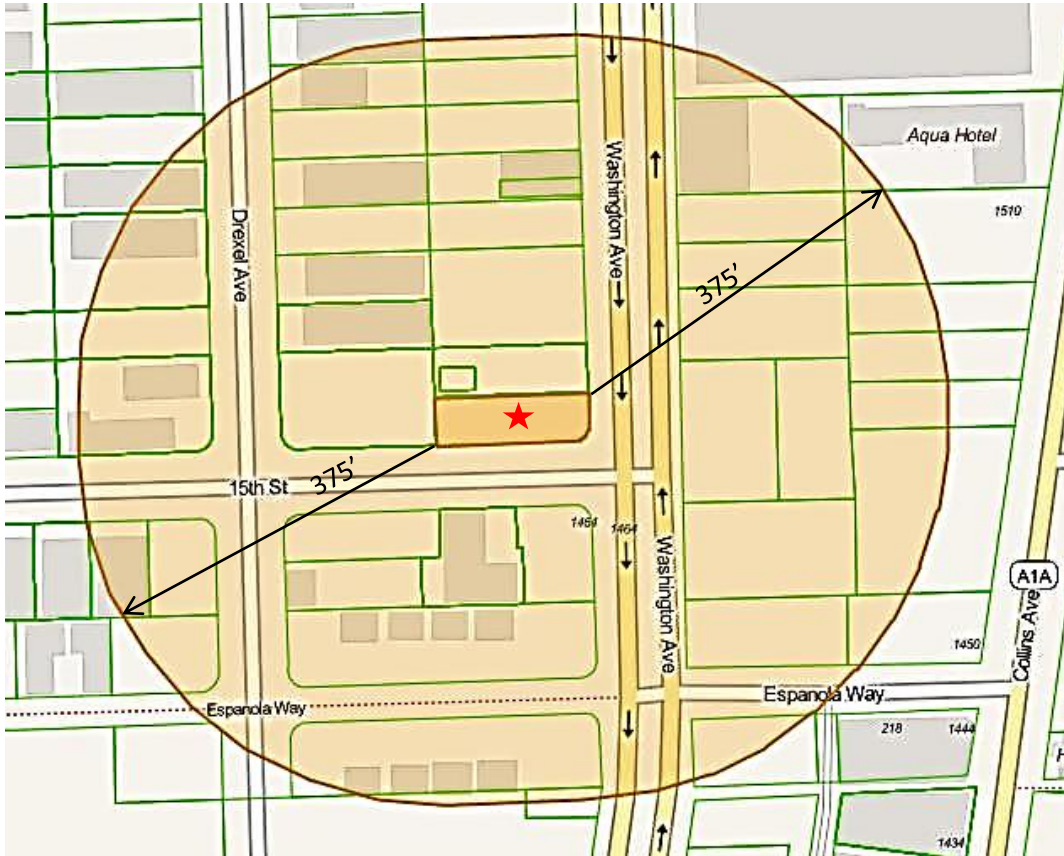
GLORIA HANDELS LLC	700 E DANIA BEACH BLVD 202	DANIA	FL	33004	USA
GLORIA TEME DE BORDA	1512 WASHINGTON AVE #104	MIAMI BEACH	FL	33139	USA
HADDON HALL HOTEL OWNER LLC	140 E 45TH ST STE 3400	NEW YORK	NY	10017-9310	USA
HENRY M FEIEREISEN TRS	340 E 64 ST #21G	NEW YORK	NY	10065	USA
HR SUCCESS MANAGEMENT LLC	1550 DREXEL AVE UNIT 205	MIAMI BEACH	FL	33139	USA
IBISCUS LLC	1410 20 ST UNIT #203	MIAMI BEACH	FL	33139	USA
IMMOSTEP LLC	301 ARTHUR GODFREY RD STE 402	MIAMI BEACH	FL	33140	USA
J3 COLLINS AVE LLC	1506 COLLINS AVE	MIAMI BEACH	FL	33139	USA
JAMES A DIMARTINO GLADYS JEAN MCNULTY	4 BITTERSWEET LN	SHERMAN	CT	06784	USA
JAMES BOST JR JENNIFER PHILLIPS BOST	439 15 ST 5	MIAMI BEACH	FL	33139	USA
JAMES M JONES JR	2866 FAIR GREEN DR	CLEARWATER	FL	33761	USA
JERIPA INVEST LLC	741 NE 115 ST	BISCAYNE PARK	FL	33161	USA
JOSEPH JABER	920 68 ST NW	BRADENTON	FL	34209	USA
JUAN CARLOS FIGUEROA TERESA FIGUEROA	439 15 ST #16	MIAMI BEACH	FL	33139	USA
KEVIN WALTER JOHNS JTRS MICHAEL JOHN POUNSBERRY JTRS	1519 DREXEL AVE UNIT #402	MIAMI BEACH	FL	33139	USA
KINGSTON AND KROMWELL LLC	4730 S Fort Apache Rd Ste 300	Las Vegas	NV	89147-7947	USA
LEMAR MIAMI LLC	1800 MERIDIAN AVE #6	MIAMI BEACH	FL	33139	USA
MAJC2 LLC	100 N BISCAYNE BLVD #500	MIAMI	FL	33132	USA
MARCELO DUFRAYER MEDEIROS ROSANA STROLIA	526 15 STREET #6	MIAMI BEACH	FL	33139	USA
MARCELO POVEDA OLGA W MONCADA	1542 DREXEL AVE #105	MIAMI BEACH	FL	33139	USA
MAURICIO A BOTERO	1532 DREXEL AVE #204	MIAMI BEACH	FL	33139	USA
MB DIXIE GFN LLC	15657 S DIXIE HIGHWAY	MIAMI	FL	33157	USA
MEGGHY LLC	9245 SW 157 ST	PALMETTO BAY	FL	33157	USA
MEISL USA LLC	1329 ALTON RD	MIAMI BEACH	FL	33139	USA
MIAMI IMMO FTC LLC C/O ALEXANDRE BALLERINI	927 LINCOLN RD #200	MIAMI BEACH	FL	33139	USA
MIAMI ONE RE INC	8301 NW 197 STREET	MIAMI	FL	33015	USA
MSB INVESTMENT & HOLDING LLC	301 ARTHUR GODFREY RD	MIAMI BEACH	FL	33139	USA
NAVAJO OVERSEAS CORP	526 15 ST 12	MIAMI BEACH	FL	33139	USA
NEVER ENOUGH SOBE INC	150 SE 2 AVE STE 1010	MIAMI	FL	33131	USA
NICOLAS DE LUSSAC	420 15 STREET #208	MIAMI BEACH	FL	33139	USA
OCTAVE & MARILOU LLC	660 CURTISWOOD DR	KEY BISCAYNE	FL	33149	USA
OSCAR KHAW IVONNE PENICHER	1519 DREXEL AVE APT 301	MIAMI BEACH	FL	33139	USA
OSCAR KHAW IVONNE PENICHER	1470 VISTA LN	PASADENA	CA	91103	USA
OTILIA MATA LE REM HECTOR ANTONIO CASANA ROSA B GILBERT	1519 DREXEL AVE 200	MIAMI BEACH	FL	33139-7954	USA
PATRICK S AIDAN	6646 VILLA SONRISA 522	BOCA RATON	FL	33433	USA
PETITE ABODE LLC	739 NE 74 ST	MIAMI	FL	33138	USA
R Q INVESTMENT GROUP LLC	5900 COLLINS AVE #2006	MIAMI BEACH	FL	33140	USA
RAYANS BEACH LLC	301 ARTHUR GODFREY RD #402	MIAMI	FL	33140	USA
REBECA JARDINES REBECA LIMA RAYMOND ANTHONY NAVARRO	1542 DREXEL AVE 102	MIAMI BEACH	FL	33139-7924	USA
REFC REAL ESTATE CORP	1331 LINCOLN RD #601	MIAMI BEACH	FL	33139	USA
RIRI KIM	8 SPRUCE STREET #53C	NEW YORK	NY	10038	USA
RUSKIN CONDO ASSOCIATION INC C/O CAROL A STRAUSS	150 S PINE ISLAND RD STE 540	PLANTATION	FL	33324	USA
SATELLITE USA LLC	927 LINCOLN RD #200	MIAMI BEACH	FL	33139	USA
SIMONA JAVARONE	1512 WASHINGTON AVE 305	MIAMI BEACH	FL	33139	USA
SOMAMIA LLC	927 LINCOLN RD STE 200	MIAMI BEACH	FL	33139	USA
SONRAI LLC	1528 DREXEL AVE 2A	MIAMI BEACH	FL	33139	USA
THOMAS JOHNSON STEPHEN V CAGNAZZI	PO BOX 530337	MIAMI SHORES	FL	33153	USA
TRACY L HUGHES	11111 BISCAYNE BLVD #912	MIAMI	FL	33181-3404	USA
ULISES NUNEZ &W MARIA	39 56 65 PL	WOODSIDE	NY	11377	USA
URGUT LLC	4812 PINE TREE DR #201	MIAMI BEACH	FL	33140	USA
URSULA B DAY	60 EAST 8 ST APT 16L	NEW YORK	NY	10003	USA
VICTORIA M VERAS	1285 NW 28 ST	MIAMI	FL	33142-6648	USA
VINCENT J ROMVIEL &W JOY R WHITE	4222 LELAND ST	CHEVY CHASE	MD	20815	USA

