

MIAMI BEACH

PLANNING DEPARTMENT

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

LAND USE BOARD HEARING APPLICATION

The following application is submitted for review and consideration of the project described herein by the land use board selected below. A separate application must be completed for each board reviewing the proposed project.

Application Information			
FILE NUMBER PB18-0224			
<input type="radio"/> Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision		<input type="radio"/> Design Review Board <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance	
<input checked="" type="radio"/> Planning Board <input checked="" type="checkbox"/> Conditional use permit <input type="checkbox"/> Lot split approval <input type="checkbox"/> Amendment to the Land Development Regulations or zoning map <input type="checkbox"/> Amendment to the Comprehensive Plan or future land use map		<input type="radio"/> Historic Preservation Board <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic district/site designation <input type="checkbox"/> Variance	
<input type="checkbox"/> Other:			
Property Information – Please attach Legal Description as “Exhibit A”			
ADDRESS OF PROPERTY 756 84th Street			
FOLIO NUMBER(S) 02-3202-008-1580			
Property Owner Information			
PROPERTY OWNER NAME Diva Estate, LLC			
ADDRESS 3650 NW 82nd Avenue, Suite 401		CITY Doral	STATE FL
ZIP CODE 33166			
BUSINESS PHONE 1 (848) 228-6135	CELL PHONE	EMAIL ADDRESS maurizio@mluccarelli.com	
Applicant Information (if different than owner)			
APPLICANT NAME Same as Above			
ADDRESS		CITY	STATE
ZIP CODE			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Conditional use approval for 4-mechanical parking lifts for 4-unit multifamily building approved by the Design Review Board through File DRB18-0239. See letter of intent for more details.			

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Summary of Request			
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Project Information			
Is there an existing building(s) on the site?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the project include interior or exterior demolition?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Provide the total floor area of the new construction.		7, 031.25	SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).		12,918.25	SQ. FT.
Party responsible for project design			
NAME Eduardo A. Pardo-Fernandez, AIA		<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS 2103 Coral Way, Suite 722		CITY Miami	STATE FL
		ZIPCODE 33145	
BUSINESS PHONE (305) 300-7438	CELL PHONE	EMAIL ADDRESS eduardo@cd-ap.com	
Authorized Representative(s) Information (if applicable)			
NAME Michael W. Larkin, Esq., Bercow Radell Fernandez & Larkin, PLLC		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd, Suite 850		CITY Miami	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS mlarkin@brzoninglaw.com	
NAME Matthew Amster, Esq., Bercow Radell Fernandez & Larkin, PLLC		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd, Suite 850		CITY Miami	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS mamster@brzoninglaw.com	
NAME Robert Behar Jr. Esq., Bercow Radell Fernandez & Larkin, PLLC		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd, Suite 850		CITY Miami	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS rbehar@brzoninglaw.com	

Please note the following information:

- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the affidavit if they will not be present at the hearing, or if other persons are speaking on their behalf.
- To request this material in alternate format, sign language interpreter (five-day notice is required), information on access for persons with disabilities, and accommodation to review any document or participate in any City sponsored proceedings, call 305.604.2489 and select (1) for English or (2) for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).

Please read the following and acknowledge below:

- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".
- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.
- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the forgoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.
- When the applicable board reaches a decision a final order will be issued stating the board's decision and any conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part of the plans submitted for a building permit.

The aforementioned is acknowledged by:

☐ Owner of the subject property ☒ Authorized representative



SIGNATURE

Maurizio Luccarelli, Manager, Diva Estate, LLC

PRINT NAME



DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

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

SIGNATURE

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

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

STATE OF FLORIDA

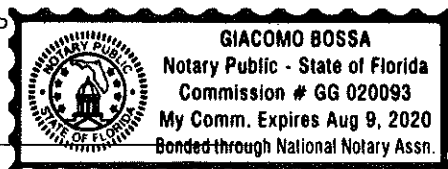
COUNTY OF MIAMI-DADE

I, Maurizio Lucarelli, being first duly sworn, depose and certify as follows: (1) I am the Manager (print title) of Diva Estate, LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this 3 day of August, 2018. The foregoing instrument was acknowledged before me by Maurizio Lucarelli, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME

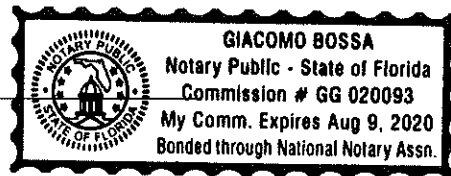
POWER OF ATTORNEY AFFIDAVITSTATE OF FloridaCOUNTY OF Miami-Dade

I, Maurizio Lucarelli, Manager, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Michael Larkin, Matthew Amster & Robert Behar Jr. to be my representative before the Planning Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

Maurizio Lucarelli, Manager**PRINT NAME (and Title, if applicable)****SIGNATURE**

Sworn to and subscribed before me this 3 day of August, 2018. The foregoing instrument was acknowledged before me by Maurizio Lucarelli, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires: _____

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

N/A**NAME****DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

% OF STOCK

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

DISCLOSURE OF INTEREST
CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

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

Diva Estate, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
Faig Shikhalibayli	8.66666666666667%
Azad Huseynov	20.66666666666667%
Maurizio Lucarelli	35.33333333333334%
Valerio DeRizzo	35.33333333333334%

N/A

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP

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

DISCLOSURE OF INTEREST
TRUSTEE

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

N/A _____

TRUST NAME

NAME AND ADDRESS

% INTEREST

COMPENSATED LOBBYIST

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

NAME	ADDRESS	PHONE
Michael W. Larkin, Esq.	200 S. Biscayne Blvd, Suite 850	(305) 374-5300
Matthew Amster Esq. & Bobby Behar Esq.	200 S. Biscayne Blvd, Suite 850	(305) 374-5300
Eduardo A. Pardo-Fernandez, AIA	2103 Coral Way, Suite 722, Miami, FL 33145	(305) 300-7438

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

APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) AN APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL LAWS.

APPLICANT AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

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

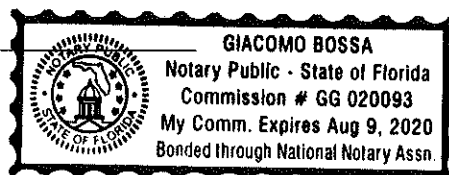
[Signature]
SIGNATURE

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NOTARY SEAL OR STAMP

[Signature]
NOTARY PUBLIC

My Commission Expires: _____



PRINT NAME

Exhibit A
Legal Description

LEGAL DESCRIPTION: LOT 7, BLOCK 7, OF BISCAYNE BEACH SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 67, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA



BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

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

VIA ELECTRONIC SUBMITTAL & HAND DELIVERY

August 24, 2018

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

Re: PB18-0224 – Request for Planning Board Approval of a Conditional Use Permit for
Mechanical Parking Lifts for the Multi-Family Structure located at 756 84 Street.

Dear Tom:

This law firm represents Diva Estate, LLC (the "Applicant"), the applicant and owner of the lot located at 756 84 Street (the "Property"). The Design Review Board (DRB) approved the development through File No. DRB18-0259 on July 3, 2018. See Exhibit A. The development also requires Planning Board approval for mechanical lifts that are to be used in the parking area. As such, the Applicant seeks a Conditional Use Permit for mechanical parking lifts to be located in a new, 4-unit multi-family building on the Property. This letter serves as the required letter of intent for the application.

Property Description. The Property, identified by Miami-Dade County Folio No. 02-3202-008-1580, is comprised of a very narrow, single vacant lot of only 5,625 square feet, located mid-block on the south side of 84 Street between Hawthorne Avenue and Crespi Boulevard. See Exhibit B, Property Appraiser Summary. The Property is zoned RM-1, Residential Multi-family Low Intensity Zoning District.

Proposed Development. The DRB approved a 5-story, 4-unit multi-family building with a fair amount of articulation in the front façade with a central stair tower and undulating balconies at the front and the rear. The ground level contains the lobby at the front and a parking area at the center with four (4) spaces with mechanical lifts for a total of eight (8) spaces. Each unit will be designated one lift. The parking area is accessed

from 84 Street by a one-way driveway. A large mirror located inside the garage will assist unit owners to ensure safe ingress/egress at the Property.

Conditional Use Request. In accordance with Section 130-38(4) of the Code, use of mechanical parking devices requires conditional use approval. As such, the Applicant requests a Conditional Use Permit to incorporate mechanical parking lifts into the parking garage on the Property.

- i. General Guidelines for Conditional Uses. Pursuant to Code Section 118-191(a), review and approval of conditional uses includes evaluation of the proposed use in relation to the following guidelines:

- (1) **The use is consistent with the comprehensive plan or neighborhood plan if one exists for the area in which the property is located.**

CONSISTENT - Multifamily buildings are consistent with the comprehensive plan and the RM-1 Zoning District, and mechanical parking lifts are permitted through the conditional use permit process.

