

# MIAMI BEACH

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

## LAND USE BOARD HEARING APPLICATION

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

- ☐ BOARD OF ADJUSTMENT
  - ☐ VARIANCE FROM A PROVISION OF THE LAND DEVELOPMENT REGULATIONS
  - ☐ APPEAL OF AN ADMINISTRATIVE DECISION
  
- ☐ DESIGN REVIEW BOARD
  - ☐ DESIGN REVIEW APPROVAL
  - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY DRB.
  
- ☒ HISTORIC PRESERVATION BOARD
  - ☐ CERTIFICATE OF APPROPRIATENESS FOR DESIGN
  - ☐ CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
  - ☐ HISTORIC DISTRICT / SITE DESIGNATION
  - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY HPB.
  
- ☐ PLANNING BOARD
  - ☐ CONDITIONAL USE PERMIT
  - ☐ LOT SPLIT APPROVAL
  - ☐ MENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
  - ☐ AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP
  
- ☐ FLOOD PLAIN MANAGEMENT BOARD
  - ☐ FLOOD PLAIN WAIVER
  
- ☒ OTHER The Applicant is seeking an Extension of Time of the Certificate of Appropriateness for Demolition and Design approved by the Historic Preservation Board on January 13, 2015 for HPB File No.: 7497

SUBJECT PROPERTY ADDRESS: 818 Lincoln Road

LEGAL DESCRIPTION: LINCOLN SUB PB 9-69 LOT 9 BLK 49 LOT SIZE 50.000 X 150 OR 15797-0043 0193 1

FOLIO NUMBER (S) 02-3234-002-0330

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

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

NAME 818 Lincoln Investments, LLC  
 ADDRESS 3510 St. Joseph Boul East, Montreal Quebec, H1X 1W6, CANADA  
 BUSINESS PHONE (514)223-5459 CELL PHONE Not applicable  
 E-MAIL ADDRESS c/o Kim Cienki kcienci@shillergroup.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME Same as above  
 ADDRESS Same as above  
 BUSINESS PHONE Same as above CELL PHONE Same as above  
 E-MAIL ADDRESS Same as above

2. AUTHORIZED REPRESENTATIVE(S):

- ☒ ATTORNEY:

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

- ☒ ATTORNEY:

NAME Gregory Fontela  
 ADDRESS Bercow Radell & Fernandez, PLLC, 200 South Biscayne Blvd., Suite 850, Miami, FL 33131  
 BUSINESS PHONE (305) 374-5300 CELL PHONE (305) 298-4354  
 E-MAIL ADDRESS GFontela@BRZoningLaw.com

- ☐ CONTACT:

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

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

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

NAME Todd Traqash, STA Architecture Group  
 ADDRESS 3526 North Miami Avenue, Miami, Florida 33127  
 BUSINESS PHONE (305) 571-1811 CELL PHONE N/A  
 E-MAIL ADDRESS Todd@STAarchitecturegroup.com

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

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

The Applicant seeks a an extension of time of the Certificate of Appropriateness for Demolition and Design of the Property located at 818 Lincoln Road, granted on January 13, 2015, by the Historic Preservation Board for HPB File No.: 7497. Please refer to letter of intent for further details.

4A IS THERE AN EXISTING BUILDING(S) ON THE SITE

☒ YES ☐ NO

4B DOES THE PROJECT INCLUDE INTERIOR OF EXTERIOR DEMOLITION

☒ YES ☐ NO4C PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICANT) N/A SQ. FT.4D PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USABLE FLOOR SPACE). N/A SQ. FT.

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

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

## PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

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

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



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

THE AFOREMENTIONED IS ACKNOWLEDGED BY:

☒ OWNER OF THE SUBJECT PROPERTY

☐ AUTHORIZED REPRESENTATIVE

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

PRINT NAME: Danny Lavy, Manager of 818 Lincoln Investments, LLC

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



**OWNER AFFIDAVIT FOR INDIVIDUAL OWNER**

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

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

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

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

SIGNATURE

NOTARY SEAL OR STAMP

NOTARY PUBLIC

PRINT NAME

My Commission Expires:

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

(Circle one)

Province of Quebec  
~~STATE OF FLORIDA~~  
District of Montreal  
~~COUNTY OF MIAMI-DADE~~

Danny Lavy, being duly sworn, depose and certify as follows: (1) I am the Manager (print title) of 818 Lincoln Investments, LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner or tenant of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (7) I am responsible for removing this notice after the date of the hearing.

