MIAMI BEACH

Planning Department, 1700 Convention Center Drive, 2^{ND} Floor Miami Beach, Florida 33139, www.miamibeachfl.gov 305-673-7550

LAND USE BOARD HEARING APPLICATION

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

☐ BOARD OF ADJUSTMENT
☐ VARIANCE FROM A PROVISION OF THE LAND DEVELOPMENT REGULATIONS
☐ APPEAL OF AN ADMINISTRATIVE DECISION
X DESIGN REVIEW BOARD
DESIGN REVIEW APPROVAL
☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY DRB.
☐ HISTORIC PRESERVATION BOARD
☐ CERTIFICATE OF APPROPRIATENESS FOR DESIGN
☐ CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
☐ HISTORIC DISTRICT / SITE DESIGNATION
☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY HPB.
☐ PLANNING BOARD
☐ CONDITIONAL USE PERMIT
□ LOT SPLIT APPROVAL
☐ AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
☐ AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP
☐ FLOOD PLAIN MANAGEMENT BOARD
☐ FLOOD PLAIN WAIVER
Design Review Board approval: extension of time
SUBJECT PROPERTY ADDRESS: 2035 Meridian Avenue
LEGAL DESCRIPTION: PLEASE ATTACH LEGAL DESCRIPTION AS "EXHIBIT A"
FOLIO NUMBER (S) 02-3227-006-0270

1. APPLICANT: XI OWNER OF THE SUBJECT PROPERTY ☐ TENANT ☐ ARCHITECT ☐ LANDSCAPE ARCHITECT						
☐ ENGINEER ☐ CONTRACTOR ☐ (OTHER					
NAME 2035 Meridian, LLC						
ADDRESS 170 SE 14th Street, Suite 1002, Miami, FL 33131						
BUSINESS PHONE (305) 361-0971	CELL PHONE					
E-MAIL ADDRESS pascal@ki2f.com	OLLET HONE_					
- Januaria III						
OWNER IF DIFFERENT THAN APPLICANT:						
NAME						
BUSINESS PHONE	CELL PHONE					
E-MAIL ADDRESS						
0. 1.						
2. AUTHORIZED REPRESENTATIVE(s):						
ATTORNEY:) F					
NAME Mattnew Amster, Bercow Radell &	& Fernandez, PLLC.					
ADDRESS 200 S. BISCAYNE BIVO, SUITE 85	0, Miami, FL 33131					
BUSINESS PHONE (303) 377-0230	CELL PHONE					
E-mail address <u>mamster@brzoninglaw.c</u>	om					
□ AGENT:						
RUSINESS PHONE	CELL PHONE					
E-MAIL ADDRESS	CELL PHONE					
L MALE ADDITION						
□ CONTACT:						
NAME						
ADDRESS						
	CELL PHONE					
E-MAIL ADDRESS						
3. PARTY RESPONSIBLE FOR PROJECT DESIGN:						
☐ ARCHITECT ☐ LANDSCAPE ARCHITECT	☐ ENGINEER ☐ CONTRACTOR ☐ OTHER:					
NAME						
BUSINESS PHONE	CELL PHONE					
E-MAIL ADDRESS						
	FILE NO.					

ise see attached letter of intent for more details.		
A. IS THERE AN EXISTING BUILDING(S) ON THE SITE	XYES	□ NO
B. DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION	X YES	□ NO
C. PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICA	BLE) N/A	SQ. FT.
D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INC	LUDING REQUIRED PA	ARKING AND ALL
USEABLE FLOOR SPACE)	N/A	SQ. FT.

- 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.		
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- 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 (1) 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
X AUTHORIZED REPRESENTATIVE
SIGNATURE:
PRINT NAME: Pascal Nicolai, Manager