VIVASLAVA LLC	1680 MICHIGAN AVE STE 910	MIAMI BEACH	FL	33139	USA
VLADIMIR DE SUAREZ	420 15 ST #308	MIAMI BEACH	FL	33139	USA
WASHINGTON GARDENS INC	1228 ALTON RD	MIAMI BEACH	FL	33139-3810	USA
WASHINGTON GARDENS MB LLC	1228 ALTON RD	MIAMI BEACH	FL	33139	USA
WILLIAMS & ROBERTSON INC	1236 DREXEL AVE #2	MIAMI BEACH	FL	33139	USA
YVES DE KEERSMACKER	19999 E COUNTRY CLUB DR #1402	AVENTURA	FL	33180	USA
ZORI HAYON TRS ZORI HAYON REV INTERVIVOS TRUST	PO BOX 19-1678	MIAMI BEACH	FL	33119	USA
1444 DREXEL LC	1400 BROADWAY 15TH FLR	NEW YORK	NY	10018	USA
1500 WASHINGTON LLC % THE COMRAS COMPANY	1261 20 ST	MIAMI BCH	FL	33139	USA
1512 WASHINGTON AVE LLC	1512 WASHINGTON AVE #202	MIAMI BEACH	FL	33139	USA
1530 COLLINS LLC	2601 COLLINS AVE	MIAMI BEACH	FL	33140	USA
ALBERTO & ALMIRA SOTELO TRS ALBERTO & ALMIRA SOTELO (BEN) FERNANDA SOTELO	1532 DREXEL AVE # 302	MIAMI BEACH	FL	33139-7956	USA
ALEJANDRO VICENS & RONALD E RODGERS	1550 DREXEL AVE #102	MIAMI BEACH	FL	33139-7920	USA
ALEXANDER ROMANOV	104-40 QUEENS BLVD #7S	FOREST HILLS	NY	11375	USA
ALFREDO ARIAS &W REGINA	PO BOX 9594	ELIZABETH	NJ	07202-0594	USA
ALICIA PORTILLO JTRS JEFF PORTILLO JTRS ANNETTE PORTILLO JTRS	439 15 ST # 13	MIAMI BEACH	FL	33139	USA
AMAURY VALLE &W MARIA ET AL	4695 SW 13TH ST	MIAMI	FL	33134	USA
ANDREW JORDAN	1542 DREXEL AVE #203	MIAMI BEACH	FL	33139-7923	USA
BARRY S FISHMAN	912 CAPTIVA BOULEVARD	HOLLYWOOD	FL	33019	USA
BENOIST CASTERA	2300 SW 26 ST	MIAMI	FL	33133	USA
BEVERLY MCKITTRICK	1204 N NELSON ST	ARLINGTON	VA	22201	USA
CATHERINE ROUSSELBIN JTRS SYLVERE DIAGOURAGA JTRS	1542 DREXELL AVE STE 207	MIAMI BEACH	FL	33139	USA
CHRIS WILSON	1542 DREXEL AVE #302	MIAMI BEACH	FL	33139-7941	USA
CITY OF MIAMI BEACH CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CLAY HOTEL PARTNERSHIP LTD	1438 WASHINGTON AVE	MIAMI BEACH	FL	33139-4110	USA
CLAY HOTEL PARTNERSHIP LTD	406 ESPANOLA WAY	MIAMI BEACH	FL	33139-8123	USA
COLOSO PROP	8345 NW 66 ST #3537	MIAMI	FL	33166	USA
CRAIG C TALLUTO & JOSE CARLOS TORRES	526 15 ST #15	MIAMI BEACH	FL	33139-3697	USA
DAVID SCHWACH & NINA RINALDI	1519 DREXEL AVE #303	MIAMI BEACH	FL	33139-7934	USA
DIXY BEACH LLC	16485 COLLINS AVE #935	SUNNY ISLES BCH	FL	33160	USA
DON MULLEN &W CAROL FEE HOLDER WASHINGTON STORE #5 LLC LESSEE ROBERT SPERANS FEE HOLDER	12 NE 3 ST	MIAMI	FL	33132	USA
DYAL CORP	1228 ALTON RD	MIAMI BEACH	FL	33139-3810	USA
ELL-GEE INC	1527 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
EMMANUEL FREMIN	8911 COLLINS AVE #1004	SURSIDE	FL	33154-3547	USA
ERIC SCHNECK VERA TOLPINA	1180 BRIGHTON BEACH AVE 6D	BROOKLYN	NY	11235	USA
ESPANOLA WAY ASSOCIATES LTD % SRC PROPERTIES LLC	230 5TH ST	MIAMI BEACH	FL	33139-6602	USA
EUGENE BAKER MAUREEN LEASWITCH JTRS	1542 DREXEL AVE #307	MIAMI BEACH	FL	33139	USA
FH: 1530 WASHINGTON AVE LTD	9425 HARDING AVE	SURFSIDE	FL	33154-2803	USA
FRANCE C HOUDARD	88 GREENWICH ST #417	NYC	NY	10003	USA
FRANZ ONTAL &W JENNYFFER URRUTIA OLGA ESTEBAN	860 BEACH ST	LINDENHURST	NY	11757	USA
GABRIEL ORTIZ	1519 DREXEL AVE #304	MIAMI BEACH	FL	33139-7934	USA
GALEN PITTSLEY	1550 DREXEL AVE #207	MIAMI BEACH	FL	33139-7929	USA
GLADISCO INC % PROP MANGMT ENT	410 - 16 ST	MIAMI BEACH	FL	33139	USA
HENRY M FEIREISIN &W MIRIAM FEIREISIN	340 E 64 ST APT 21-G	NEW YORK	NY	10021	USA
IVETTE A BROWN	1550 DREXEL AVE #204	MIAMI BEACH	FL	33139-7952	USA
JACQUES DECTOT STEPHANE VITRY	439 15 ST STE 7	MIAMI BEACH	FL	33139	USA
JAMES F BAKER	526 15 ST #5	MIAMI	FL	33139	USA
JEFFREY MEIER	200 WEST 20 ST #1507	NEW YORK	NY	10011	USA
JOSHUA F JEFFERSON REBECCA A JEFFERSON	1550 DREXEL AVE UNIT 202	MIAMI BEACH	FL	33139	USA
KENNETH BROWN &W TERESA BROWN	1532 DREXEL AVE #201	MIAMI BEACH	FL	33139-7956	USA
LOUIS G TROTTA &W VIVIAN A	643 WOBURN ST	WILMINGTON	MA	01887	USA
LUCA SACCHI &W TINA SACCHI	60 WEST 13 ST #11-A	NEW YORK	NY	10011	USA
MANUEL DOMINGUEZ &W MARIA	1540 WASHINGTON AVE	MIAMI BEACH	FL	33139-7801	USA