DANNY LAVY as Manager of  
 818 Lincoln Investments, LLC

SIGNATURE

Sworn to and subscribed before me this 26<sup>th</sup> day of May, 2016. The foregoing instrument was acknowledged before me by Danny Lavy, 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

PRINT NAME

My Commission Expires: For Life

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

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

Danny Lavy, being duly sworn, depose and certify as follows: (1) I am the Manager (print title) of 818 Lincoln Investments, LLC. (2) I hereby authorize Bercow Radell & Fernandez, PLLC to be my representative before the Historic Preservation Board. (3) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (4) I am responsible for removing this notice after the date of the hearing.

DANNY LAVY as Manager of  
818 Lincoln Investments, LLC

SIGNATURE

Sworn to and subscribed before me this 26<sup>th</sup> day of May, 2016. The foregoing instrument was acknowledged before me by Danny Lavy, Manager of 818 Lincoln Investments, LLC, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

**NOTARY SEAL OR STAMP**

NOTARY PUBLIC

My Commission Expires

For Life

PRINT NAME

**CONTRACT FOR PURCHASE**

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

N/A  
NAME

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE

% OF STOCK

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

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



CITY OF MIAMI BEACH  
DEVELOPMENT REVIEW BOARD APPLICATION  
DISCLOSURE OF INTEREST

**1. CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY**

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

**818 Lincoln Investments, LLC**

3510 St. Joseph Boul East, Montreal Quebec, H1X 1W6, CANADA  
CORPORATION NAME AND ADDRESS

NAME AND ADDRESS	% OF STOCK
<u>Lincoln 818 Real Estate</u>	<u>50%</u>
<u>C/O 20295 NE 29<sup>th</sup> Place, Ste. 200</u>	
<u>Aventura, Florida 33180</u>	
<u>Mariposa Real Estate, LLC</u>	<u>50%</u>
<u>2711 Centerville Road, Ste. 400</u>	
<u>Wilmington, Delaware 19808</u>	

Lincoln 818 Real Estate

C/O 20295 NE 29<sup>th</sup> Place, Ste. 200, Aventura, Florida 33180  
CORPORATION NAME AND ADDRESS

NAME AND ADDRESS	% OF STOCK
<u>Shildev (US), Inc.</u>	<u>50%</u>
<u>111 S. 17<sup>th</sup> Avenue</u>	
<u>Hollywood, Florida 33020</u>	
<u>Danlav Lincoln Properties Corp.</u>	<u>50%</u>
<u>C/O 20295 NE 29<sup>th</sup> Place, Ste. 200</u>	
<u>Aventura, Florida 33180</u>	

Shildev (US) Inc.

111 S. 17<sup>th</sup> Avenue, Hollywood, Florida 33020  
CORPORATION NAME AND ADDRESS

NAME AND ADDRESS	% OF STOCK
<u>Stephen Shiller</u>	<u>100%</u>
<u>111 S. 17<sup>th</sup> Avenue</u>	
<u>Hollywood, Florida 33020</u>	

Danlav Lincoln properties, Inc.

C/O 20295 NE 29<sup>th</sup> Place, Ste. 200, Aventura, Florida 33180  
CORPORATION NAME AND ADDRESS

NAME AND ADDRESS	% OF STOCK
<u>Danny Lavy</u>	<u>100%</u>
<u>C/O 20295 NE 29<sup>th</sup> Place, Ste. 200</u>	
<u>Aventura, Florida 33180</u>	

Mariposa Real Estate, LLC

2711 Centerville Road, Ste. 400, Wilmington, Delaware  
CORPORATION NAME AND ADDRESS

NAME AND ADDRESS	% OF STOCK
<u>Martin E. Franklin</u>	<u>100%</u>
<u>5200 Blue Lagoon Drive, Suite 855</u>	
<u>Miami, FL 33126</u>	