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF				
COUNTY OF				
property that is the subject application, including sketch knowledge and belief. (3) heard by a land developmenthereof must be accurate.	, being first duly sworn, depotent of this application. (2) This applications, data, and other supplemental acknowledge and agree that, being the board, the application must be (4) I also hereby authorize the Citics of Public Hearing on my proper date of the hearing.	ation and all informary materials, are transfere this application complete and alludy of Miami Beach	ation submitture and correction may be printed in the information states to enter my printed in the information in the information in the interior in the inte	ed in support of this ct to the best of my publicly noticed and submitted in support property for the sole
		1		SIGNATURE
Sworn to and subscribed be acknowledged before me be personally known to me ar	before me thisday of, who not who did/did not take an oath.	has produced	. The forego as ider	oing instrument was natification and/or is
NOTARY SEAL OR STAMP				NOTARY PUBLIC
My Commission Expires:				PRINT NAME
STATE OF Florida COUNTY OF Micomi- I, Pascal Nicolai, being etitle) of 2035 Meridia application on behalf of application, including sketch my knowledge and belief. is the subject of this application of the subject of the subject of the submitted in support thereof the subject property for the by law. (7) I am responsible	duly sworn, depose and certify a in, LLC (print name of such entity. (3) This application hes, data, and other supplements (4) The corporate entity named ication. (5) I acknowledge and a and development board, the application of must be accurate. (6) I also he is sole purpose of posting a Notice of removing this notice after the	as follows: (1) I am corporate entity). and all information ary materials, are therein is the owner agree that, before the oplication must be ereby authorize the coof Public Hearinghe date of the hear	the Man (2) I am aut on submitted true and corr r or tenant o this applicatio complete a e City of Mian ng on the pro-	thorized to file this in support of this rect to the best of the property that and may be publicly and all information in Beach to enter operty, as required
Sworn to and subscribed before me Pascal Nicolai as identification and/or is personally			ument was ackn behalf of such e	owledged before me by entity, who has produced
NOTARY SEAL OR STAMP: TL MIANI DADE My Commission Expires: MOUL 02 20	BETBY ARIAS MY COMMISSION #FF966943 EXPIRES: MAR 02, 2020 Bonded through 1st State Insurance	- E	Betoy Betoy	NOTARY PUBLIC AYIGS PRINT NAME

STATE OF Flands	POWER OF ATTORNEY A	FFIDAVIT	
STATE OF Florda COUNTY OF Miani-Dad	le		
	, being duly sworn and depond of the real property that is to be my representative ach to enter the subject prope	the subject of this appl we before the Design Review Boarty for the sole purpose of	lication (2) I hereby ard (3) I also hereby posting a Notice o
the hearing.	is required by law. (4) I am lesp	Johnshie for removing this file	A lice after the date of
Pascal Nicolai, Manager			9//
PRINT NAME (and Title, if applicable)			SIGNATURE
Sworn to and subscribed before me this by Pascal Nicolai , identification and/or is personally known to NOTARY SEAL OR STAMP TL MIAMI DADE My Commission Expires MULL 02 2020	day of	16. The foregoing instrument was 35 Meridian, LLC who	s acknowledged before me has produced as NOTARY PUBLIC 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 CONTRAC
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	1	VC).		

CITY OF MIAMI BEACH DEVELOPMENT REVIEW BOARD APPLICATION DISCLOSURE OF INTEREST

•	TO	OTER	
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If the property that is the subject of this application is owned or le beneficiaries of the trust, and the percentage of interest held by corporations, partnerships, trusts, partnerships, or other corp disclose the identity of the individual(s) (natural persons) having t	each. If the owners consist of one or more porate entities, the applicant shall further
N/A	
TRUST NAME	
NAME AND ADDRESS	% INTEREST

NOTE: Notarized signature required on page 9

FILE NO.____

CITY OF MIAMI BEACH DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

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

2035 Meridian, LLC	
NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP
Pascal Nicolai 170 SE 14th Street, Suite 1002 Miami, FL 33131	50%
Radj Koytcha 170 SE 14th Street, Suite 1002 Miami, FL 33131	50%
NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP

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

NOTE: Notarized signature required on page 9

FILE NO._____

3. COMPENSATED LOBBYIST:

Morch 02 2020

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 #
Matthew Amster	200 S. Biscayne Blvd, Suite 850, Miami,	FL (305) 377-6236
Gregory Fonte 9	200 S. Biscayne Blvd, Suit 850	Man: 3053745300
nal names can be placed on a se	sparate page attached to this form.	
		sis, where no one person of
Y		
OPMENT BOARD OF THE CITY : D AND BY ANY OTHER BOARD I	SHALL BE SUBJECT TO ANY AND ALL COND HAVING JURISDICTION, AND (2) APPLICANT'S	TIONS IMPOSED BY SUCH PROJECT SHALL COMPLY
		TI, SIAIL, AND ILDENAL
	APPLICANT AFFIDAVIT	
Florida	AFFECANT AFFIDAVII	
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IT OF MICMIT DAGE		
Pascal Nicolai hoing first o	duly awarn, dances and costify as fallows: /1	
ntative of the applicant. (2) Thi g disclosures, sketches, data, an	is application and all information submitted in	support of this application.
ge and belief.		1/1//
		000
	0	SIGNATURE
edged before me by, who has	s 24 day of 400 , 20 6. The produced as identification and/or is person	ne foregoing instrument was nally known to me and who
not take an oath,	0-	A m.
SEAL OR STAMP		May Char
	DETSY ARIAS	NOTARY PUBLIC
	MY COMMISSION #FF966943 EXPIRES: MAR 02, 2020	tsy Arias
	Matthew Amster Gregory Fonte a nal names can be placed on a second partnership or other entity, coolds more than a total of 5% of the CANT HEREBY ACKNOWLEDGE OPMENT BOARD OF THE CITY OF AND BY ANY OTHER BOARD THE CODE OF THE CITY OF MILES OF THE CODE OF TH	Matthew Amster 200 S. Biscayne Blvd, Suite 850, Miami, 200 S. Biscayne Blvd, Suite 850, 200 S. Biscayne Blvd, Suite 85