MANUEL R TAPIA LOPEZ &W RAISA MARION LANDAIS	1512 WASHINGTON AVE #205	MIAMI BEACH	FL	33139	USA
MARC GRISOLI	1550 DREXEL AVE #105	MIAMI	FL	33139	USA
MARCO A MARTINEZ &W MAGARIS	11420 GLENMONT DR	TAMPA	FL	33635	USA
MARISA CORP 4 EMBARCADERO CENTER	SUITE 4000	SAN FRANCISCO	CA	94111	USA
MAROUILLA TSOUVALLARIS	439 15 ST #6	MIAMI BEACH	FL	33139-7911	USA
MARSTEV CORP % EDWARD SELTXER	535 OCEAN BLVD	GOLDEN BEACH	FL	33160-2215	USA
MATTHEW A ALONZO	439 15 ST #20	MIAMI BEACH	FL	33139-7911	USA
MBCDC WESTCHESTER APT LLC	945 PENNSYLVANIA AVE	MIAMI BEACH	FL	33139-5482	USA
MICHAEL J CLEARY	1550 DREXEL AVE #208	MIAMI BEACH	FL	33139-7929	USA
MICHAEL ROBERTSON &W JENNIFER	12717 W SUNRISE BLVD #319	SUNRISE	FL	33323	USA
MID-ATLANTIC MANAGEMENT INC	1550 COLLINS AVE	MIAMI BEACH	FL	33139-3111	USA
MORENA L SANDRI	1528 DREXEL AVE #1B	MIAMI BEACH	FL	33139-7921	USA
NATIONAL TELEPHONE & ALARM CO	1463 DREXEL AVE	MIAMI BEACH	FL	33139-8108	USA
NURIA HERREROS	420 15 ST #302	MIAMI	FL	33139-7905	USA
OCEAN BEACH PROPERTIES INC	48 E FLAGLER ST PH-104	MIAMI	FL	33131	USA
PAOLA PENAFIEL	1519 DREXEL AVE #404	MIAMI BEACH	FL	33139-7909	USA
PREDRAG GRNCARSKI &W GISELLE G	35 20 LEVERICH ST #B226	JACKSON HEIGHT	NY	11372	USA
R PATRICK ARTHUR	4925 COLLINS AVE #7F	MIAMI BEACH	FL	33140	USA
RAFAEL A ROIG	1519 DREXEL AVE UNIT 400	MIAMI BEACH	FL	33139-7934	USA
RAFAEL DIEZ	1542 DREXEL AVE #301	MIAMI BEACH	FL	33139-7941	USA
RAMON THIELEN	526 15 ST	MIAMI	FL	33139-3645	USA
RANDY BALTAZAR	1309 EUCLID AVE #5	MIAMI BEACH	FL	33139-3979	USA
RODOLPHE VIGNAL	439 15 ST #11	MIAMI BEACH	FL	33139	USA
RUBEN CUEVAS &W EVA MADELYN CONTY CUEVAS	1050 WAKE FIELD DR	ELGIN	IL	60120	USA
SAELE CANTONI	1519 DREXEL AVE #203	MIAMI BEACH	FL	33139-7964	USA
SCHOOL BOARD OF MIAMI-DADE COUNTY	1450 NE 2 AVE	MIAMI	FL	33132	USA
SCOTT ALBERT	8103 CAMINO REAL C-207	MIAMI	FL	33143	USA
SCOTT HUDSON	1532 DREXEL AVE #303	MIAMI BEACH	FL	33139-7956	USA
SHERRY ABRAMSON & HALE ABRAMSON JTRS	526 15 ST #17	MIAMI BEACH	FL	33139-3697	USA
STEPHEN W MEAGHER & STEVEN G WEDGE JTRS	6992 DUBLIN RD	DUBLIN	OH	43017	USA
SUNSET APT LLC	808 COLLINS AVE	MIAMI BEACH	FL	33139	USA