- (2) **The intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the comprehensive plan.**

CONSISTENT - The incorporation of mechanical parking lifts into the garage will have no effect on the use of the Property. The development has four units, as such it will not exceed the thresholds for the levels of service of the surrounding neighborhood. Further, as shown with the alternative parking plan, the lifts are not used to include any additional unit in the building beyond that which could be provided with standard parking.

- (3) **Structures and uses associated with the request are consistent with these land development regulations.**

CONSISTENT - The proposed multifamily building and mechanical parking lifts for the residents are consistent with the City's land development regulations (LDRs) because they are permitted and conditionally permitted uses, respectively, in the RM-1 Zoning District.

- (4) **The public health, safety, morals, and general welfare will not be adversely affected.**

CONSISTENT – The Applicant's proposal matches the density of the surrounding area. The use of mechanical parking allows for narrow, one-way ingress and egress. Further, unlike the majority of the properties in the surrounding area that have no off-street parking and residents must park on the street, all required parking for the proposed multifamily building is located on the Property. The development will be a condominium use, not rental, so there will be long-term owners and as there are only 4 units, the owners will be trained and manage the lifts themselves. As such, the proposed use is appropriate and will not adversely affect the public health, safety, morals or general welfare.

(5) Adequate off-street parking facilities will be provided.

CONSISTENT – Each unit generally requires 2 parking spaces and the Applicant's proposal provides 2 space of off-street parking per unit on the Property.

(6) Necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

CONSISTENT - The Applicant's design team has taken great care to design a quality project that will provide for the safety and security of the entire area. Building and façade articulation ensure a beautiful development that is compatible with the surrounding neighborhood and new legislation that will foster improvements in the surrounding area. The mechanical parking lifts will be located within the enclosed structure of the garage and will have no impact on the surrounding property, persons and neighborhood values.

(7) The concentration of similar types of uses will not create a negative impact on the surrounding neighborhood. Geographic concentration of similar types of conditional uses should be discouraged.

CONSISTENT – The density of the project is consistent with the density of the surrounding area and there are no mechanical parking lifts nearby. As a result, there will not be any adverse cumulative effect.

- ii. Satisfaction of Mechanical Parking Review Criteria. The Applicant's request satisfies the mechanical parking review criteria and guidelines as described in 130-38(5):

(a) Whether the scale of the proposed structure is compatible with the existing urban character of the surrounding neighborhood.

CONSISTENT – As approved by the DRB, the streamlined 5-story structure is compatible and consistent with the fabric of the surrounding neighborhood. The mechanical parking lifts will be internal to the structure and will have no effect on the surrounding neighborhood. As such, the use of the Property as a multifamily residence will be compatible with the surrounding neighborhood.

(b) Whether the proposed use of mechanical parking results in an improvement of design characteristics and compatibility with the surrounding neighborhood.

CONSISTENT – The mechanical parking allows for a more successful incorporation of the parking spaces and improves the use of the interior and exterior spaces of the ground level. Without the lifts, the parking would have to be tandem parking and project further towards the rear of this narrow lot.

(c) Whether the proposed use of mechanical parking does not result in an increase in density or intensity over what could be constructed with conventional parking.

CONSISTENT – The mechanical parking does not result in an increase in density. The development is only four (4) units and the mechanical parking lifts allow for better use of the space. Further, the alternate site plans show how four (4) tandem parking spaces may be accommodated on the Property without use of mechanical lifts.

(d) Whether parking lifts or mechanisms are located inside, within a fully enclosed building, and not visible from exterior view.

CONSISTENT – The mechanical parking lifts will be located within the enclosed garage that will be built on the Property. Where not enclosed within the masonry structure, a decorative, perforated metal screen will ensure that the lifts will not be visible from exterior view.

(e) In cases where mechanical parking lifts are used for self-parking in multifamily residential buildings; whether approval is conditioned upon the proper restrictive covenant being provided limiting the use of each lift to the same unit owner.

CONSISTENT – The proposed parking will be self-parking without a valet for only 4 units, and through the building permit process the Applicant will proffer a declaration of restrictions that ties use of each lift to one unit owner.

- (f) In cases where mechanical parking lifts are used for valet parking; whether approval is conditioned upon the proper restrictive covenant being provided stipulating that a valet service or operator must be provided for such parking for so long as the use continues.

CONSISTENT – The proposed parking will be self-parking without a valet.

- (g) Whether a traffic study has been provided that details the ingress, egress and circulation within the mechanical parking facility, and the technical and staffing requirements necessary to ensure that the proposed mechanical parking system does not cause excessive stacking, waiting, or backups onto the public right-of-way.

CONSISTENT – The development is only four (4) units, which will not adversely impact the public right-of-way. No traffic study is necessary for this low-impact use.

- (h) Whether a proposed operations plan, including hours of operation, number of employees, maintenance requirements, noise specifications, and emergency procedures, has been provided.

CONSISTENT – The development is only four (4) units with the mechanical units utilized through self-parking. As such, the owners will be taught how to park and use the lifts. No employees will be required, and noise will be minimal as the lifts are internal to the building. Further, the architectural additions such as screens and landscaping will acts as a buffer for noise.

- (i) In cases where the proposed facility includes accessory uses in addition to the parking garage, whether the accessory uses are in proportion to the facility as a whole, and delivery of merchandise and removal of refuse, and any additional impacts upon the surrounding neighborhood created by the scale and intensity of the proposed accessory uses, are adequately addressed.

CONSISTENT – The building does not contain any accessory uses; it only has 4 living units. The infrequent loading and trash collection are proposed to occur on the street

immediately adjacent to the Property, not internal to and completely separate from the parking garage area.

(j) Whether the proximity of the proposed facility to similar size structures and to residential uses creates adverse impacts and how such impacts are mitigated.

The four (4) unit development is comparable to the density of the surrounding residential properties and will not have any adverse impacts. To the contrary, providing off-street parking, which the majority of the residential uses do not provide will improve existing conditions. As such, the mechanical lifts will have no adverse impacts on the neighboring residential uses.

(k) Whether a cumulative effect from the proposed facility with adjacent and nearby structures arises, and how such cumulative effect will be addressed.

There will be no cumulative effect from the proposed facility with adjacent and nearby structures.

iii. Satisfaction of Mechanical Parking Review Criteria. The Applicant's request satisfies the mechanical parking review criteria and guidelines as described in 130-38(6).

(a) The noise or vibration from the operation of mechanical parking lifts, car elevators, or robotic parking systems shall not be plainly audible to or felt by any individual standing outside an apartment or hotel unit at any adjacent or nearby property. In addition, noise and vibration barriers shall be utilized to ensure that surrounding walls decrease sound and vibration emissions outside of the parking garage;

CONSISTENT - The lifts are located in the garage that is surrounded by multiple barriers integrated into the design of the building. There will be a metal fence, a dense layer of landscaping, and a perforated metal screen. Additionally, the Klaus parking systems come with a sound insulation package that minimizes the sound level.

(b) For mechanical lifts, the parking lift platform must be fully load-bearing, and must be sealed and of a sufficient width and length to prevent dripping liquids or debris onto the vehicle below;

CONSISTENT - The Klaus Multiparking lifts come fully integrated as a complete system designed to meet these standards.

(c) All free-standing mechanical parking lifts must be designed so that power is required to lift the car, but that no power is required to lower the car, in order to ensure that the lift can be lowered and the top vehicle can be accessed in the event of a power outage; robotic garages and vehicle elevators must have backup generators sufficient to power the system;

CONSISTENT - The mechanical lifts come fitted with a manual crank system designed to lower the lifts without power.

(d) All mechanical lifts must be designed to prevent lowering of the lift when a vehicle is parked below the lift;

CONSISTENT - The mechanical lifts come with a automatic hydraulic safety valve to prevent accidental lowering while the bottom area is occupied.

(e) The ceiling heights of any parking level with parking lifts within the parking garage shall be a minimum of 11 feet by six inches;

CONSISTENT - The ceiling height is twelve feet and ten inches (12'-10").

(f) All mechanical parking systems, including lifts, elevators and robotic systems, must be inspected and certified as safe and in good working order by a licensed mechanical engineer at least once per year and the findings of the inspection shall be summarized in a report signed by the same licensed mechanical engineer or firm. Such report shall be furnished to the planning director and the building official; and

CONSISTENT - The lifts will be inspected on a yearly basis; however, due to the minor number of lifts, the Applicant requests that the yearly report requirement not be required.

(g) All parking lifts shall be maintained and kept in good working order

CONSISTENT - All lifts will be maintained and kept in good working order as part of the yearly inspection.

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

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

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

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

Windows will be hurricane-impact.

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

Operable windows will be provided.

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

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

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

The Applicant proposes the new structure with the parking level at 7.33 feet NGVD, which will be properly flood proofed. The first habitable floor is elevated significantly higher than Base Flood Elevation (BFE) at 21.33 feet NGVD.