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

NOTE: Notarized signature required on page 9

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



**CITY OF MIAMI BEACH  
DEVELOPMENT REVIEW BOARD APPLICATION  
DISCLOSURE OF INTEREST**

**2. TRUSTEE**

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

<p><u>N/A</u></p> <p style="text-align: center;">TRUST NAME</p> <table border="0" style="width: 100%;"> <tr> <th style="width: 50%; text-align: left;">NAME AND ADDRESS</th> <th style="width: 50%; text-align: left;">% OF INTEREST</th> </tr> <tr><td>_____</td><td>_____</td></tr> <tr><td>_____</td><td>_____</td></tr> <tr><td>_____</td><td>_____</td></tr> <tr><td>_____</td><td>_____</td></tr> <tr><td>_____</td><td>_____</td></tr> <tr><td>_____</td><td>_____</td></tr> <tr><td>_____</td><td>_____</td></tr> </table>	NAME AND ADDRESS	% OF INTEREST	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	        
NAME AND ADDRESS	% OF INTEREST																
_____	_____																
_____	_____																
_____	_____																
_____	_____																
_____	_____																
_____	_____																
_____	_____																

*NOTE: Notarized signature required on page 9*

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

**3. COMPENSATED LOBBYIST:**

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

NAME	ADDRESS	PHONE #
a. <u>Monika Entin</u>	<u>200 S. Biscayne Blvd., Suite 850, Miami, FL 33131</u>	<u>(305) 374-5300</u>
b. <u>Gregory Fontela</u>	<u>200 S. Biscayne Blvd., Suite 850, Miami, FL 33131</u>	<u>(305) 374-5300</u>
c. <u>Todd Tragash</u>	<u>3526 North Miami Avenue, Miami, Florida 33127</u>	<u>(305) 571-1811</u>

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

\*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership or other entity, consisting of more than 5,000 separate interests, where no one person or entity holds more than a total of 5% of the ownership interests in the entity.

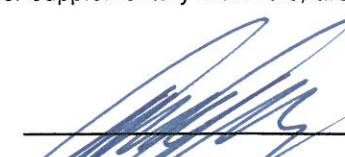
APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) ANY APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH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

**APPLICANT AFFIDAVIT**


STATE OF FLORIDA

COUNTY OF MIAMI-DADE


Danny Lavy, Manager of 818 Lincoln Investments, LLC, being duly sworn, depose and certify as follows: (1) I am the applicant, or the representative of the applicant. (2) This application and all information submitted in support of this application, including disclosures, sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

  
\_\_\_\_\_  
SIGNATURE

Sworn to and subscribed before me this 26th day of May, 2016. The foregoing instrument was acknowledged before me by Danny Lavy, Manager of 818 Lincoln Investments, LLC, who has produced as identification and/or is personally known to me and who did/did not take an oath.

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

NOTARY SEAL OR STAMP

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

My Commission Expires: For LIFE

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



# BERCOW RADELL & FERNANDEZ

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6237  
E-Mail: [MEntin@BRZoningLaw.com](mailto:MEntin@BRZoningLaw.com)

## VIA ELECTRONIC SUBMITTAL

June 9, 2016

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

Re: Request for Extension of Time for the Certificate of Appropriateness for Demolition and Design for 818 Lincoln Road, Miami Beach, Florida, Pursuant to Historic Preservation Board File No.: 7497, Entered on January 13, 2015

Dear Tom:

As you know, this law firm represents 818 Lincoln Investments, LLC (the "Applicant") with regard to the above-referenced property (the "Property"). Please let the following serve as the required letter of intent in connection with a request for an Extension of Time for the Certificate of Appropriateness for Demolition and Design entered on January 13, 2015 for Historic Preservation Board (HPB) File No.: 7497.

Description of Property. The Property is approximately 8,375 square feet in size, located mid-street on the south side of Lincoln Road. It is located in the CD-3 Commercial High Intensity zoning district, the Flamingo Park local Historic District and the Miami Beach Architectural District in the National Register of Historic Districts. The Miami-Dade County Property Appraiser has assigned Folio No. 02-3234-002-0330. It was originally constructed in 1935 as a one-story structure, with three storefronts, for owner Edward Feltman. Currently, and for the last several years, the Property has housed the Britto art gallery.

The building was originally designed in a Streamline Moderne style with a front façade of highly polished dark stone. There were three (3) identical storefronts with knee-walls of the same dark stone and recessed, curved-glass doorways. Above each pair of show windows was a wide plate-glass transom with rounded corners. Atop each of the transoms, a triple bar of convex fluting was carved into the stone, which was the only decorative feature.