## 375' RADIUS MAP



**SUBJECT:** 407 15th Street, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-006-0080

**LEGAL DESCRIPTION:** PINE RIDGE SUB PB 6-34 LOT 1 BLK 58

NAMOSI LLC  
KLEINE HEIDE 6  
BRASSCHAAT 2930  
BELGIUM

ALI RAZIAN  
128 OX FORD STREET  
RICHMOND HILL ONTARIO L4C 4L7  
CANADA

ATHANASIOS LLC  
68 HOGARTH AVE  
TORONTO ONTARIO M4K1K3  
CANADA

BRADLEY STEWART ATKINSON JTRS  
DOMINIC NICOLAS QUESNEL JTRS  
31 ST MARKS ROAD  
TORONTO ONTARIO M6S2H5  
CANADA

HENRI DE SUAREZ DAULAN  
4110 RUE WELLINGTON #302  
VERDUN QC H4G 1V7  
CANADA

MARIE ELENE DECARIE  
244 RUE CHAMPLAIN  
ST JEAN RICHELIEU QUEBEC J3B 6V8  
CANADA

NATHALIE D AULAN  
350 MILL RD STE 409  
TORONTO ONTARIO M9C 5R7  
CANADA

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

ALEXIA DE SUAREZ D AULAN NATHALIE D  
AULAN  
101 RUE DU BAC  
PARIS 75007  
FRANCE

MIAMED LLC  
22 RUE DU PRESIDENT WILSON  
LEVALLOIS PERRET 92300  
FRANCE

MICHEL M BARAD ELIZALDENBORDA  
ARRAUNTZ  
64480 USTARITZ  
FRANCE

STEFAN SPATH % COUPLES NEGRIL  
PO BOX 35  
NEGRIL  
JAMAICA

NUTS S A R L  
2 AVENUE CHARLES DE GAULLE #L1653  
LUXEMBOURG

MARCO ANTONIO G ALVAREZ  
PEZ ESPADA #105 PUERTO VALLARTA  
JALISCO  
MEXICO

GLEB IGOKLIN  
PETROZAVODSKAYA 13-176  
ST PETERSBURG  
RUSSIA

LAURENT MICHEL ASSOIGNA  
50 ROUTE D ANNECY  
TROINEX 1256  
SWITZERLAND

1510 DREXEL LLC  
2601 S BAYSHORE DR STE 725  
MIAMI, FL 33133

1510 DREXEL LLC  
2901 S BAYSHORE DR STE 725  
MIAMI, FL 33133

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

1532 DREXEL HOLDING LLC  
136 HIGHWOOD AVE  
TENAFLY, NJ 07670

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

15TH & DREXEL LLC  
1032 EUCLID AVE  
MIAMI BEACH, FL 33139

420 CWELT 2007 LLC  
7491 N FEDERAL HWY #C5 282  
BOCA RATON, FL 33487

AARON KROON  
526 15 ST UNIT 10  
MIAMI BEACH, FL 33139

ALAIN OUELHADJ CORINNE OUELHADJ  
1542 DREXEL AVE UNIT 108  
MIAMI BEACH, FL 33139

ALEXIS VALDEZ JTRS LARISSA JIMENEZ  
JTRS  
392 5 STREET  
BROOKLYN, NY 11215

ALFRED MOUSSA  
1542 DREXEL AVE UNIT 103  
MIAMI BEACH, FL 33139

ALTERNATIVE INVESTISSEMENT LLC  
1800 SW 1 AVE STE 306  
MIAMI, FL 33129

ANBRUST LLC  
439 15 ST 23  
MIAMI BEACH, FL 33139

B&C INVESTCO LLC  
927 LINCOLN RD #200  
MIAMI BEACH, FL 33139

BARRY D MEISELMAN TOBA MEISELMAN  
TRS OF ABBY M TR B D MEISELMAN 2013  
FAM IRREVOC TR  
9850 E BROADVIEW DR  
BAY HARBOR ISLANDS, FL 33154