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

The Applicant proposes a finished floor elevation of 7.33 feet NGVD for the parking garage, which can be adapted in the future to be at 9 feet NGVD (BFE plus 1 foot) to be compatible to future raising of public right-of-ways and adjacent land.

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

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

Thomas Mooney, Planning Director
August 24, 2018
Page 9

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

Not applicable as Applicant proposes a new building.

(9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.

No habitable space is located below BFE. The first habitable floor is at 21.33 feet NGVD.

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

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

Conclusion. The incorporation of the mechanical parking lifts in the garage will benefit the neighborhood and the 4 unit owners by providing off-street parking while maintaining the character of the neighborhood. We look forward to your favorable review of the Project. Please contact me on my direct line at (305) 377-6236 should you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert Behar for".

Matthew Amster

Attachments

cc: Maurizio Luccarelli
Eduardo Pardo-Fernandez, AIA NCARB CNU-A
Michael W. Larkin, Esq.
Robert Behar, Esq.

Exhibit A

CFN: 20180414940 BOOK 31053 PAGE 3646
DATE: 07/11/2018 03:09:56 PM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

DESIGN REVIEW BOARD City of Miami Beach, Florida

MEETING DATE: July 03, 2018

FILE NO: DRB18-0239

PROPERTY: **756 84th Street**

APPLICANT: Diva Estate LLC.

LEGAL: Lot 7 of Block 7, of "Biscayne Beach Subdivision", according to Plat thereof as recorded in Plat Book 44, Page 67, of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for Design Review Approval for the construction of a new five-story multifamily building on a vacant lot including mechanical parking and a variance to reduce the required width for driveway entrance and a variance to exempt the lobby stair from the requirement to be substantially transparent at the ground level.

ORDER

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

I. Design Review

- A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not an individually designated historic site.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Design Review Criteria 2—6, 9, 12, 16 and 19 in Section 118-251 of the Miami Beach Code.
- C. 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 Sea Level Rise Criteria 1, 5 and 10 in Section 133-50(a) of the Miami Beach Code.
- D. The project would be consistent with the criteria and requirements of Section 118-251 and/or Section 133-50(a) if the following conditions are met:



1. The proposed use of mechanical parking lifts shall require the review and approval of the Planning Board, and shall comply with the requirements of the mechanical parking ordinance, including the further screening of the mechanical lifts in the parking area.
2. Revised elevation, site plan and floor plan drawings for the proposed residential building at 756 84th Street shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:
 - a. The minimum clearance height of the parking garage shall be waived as proposed.
 - b. In order to confirm the proposed FAR for the property, additional details and calculations shall be submitted at the time of the building permit, in a manner to be reviewed and approved by staff.
 - c. The architect shall refine and revise the design of the stairwell tower on the north elevation to be substantially transparent along the sides on the ground floor, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the direction from the Board.
 - d. The architect shall incorporate exterior surface materials to the stairwell tower, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the direction from the Board.
 - e. A recycling plan shall be provided as part of the submittal for a demolition/building permit to the building department, in a manner to be reviewed and approved by staff.
 - f. The final details of all exterior surface finishes and materials, including samples, shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - g. All window frames shall be composed of silver, white or natural color anodized aluminum frames. All windows shall consist of clear glass and incorporate the minimum tint required by the energy code, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - h. A properly architecturally designed automatic overhead garage gate shall be required for the parking garage. The final design details and material sample of the roll down/security door/gate located at the entrance of the garage of the property shall be submitted. The property shall be further studied and refined in design, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.



-
- i. All exterior handrails and support posts shall incorporate a flat profile. The final design details, dimensions material and color of all exterior handrails shall be made part of the building permit plans and shall be subject to the review and approval of staff consistent with the Design Review Criteria and/or the directions from the Board.
 - j. The final color selection of the exterior stucco elements shall be subject to the review and approval of staff consistent with the Design Review Criteria and/or the directions from the Board.
 - k. 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.
 - l. 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.
 3. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
 - a. Prior to the issuance of a building permit, the applicant shall submit a tree protection plan for all trees to be retained on site. Such plan shall be subject to the review and approval of staff, and shall include, but not be limited to a sturdy tree protection fence installed at the dripline of the trees prior to any construction.
 - b. In order to identify, protect and preserve mature trees on site, which are suitable for retention and relocation, a Tree Report prepared by a Certified Tree Arborist shall be submitted for the mature trees on site.
 - c. Any tree identified to be in good overall condition shall be retained, and protected in their current location if they are not in conflict with the proposed home, or they shall be relocated on site, if determined feasible, subject to the review and approval of staff. A tree care and watering plan also prepared by a Certified Arborist shall be submitted prior to the issuance of a Building Permit or Tree Removal/Relocation Permit. Subsequent to any approved relocation, a monthly report prepared by a Certified Arborist shall be provided to staff describing the overall tree performance and adjustments to the maintenance plan in order to ensure survivability, such report shall continue for a period of 18 months unless determined otherwise by staff.
 - d. Existing trees to be retained on site shall be protected from all types of construction disturbance. Root cutting, storage of soil or construction



materials, movement of heavy vehicles, change in drainage patterns, and wash of concrete or other materials shall be prohibited.

- e. The amount of paving within the required front yard shall not be greater than 50% of the required front yard.
- f. The proposed landscape within the interior side yards (east and west) shall be further developed in order to provide a continuous landscape buffer with a minimum staggered height ranging from 12 feet to 18 feet at time of installation, that will adequately screen the massing of the proposed structure in order to mitigate the impact of the proposed structure on the neighboring property in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- g. The architect shall substantially increase the amount of native canopy shade trees within the site in the front (north) and south (rear) yards, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- h. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
- i. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.
- j. 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.
- k. 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.
- l. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.

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



reviewed by the Commission.

II. Variance(s)

- A. The applicant filed an application with the Planning Department for the following variance(s):

The following variance was **approved** by the Board:

1. A variance to reduce 2'-0" from the minimum required width of 12'-0" for driveway entrance in order to provide eight (8) parking spaces with a driveway entrance of 10'-0" in width.

The following variance was **withdrawn** by the applicant:

- ~~2. A variance to eliminate the requirement that the stair in the building's main lobby be substantially transparent at the ground level.~~

- B. The applicant has submitted plans and documents with the application that satisfies Article 1, Section 2 of the Related Special Acts, as noted above, allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

The applicant has submitted plans and documents with the application that the Board has concluded comply with the following hardship criteria, as they relate to the requirements of Section 118-353(d), Miami Beach City Code, as noted above.

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

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

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

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

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

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



otherwise detrimental to the public welfare; and

That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

- C. The Board hereby **Approves** the Variance request(s) no.1, and imposes the following conditions based on its authority in Section 118-354 of the Miami Beach City Code:

1. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.

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

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

- A. The removal of parking spaces in front of the property shall be subject to review and approval of the Parking Department and Public Works Department.
- B. All new construction over 7,000 square feet shall be required to be, at a minimum, certified as LEED Gold by USGBC. In lieu of achieving LEED Gold certification, properties can elect to pay a sustainability fee, pursuant to Chapter 133 of the City Code. This fee is set as a percentage of the cost of construction.
- C. Site plan approval is contingent upon meeting Public School Concurrency requirements. Applicant shall obtain a valid School Concurrency Determination Certificate (Certificate) issued by the Miami-Dade County Public Schools. The Certificate shall state the number of seats reserved at each school level. In the event sufficient seats are not available, a proportionate share mitigation plan shall be incorporated into a tri-party development agreement and duly executed prior to the issuance of a Building Permit
- D. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
- E. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- F. 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.
- G. 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.

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

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the **application** is **GRANTED** for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Finding of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "The Eighty 4", as prepared by **CDS Architecture and Planning** dated, 05/04/18, and supplemental sheets A-107, A-301-305, A-401 and A-901-904 (11 total) dated 07/02/18 and submitted as Exhibit A at the DRB hearing on 7/3/18, and as approved by the Design Review Board, as determined by staff.