Thomas Mooney, Director

June 9, 2016

Page 2 of 2

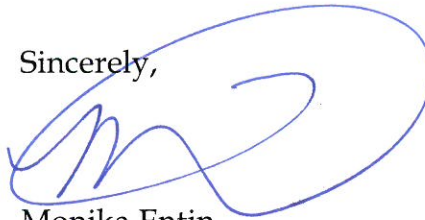
Development Program. On January 13, 2015 the Applicant appeared before the HPB and obtained a Certificate of Appropriateness for the demolition and re-design of the Property. The approved structure will be three (3) stories in height and will be approximately 16,875. It proposes to re-introduce some of the stone finish, which was a part of the original design. The architects have also found a way to reintroduce many of the original iconic features of the building, including the triple bar of convex fluting (effect) above each pair of show windows and the curved entryways that was envisioned in the original design.

Request. Since the time of the HPB's approval the Applicant has been working diligently with its architects to put together the permit plan set and have same reviewed and approved by the City. As of the time of filing this application and letter of intent, the Applicants have been working with the City on their second set of comments. Therefore, in an abundance of caution, with the fast approaching July 13, 2016 expiration of the Certificate of Appropriateness, the Applicant requests an extension of time of the approval from the HPB, pursuant to Section 118-532 (f) of the Code.

Conclusion. The Applicant seeks approval of this Request for Extension of Time of the Certificate of Appropriateness for demolition and design, entered into by the HPB on January 13, 2015. The proposed request will not delay the project, but rather will allow for the design to be executed in the manner expected by staff and the HPB. We respectfully request your recommendation of approval of the Applicant's request.

If you have any questions or comments with regard to the application, please give me a call at (305) 377-6237.

Sincerely,



Monika Entin

cc: Ms. Debbie Tackett  
Mr. Jake Seiberling.



## Florida Real Estate Decisions, Inc.

---

16375 N.E. 18<sup>th</sup> Avenue  
Suite 300  
Miami, FL 33162  
(305) 757-6884

1500 West Cypress Creek Rd.  
Suite 409  
Ft. Lauderdale, FL 33309  
(954) 761-9003

12230 Forest Hill Blvd.  
Suite 110-SS  
Wellington, FL 33414  
(561) 798-4423

[WWW.FREDIFL.COM](http://WWW.FREDIFL.COM)

April 28, 2016

City of Miami Beach  
Planning and Zoning Department  
1700 Commercial Center Drive  
Miami Beach, Florida 33139

Re: Property Owners List  
Within 375 feet of:

LINCOLN SUB PB 9-69  
LOT 9 BLK 49  
818 LINCOLN RD

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 of the subject property listed above.\* This reflects the most current records on file in the Miami-Dade County Tax Assessor's office.

Sincerely,

*Maureen E. Hudson*

Maureen E. Hudson

MEH/ms

cc: Monika Entin, Esq.  
BERCOW RADELL & FERNANDEZ, P.A.  
200 S. Biscayne Blvd., Ste 850  
Miami, Florida 33131

Number of Labels: 184

\*Duplicates removed.



0232340020150  
909 16 ST  
LINCOLN SUB PB 9-69  
LOT 1 BLK 48  
LOT SIZE 50.000 X 150

VIMA VILIMEK TRS  
JIRI VILIMEK LIVING TRUST  
EVELYN MEIER NEERACHER  
RUDOLF MEIER  
2554 POPLAR CRESCENT  
MISSISSAUGA ONTARIO L5J4H3  
CANADA