Bonded through 1st State Insurance

FILE NO._

PRINT NAME

EXHIBIT A

LOT 29, BLOCK 1, "MID GOLF SUBDIVISION" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 200, OF THE PUBLIC RECORDS, OF MIAMI-DADE COUNTY



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

VIA HAND DELIVERY

June 3, 2016

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

Re: Design Review Board File No. 23087 - Extension of Time for Approval of Single-Family Home Located at 2035 Meridian Avenue, Miami Beach

Dear Tom:

This law firm represents 2035 Meridian, LLC (the "Applicant"), the owner of the above-referenced parcel (the "Property"). Please consider this letter the Applicant's letter of intent in support of an extension of time for the design review approval of a single-family home on the Property.

The Property. The Property is located in Single Family Residential District 3 (RS-3) and is approximately 10,400 square feet in size. It is identified by Miami-Dade County Folio No. 02-3227006-0270. Currently, the Property is vacant as a result of the Building Official mandating demolition of the unsafe structure. The City issued the demolition permit on January 25, 2016 to the prior owner, who completed the demolition shortly thereafter.

Original Approval. In October 2014, the prior owner of the Property received Design Review Board ("DRB") approval to demolish the home on the Property and construct a new residence (DRB Order No. 23087). See Exhibit A. The approved home will be approximately 4,359 square feet, designed in a contemporary style with a flat roof, featuring natural wood, glass and locally sourced coralina stone (the "Approved Project").

Applicant's Request. The Applicant purchased the Property earlier this year and plans to go forward with construction of Approved Project. Since the prior owner had

Thomas Mooney, Director June 3, 2016 Page 2 of 2

not begun construction drawings, the Applicant has had to develop the plans that comply with City standards and the conditions of DRB Order No. 23087. The Applicant anticipates filing the building permit in June. While the DRB Order expired on April 7, 2016, as allowed by the City Code, the Applicant has filed this extension application within the prescribed timeframe to seek a one-year extension. Despite the limited time remaining, the Applicant is committed to building this new home and is diligently working to submit the permit. The Applicant respectfully requests a one-year extension of time to complete the permit process and ultimately to construct the home.

<u>Conclusion.</u> The DRB has already determined that the home is in character with the neighborhood and presents an improvement to the neighborhood. The extension of DRB Order No. 23087 will allow the Applicant to work with City staff and build this welcome addition to the neighborhood. We respectfully request your recommendation of approval of the Applicant's request. If you have any questions or comments with regard to the application, please give me a call at (305) 377-6236.

Sincerely,

Matthew Amster

Attachments

cc: Pascal Nicolai



MIAMIBEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

PLANNING DEPARMTENT Tel: (305) 673-7550

October 15, 2014

Matthew McMillan 650 West Avenue #2507 Miami Beach, FL 33139

RE:

Design Review File No. 23087

2035 Meridian Avenue

Dear Mr. McMillan:

Enclosed herewith please find a 'Certified' copy of the Final Order for the above noted project, which must be recorded in the Public Records of Miami-Dade County, <u>prior</u> to the issuance of a Building Permit for the subject site. The ORIGINAL copy of this Final Order will remain on file in the Planning Department.

If you have any questions with regard to this matter, please contact me.

Sincerely,

James G. Murphy Principal Planner

Enclosure

Cc: DRB File No. 233087

F:\PLAN\\$DRB\DRB14\Oct14\DRB 23087 2035 Meridian Ave.OCT14.ltr.docx

DESIGN REVIEW BOARD City of Miami Beach, Florida

MEETING DATE:

October 07, 2014

23087

CERTIFICATION

THIS IS TO CERTIFY THAT THE ATTACHED DOCUMENT IS A TRUE AND ACCURATE COPY OF THE ORIGINAL ON FILE IN THE OFFICE OF THE PLANNING DEPARTMENT.