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

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

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

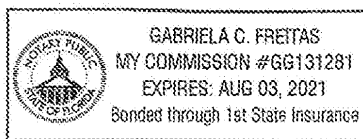
In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this **Order** shall subject the application to Chapter 118 of the City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

Dated this 06 day of July, 20 18.DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDABY: [Signature]
JAMES G. MURPHY
CHIEF OF URBAN DESIGN
FOR THE CHAIR

STATE OF FLORIDA)

)SS

COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 6th day of July, 2018 by James G. Murphy, Chief of Urban Design, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.[Signature]
NOTARY PUBLIC

Miami-Dade County, Florida

My commission expires: 8-3-21

Approved As To Form:

City Attorney's Office: [Signature] (7/6/18)Filed with the Clerk of the Design Review Board on [Signature] (7/6/18)[Signature]



OFFICE OF THE PROPERTY APPRAISER

Exhibit B

Summary Report

Generated On : 8/6/2018

Property Information	
Folio:	02-3202-008-1580
Property Address:	756 84 ST Miami Beach, FL 33141-1104
Owner	756 84 ST DEVELOPMENT LLC
Mailing Address	7970 HAWTHORNE AVE MIAMI BEACH, FL 33141 USA
PA Primary Zone	3900 MULTI-FAMILY - 38-62 U/A
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	5,650 Sq.Ft
Year Built	0



Assessment Information			
Year	2018	2017	2016
Land Value	\$339,000	\$367,250	\$367,250
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$339,000	\$367,250	\$367,250
Assessed Value	\$339,000	\$367,250	\$279,675

Benefits Information				
Benefit	Type	2018	2017	2016
Non-Homestead Cap	Assessment Reduction			\$87,575
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
2-3 53 42
BISCAYNE BEACH SUB PB 44-67
LOT 7 BLK 7
LOT SIZE 50.000 X 113
OR 9360 649

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$339,000	\$367,250	\$279,675
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$339,000	\$367,250	\$367,250
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$339,000	\$367,250	\$279,675
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$339,000	\$367,250	\$279,675

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/31/2016	\$100	30184-2235	Corrective, tax or QCD; min consideration
03/31/2016	\$100	30184-2238	Corrective, tax or QCD; min consideration
03/31/2016	\$100	30184-2240	Corrective, tax or QCD; min consideration
03/31/2016	\$100	30184-2243	Corrective, tax or QCD; min consideration

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:

MIAMI BEACH

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

Property address:

Board:

Date:

756 84th ST

BOARD APPLICATION CHECK LIST

PB

7/27/18

A pre-application meeting must be scheduled with the Board staff to review all submittals.
Applications that require a traffic study must meet 60 days* prior to CAP first submittal deadline with Planning staff, Transportation Department and peer reviewer to determine the methodology for the traffic impact study.
After this meeting the applicant must create a CAP application in order to be invoiced and pay fees.
Applicant must submit online (CAP) the traffic study 30 days prior to CAP first submittal (see Transportation Department list requirements).
Transportation Department/Peer Reviewer will submit first round of comments 15 days prior first submittal.
Applicant must address comments and submit revised traffic study/plans for CAP first submittal deadline.
Pre-application meetings for applications that doesn't required a traffic study are schedule on a first come first serve basis and must occur no later that five(5) business days prior to the Cap first submittal
Incomplete, or submittals found to be insufficient will not be placed on a Board agenda.

ITEM CAP FIRST SUBMITTAL

#	To be uploaded online (CAP) by the applicant before 5:00 pm on first submittal deadline.	Required
1	Application Fee shall be paid after pre-application meeting and before the first submittal.	X
2	Copy of signed and dated check list issued at pre-application meeting.	X
3	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	X
4	Letter of Intent dated and signed with details of application request. (see also Items # 43,44,45 and 46).	X
5	Mailing Labels (2 printed sets and a CD including: Property owner's list and Original certified letter from provider, see Item #52).	X
6	Copies of all current or previously active Business Tax Receipts.	
7	School Concurrency Application, for projects with a net increase in residential units (no SFH). (Provide Planning Department - Miami Dade - School Concurrency list). <i>SEND E-mail to ALEJANDRO</i>	X
8	Survey (original signed & sealed) dated less than 6 months old at the time of application. Provide: lot area, grade per Section 114-1 of the City Code. (If no sidewalk exists, provide the elevation of the crown of the road) and spot elevations.	X
9	Architectural Plans and Exhibits (must be 11"x 17" size): ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.	X
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date.	X
b	Copy of the original survey	X
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	X
d	Location Plan, Min 4"x6" Color Aerial 1/2 mile radius, showing name of streets and project site identified.	X
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document if necessary).	X
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams).	N/A X
g	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams).	N/A X
h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	X
i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	X
k	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	X

* 60 day lead time for projects including traffic studies is necessary to ensure completion of review by final submittal deadline and scheduling for hearing.

Indicate N/A If Not Applicable

Initials: *EL*

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

Property address:

l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	X
m	Demolition Plans (Floor Plans & Elevations with dimensions)	N/A
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	X
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	X
p	Proposed Section Drawings	X
q	Color Renderings (elevations and three dimensional perspective drawings).	
10	Landscape Plans and Exhibits (must be 11"x 17" size):	
a	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan, as well as underground and overhead utilities when street trees are required.	
b	Hardscape Plan, i.e. paving materials, pattern, etc.	

ITEM CAP FIRST SUBMITTAL

#	ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE-APPLICATION MEETING	Required
11	Copy of original Building Permit Card, & Microfilm, if available.	
12	Copy of previously approved building permits. (provide building permit number).	
13	Copy of previously recorded Final Orders if applicable.	X
14	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recordation data. See Part 1 / Section 1 / A. Surveying & Mapping Standards and submittal Requirements of the Public Works Manual. http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920	
15	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.	
16	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).	
17	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	
18	Line of Sight studies.	
19	Structural Analysis of existing building including methodology for shoring and bracing.	
20	Proposed exterior and interior lighting plan, including photometric calculations.	
21	Exploded Axonometric Diagram (showing second floor in relationship to first floor).	
22	Neighborhood Context Study.	
23	Required yards open space calculations and shaded diagrams.	
24	Required yards section drawings.	
25	Variance and/or Waiver Diagram	
26	Schematic signage program	
27	Detailed sign(s) with dimensions and elevation drawings showing exact location.	
28	Elevation drawings showing area of building façade for sign calculation (Building ID signs).	
29	Daytime and nighttime renderings for illuminated signs.	
30	Floor Plan Indicating area where alcoholic beverages will be displayed.	
31	Survey showing width of the canal (Dimension shall be certified by a surveyor)	

Indicate N/A If Not Applicable

Initials: L

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

Property address:

32	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	
33	DERM recommendation/preliminary approval. Docks or any structures shall have approval stamp from DERM or other regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended.	
34	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
35	Survey shall include spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the due within the property. Erosion control line and Bulkhead line shall be indicated if present.	
36	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
37	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable).	
38	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	Parking only X
39	Traffic Study, Site plan(s) : Revised version addressing first round of comments from Transportation Department and peer review.	
40	Sound Study report	
41	Site Plan (Identify streets and alleys)	
a	Identify: setbacks _____ Height _____ Drive aisle widths <u>X</u> Streets and sidewalks widths _____	
b	# parking spaces & dimensions <u>X</u> Loading spaces locations & dimensions <u>X</u>	
c	# of bicycle parking spaces <u>X</u>	
d	Interior and loading area location & dimensions <u>X</u>	
e	Street level trash room location and dimensions <u>X</u>	
f	Delivery route <u>X</u> Sanitation operation <u>X</u> Valet drop-off & pick-up _____ Valet route in and out _____	
g	Valet route to and from _____ auto-turn analysis for delivery and sanitation vehicles _____	
h	Indicate any backflow preventer and FPL vault if applicable	
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan	X
42	Floor Plan (dimensioned)	
a	Total floor area _____ Identify # seats indoors _____ outdoors _____ seating in public right of way _____ Total _____	
b	Occupancy load indoors and outdoors per venue _____ Total when applicable _____	
43	Letter of Intent - Waivers : Detailed list of all Waivers from the Land Development Regulations that are being requested as part of the application.	
44	Letter of Intent - Sea level rise and resiliency: Include and respond to all review criteria per section 133-50 of the City Code.	X
45	Letter of Intent - Variances: Include and respond to all review guidelines in the code as follows:	
a	Section 118-53 (d) of the City Code for each Variance.	
46	In the Letter of Intent for Planning Board include and respond to all review guidelines in the code as follows:	X
a	For Conditional Use -Section 118-192 (a)(1)-(7)	
b	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)	
c	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)	X
d	CU - Structures over 50,000 SQ.FT. - Section 118-192 (b) (1)-(11)	
e	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	
f	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions	
Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A		

Indicate N/A If Not Applicable

Initials: L

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

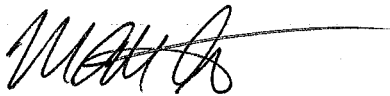
Property Address:

CAP FINAL SUBMITTAL:	
ITEM #	Revised and/or supplemented documents and drawings to address Staff Comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. To be uploaded online (CAP) by the applicant before 5:00 pm on final submittal deadline. Staff will review and issue a notice to proceed to Paper final submittal or to continue if the application is still incomplete.
47	Traffic Study, Site plan(s): This is the final traffic study including any modifications required to address comments from the Citi's Transportation Department. Any required permit by FDOT should be obtained prior to CAP Final submittal.