BARRY PROPERTIES LLC  
2504 ELLIJAY DR  
ATLANTA, GA 30319

BENNETT 204 LLC  
325 S BISCAYNE BLVD #1617  
MIAMI, FL 33131

BRICKELL 3301 LLC  
2655 S LEJEUNE RD 543  
CORAL GABLES, FL 33134

BRP HUDSON LLC  
5600 NE 5 AVE  
MIAMI, FL 33137

CATERINA GONNELLI C/O ELEONARA  
DEPALMA P A  
PO BOX 190026  
MIAMI, FL 33139

CAULFIELD & CARRAWAY LLC  
4730 S FORT APACHE RD UNIT 300  
LAS VEGAS, NV 89147-7947

CECILIA WILLIAMS LE REM CECILIA  
WATSON  
420 15 ST UNIT 309  
MIAMI, FL 33139

CHRISTINA ZAMPAS  
420 15 ST 111  
MIAMI BEACH, FL 33139

CLASH LLC  
927 LINCOLN RD #200  
MIAMI BEACH, FL 33139

CLAUGHTON INVESTMENT FUND III LLC  
C/O ALECO HARALAMBIDES ESQ  
3135 SW 3 AVE  
MIAMI, FL 33129

COPPELIA OLIVI USA LLC  
301 ARTHUR GODFREY RD  
MIAMI BEACH, FL 33140

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

DARREN BUCK LAINIE BUCK  
731 EMERALD SOUND BLVD  
OAK POINT, TX 75068

DAVID JAMES STROUSE  
8960 Cynthia St Apt 301  
West Hollywood, CA 90069-4445

DEBRA EMERSON  
804 EAST BELVEDERE AVE  
BALTIMORE, MD 21212

DREXEL AVENUE 6 LLC  
439 15 STREET #18  
MIAMI BEACH, FL 33139

ELISA PROVERBIO  
1673 BAY ROAD #203  
MIAMI BEACH, FL 33139

ESPANOLA PARTNERS LLC C/O ISAAC  
KLEIN  
1407 BROADWAY STE 503  
NEW YORK, NY 10018

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

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

GERARDO VALLEJO JTRS ALEXANDRE  
HEINEN JTRS  
1519 DREXEL AVE #202  
MIAMI BEACH, FL 33139

GLORIA HANDELS LLC  
700 E DANIA BEACH BLVD 202  
DANIA, FL 33004

GLORIA TEME DE BORDA  
1512 WASHINGTON AVE #104  
MIAMI BEACH, FL 33139

HADDON HALL HOTEL OWNER LLC  
140 E 45TH ST STE 3400  
NEW YORK, NY 10017-9310

HENRY M FEIEREISEN TRS  
340 E 64 ST #21G  
NEW YORK, NY 10065

HR SUCCESS MANAGEMENT LLC  
1550 DREXEL AVE UNIT 205  
MIAMI BEACH, FL 33139

IBISCUS LLC  
1410 20 ST UNIT #203  
MIAMI BEACH, FL 33139

IMMOSTEP LLC  
301 ARTHUR GODFREY RD STE 402  
MIAMI BEACH, FL 33140

J3 COLLINS AVE LLC  
1506 COLLINS AVE  
MIAMI BEACH, FL 33139



JAMES A DIMARTINO GLADYS JEAN  
MCNULTY  
4 BITTERSWEET LN  
SHERMAN, CT 06784

JAMES BOST JR JENNIFER PHILLIPS BOST  
439 15 ST 5  
MIAMI BEACH, FL 33139

JAMES M JONES JR  
2866 FAIR GREEN DR  
CLEARWATER, FL 33761

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

JOSEPH JABER  
920 68 ST NW  
BRADENTON, FL 34209

JUAN CARLOS FIGUEROA TERESA  
FIGUEROA  
439 15 ST #16  
MIAMI BEACH, FL 33139

KEVIN WALTER JOHNS JTRS MICHAEL  
JOHN POUNSBERRY JTRS  
1519 DREXEL AVE UNIT #402  
MIAMI BEACH, FL 33139

KINGSTON AND KROMWELL LLC  
4730 S Fort Apache Rd Ste 300  
Las Vegas, NV 89147-7947