CITY OF MIAMI BEACH

(Signature of Planning Director or Designee)
Personally known to me or Produced ID

Notary Public, State of Florida at Large

Printed Name: <u>Tenega</u> Llaco My Commission Expires: (Seal) 12 - 9 - 17

This document contains 5 pages.

TEH MY COMMI

PROPERTY:

FILE NO:

2035 Meridian Avenue

LEGAL:

Lot 29 of Block 1 of "Mid Golf Subdivision", according to the plat thereof

filed for record and recorded in Plat Book 4 at Page 200 of the Public

Records of Dade County, Florida.

IN RE:

The Application for Design Review Approval for the construction of a new

two-story single family home to replace an existing pre-1942

architecturally significant two-story home, to be demolished.

ORDER

The applicant, Supper Club South Beach LLC, filed an application with the City of Miami Beach Planning Department for Design Review Approval.

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

- A. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Design Review Criteria 3, 5, 9, and 11 in Section 118-251 of the Miami Beach Code.
- B. The project would be consistent with the criteria and requirements of section 118-251 if the following conditions are met:
 - 1. Revised elevation, site plan and floor plan drawings shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:
 - a. The interior side open space requirement shall be waived as proposed.



- b. Any fence or gate at the front of the property shall be designed in a manner consistent with the home's architecture, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- c. The stone cladding proposed along the front façade residence shall consist of a natural keystone or other natural stone, in a manner to be reviewed and approved by staff
- d. The final design details of all exterior surface materials and finishes shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- e. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
- f. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.
- 2. A revised landscape plan, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
 - a. Direct segregated pedestrian access to the site from the street and sidewalk shall be provided to the main entrance, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - b. The applicant shall remove that portion of "cobble stems pervious driveway" that extends north of the proposed east-west walkway to the front entrance of the home in order to minimize the amount of paving in the required front yard, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - c. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by staff.
 - d. Any existing plant material within the public right-of-way may be required to be removed, at the discretion of staff.
 - e. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain.



DRB File No. 23087

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

- f. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.
- g. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures. The location of backflow preventors, siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
- h. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
- i. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.
- 3. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
- 4. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit
- 5. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- 7. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- 8. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.



DRB File No. 23087

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations which were adopted by the Board, that the Application for Design Review approval is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph B of the Findings of Fact (Condition Nos. 1-8, inclusive) hereof, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Design Review Board, as determined by staff, entitled "2035 Meridian Avenue DRB Submission 08.18.2014", as prepared by Urban Robot LLC dated 08/18/2014, modified in accordance with the conditions set forth in this Order and staff review and approval.

No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance as set forth in this Order have been met. The issuance of Design Review Approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original Design Review Approval was granted, the Design Review Approval will expire and become null and void, unless the applicant makes application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code; the granting of any such extension of time shall be at the discretion of the Board. At the hearing on any such application, the Board may deny or approve the request and modify the above conditions or impose additional conditions. If the Full Building Permit should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the Design Review Approval will expire and become null and void.

In accordance with Section 118-264 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code.

DESIGN REVIEW BOARD THE CITY OF MIAMI BEACH, FLORIDA

THOMAS R. MOONEY



Page 5 of 5 Meeting Date: October 07, 2014 DRB File No. 23087

PLANNING DIRECTOR FOR THE CHAIR

STATE OF FLORIDA))SS	
COUNTY OF MIAMI-DADE) The foregoing instrument was acknowled to be a compared to the compared to the country of the country o	/ Thomas R. Mooney, Planning Director, Planning ida, a Florida Municipal Corporation, on behalf of the
TERESA MARIA MY COMMISSION # FF 042163 EXPIRES: December 2, 2017 Bonded Thre Budget Notary Services	NOTARY PUBLIC Miami-Dade County, Florida My commission expires: 12-2-17
Approved As To Form: City Attorney's Office Filed with the Clerk of the Design Revie	ew Board on 5/14

F:\PLAN\\$DRB\DRB14\Oct14\DRB 23087 2035 Meridian Ave.OCT14.fo.docx





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

April 25, 2016

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

Re: Property Owners List within 375 feet of:

SUBJECT: 2035 Meridian Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3227-006-0270

LEGAL DESCRIPTION: MID GOLF SUB PB 4-200 LOT 29 BLK 1

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: 148 total, including 7 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.