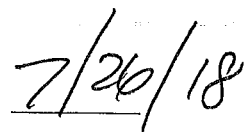
PAPER FINAL SUBMITTAL:		Required
48	Original application with all signed and notarized applicable affidavits and disclosures.	X
49	Original of all applicable items.	X
50	One (1) signed and sealed 11"x17" bound, collated set of all the required documents.	X
51	14 collated copies of all the above documents	X
52	One (1) CD/DVD with electronic copy of entire final application package (plans, application, Letter of Intent, traffic/sound study, etc.) see details for CD/DVD formatting.	X
53	Traffic Study (Hard copy)	
54	Sound Study (Hard copy)	
55	Mailing Labels - 2 printed sets and a CD including: Property owner's list and Original certified letter from provider.	X

NOTES:

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



Applicant's or designee's signature



Date

MIAMI DADE - SCHOOL CONCURRENCY LIST

Below is the established process for the Planning Department's review of applications where new residential units are proposed.

Whenever a building permit application or Land Use Board application is reviewed which involves new residential units (not individual single family homes), the below information is transmitted to Miami-Dade County Schools through their online portal system. (including building permits where a school concurrency evaluation was previously done as part of a land use board application).

Please provide the following information:

Applicant Name (owners):	Diva Estate, LLC
Applicant Phone (owners):	1 (848) 228 - 6135
Applicant Email(owners):	maurizio@mluccarelli.com
Project Address :	756 84th Street
Contact Name:	Matthew Amster
Contact Phone:	305-377-6236
Contact Email:	Mamster@brzoninglaw.com
Local Government Application Number (Board Number or Permit number):	PB18-0224
Master Folio Number:	02-3202-008-1580
Additional Folio Numbers:	
Total Acreage:	0.129
Proposed Use (number of units)*:	Multi Family Residential - 4 units w/ mechanical lifts
SFH (Existing/Proposed):	N/A
TH (Existing/Proposed):	N/A
Multyfamily (Existing/Proposed):	0 existing/4 proposed

The Planning Department will not approve building permits involving an increase in residential units unless the County School Board has issued a school concurrency determination and concludes that the development satisfies the school concurrency requirements. Without this, a building permit cannot be issued.

*The number of units is the ADDITIONAL number of residential units proposed vs. the number of current existing units on the site. For example, if an existing building contains 8 residential units, and is being replaced with a 20 unit project, the number of units would be 12.

August 24th, 2018

**Responses to Planning Comments issued on August 17th,
Planning Board File No. PB18-0224**

Planning Admin Review

1. Disclosure does not equal 100%. Please Clarify
Response: Revised in application on page 6.

Planning Department Review

1. School concurrency, please provide the school concurrency determination from the County or please submit the form (see attached) with all required information,
Response: See concurrency form attached
2. LOI: Please respond to review criteria from Section 130-38 (5) (a)-(k) and (6)(a)-(g) from CMB Code.
Response: Original Letter of Intent had criteria mislabeled. Please see revised letter of intent.
3. Application: Provide file number
Response: Revised in application.
4. Please check with Building Department if accessible parking is needed for this project, provide their response.
Response: See letter from architect dated 8/23/2018 and included with application packets.
5. Application: Provide exhibit A- Complete legal description.
Response: Included on last page of original application.
6. Provide a narrative
Response: Completed.



rdr miami | public hearing notification services

certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

July 30, 2018

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

Re: Property Owners List within 375 feet of:

SUBJECT: 756 84 Street, Miami Beach, FL 33141

FOLIO NUMBER: 02-3202-008-1580

LEGAL DESCRIPTION: 2-3 53 42 BISCAYNE BEACH SUB PB 44-67 LOT 7 BLK 7

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

Sincerely,

Diana B. Rio

Total number of property owners without repetition: **137, including 4 international**