LEMAR MIAMI LLC  
1800 MERIDIAN AVE #6  
MIAMI BEACH, FL 33139

MAJC2 LLC  
100 N BISCAYNE BLVD #500  
MIAMI, FL 33132

MARCELO DUFRAYER MEDEIROS ROSANA  
STROLIA  
526 15 STREET #6  
MIAMI BEACH, FL 33139

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

MAURICIO A BOTERO  
1532 DREXEL AVE #204  
MIAMI BEACH, FL 33139

MB DIXIE GFN LLC  
15657 S DIXIE HIGHWAY  
MIAMI, FL 33157

MEGGHY LLC  
9245 SW 157 ST  
PALMETTO BAY, FL 33157

MEISL USA LLC  
1329 ALTON RD  
MIAMI BEACH, FL 33139

MIAMI IMMO FTC LLC C/O ALEXANDRE  
BALLERINI  
927 LINCOLN RD #200  
MIAMI BEACH, FL 33139

MIAMI ONE RE INC  
8301 NW 197 STREET  
MIAMI, FL 33015

MSB INVESTMENT & HOLDING LLC  
301 ARTHUR GODFREY RD  
MIAMI BEACH, FL 33139

NAVAJO OVERSEAS CORP  
526 15 ST 12  
MIAMI BEACH, FL 33139

NEVER ENOUGH SOBE INC  
150 SE 2 AVE STE 1010  
MIAMI, FL 33131

NICOLAS DE LUSSAC  
420 15 STREET #208  
MIAMI BEACH, FL 33139

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

OSCAR KHAW IVONNE PENICHET  
1519 DREXEL AVE APT 301  
MIAMI BEACH, FL 33139

OSCAR KHAW IVONNE PENICHET  
1470 VISTA LN  
PASADENA, CA 91103

OTILIA MATA LE REM HECTOR ANTONIO  
CASANA ROSA B GILBERT  
1519 DREXEL AVE 200  
MIAMI BEACH, FL 33139-7954

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

PETITE ABODE LLC  
739 NE 74 ST  
MIAMI, FL 33138

R Q INVESTMENT GROUP LLC  
5900 COLLINS AVE #2006  
MIAMI BEACH, FL 33140

RAYANS BEACH LLC  
301 ARTHUR GODFREY RD #402  
MIAMI, FL 33140

REBECA JARDINES REBECA LIMA  
RAYMOND ANTHONY NAVARRO  
1542 DREXEL AVE 102  
MIAMI BEACH, FL 33139-7924

REFC REAL ESTATE CORP  
1331 LINCOLN RD #601  
MIAMI BEACH, FL 33139

RIRI KIM  
8 SPRUCE STREET #53C  
NEW YORK, NY 10038

RUSKIN CONDO ASSOCIATION INC C/O  
CAROL A STRAUSS  
150 S PINE ISLAND RD STE 540  
PLANTATION, FL 33324

SATELLITE USA LLC  
927 LINCOLN RD #200  
MIAMI BEACH, FL 33139

SIMONA JAVARONE  
1512 WASHINGTON AVE 305  
MIAMI BEACH, FL 33139

SOMAMIA LLC  
927 LINCOLN RD STE 200  
MIAMI BEACH, FL 33139

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

THOMAS JOHNSON STEPHEN V CAGNAZZI  
PO BOX 530337  
MIAMI SHORES, FL 33153

TRACY L HUGHES  
11111 BISCAYNE BLVD #912  
MIAMI, FL 33181-3404

ULISES NUNEZ &W MARIA  
39 56 65 PL  
WOODSIDE, NY 11377

URGUT LLC  
4812 PINE TREE DR #201  
MIAMI BEACH, FL 33140

URSULA B DAY  
60 EAST 8 ST APT 16L  
NEW YORK, NY 10003

VICTORIA M VERAS  
1285 NW 28 ST  
MIAMI, FL 33142-6648

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

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

VLADIMIR DE SUAREZ  
420 15 ST #308  
MIAMI BEACH, FL 33139

WASHINGTON GARDENS INC  
1228 ALTON RD  
MIAMI BEACH, FL 33139-3810

WASHINGTON GARDENS MB LLC  
1228 ALTON RD  
MIAMI BEACH, FL 33139

WILLIAMS & ROBERTSON INC  
1236 DREXEL AVE #2  
MIAMI BEACH, FL 33139

YVES DE KEERSMACKER  
19999 E COUNTRY CLUB DR #1402  
AVENTURA, FL 33180

ZORI HAYON TRS ZORI HAYON REV  
INTERVIVOS TRUST  
PO BOX 19-1678  
MIAMI BEACH, FL 33119

1444 DREXEL LC  
1400 BROADWAY 15TH FLR  
NEW YORK, NY 10018

1500 WASHINGTON LLC % THE COMRAS  
COMPANY  
1261 20 ST  
MIAMI BCH, FL 33139

1512 WASHINGTON AVE LLC  
1512 WASHINGTON AVE #202  
MIAMI BEACH, FL 33139

1530 COLLINS LLC  
2601 COLLINS AVE  
MIAMI BEACH, FL 33140

ALBERTO & ALMIRA SOTELO TRS  
ALBERTO & ALMIRA SOTELO (BEN)  
FERNANDA SOTELO  
1532 DREXEL AVE # 302  
MIAMI BEACH, FL 33139-7956

ALEJANDRO VICENS & RONALD E  
RODGERS  
1550 DREXEL AVE #102  
MIAMI BEACH, FL 33139-7920

ALEXANDER ROMANOV  
104-40 QUEENS BLVD #7S  
FOREST HILLS, NY 11375

ALFREDO ARIAS &W REGINA  
PO BOX 9594  
ELIZABETH, NJ 07202-0594

ALICIA PORTILLO JTRS JEFF PORTILLO  
JTRS ANNETTE PORTILLO JTRS  
439 15 ST # 13  
MIAMI BEACH, FL 33139

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

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

BARRY S FISHMAN  
912 CAPTIVA BOULEVARD  
HOLLYWOOD, FL 33019

BENOIST CASTERA  
2300 SW 26 ST  
MIAMI, FL 33133

BEVERLY MCKITTRICK  
1204 N NELSON ST  
ARLINGTON, VA 22201

CATHERINE ROUSSELBIN JTRS SYLVERE  
DIAGOURAGA JTRS  
1542 DREXELL AVE STE 207  
MIAMI BEACH, FL 33139

CHRIS WILSON  
1542 DREXEL AVE #302  
MIAMI BEACH, FL 33139-7941

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

CLAY HOTEL PARTNERSHIP LTD  
1438 WASHINGTON AVE  
MIAMI BEACH, FL 33139-4110

CLAY HOTEL PARTNERSHIP LTD  
406 ESPANOLA WAY  
MIAMI BEACH, FL 33139-8123

COLOSO PROP  
8345 NW 66 ST #3537  
MIAMI, FL 33166

CRAIG C TALLUTO & JOSE CARLOS  
TORRES  
526 15 ST #15  
MIAMI BEACH, FL 33139-3697

DAVID SCHWACH & NINA RINALDI  
1519 DREXEL AVE #303  
MIAMI BEACH, FL 33139-7934

DIXY BEACH LLC  
16485 COLLINS AVE #935  
SUNNY ISLES BCH, FL 33160

DON MULLEN &W CAROL FEE HOLDER  
WASHINGTON STORE #5 LLC LESSEE  
ROBERT SPERANS FEE HOLDER  
12 NE 3 ST  
MIAMI, FL 33132