375' RADIUS MAP



<u>SUBJECT</u>: 2035 Meridian Avenue, Miami Beach, FL 33139 <u>FOLIO NUMBER</u>: 02-3227-006-0270 <u>LEGAL DESCRIPTION</u>: MID GOLF SUB PB 4-200 LOT 29 BLK 1

ADRIAN FLORESCU 30 RANCHDALE CRESCENT TORONTO ONTARIO M3A3M2 CANADA

MICHAEL LEDUC EVELYN LEDUC 19 RUEDES MARRONNIERS 75016 PARIS FRANCE PAUL ADAMS 13 TURRET GROVE LONDON SW4 OES UNITED KINGDOM

PRAIRIE SUN LLC C/O MICHELLE G TORRES 14 HARBOUR POINT STUART STREET CARDIFF CF10 5BW UNITED KINGDOM STEFANIA GAMBINO JTRS PAOLO GAMBINO JTRS CORSO F BRUNELLESCHI 147 10141 TORINO ITALY

TINA ACETO MICHAEL ANDERSEN 1 OLD HAM RD TORONTO ONTARIO M9A 2B5 CANADA

VALERIO MARCHETTI CHEMIN DES HAUTS-CRETS 48 1223 COLOGNY SWITZERLAND

2020 PRAIRIE LLC 2020 PRAIRIE AVE # 404 MIAMI BEACH, FL 33139 2020 RE HOLDINGS LLC 785 CRANDON BLVD STE 201 KEY BISCAYNE, FL 33149

2035 MERIDIAN LLC 170 SW 14 ST 1002 MIAMI, FL 33131 ADAM S GLICKFIELD 2001 MERIDIAN AVE #PH-18 MIAMI BEACH, FL 33139-1553 AHARON OVADIA &W DIANE OVADIA 6711 WINDSOR LANE MIAMI BEACH, FL 33141

ALAIN RAMIREZ ALI FARD 2001 MERIDIAN AVE 101 MIAMI BEACH, FL 33139 ALEXANDER SIDOROV 2001 MERIDIAN AVE #422 MIAMI BEACH, FL 33139-1543 ALLAN BREWER 2001 MERIDIAN AVE #312 MIAMI BEACH, FL 33139-1535

ALLAN K VRABLE 1605 NW PROFESSIONAL PLZ COLUMBUS, OH 43220 ALLISON CHARLES 2001 MERIDIAN AVE PH15 MIAMI BEACH, FL 33139 ALLISON TURK 2001 MERIDIAN AVE #320 MIAMI BEACH, FL 33139-1536

AMINE KHACHANI 2020 PRAIRIE AVE 301 MIAMI BEACH, FL 33139 ANGELICA VARELA 8315 NW 64 ST 1 MIAMI, FL 33166 ANJU CHATANI MADNANI 2001 MERIDIAN AVE #522 MIAMI BEACH, FL 33139-1552

ANNA L FLORES A LA TORRE 2001 MERIDIAN AVE #330 MIAMI BEACH, FL 33139-1536 ASHTON CLAY 2001 MERIDIAN AVE #521 MIAMI, FL 33139-1552 AUSTIN S COHEN 2001 MERIDIAN AVE PH-03 MIAMI BEACH, FL 33139

B P I DADE CO 1410 NE 2 AVE MIAMI, FL 33132 BACKSTREETS PH-20 LLC 2001 MERIDIAN AVE #PH-20 MIAMI BEACH, FL 33139 BENJAMIN E HEIN TR BENJAMIN E HEIN (BEN) 2001 MERIDIAN AVE #PH-23 MIAMI BEACH, FL 33139-1553

BLIXIT LLC 1577 BAY ROAD #204 MIAMI BEACH, FL 33139 BLUE MARINE CORPORATION 2001 MERIDIAN AVE #103 MIAMI BEACH, FL 33139-1535 CARIATIDE LLC PO BOX 414377 MIAMI BEACH, FL 33141 CARLOS F GONZALEZ 1900 MERIDIAN AVE #406 MIAMI BEACH, FL 33139-1866 CARNIA LLC PO BOX 414377 MIAMI BEACH, FL 33141 CAROLINA TORRES &H DARIO CADAVID 2001 MERIDIAN AVE #417 MIAMI BEACH, FL 33139-1543

CHEUNG L SIU TRS CHANG Y CHIAO TRS 7279 SW ASCOT CT PORTLAND, OR 97225 CHRISTIAN EHRENTHAL 2001 MERIDIAN AVE # 311 MIAMI BEACH, FL 33139 CHRISTINE RUDANSKY RAPHAEL RUDANSKY 2001 MERIDIAN AVE #424 MIAMI BEACH, FL 33139

CHRISTOPHER D GATES 2001 MERIDIAN AVE #319 MIAMI BEACH, FL 33139-1536 CHRISTOPHER MAY 2001 MERIDIAN AVE #322 MIAMI BEACH, FL 33139-1536 CITY OF MIAMI BEACH 1700 CONVENTION CENTER DR MIAMI BEACH, FL 33139