0232340020180  
LINCOLN SUB PB 9-69  
LOTS 5 & 6 BLK 48  
LOT SIZE 100.000 X 150

CITY OF MIAMI BEACH  
1130 WASHINGTON AVE  
MIAMI BEACH, FL 33139-4600

0232340020190  
900 LINCOLN RD  
34 53 42 LINCOLN SUB PB 9-69  
LOT 7 BLK 48  
LOT SIZE 50.000 X 150

GOMBINSKI PROPERTIES LTD PTNSH  
% STEVEN GOMBINSKI  
3737 COLLINS AVE APT 1504  
MIAMI BEACH, FL 33140-4088

0232340020200  
910 LINCOLN RD  
LINCOLN SUB PB 9-69  
LOT 8 BLK 48  
LOT SIZE 50.000 X 150

910 LINCOLN LLC  
C/O INVESCO ADVISORS INC  
13155 NOEL RD STE 500  
DALLAS, TX 75240-5042

0232340020221  
34 53 42 LINCOLN SUB PB 9-69  
LOT 13 BLK 48  
LOT SIZE 50.000 X 150

CITY OF MIAMI BEACH  
1700 CONVENTION CENTER DR  
MIAMI BEACH, FL 33139-1819

0232340020230  
1617 MICHIGAN AVE  
34 53 42 LINCOLN SUB PB 9-69  
LOT 14 BLK 48  
LOT SIZE 50.000 X 150

THE ALLAN & MILDRED BERK  
FAMILY LIMITED PARTNERSHIP  
8905 SW 61ST CT  
MIAMI, FL 33156-1944

0232340020270  
1600 MERIDIAN AVE  
LINCOLN SUB PB 9-69  
LOTS 1 & 2 BLK 49  
LOT SIZE 100.000 X 150

LINCOLN PALMS PARTNERS LP  
C/O HANNAH LAWRENCE  
231 FULTON ST W  
GRAND RAPIDS, MI 49503-2668

0232340020280  
1608 MERIDIAN AVE  
LINCOLN SUB PB 9-69  
LOT 3 BLK 49  
LOT SIZE 50.000 X 150

LINCOLN PALMS PARTNERS LP  
C/O HANNAH LAWRENCE  
231 FULTON ST W  
GRAND RAPIDS, MI 49503-2668



0232340020290  
1614 MERIDIAN AVE  
LINCOLN SUB PB 9-69  
LOT 4 BLK 49  
LOT SIZE 50.000 X 150

1614 MERIDIAN LLC  
227 E RIVO ALTO DR  
MIAMI BEACH, FL 33139-1247

0232340020300  
1632 MERIDIAN AVE  
LINCOLN SUB PB 9-69  
LOT 5 BLK 49  
LOT SIZE 50.000 X 150

CITY OF MIAMI BCH  
1700 CONVENTION CENTER DR FL 4TH  
MIAMI BEACH, FL 33139-1819

0232340020320  
800 LINCOLN RD  
LINCOLN SUB PB 9-69  
LOTS 7 & 8 BLK 49  
LOT SIZE 15000 SQ FT

SOUTH BEACH TRISTAR 800 LLC  
TRISTAR MANAGEMENT LLC  
510 LINCOLN RD  
MIAMI BEACH, FL 33139-2914

0232340020325  
LINCOLN SUB PB 9-69  
LOT 6 BLK 49  
LOT SIZE 7500 SQ FT

SOUTH FLORIDA ART CENTER INC  
924 LINCOLN RD # 205  
MIAMI BEACH, FL 33139-2602

0232340020330  
818 LINCOLN RD  
LINCOLN SUB PB 9-69  
LOT 9 BLK 49  
LOT SIZE 50.000 X 150

818 LINCOLN INVESTMENTS LLC  
3510 ST JOSEPH BOUL EAST  
MONTREAL QUEBEC H1X 1W6,  
CANADA

0232340020340  
838 LINCOLN RD  
LINCOLN SUB PB 9-69  
LOTS 10 & 11 BLK 49  
LOT SIZE 100.000 X 150

PPF MBL PORTFOLIO LLC (LESSEE)  
C/O LINCOLN ROAD MM LLC  
THE SALVATION ARMY (FEE HOLDER)  
801 ARTHUR GODFREY RD STE 600  
MIAMI BEACH, FL 33140-3320