DYAL CORP  
1228 ALTON RD  
MIAMI BEACH, FL 33139-3810

ELL-GEE INC  
1527 WASHINGTON AVE  
MIAMI BEACH, FL 33139

EMMANUEL FREMIN  
8911 COLLINS AVE #1004  
SURSIDE, FL 33154-3547

ERIC SCHNECK VERA TOLPINA  
1180 BRIGHTON BEACH AVE 6D  
BROOKLYN, NY 11235

ESPANOLA WAY ASSOCIATES LTD % SRC  
PROPERTIES LLC  
230 5TH ST  
MIAMI BEACH, FL 33139-6602

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

FH: 1530 WASHINGTON AVE LTD  
9425 HARDING AVE  
SURFSIDE, FL 33154-2803

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

FRANZ ONTAL &W JENNYFFER URRUTIA  
OLGA ESTEBAN  
860 BEACH ST  
LINDENHURST, NY 11757

GABRIEL ORTIZ  
1519 DREXEL AVE #304  
MIAMI BEACH, FL 33139-7934

GALEN PITTSLEY  
1550 DREXEL AVE #207  
MIAMI BEACH, FL 33139-7929

GLADISCO INC % PROP MANGMT ENT  
410 - 16 ST  
MIAMI BEACH, FL 33139

HENRY M FEIREISIN &W MIRIAM FEIREISIN  
340 E 64 ST APT 21-G  
NEW YORK, NY 10021

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

JACQUES DECTOT STEPHANE VITRY  
439 15 ST STE 7  
MIAMI BEACH, FL 33139

JAMES F BAKER  
526 15 ST #5  
MIAMI, FL 33139

JEFFREY MEIER  
200 WEST 20 ST #1507  
NEW YORK, NY 10011

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

KENNETH BROWN &W TERESA BROWN  
1532 DREXEL AVE #201  
MIAMI BEACH, FL 33139-7956

LOUIS G TROTTA &W VIVIAN A  
643 WOBURN ST  
WILMINGTON, MA 01887

LUCA SACCHI &W TINA SACCHI  
60 WEST 13 ST #11-A  
NEW YORK, NY 10011

MANUEL DOMINGUEZ &W MARIA  
1540 WASHINGTON AVE  
MIAMI BEACH, FL 33139-7801

MANUEL R TAPIA LOPEZ &W RAISA  
MARION LANDAIS  
1512 WASHINGTON AVE #205  
MIAMI BEACH, FL 33139

MARC GRISOLI  
1550 DREXEL AVE #105  
MIAMI, FL 33139

MARCO A MARTINEZ &W MAGARIS  
11420 GLENMONT DR  
TAMPA, FL 33635

MARISA CORP 4 EMBARCADERO CENTER  
SUITE 4000  
SAN FRANCISCO, CA 94111

MAROULLA TSOUVALLARIS  
439 15 ST #6  
MIAMI BEACH, FL 33139-7911

MARSTEV CORP % EDWARD SELTXER  
535 OCEAN BLVD  
GOLDEN BEACH, FL 33160-2215

MATTHEW A ALONZO  
439 15 ST #20  
MIAMI BEACH, FL 33139-7911

MBCDC WESTCHESTER APT LLC  
945 PENNSYLVANIA AVE  
MIAMI BEACH, FL 33139-5482

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

MICHAEL ROBERTSON &W JENNIFER  
12717 W SUNRISE BLVD #319  
SUNRISE, FL 33323

MID-ATLANTIC MANAGEMENT INC  
1550 COLLINS AVE  
MIAMI BEACH, FL 33139-3111

MORENA L SANDRI  
1528 DREXEL AVE #1B  
MIAMI BEACH, FL 33139-7921

NATIONAL TELEPHONE & ALARM CO  
1463 DREXEL AVE  
MIAMI BEACH, FL 33139-8108

NURIA HERREROS  
420 15 ST #302  
MIAMI, FL 33139-7905

OCEAN BEACH PROPERTIES INC  
48 E FLAGLER ST PH-104  
MIAMI, FL 33131

PAOLA PENAFIEL  
1519 DREXEL AVE #404  
MIAMI BEACH, FL 33139-7909

PREDRAG GRNCARSKI &W GISELLE G  
35 20 LEVERICH ST #B226  
JACKSON HEIGHT, NY 11372

R PATRICK ARTHUR  
4925 COLLINS AVE #7F  
MIAMI BEACH, FL 33140

RAFAEL A ROIG  
1519 DREXEL AVE UNIT 400  
MIAMI BEACH, FL 33139-7934

RAFAEL DIEZ  
1542 DREXEL AVE #301  
MIAMI BEACH, FL 33139-7941

RAMON THIELEN  
526 15 ST  
MIAMI, FL 33139-3645

RANDY BALTAZAR  
1309 EUCLID AVE #5  
MIAMI BEACH, FL 33139-3979



RODOLPHE VIGNAL  
439 15 ST #11  
MIAMI BEACH, FL 33139

RUBEN CUEVAS & W EVA MADELYN CONTY  
CUEVAS  
1050 WAKE FIELD DR  
ELGIN, IL 60120

SAELE CANTONI  
1519 DREXEL AVE #203  
MIAMI BEACH, FL 33139-7964

SCHOOL BOARD OF MIAMI-DADE COUNTY  
1450 NE 2 AVE  
MIAMI, FL 33132

SCOTT ALBERT  
8103 CAMINO REAL C-207  
MIAMI, FL 33143

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

SHERRY ABRAMSON & HALE ABRAMSON  
JTRS  
526 15 ST #17  
MIAMI BEACH, FL 33139-3697

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

SUNSET APT LLC  
808 COLLINS AVE  
MIAMI BEACH, FL 33139

## MIAMI BEACH

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

Address: 405-411 15<sup>th</sup> Street

Date: 4/27  
 File: BOA

## VARIANCE APPLICATION CHECK LIST

A pre-application meeting must be scheduled with staff to review all submittals. Pre-application meetings are scheduled on a first come first serve basis and must occur no later than five (5) business days PRIOR to the First Submittal deadline. Incomplete or submittals found to be insufficient will not be placed on a Board agenda.