COOKIES & CRACKERS CORP 15907 NW 52 AVE HIALEAH, FL 33014 DAN P PETERSON CHRISTINA PAINTER 2151 MERIDIAN AVE MIAMI BEACH, FL 33139-1512 DAVID WEISSER 2001 MERIDIAN AVE #401 MIAMI BEACH, FL 33139-1536

DENNIS SCHOLL DEBRA SCHOLL 2001 MERIDIAN AVE #301 MIAMI BEACH, FL 33139 DENNIS SCHOLL DEBRA SCHOLL 2001 MERIDIAN AVE # 303 MIAMI BEACH, FL 33139 DEVCO SPOLKA Z O O 2020 PRAIRIE AVE #402 MIAMI BEACH, FL 33140

DIEGO VARGAS 2020 PRAIRIE AVE # 302 MIAMI BEACH, FL 33139 DINESH GUPTA TRS DINESH GUPTA 2001 MERIDIAN AVE #329 MIAMI BEACH, FL 33139 ELONER HABTEZGHI 49 SCHERMERHORN ST APT 1 BROOKLYN, FL 11201

ERICA D FRESHMAN & SPRING KEYES 2001 MERIDIAN AVE #508 MIAMI BEACH, FL 33139-1552 FERNANDES LOFT LLC 407 NW 10 TER HALLANDALE, FL 33009 FERNANDO LAUTERT FLECK CAMILA CAMPOS GONCALVES 2001 MERIDIAN AVE #418 MIAMI BEACH, FL 33139

FRANCESCO ROMANELLI JTRS GIOVANNI ROMANELLI JTRS MARIA GRAZIA BOTTI JTRS 2001 MERIDIAN AVE #427 MIAMI BEACH, FL 33139

FRANCISCO ACUNA MONICA CERVI 2054 PRAIRIE AVE MIAMI BEACH, FL 33139 FRANCISCO PINTO 2001 MERIDIAN AVE #323 MIAMI BEACH, FL 33139

FREDERICK L STRAUSS &W ROCHELLE B 2001 MERIDIAN AVE #524 MIAMI BEACH, FL 33139-1552 GIA KRAM 252 7th Ave Apt 9B New York, NY 10001-7339 GIAMPIERO MACI 2001 MERIDIAN AVE #PH-19 MIAMI BEACH, FL 33139

GINO BERTUCCIO 2001 MERIDIAN AVE #PH-11 MIAMI BEACH, FL 33139-1553 GJDC INVESTMENTS LLC 785 CRANDON BLVD STE 201 KEY BISCAYNE, FL 33149 GLENN R BOYER 2001 MERIDIAN AVE #504 MIAMI BEACH, FL 33139-1543 GREENVIEW COURTYARD INC 411 MICHIGAN AVE MIAMI BEACH, FL 33139-6509 GUSTAVO E MARQUEZ 2001 MERIDIAN AVE #410 MIAMI BEACH, FL 33139-1536 HAKAN ATLAN C/O ELIZABETH ATLAN 245 MICHIGAN AVE UNIT GL8 MIAMI BEACH, FL 33139

HANY BOUTROS 1034 WATERFALL CT BIRMINGHAM, MI 48009 HEINRICH NUESSLI 2001 MERIDIAN AVE #505 MIAMI BEACH, FL 33139-1552 HERBERT A HUNDLEY 2020 PRAIRIE AVE UNIT 504 MIAMI BEACH, FL 33139

HOWARD L NEWMAN 6775 NW 65 TERR POMPANO BEACH, FL 33067 HOWARD SONNENSCHEIN 2001 MERIDIAN AVE #409 MIAMI BEACH, FL 33139 IMMOBLU CORP 410 MERIDIAN AVE #FL 2 MIAMI BEACH, FL 33139

IVAN TRIFF &W DANIA TRIFF 435 SW 78 CT MIAMI, FL 33144 JACOB 1535 PROP INC 3510 PINE TREE DR MIAMI, FL 33140 JAMES DUNNING MARGARET DUNNING 2520 30 RD #2E ASTORIA, NY 11102

JAMES H QUINLAN &W LAURA E 2064 PRAIRIE AVE MIAMI BEACH, FL 33139-1515 JAMES L PERKINS 2001 MERIDIAN AVE #512 MIAMI BEACH, FL 33139-1552 JARED HULLICK 2020 PRAIRIE AVE #505 MIAMI BEACH, FL 33139