0232340020350  
846 LINCOLN RD  
34-53-42 LINCOLN SUB PB 9-69  
LOT 12 BLK 49  
LOT SIZE 50 X 150

RC LINCOLN RD HOLDINGS LLC  
C/O CROWN  
767 5TH AVE # 24FLR  
NEW YORK, NY 10153-0023

0232340020360  
34 53 42 LINCOLN SUB PB 9-69  
LOT 13 LESS E5FT BLK 49  
LOT SIZE 50.000 X 145

CITY OF MIAMI BEACH  
CITY HALL  
1700 CONVENTION CENTER DR  
MIAMI BEACH, FL 33139-1819

0232340020370  
1615 JEFFERSON AVE  
LINCOLN SUB PB 9-69  
LOT 16 BLK 49  
LOT SIZE 50.000 X 1500

LINCOLN PALMS PARTNERS LP  
C/O HANNAH LAWRENCE  
231 FULTON ST W  
GRAND RAPIDS, MI 49503-2668

0232340020380  
1607 JEFFERSON AVE  
LINCOLN SUB PB 9-69  
LOT 17 BLK 49  
LOT SIZE 50.000 X 150

LINCOLN PALMS PARTNERS LP  
C/O HANNAH LAWRENCE  
231 FULTON ST W  
GRAND RAPIDS, MI 49503-2668

0232340020390  
827 16 ST  
LINCOLN SUB PB 9-69  
LOT 18 BLK 49  
LOT SIZE 50 X 150

LINCOLN PALMS PARTNERS LP  
C/O HANNAH LAWRENCE  
231 FULTON ST W  
GRAND RAPIDS, MI 49503-2668

0232340020410  
1610 EUCLID AVE  
LINCOLN SUB PB 9-69  
LOT 3 & N1/2 LOT 2 BLK 50 A  
LOT SIZE 75.000 X 150

EUCLID 1610 INC  
1610 EUCLID AVE  
MIAMI BEACH, FL 33139-7788

0232340020440  
1622 EUCLID AVE  
LINCOLN SUB PB 9-69  
LOT 6 BLK 50 A  
LOT SIZE 50.000 X 150

CITY OF MIAMI BEACH  
1700 CONVENTION CENTER DR  
MIAMI BEACH, FL 33139-1819

0232340020450  
1623 MERIDIAN AVE  
LINCOLN SUB PB 9-69  
LOT 7 BLK 50-A  
LOT SIZE 50.000 X 150

CITY OF MIAMI BEACH  
1700 CONVENTION CENTER DR  
MIAMI BEACH, FL 33139-1819

0232340020451  
1619 MERIDIAN AVE  
LINCOLN SUB PB 9-69  
LOT 8 BLK 50-A  
LOT SIZE 50.000 X 150

1619 MERIDIAN AVE LLC  
C/O SHULAMIT STOCK  
9033 GARLAND AVE  
MIAMI BEACH, FL 33154-3217

0232340020480  
1601 MERIDIAN AVE  
LINCOLN SUB PB 9-69  
LOT 12 BLK 50 A  
LOT SIZE 50.000 X 150

ERIK A SOBE LLC  
8301 NW 197TH ST  
HIALEAH, FL 33015-5996

0232340030010  
1646 EUCLID AVE  
ALTON BEACH REALTY CO 2 COMM SUB PB 6-33  
LOTS 1 & 2 BLK 50  
LOT SIZE 100.000 X 150

SEVEN HUNDRED REALTY CORP LESSEE  
& NATHAN NEWMAN AGENT  
15499 W DIXIE HWY  
NORTH MIAMI BEACH, FL 33162-6031

0232340030020  
720 LINCOLN RD  
ALTON BEACH REALTY CO 2 COMM SUB PB 6-33  
LOT 3 BLK 50  
LOT SIZE 50.000 X 150

718 LINCOLN OWNER LLC  
C/O JSRE ACQUISITIONS LLC  
660 MADISON AVE  
NEW YORK, NY 10065-8405

0232340030030  
730 LINCOLN RD  
34 53 42  
PB 6-33 ALTON BEACH REALTY CO 2 COMM SUB  
LOT 4 BLK 50  
LOT SIZE 50.000 X 150

730 CORPORATION  
1665 WASHINGTON AVE PH  
MIAMI BEACH, FL 33139-3172

0232340030040  
734 LINCOLN RD  
ALTON BEACH REALTY CO 2 COMM SUB PB 6-33  
LOTS 5& 6 BLK 50  
LOT SIZE 100.000 X 150

738 LINCOLN ROAD LLC  
C/O COMRAS COMPANY  
1261 20TH ST  
MIAMI BEACH, FL 33139-1407

0232340040690  
1691 MICHIGAN AVE  
PALM VIEW SUB PB 6-29  
LOTS 7 THRU 10 & LOTS 14 THRU 20 BLK 37  
LOT SIZE 76500 SQ FT  
IMPROV ON FOLIO 02 3234 004 0695  
PER LEASE & DEVELOPMENT AGREEMENT WITH LNR  
JEFFERSON LLC