rdr miami | public hearing notification services

certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

375' RADIUS MAP



SUBJECT: 756 84 Street, Miami Beach, FL 33141

FOLIO NUMBER: 02-3202-008-1580

LEGAL DESCRIPTION: 2-3 53 42 BISCAYNE BEACH SUB PB 44-67 LOT 7 BLK 7

BEN MOORE
ORITH MOORE
DANA MOORE
HAGDUD HAIVRI 3 APT 7
RAANANA 4355902
ISRAEL

HAIM SHAFIR LLC
HERTZEL 19 APT# 9
POD 7133619
ISRAEL

HAIM SHAFIR LLC
C/O HAIM SHAFIR
HERTZEL 19 APT# 9
LOD 7133619
ISRAEL

ISABELLE LANDI
AVE WINSTON CHURCHILL 161 BOITE 25
1180 UCCLE
BELGIUM

719 83RD STREET LLC
970 ALLISON CT
RIDGEWOOD, NJ 07450

720 85TH STREET CORP
PO BOX 260685
MIAMI BEACH, FL 33141-1127

735 83 LLC
1966 NE 123 STREET #228
NORTH MIAMI, FL 33181

740 84 LLC
1966 NE 123 ST #228
NORTH MIAMI, FL 33181

750 84 LLC
1966 NE 123 ST # 228
NORTH MIAMI, FL 33181

755 83RD ST CORP
118 SW 136 PL
MIAMI, FL 33184

756 84 ST DEVELOPMENT LLC
7970 HAWTHORNE AVE
MIAMI BEACH, FL 33141

800 MB INVESTMENT LLC
11712 SW 108 LN
MIAMI, FL 33186

83 APARTMENT CORP
6500 SW 67 AVE
MIAMI, FL 33143-3112

83 ST #52 LLC
10301 SW 89 AVE
MIAMI, FL 33176

A2DEC USA LLC
2065 ARCH CREEK DR
NORTH MIAMI, FL 33181

ADRIANA MANDELLI GARCIA
1001 91 ST #607
BAY HARBOR ISLAND, FL 33154

AGG PROPERTIES LLC
21143 NE 23 CT
MIAMI, FL 33180

ALEXANDER LUIN DIAZ
ADRIANA CAVIEDES DIAZ
11335 NE 8 CT
BISCAYNE PARK, FL 33161

ALLAN RABY
IRYNA RABY
820 81 ST #3
MIAMI BEACH, FL 33141

ANAMARA BUSINESS LLC
1674 BAY ROAD #201
MIAMI BEACH, FL 33139

ANDREW WOODS
714 84 ST #2
MIAMI BEACH, FL 33141-1146

ANGEL G MARTINEZ
ROSA B MARTINEZ
845 82 ST
MIAMI BEACH, FL 33141

ANTONIO RODRIGUEZ
600 NE 36 ST #1403
MIAMI, FL 33137

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

ARKADIUSZ DARIUSZ ALCHIMOWICZ
630 84 STREET #27
MIAMI, FL 33414

ARMANDO A HERNANDEZ &W SEVERINA
9364 CARLYLE AVE
MIAMI BEACH, FL 33154-2444

BISCAYNE BEACH APARTMENT LLC
PO BOX 800911
AVENTURA, FL 33280

BLUE WHALE INVESTMENT LLC
745 83RD ST #2
MIAMI BEACH, FL 33141

BUILDING DOTS LLC
9180 WEST BAY HARBOR DR STE 2C
BAY HARBOR, FL 33154

CAPRI II INTL VENTURES LLC
625 83 ST #36
MIAMI BEACH, FL 33141-1339

CAPRI II INTL VENTURES LLC
635 83 ST #48
MIAMI BEACH, FL 33141-1340

CARLOS APONTE
PO BOX 415755
MIAMI BEACH, FL 33141-7755

CARLOS E NARBONA
LOURDES M NARBONA
15272 SW 27 ST
MIAMI, FL 33185

CARLOS H DONIS &W ANA
747 85 ST
MIAMI BEACH, FL 33141-1109

CAROL GERSHMAN TR
2000 BROADWAY #5B
MNEW YORK, NY 10023

CARROX INC
REP BY CARLOS A MACHADO
1869 NW 72 WAY
PEMBROKE PINES, FL 33024

CASA FLORIDA LLC
4581 WESTON RD #330
WESTON, FL 33331

CEIRE LYNCH
8190 SW 107 ST
MIAMI, FL 33156

CLARA LEMUS
640 84 ST UNIT 33
MIAMI BEACH, FL 33141

CMG CAPITAL LLC
5805 BLUE LAGOON DR 178
DORAL, FL 33126

CURRENT PROPERTY OWNER
750 85th STREET
MIAMI BEACH, FL 33141

CURTIS GLENN CORP
PO BOX 403065
MIAMI BEACH, FL 33140-1065

DAVINCI MAINTENANCE INC
20776 NW 41 AVE RD
MIAMI GARDENS, FL 33055

DAVYMEL INC
20533 BISCAYNE BLVD #717
MIAMI, FL 33180

DECORACIONES INTEGRALES II INC
5271 SW 29 ST
DAVIE, FL 33314

DORALBA GARCES TORO
7601 E TREASURE DR #PH211
NORTH BAY VILLAGE, FL 33141-4372

EDUARDO LARA
BARBARA GREVE
12020 NE 5 AVE
BISCAYNE PARK, FL 33161

ELISABETH FRAI &H ERAN
9464 BAY DR
SURFSIDE, FL 33154

ELIZABETH GOMEZ
813 NE 4 ST
HALLANDALE, FL 33009

ESTEBAN BARRERA
RAMON ATLER
JUAN CARLOS BARRERA
240 NW 63 AVE
MIAMI, FL 33126

FERNANDO L CORSO
8310 CRESPI BLVD #5
MIAMI BEACH, FL 33141

FORTUNA HOUSE CORP
7306 COLLINS AVE # 19
MIAMI BEACH, FL 33141

FORTUNEE LLC
C/O FREDERIC BARTHE PA
17 SE 24 AVE 2FL
POMPANO BEACH, FL 33062

GERARD DELMAR
C/O F BARTHE
17 SE 24 AVE
POMPANO BEACH, FL 33062

GGAA OF MIAMI INC
5601 COLLINS AVE CU 8
MIAMI BEACH, FL 33140

GILBERTO CARDENAS
1243 FAIRLAKE TRCE APT 1207
WESTON, FL 33326-2807

GRAND 1849 LLC
1821 NE 146 ST
MIAMI, FL 33181

GRK2 BUSINESS PROPERTIES LLC
8216 NW 30 TER
DORAL, FL 33122

HUMBERTO JAY GARCIA
821 82ND ST APT 4
MIAMI BEACH, FL 33141

IDM JR INVESTMENTS INC
21240 HARBOR WAY #286
AVENTURA, FL 33180

IDM JRA INVESTMENTS INC
10976 BLACKHAWK STREET
PLANTATION, FL 33324

IPANEMA WINDS LLC
5150 N MIAMI AVE
MIAMI, FL 33127

IRMA CONCEPCION GONZALEZ LE
REM IRMA CONCEPCION GONZALEZ
REM MONICA LA RUSSA GERTZ
807 83 ST
MIAMI BEACH, FL 33141

IRMA G BUERGO
ROSALINA HERNANDEZ
9225 BYRON AVE
SURFSIDE, FL 33154

IRMA GARCIA
14111 LAKE CANDLEWOOD CT
MIAMI LAKES, FL 33014

IRMA GONZALEZ
805 83 ST
MIAMI BEACH, FL 33141-1316

ISABELLA SULKOWSKI & KAZIMIERZ LE
REM ADAM SULKOWSKI
6767 COLLINS AVE #602
MIAMI BEACH, FL 33141-3264

ISABELLE ESTATE LLC
1550 MADRUGA AVE 120
CORAL GABLES, FL 33146

IVAN VASCO
2830 NW 4 ST
MIAMI, FL 33125-5048

JEAN ISMAR CORIOLAN &W MARIE A
735 - 85 ST
MIAMI BEACH, FL 33141-1109

JEFF BLAIN
8225 HAWTHORNE AVE
MIAMI BEACH, FL 33141

JESUS LOPEZ &W LAZARA
PO BOX 260685
MIAMI, FL 33126-0013

JIMMY A HERNANDEZ
827 84TH STREET
MIAMI BEACH, FL 33141

JORGE CASAJUANA JTRS
JOSE VAZQUEZ JTRS
821 82 ST #2
MIAMI BEACH, FL 33141

JOSE A VALDERRAMA
625 83 ST #47
MIAMI BEACH, FL 33141-1339

JOSE BABANI &W NORMA &
ROBERT BABANI JTRS
495 SOUTH SHORE DR
MIAMI BEACH, FL 33141-2401

JOSE L DIZ &W ALICIA
8235 HAWTHORNE AVE
MIAMI BEACH, FL 33141-1010

JOSE RUIZ
NILSA RUIZ
8425 HAWTHORNE AVE
MIAMI BEACH, FL 33141

JOZEF GACEK &W ANTONINA &
ARKADIUSZ GACEK JTRS
826 83 ST
MIAMI BEACH, FL 33141-1317

JUGA CORP
221 MERIDIAN AVE 413
MIAMI BEACH, FL 33139

L & D INVESTORS SUNRISE INC
321 EAST 6 ST UNIT 124
HIALEAH, FL 33010

L E INVESTMENTS LLC
91750 OVERSEAS HIGHWAY
TAVERNIER, FL 33070

LAS GOLONDRINAS INC
2069 NE 123RD ST
NORTH MIAMI, FL 33181-2806

LATOF HOLDINGS LLC
17070 COLLINS AVE # 256
SUNNY ISLES, FL 33160

LAURA MERINO
753 85 ST
MIAMI BEACH, FL 33141

LENA JANEVSKI
801 82 ST
MIAMI BEACH, FL 33141-1310

LINDA CASTILLO
735 82 ST
MIAMI BEACH, FL 33141-1308

LINDA L HAWKINS
7820 SW 168 ST
MIAMI, FL 33157-4872

LUIS AGUILAR
835 84 ST
MIAMI BEACH, FL 33141-1105

LUIS ALEJANDRO VILLEGAS
JUAN GABRIEL VILLEGAS
16212 SW 75 ST
MIAMI, FL 33193

MAAN NORTH LLC
1621 WHISPERING WOODS DRIVE
WILLIAMSTOWN, NJ 08094

MALE3 CORP
3901 SW 130 AVE
MIAMI, FL 33175

MALGORZATA W KORCZYNSKA PISTOLA
8330 CRESPI BLVD 17
MIAMI BEACH, FL 33141

MARIA FABIANA GALCERAN