JAROSLOV PROCHAZKA 2001 MERIDIAN AVENUE UNIT #405 MIAMI BEACH, FL 33139 JEAN CARRIER 2001 MERIDIAN AVE #517 MIAMI BEACH, FL 33139 JEFFREY M WILSON 2001 MERIDIAN AVE #529 MIAMI BEACH, FL 33139-1553

JESUS F PENA LIA YAFFAR PENA 2001 MERIDIAN AVE #507 MIAMI BEACH, FL 33139 JESUS YUMARES TORO PO BOX 025323 CCS 3434 MIAMI, FL 33102 JOHN SNYDER JR 312 11 AVE #4F NEW YORK, NY 10001

JOHN CRUTCHMAN & ALAN SHERFIELD 2001 MERIDIAN AVE #305 MIAMI BEACH, FL 33139-1535 JOHN FLEMING CHRISTINA LEMAHIEU 2001 MERIDIAN AVE # 308 MIAMI, FL 33139 JOHN WETENHALL TANYA WETENHALL 2020 PRAIRIE AVE #501 MIAMI BEACH, FL 33139

JONATHAN KEANE &W ELIANE D STEINBRUCH KEANE 2001 MERIDIAN AVE #PH-14 MIAMI BEACH, FL 33139-1553

JONATHAN NEWBERG JESSICA NEWBERG 2001 MERIDIAN AVE #PH17 MIAMI, FL 33139 JORGE RAMON EXPOSITO &W ALINA 2123 MERIDIAN AVE MIAMI BEACH, FL 33139-1512

JOSE SARRAFF &W LILLY 2145 N MERIDIAN AVE MIAMI BEACH, FL 33139-1512 JOSEPH A WACHTEL 2001 MERIDIAN AVE #PH-16 MIAMI BEACH, FL 33139 JUNIOR0 IMMOBILIARE LLC C/O DAVID PHILIPS 1348 WASHINGTON AVE #128 MIAMI, FL 33139 KATHERINE COAKLEY 90 PLEASANT ST WOBURN, MA 01801 KATHERINE M LUCAS TRS KATHERINE M LUCAS LIVING TR 2001 MERIDIAN AVE #PH04 MIAMI BEACH, FL 33139

KATHLEEN M VAZQUEZ 2001 MERIDIAN AVE #511 MIAMI BEACH, FL 33139

KEVIN TOMLINSON 2001 MERIDIAN AVE #PH-12 MIAMI BEACH, FL 33139-1553 LILY MACHIN & ERNESTO MONTESINO &W LUISA 2001 MERIDIAN AVE #402 MIAMI BEACH, FL 33139-1536

LINDSAY WARSHAW 2001 MERIDIAN AVE #411 MIAMI BEACH, FL 33139

LUIS F VILLANUEVA 2001 MERIDIAN AVE #528 MIAMI BEACH, FL 33139-1552 LUIS GOMES 1441 BRICKELL AVENUE UNIT 1100 MIAMI, FL 33131

LUIS H VIVAS & OLIVA VIVAS JTRS 2001 MERIDIAN AVE #428 MIAMI BEACH, FL 33139-1543

LUPO LEONE LLC 5025 COLLINS AVE #2309 MIAMI, FL 33160 LYNN LARRIEU 2001 MERIDIAN AVE #PH-25 MIAMI BEACH, FL 33139-1553 MADU MIAMI LLC 2020 PRAIRIE AVE #401 MIAMI, FL 33139

MARIA BEATRIZ CORDERO 2020 PRAIRIE AVE UNIT 205 MIAMI BEACH, FL 33139 MARK WORSDALE &W ELIZABETH BOLANDER 6750 SW 74 ST SOUTH MIAMI, FL 33143-4531

MATTHEW H CRANE AMAL CRANE 2044 PRAIRIE AVE MIAMI BEACH, FL 33139

MEHDI KHACHANI 2020 PRAIRIE AVE # 303 MIAMI BEACH, FL 33139 MERIDIAN MIAMI BEACH CONDO ASSN 2001 MERIDIAN AVE MIAMI BEACH, FL 33139 MERIDIAN PH 1 INC 2001 MERIDIAN AVE #PH-01 MIAMI BEACH, FL 33139-1553

MICHAEL E SEGAL 2001 MERIDIAN AVE #107 MIAMI BEACH, FL 33139-1535 MICHAEL KRUPA 120 EAST 87 ST APT R24E NEW YORK, NY 10128 MICHAEL THACKER & HENRY NAVARRO 2001 MERIDIAN AVE #430 MIAMI BEACH, FL 33139-1543