1691 MICHIGAN AVE INVESTMENT LP  
CITY MIAMI BEACH ECON DEV  
1185 AVENUE OF THE AMERICAS FL 18TH  
NEW YORK, NY 10036-2603

0232340070490  
719 LINCOLN RD  
GOLF COURSE SUB AMD PL PB 6-26  
LOT 1 BLK 35 LESS BEG NW COR LOT 1 TH  
S135FT SELY AD 23.56FT E40.37FT N84.25FT  
E51.46FT N65.85FT W107.34FT TO POB  
LOT SIZE 18836 SQ FT

PPF MBL PORTFOLIO LLC  
C/O LINCOLN ROAD MM LLC  
801 ARTHUR GODFREY RD STE 600  
MIAMI BEACH, FL 33140-3320

0232340070491  
741 LINCOLN RD  
GOLF COURSE SUB AMD PL PB 6-26  
BEG NW COR LOT 1 BLK 35TH S135FT SELY AD  
OF 23.56FT E40.37FT N84.25 E51.46FT  
N65.85FT W107.34FT TO POB  
LOT SIZE 11726 SQ FT

PPF LRIII PORTFOLIO LLC  
C/O LINCOLN ROAD MM LLC  
801 ARTHUR GODFREY RD STE 600  
MIAMI BEACH, FL 33140-3320

0232340070500  
GOLF COURSE SUB AMD PL PB 6-26  
LOT 2 BLK 35  
LOT SIZE 50.000 X 204

CITY OF MIAMI BEACH FLA  
CITY HALL  
1700 CONVENTION CENTER DR  
MIAMI BEACH, FL 33139-1819



0232340070520 723 LINCOLN LN N 34 53 42 GOLF COURSE SUB AMD PL PB 6-26 LOT 3 & S371/2FT LOT 4 & PORT OF BRIDLE PATH E OF SAME BLK 35 LOT SIZE 87.500 X 235	PPF 723 LINCOLN LANE LLC C/O STEPHEN H BITTEL 801 ARTHUR GODFREY RD STE 600 MIAMI BEACH, FL 33140-3320
0232340070540 801 LINCOLN RD 34 53 42 GOLF COURSE SUB AMD PL PB 6-26 E1/2 LOT 1 BLK 36 LOT SIZE IRREGULAR	PPF MBL PORTFOLIO LLC C/O LINCOLN ROAD MM LLC 801 ARTHUR GODFREY RD STE 600 MIAMI BEACH, FL 33140-3320
0232340070550 825 LINCOLN RD 34 53 42 GOLF COURSE SUB AMD PL PB 6-26 W1/2 LOT 1 & BEG 73.75FTE OF SW COR OF LOT 1 CONT E16.75FT S1FT W16.75FT N1FT TO POB BLK 36 LOT SIZE 22517 SQFT	LINCOLN 845 LLC % JENEL MGMT CORP 275 MADISON AVE STE 702 NEW YORK, NY 10016-1101
0232340070560 1664 MERIDIAN AVE GOLF COURSE SUB AMD PL PB 6-26 LOT 2 BLK 36 LOT SIZE 50.000 X 150	CITY OF MIAMI BEACH CITY HALL 1700 CONVENTION CENTER DR MIAMI BEACH, FL 33139-1819
0232340070570 GOLF COURSE SUB AMD PL PB 6-26 LOT 3 & S45FT LOT 4 BLK 36 LOT SIZE 95.000 X 150	CITY OF MIAMI BEACH CITY HALL 1700 CONVENTION CENTER DR MIAMI BEACH, FL 33139-1819
0232340070650 GOLF COURSE SUB AMD PL PB 6-26 LOT 13 BLK 36 LOT SIZE 7500 SQUARE FEET	CITY OF MIAMI BEACH FLA CITY HALL 1700 CONVENTION CENTER DR MIAMI BEACH, FL 33139-1819
0232340070660 GOLF COURSE SUB AMD PL PB 6-26 LOT 14 BLK 36 LOT SIZE 7500 SQUARE FEET	CITY OF MIAMI BEACH CITY HALL 1700 CONVENTION CENTER DR MIAMI BEACH, FL 33139-1819
0232340070670 GOLF COURSE SUB AMD PL PB 6-26 LOT 15 BLK 36 LOT SIZE 7500 SQUARE FEET	CITY OF MIAMI BEACH 1700 CONV CTR DR MIAMI BEACH, FL 33139