16400 COLLINS AVE # 2741
SUNNY ISLES BEACH, FL 33160

MARICEY SARAO
9850 STERLING DR
CUTLER BAY, FL 33157

MARIO ANDRES BOTTIGLIERI
11000 NE 9 AVE
BISCAYNE PARK, FL 33161

MCASA LLC
C/O BEATRIZ GALLO
3625 N COUNTRY CLUB DR APT 605
AVENTURA, FL 33180

MEIR REGEV
250 180 DRIVE #506
SUNNY ISLES, FL 33160

MIA INVESTMENT LLC
7620 NW 25 ST #7
MIAMI, FL 33122

MIAMI BEACH 83 LLC
1521 ALTON RD 443
MIAMI BEACH, FL 33139

MIGUELINA ALVAREZ
800 - 83 ST
MIAMI BEACH, FL 33141-1354

MILA MADISON LLC
4338 HAZEL AVE B
WEST PALM BEACH, FL 33410

MILEN KUNEV
759 85 ST
MIAMI BEACH, FL 33141-1109

MORRIS YCIKSON & W LULU
725 - 82 ST
MIAMI BEACH, FL 33141-1308

N1 INVESTMENTS LLC
740 83 ST
MIAMI BEACH, FL 33141

NADEZDA CHESNOK
ELENA TCHESNOK
1408 MICHIGAN AVE
MIAMI BEACH, FL 33139

NAOMI S SPACE LLC
C/O JACK MELKI
1100 WEST AVE 1206
MIAMI BEACH, FL 33139

NEIL BUTTERFIELD
821 84 ST
MIAMI BEACH, FL 33141-1105

NELLY DE GALCERAN
16400 COLLINS AVE # 2741
SUNNY ISLES BEACH, FL 33160

NILAY CIGIZ
620 84 ST 25
MIAMI BEACH, FL 33141

OSCAR DIAZ &W GLADYS
425-88 ST
SURFSIDE, FL 33154

OSCAR MARTINEZ
8300 CRESPI BLVD #3
MIAMI BEACH, FL 33141

PABLO HORVATH
C/O AXOL BEACH REALTY
2560 NE 190 ST #3
MIAMI, FL 33180

PALMS POINTE 1033 LLC
4581 WESTON RD #330
WESTON, FL 33331

PAREDES LOGISTIC 1 INC
9355 SW 172 TER
PALMETTO BAY, FL 33157

PATRICK RINEHART
745 85 ST
MIAMI BEACH, FL 33141-1109

POOL INMOBILIARIO LLC
275 NE 18 ST # 1503
MIAMI, FL 33132

RICARDO L NARANJO
216 CATALONIA AVE STE D
CORAL GABLES, FL 33134-6737

RICHARD KENDLE
LEEOR BAR-HAIM JTRS
PO BOX 403426
MIAMI BEACH, FL 33140

RICHARD SHINDLER
715 - 82 ST
MIAMI BEACH, FL 33141-1308

RICHARD WAYNE MCCARSON
KETY M ESQUIVEL
821 83 ST
MIAMI BEACH, FL 33141

ROBERT B V HUFF
8401-03 HAWTHORNE AVE
MIAMI BEACH, FL 33141-1016

SAMUDIO INVESTMENTS LLC
2637 E ATLANTIC BLVD #23000
POMPANO BCH, FL 33062

SHALEV AD EL
1409 W FARWELL AVE #J3
CHICAGO, IL 60626

SHERMAN A BERGMAN
ANNE G BERGMAN
825 - 82 ST
MIAMI BEACH, FL 33141-1310

SREERAM MALLA JTRS
HEMCHAND BOLLA JTRS
3794 S MARTINGALE ROAD
GILBERT, AZ 85297

STEVEN C HERSHEY
DEBORAH S MAXFIELD
1 MASON DR
SELBYVILLE, DE 19975

SUNSET LIGHT LLC
1680 MICHIGAN AVE #700
MIAMI BEACH, FL 33139

TOTAL SOLUTIONS PROPERTIES LLC
1626 COUNTY LINE RD
MADISON, AL 35756

U S BANK N A TRS
C/O NATIONSTAR MORTGAGE LLC
LEHMAN XS TRUST
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019

U S BANK NATIONAL ASSN TRS
AMH 21 TRUST
1900 SUNSET HARBOUR DR
THE ANNEX 2 FLOOR
MIAMI BEACH, FL 33139

UP AND DOWN INVESTMENTS LLC
500 BRICKELL AVE 3304
MIAMI, FL 33131

VARTAN SARKIS ANANIAN
18590 SW 207 AVE
MIAMI, FL 33187

VICENTE MERINO &W LAURA
753 85 ST
MIAMI BEACH, FL 33141-1109

VICTOR FELDMAN &W DALINDA
658 86 ST
MIAMI BEACH, FL 33141-1140

VIVIAN P LOPEZ TRS
VIVIAN P LOPEZ LIVING TRUST
759 83 ST
MIAMI BEACH, FL 33141

YERSON JAIME GARCIA
IRMA LORENA GARCIA
14111 LAKE CANDLEWOOD
MIAMI LAKES, FL 33014

Name	Address	City	State	Zip	Country
BEN MOORE ORITH MOORE DANA MOORE	HAGDUD HAIVRI 3 APT 7	RAANANA 4355902			ISRAEL
HAIM SHAFIR LLC	HERTZEL 19 APT# 9	POD 7133619			ISRAEL
HAIM SHAFIR LLC C/O HAIM SHAFIR	HERTZEL 19 APT# 9	LOD 7133619			ISRAEL
ISABELLE LANDI	AVE WINSTON CHURCHILL 161 BOITE 25	1180 UCCLE			BELGIUM
719 83RD STREET LLC	970 ALLISON CT	RIDGEWOOD	NJ	07450	USA
720 85TH STREET CORP	PO BOX 260685	MIAMI BEACH	FL	33141-1127	USA
735 83 LLC	1966 NE 123 STREET #228	NORTH MIAMI	FL	33181	USA
740 84 LLC	1966 NE 123 ST #228	NORTH MIAMI	FL	33181	USA
750 84 LLC	1966 NE 123 ST # 228	NORTH MIAMI	FL	33181	USA
755 83RD ST CORP	118 SW 136 PL	MIAMI	FL	33184	USA
756 84 ST DEVELOPMENT LLC	7970 HAWTHORNE AVE	MIAMI BEACH	FL	33141	USA
800 MB INVESTMENT LLC	11712 SW 108 LN	MIAMI	FL	33186	USA
83 APARTMENT CORP	6500 SW 67 AVE	MIAMI	FL	33143-3112	USA
83 ST #52 LLC	10301 SW 89 AVE	MIAMI	FL	33176	USA
A2DEC USA LLC	2065 ARCH CREEK DR	NORTH MIAMI	FL	33181	USA
ADRIANA MANDELLI GARCIA	1001 91 ST #607	BAY HARBOR ISLAND	FL	33154	USA
AGG PROPERTIES LLC	21143 NE 23 CT	MIAMI	FL	33180	USA
ALEXANDER LUIN DIAZ ADRIANA CAVIEDES DIAZ	11335 NE 8 CT	BISCAYNE PARK	FL	33161	USA
ALLAN RABY IRYNA RABY	820 81 ST #3	MIAMI BEACH	FL	33141	USA
ANAMARA BUSINESS LLC	1674 BAY ROAD #201	MIAMI BEACH	FL	33139	USA
ANDREW WOODS	714 84 ST #2	MIAMI BEACH	FL	33141-1146	USA
ANGEL G MARTINEZ ROSA B MARTINEZ	845 82 ST	MIAMI BEACH	FL	33141	USA
ANTONIO RODRIGUEZ	600 NE 36 ST #1403	MIAMI	FL	33137	USA
ARCED LLC	927 LINCOLN RD STE 200	MIAMI BEACH	FL	33139	USA
ARKADIUSZ DARIUSZ ALCHIMOWICZ	630 84 STREET #27	MIAMI	FL	33414	USA
ARMANDO A HERNANDEZ &W SEVERINA	9364 CARLYLE AVE	MIAMI BEACH	FL	33154-2444	USA
BISCAYNE BEACH APARTMENT LLC	PO BOX 800911	AVENTURA	FL	33280	USA
BLUE WHALE INVESTMENT LLC	745 83RD ST #2	MIAMI BEACH	FL	33141	USA
BUILDING DOTS LLC	9180 WEST BAY HARBOR DR STE 2C	BAY HARBOR	FL	33154	USA
CAPRI II INTL VENTURES LLC	625 83 ST #36	MIAMI BEACH	FL	33141-1339	USA
CAPRI II INTL VENTURES LLC	635 83 ST #48	MIAMI BEACH	FL	33141-1340	USA
CARLOS APONTE	PO BOX 415755	MIAMI BEACH	FL	33141-7755	USA
CARLOS E NARBONA LOURDES M NARBONA	15272 SW 27 ST	MIAMI	FL	33185	USA
CARLOS H DONIS &W ANA	747 85 ST	MIAMI BEACH	FL	33141-1109	USA
CAROL GERSHMAN TR	2000 BROADWAY #5B	MNEW YORK	NY	10023	USA
CARROX INC REP BY CARLOS A MACHADO	1869 NW 72 WAY	PEMBROKE PINES	FL	33024	USA
CASA FLORIDA LLC	4581 WESTON RD #330	WESTON	FL	33331	USA
CEIRE LYNCH	8190 SW 107 ST	MIAMI	FL	33156	USA
CLARA LEMUS	640 84 ST UNIT 33	MIAMI BEACH	FL	33141	USA
CMG CAPITAL LLC	5805 BLUE LAGOON DR 178	DORAL	FL	33126	USA
CURRENT PROPERTY OWNER	750 85th STREET	MIAMI BEACH	FL	33141	USA
CURTIS GLENN CORP	PO BOX 403065	MIAMI BEACH	FL	33140-1065	USA
DAVINCI MAINTENANCE INC	20776 NW 41 AVE RD	MIAMI GARDENS	FL	33055	USA
DAVYMEL INC	20533 BISCAYNE BLVD #717	MIAMI	FL	33180	USA
DECORACIONES INTEGRALES II INC	5271 SW 29 ST	DAVIE	FL	33314	USA
DORALBA GARCES TORO	7601 E TREASURE DR #PH211	NORTH BAY VILLAGE	FL	33141-4372	USA
EDUARDO LARA BARBARA GREVE	12020 NE 5 AVE	BISCAYNE PARK	FL	33161	USA
ELISABETH FRAI &H ERAN	9464 BAY DR	SURFSIDE	FL	33154	USA
ELIZABETH GOMEZ	813 NE 4 ST	HALLANDALE	FL	33009	USA
ESTEBAN BARRERA RAMON ATLER JUAN CARLOS BARRERA	240 NW 63 AVE	MIAMI	FL	33126	USA
FERNANDO L CORSO	8310 CRESPI BLVD #5	MIAMI BEACH	FL	33141	USA