MONCOR LLC 2001 MERIDIAN AVE #404 MIAMI BEACH, FL 33139 MORADA VENTURES INC 866 S DIXIE HWY CORAL GABLES, FL 33146 MURRAY L LEVINE NORMA LEVINE HOWARD LEVINE 2001 MERIDIAN AVE PH 7 MIAMI BEACH, FL 33139

NATHALIE TORRES 206 WASHINGTON AVE MIAMI BEACH, FL 33139-7116 NORA O BLANCO TRS GABRIEL A CELEMIN TRS 14781 MEMORIAL DR STE 1393 HOUSTON, TX 77079

OLEG MINAEV 2001 MERIDIAN AVE #516 MIAMI BEACH, FL 33139

PAUL EXPOSITO 2115 MERIDIAN AVENUE MIAMI BEACH, FL 33139 PETER D MERL 2001 MERIDIAN AVE #317 MIAMI BEACH, FL 33139-1535 PETER MERL 2001 MERIDIAN AVE #315 MIAMI BEACH, FL 33139-1535 RAYMOND R KUBIS MARGARET N KUBIS 3831 TURTLE CREEK BLVD UNIT 7-B DALLAS, TX 75219 RAYMOND SLACK 2074 PRAIRIE AVE MIAMI BEACH, FL 33139 RENATO FREITAS 2001 MERIDIAN AVE #408 MIAMI BEACH, FL 33139

RENATTO HERNANDEZ 15510 SW 133 PL #2501 MIAMI, FL 33177-8110

ROBERT BRYANS 2001 MERIDIAN AVE #509 MIAMI BEACH, FL 33139-1552 ROBERT SCHWARZREICH 2001 MERIDIAN AVE #318 MIAMI BEACH, FL 33139-1536

ROCCO A MUSUMECI SAMANTHA A JASON 2001 MERIDIAN AVE #105 MIAMI, FL 33139 RONALD J FERRELLI 2001 MERIDIAN AVE #PH02 MIAMI BEACH, FL 33139

RUSS A KUKER 9200 S DADELAND BLVD #508 MIAMI, FL 33156

SALOMON GONZALEZ BLANCO GARRIDO & DAVID GONZALEZ BLANCO 2001 MERIDIAN AVE #518 MIAMI BEACH, FL 33139-1552

SAN JUAN VENTURES INC 2001 MERIDIAN AVE #309 MIAMI BEACH, FL 33139-1535 SAN JUAN VENTURES INC 2001 MERIDIAN AVE #307 MIAMI BEACH, FL 33139-1535

SANDRA GUADALUPE SZEVEZUK 2001 MERIDIAN AVE #302 MIAMI BEACH, FL 33139-1535 SARA WOLFE KEITH R WOLFE 2001 MERIDIAN AVE 325 MIAMI BEACH, FL 33139-1503 SEAN A STEPHENS &W YVONNE 2001 MERIDIAN AVE #403 MIAMI BEACH, FL 33139-1536

SOUTH BEACH PROPERTY LLC 2001 MERIDIAN AVE #414 MIAMI, FL 33139 SPECCHIO INC 800 BRICKELL AVE #701 MIAMI, FL 33131 STEPHANIE O NEILL JTRS KAREN O NEILL JTRS 2001 MERIDIAN AVE #514 MIAMI BEACH, FL 33139

SURIA YAFFAR BERNARD ZYSCOVICH 3860 POINCIANA AVE COCONUT GROVE, FL 33133 SUSANA BEHAR 2001 MERIDIAN AVE #423 MIAMI BEACH, FL 33139-1543 THOMAS P ANDERSON II JTRS VERA SIGNE LUNDBERG JTRS 2001 MERIDIAN AVE #310 MIAMI BEACH, FL 33139

TREVOR DIXON 2001 MERIDIAN AVE #530 MIAMI BEACH, FL 33139-1553 TROADIO PIZANO AYMEE PIZANO 2020 PRAIRIE AVE #203 MIAMI BEACH, FL 33139 VANESSA TOVAR &H JORGE FIALLEGA 2001 MERIDIAN AVE #321 MIAMI BEACH, FL 33139-1536

VERANDA 530 LLC 785 CRANDON BLVD #201 KEY BISCAYNE, FL 33149 WILLIAM VALENCIA 1614 WEBSTER ST NW WASHINGTON, DC 20011 YOSHIHIRO KATSUMURA NOBUKO KATSUMURA 3257 N HALSTED ST CHICAGO, IL 60657

YVETTE SPENCER TRS YVETTE SPENCER LIVING TRUST PAUL SPENCER 2001 MERIDIAN AVE #501 MIAMI BEACH, FL 33139