ITEM #	FIRST SUBMITTAL CHECK LIST	Required	Provided
	<b>ALL PLANS MUST BE LEGIBLE AND DIMENSIONED.</b>		
1	Make an appointment with Board Liaison at least 2 days in advance of the submittal deadline	X	
2	One original and one copy of the completed Board Application, Affidavits & Disclosures of Interest (original signatures)	X	
3	Check-list provided by staff indicating documents provided and signed by the applicant or representative.	X	
4	Copies of all current or previously active Business Tax Receipts	X	
5	One original and one copy letter of Intent with details explaining how the request relates to each variance criteria on Section 118-353 (d) of the City Code. Letter shall be dated and signed.	X	
6	DERM recommendation/approval		
7	Application Fees	X	
8	Mailing Labels - 2 sets and a CD including: Property owner's list and Original certified letter from provider.	X	
9	School Concurrency Application, for projects with a net increase in residential units (no SFH)		
10	Provide three (3), 11"x17" collated sets, one (1) of which to be dated, signed & sealed, to include the following: <b>two (2)</b>	X	
11	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date	X	
12	<del>All Applicable Zoning Information</del>	<del>X</del>	
13	Location Plan-- Colored aerial with streets and project site identified.	X	
14	Survey (minimum 11x17) , signed & sealed and dated less than 6 months old at the time of application ( lot area shall be provided by surveyor), identifying grade (If no sidewalk, provide a letter from Public Works, establishing grade) , spot elevations and Elevation Certificate	X	
15	Full legal Description of the property if not included in survey (For lengthy legal descriptions, attached as a separate document if necessary)	X	
16	<del>Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)</del>	<del>X</del>	
17	<del>Proposed FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)</del>	<del>X</del>	
18	Site Plan (fully dimensioned with setbacks, existing and proposed) Indicate location of the area included in the application if applicable.	X	
19	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X	
20	Current, dated color photographs, min 4"x6" of interior space (no Google images)	X	
21	Current color photographs, dated, Min 4"x 6" of context, <del>corner to corner</del> , across the street and surrounding properties with a key directional plan (no Google images)	X	
22	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture and shelves if applicable.		
23	Demolition Plans (Floor Plans & Elevations with dimensions)		
24	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks	X	

Indicate N/A If Not Applicable



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25	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable) . Building height to be measured from flood elevation.	X	
26	Proposed Section Drawings	X	
27	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan	X	
27	Hardscape Plan, i.e. paving materials, pattern, etc.		
28	Required yards open space calculations and shaded diagrams	X	
ITEM #	FIRST SUBMITTAL ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE APPLICATION MEETING	Required	Provided
29	Copy of original Building Permit Card, & Microfilm, if available		
30	Copy of previously approved building permits. (Provide Building Permit Number.)		
31	Copy of previous Recorded Final Orders		
32	Floor Plan shall indicate area where alcoholic beverages will be displayed.		
33	Color Renderings (elevations and three dimensional perspective drawings).		
34	Detailed sign(s) with dimensions and elevation drawings showing exact location.		
35	Elevation drawings showing area of building façade for sign calculation (Building ID signs)		
36	Daytime and Nighttime renderings for illuminated signs		
37	Proposed lighting plan, including photometric calculations		
38	Plans shall show total projection from seawall inclusive of dock, mooring piles, boat lift and boat dimensions and location.		
39	Business hours of Operations & Restaurant menu if applicable	X	
40	Provide a complete operational plan for the building, including delivery and trash pickup times, sizes of delivery trucks (length & width), scheduling of various tenants and deliveries, garbage truck (length & width) information, store hours, number of employees. Provide maneuvering plan for loading within the existing/proposed conditions if applicable.		
41	Survey shall include spot elevations in rear yard and Elevation points on the Dune adjacent to the property. Provide highest elevation point on the Dune within the property. Erosion Control Line and Bulkhead Line shall be indicated if present		
42	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.		
43	Vacant or Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Department		
44	Historic Resources Report (This report shall include, but shall not be limited to, copy of the original Building Permit Card and any subsequent evolution, Microfilm, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure)		
45	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated)		
46	Line of Sight studies		
47	Structural Analysis of existing building including methodology for shoring and bracing		
48	Exploded Axonometric Diagram (showing second floor in relationship to first floor)		
49	Neighborhood Context Study		

Indicate N/A If Not Applicable



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50	Traffic Study (Hard copy) with 3 CDs, including calculations for peer review. Send digital version as an attachment via e mail to: Xfalconi@miamibeachfl.gov		
51	Sound Study report (Hard copy) with 1 CD		
52	Set of plans 24"x 36"		
52	<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 _____		
53	<b>Floor Plan (dimensioned)</b>		
a	Total floor area		
a	Identify # seats indoors _____ outdoors _____ seating in public right of way _____ Total _____	X	
b	Occupancy load indoors and outdoors per venue _____ Total when applicable _____	X	
	<b>In the Letter of Intent for Planning Board include and respond to all review guidelines in the code as follows:</b>		
54	For Conditional Use -Section 118-192 (a)(1)-(7) + (b)(1)-(11)		
55	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)		
56	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)		
57	CU - Structures over 50,000 SQ.FT. - Section 118-192(b) (1)-(11)		
58	CU - Religious Institutions - Section 118-192 (c) (1)-(11)		
	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions		
	<b>Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A</b>		
	<b>Other information/documentation required for first submittal (to be identified during pre application meeting).</b>		

ITEM #	FINAL SUBMITTAL CHECK LIST:	Required	Provided
59	One (1) signed and sealed 11"x17" unbound collated set of all the required documents , as revised and/or supplemented to address Staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. A CD with proper format of all documents and plans 11"x17" as a PDF compatible with Adobe 8.0 or higher at 300 DPI resolution.	X	
60	14 collated copies of all the above documents	X	
61	One (1) CD/DVD with electronic copy of entire final application package. See details for CD/DVD formatting.	X	

#### NOTES:

Is the responsibility of the applicant to make sure that the sets, 14 copies and electronic version on CD are consistent.

Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline

**ALL DOCUMENTS ARE TO BE PDF'D ON TO A MASTER DISK, WHICH DISK SHALL BE CONSIDERED THE OFFICIAL FILE COPY TO BE USED AT HEARING. ALL MODIFICATIONS, CORRECTIONS, OR ALTERATIONS MUST BE REFLECTED ON THE MASTER DISK. APPLICANT CERTIFIES COMPLIANCE WITH THE FOREGOING. FAILURE TO COMPLY MAY RESULT IN A REHEARING BEFORE THE APPLICABLE BOARD.**



# MIAMI BEACH

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305.673.7550

  
\_\_\_\_\_  
APPLICANT'S OR DESIGNEE'S SIGNATURE

4/27/16.  
\_\_\_\_\_  
DATE