FORTUNA HOUSE CORP	7306 COLLINS AVE # 19	MIAMI BEACH	FL	33141	USA
FORTUNEE LLC C/O FREDERIC BARTHE PA	17 SE 24 AVE 2FL	POMPANO BEACH	FL	33062	USA
GERARD DELMAR C/O F BARTHE	17 SE 24 AVE	POMPANO BEACH	FL	33062	USA
GGAA OF MIAMI INC	5601 COLLINS AVE CU 8	MIAMI BEACH	FL	33140	USA
GILBERTO CARDENAS	1243 FAIRLAKE TRCE APT 1207	WESTON	FL	33326-2807	USA
GRAND 1849 LLC	1821 NE 146 ST	MIAMI	FL	33181	USA
GRK2 BUSINESS PROPERTIES LLC	8216 NW 30 TER	DORAL	FL	33122	USA
HUMBERTO JAY GARCIA	821 82ND ST APT 4	MIAMI BEACH	FL	33141	USA
IDM JR INVESTMENTS INC	21240 HARBOR WAY #286	AVENTURA	FL	33180	USA
IDM JRA INVESTMENTS INC	10976 BLACKHAWK STREET	PLANTATION	FL	33324	USA
IPANEMA WINDS LLC	5150 N MIAMI AVE	MIAMI	FL	33127	USA
IRMA CONCEPCION GONZALEZ LE REM IRMA CONCEPCION GONZALEZ REM MONICA LA RUSSA GERTZ	807 83 ST	MIAMI BEACH	FL	33141	USA
IRMA G BUERGO ROSALINA HERNANDEZ	9225 BYRON AVE	SURFSIDE	FL	33154	USA
IRMA GARCIA	14111 LAKE CANDLEWOOD CT	MIAMI LAKES	FL	33014	USA
IRMA GONZALEZ	805 83 ST	MIAMI BEACH	FL	33141-1316	USA
ISABELLA SULKOWSKI & KAZIMIERZ LE REM ADAM SULKOWSKI	6767 COLLINS AVE #602	MIAMI BEACH	FL	33141-3264	USA
ISABELLE ESTATE LLC	1550 MADRUGA AVE 120	CORAL GABLES	FL	33146	USA
IVAN VASCO	2830 NW 4 ST	MIAMI	FL	33125-5048	USA
JEAN ISMAR CORIOLAN &W MARIE A	735 - 85 ST	MIAMI BEACH	FL	33141-1109	USA
JEFF BLAIN	8225 HAWTHORNE AVE	MIAMI BEACH	FL	33141	USA
JESUS LOPEZ &W LAZARA	PO BOX 260685	MIAMI	FL	33126-0013	USA
JIMMY A HERNANDEZ	827 84TH STREET	MIAMI BEACH	FL	33141	USA
JORGE CASAJUANA JTRS JOSE VAZQUEZ JTRS	821 82 ST #2	MIAMI BEACH	FL	33141	USA
JOSE A VALDERRAMA	625 83 ST #47	MIAMI BEACH	FL	33141-1339	USA
JOSE BABANI &W NORMA & ROBERT BABANI JTRS	495 SOUTH SHORE DR	MIAMI BEACH	FL	33141-2401	USA
JOSE L DIZ &W ALICIA	8235 HAWTHORNE AVE	MIAMI BEACH	FL	33141-1010	USA
JOSE RUIZ NILSA RUIZ	8425 HAWTHORNE AVE	MIAMI BEACH	FL	33141	USA
JOZEF GACEK &W ANTONINA & ARKADIUSZ GACEK JTRS	826 83 ST	MIAMI BEACH	FL	33141-1317	USA
JUGA CORP	221 MERIDIAN AVE 413	MIAMI BEACH	FL	33139	USA
L & D INVESTORS SUNRISE INC	321 EAST 6 ST UNIT 124	HIALEAH	FL	33010	USA
L E INVESTMENTS LLC	91750 OVERSEAS HIGHWAY	TAVERNIER	FL	33070	USA
LAS GOLONDRINAS INC	2069 NE 123RD ST	NORTH MIAMI	FL	33181-2806	USA
LATOF HOLDINGS LLC	17070 COLLINS AVE # 256	SUNNY ISLES	FL	33160	USA
LAURA MERINO	753 85 ST	MIAMI BEACH	FL	33141	USA
LENA JANEVSKI	801 82 ST	MIAMI BEACH	FL	33141-1310	USA
LINDA CASTILLO	735 82 ST	MIAMI BEACH	FL	33141-1308	USA
LINDA L HAWKINS	7820 SW 168 ST	MIAMI	FL	33157-4872	USA
LUIS AGUILAR	835 84 ST	MIAMI BEACH	FL	33141-1105	USA
LUIS ALEJANDRO VILLEGAS JUAN GABRIEL VILLEGAS	16212 SW 75 ST	MIAMI	FL	33193	USA
MAAN NORTH LLC	1621 WHISPERING WOODS DRIVE	WILLIAMSTOWN	NJ	08094	USA
MALE3 CORP	3901 SW 130 AVE	MIAMI	FL	33175	USA
MALGORZATA W KORCZYNSKA PISTOLA	8330 CRESPI BLVD 17	MIAMI BEACH	FL	33141	USA
MARIA FABIANA GALCERAN	16400 COLLINS AVE # 2741	SUNNY ISLES BEACH	FL	33160	USA
MARICEY SARAO	9850 STERLING DR	CUTLER BAY	FL	33157	USA
MARIO ANDRES BOTTIGLIERI	11000 NE 9 AVE	BISCAYNE PARK	FL	33161	USA
MCASA LLC C/O BEATRIZ GALLO	3625 N COUNTRY CLUB DR APT 605	AVENTURA	FL	33180	USA
MEIR REGEV	250 180 DRIVE #506	SUNNY ISLES	FL	33160	USA
MIA INVESTMENT LLC	7620 NW 25 ST #7	MIAMI	FL	33122	USA
MIAMI BEACH 83 LLC	1521 ALTON RD 443	MIAMI BEACH	FL	33139	USA
MIGUELINA ALVAREZ	800 - 83 ST	MIAMI BEACH	FL	33141-1354	USA
MILA MADISON LLC	4338 HAZEL AVE B	WEST PALM BEACH	FL	33410	USA
MILEN KUNEV	759 85 ST	MIAMI BEACH	FL	33141-1109	USA

MORRIS YCIKSON & W LULU	725 - 82 ST	MIAMI BEACH	FL	33141-1308	USA
N1 INVESTMENTS LLC	740 83 ST	MIAMI BEACH	FL	33141	USA
NADEZDA CHESNOK ELENA TCHESNOK	1408 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
NAOMI S SPACE LLC C/O JACK MELKI	1100 WEST AVE 1206	MIAMI BEACH	FL	33139	USA
NEIL BUTTERFIELD	821 84 ST	MIAMI BEACH	FL	33141-1105	USA
NELLY DE GALCERAN	16400 COLLINS AVE # 2741	SUNNY ISLES BEACH	FL	33160	USA
NILAY CIGIZ	620 84 ST 25	MIAMI BEACH	FL	33141	USA
OSCAR DIAZ &W GLADYS	425-88 ST	SURFSIDE	FL	33154	USA
OSCAR MARTINEZ	8300 CRESPI BLVD #3	MIAMI BEACH	FL	33141	USA
PABLO HORVATH C/O AXOL BEACH REALTY	2560 NE 190 ST #3	MIAMI	FL	33180	USA
PALMS POINTE 1033 LLC	4581 WESTON RD #330	WESTON	FL	33331	USA
PAREDES LOGISTIC 1 INC	9355 SW 172 TER	PALMETTO BAY	FL	33157	USA
PATRICK RINEHART	745 85 ST	MIAMI BEACH	FL	33141-1109	USA
POOL INMOBILIARIO LLC	275 NE 18 ST # 1503	MIAMI	FL	33132	USA
RICARDO L NARANJO	216 CATALONIA AVE STE D	CORAL GABLES	FL	33134-6737	USA
RICHARD KENDLE LEEOR BAR-HAIM JTRS	PO BOX 403426	MIAMI BEACH	FL	33140	USA
RICHARD SHINDLER	715 - 82 ST	MIAMI BEACH	FL	33141-1308	USA
RICHARD WAYNE MCCARSON KETY M ESQUIVEL	821 83 ST	MIAMI BEACH	FL	33141	USA
ROBERT B V HUFF	8401-03 HAWTHORNE AVE	MIAMI BEACH	FL	33141-1016	USA
SAMUDIO INVESTMENTS LLC	2637 E ATLANTIC BLVD #23000	POMPANO BCH	FL	33062	USA
SHALEV AD EL	1409 W FARWELL AVE #J3	CHICAGO	IL	60626	USA
SHERMAN A BERGMAN ANNE G BERGMAN	825 - 82 ST	MIAMI BEACH	FL	33141-1310	USA
SREERAM MALLA JTRS HEMCHAND BOLLA JTRS	3794 S MARTINGALE ROAD	GILBERT	AZ	85297	USA
STEVEN C HERSHEY DEBORAH S MAXFIELD	1 MASON DR	SELBYVILLE	DE	19975	USA
SUNSET LIGHT LLC	1680 MICHIGAN AVE #700	MIAMI BEACH	FL	33139	USA
TOTAL SOLUTIONS PROPERTIES LLC	1626 COUNTY LINE RD	MADISON	AL	35756	USA
U S BANK N A TRS C/O NATIONSTAR MORTGAGE LLC LEHMAN XS TRUST	8950 CYPRESS WATERS BLVD	COPPELL	TX	75019	USA
U S BANK NATIONAL ASSN TRS AMH 21 TRUST	1900 SUNSET HARBOUR DR THE ANNEX 2 FLOOR	MIAMI BEACH	FL	33139	USA
UP AND DOWN INVESTMENTS LLC	500 BRICKELL AVE 3304	MIAMI	FL	33131	USA
VARTAN SARKIS ANANIAN	18590 SW 207 AVE	MIAMI	FL	33187	USA
VICENTE MERINO &W LAURA	753 85 ST	MIAMI BEACH	FL	33141-1109	USA
VICTOR FELDMAN &W DALINDA	658 86 ST	MIAMI BEACH	FL	33141-1140	USA
VIVIAN P LOPEZ TRS VIVIAN P LOPEZ LIVING TRUST	759 83 ST	MIAMI BEACH	FL	33141	USA
YERSON JAIME GARCIA IRMA LORENA GARCIA	14111 LAKE CANDLEWOOD	MIAMI LAKES	FL	33014	USA