0232340180020  
927 LINCOLN RD  
33-34 53 42 COMMERCIAL SUB PB 6-5  
LOTS 2 TO 4 INC BLK 37  
LOT SIZE 150.000 X 150

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

0232340180030  
901 LINCOLN RD  
33 34 53 42 COMMERCIAL SUB PB 6-5  
LOTS 5 & 6 BLK 37  
LOT SIZE 100 X 150

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

0232340040695  
1691 MICHIGAN AVE  
PALM VIEW SUB PB 6-29  
TENANT OWNED IMPROVEMENT LOCATED ON  
LOTS 7 THRU 10 & LOTS 14 THRU 20 BLK 37  
LOT SIZE 76500 SQ FT  
PER LEASE AND DEVELOPMENT AGREEMENT  
WITH CITY OF MIAMI BEACH

MICHIGAN AVE INVEST LP ASSIGNEE  
CITY MIAMI BEACH ECON DEV LESSOR  
1185 AVE OF THE AMERICAS 18TH FLR  
NEW YORK, NY 10036-2601

## CONDOMINIUMS





0232340560001  
MERIDIAN PLAZA ASSOC INC CONDO  
DESC LINCOLN SUB PB 9-69  
LOT 9 BLK 50-A

REFERENCE ONLY

0232340560010  
1615 MERIDIAN AVE, #201  
MERIDIAN PLAZA ASSOC CONDO INC UNIT 201  
UNDIV 5.1643% INT IN COMMON ELEMENTS

BENJAMIN NASON HAMLIN  
CYRA AKILA CHOUDHURY  
43 U ST NW  
WASHINGTON, DC 20001-1010

0232340560020  
1615 MERIDIAN AVE, #202  
MERIDIAN PLAZA ASSOC CONDO INC UNIT 202  
UNDIV 6.1760% INT IN COMMON ELEMENTS

VELENTINO MONGELLUZZO  
C/O INVEST GROUP REALTY  
15321 S DIXIE HWY STE 203  
MIAMI, FL 33157-1814

0232340560030  
1615 MERIDIAN AVE, #203  
MERIDIAN PLAZA ASSOC CONDO INC UNIT 203  
UNDIV 5.0279% INT IN COMMON ELEMENTS

ZEV LUMELSKI  
449 CAPISTRANO DR  
PALM BEACH GARDENS, FL 33410-4301

0232340560040  
1615 MERIDIAN AVE, #204  
MERIDIAN PLAZA ASSOC CONDO INC UNIT 204  
UNDIV 4.8056% INT IN COMMON ELEMENTS

JON S BRAELEY  
1615 MERIDIAN AVE APT 204  
MIAMI BEACH, FL 33139-2829

0232340560050  
1615 MERIDIAN AVE, #205  
MERIDIAN PLAZA ASSOC CONDO INC UNIT 205  
UNDIV 4.9992% INT IN COMMON ELEMENTS

JOSE M ESTRELLA  
532 83RD ST APT 3R  
BROOKLYN, NY 11209-4516

0232340560060  
1615 MERIDIAN AVE, #301  
MERIDIAN PLAZA ASSOC CONDO INC UNIT 301  
UNDIV 7.2873% INT IN COMMON ELEMENTS

RAUL R NAVARRO  
1615 MERIDIAN AVE APT 301  
MIAMI BEACH, FL 33139-2865

0232340560070  
1615 MERIDIAN AVE, #302  
MERIDIAN PLAZA ASSOC CONDO INC UNIT 302  
UNDIV 5.0710% INT IN COMMON ELEMENTS

IVAN MANUEL ALVAREZ  
&W MARIA ALEXANDRA ALVAREZ  
1615 MERIDIAN AVE APT 302  
MIAMI BEACH, FL 33139-2865

0232340560080  
1615 MERIDIAN AVE, #303  
MERIDIAN PLAZA ASSOC CONDO INC UNIT 303  
UNDIV 5.0351% INT IN COMMON ELEMENTS

CARLOS ALFREDO QUINONES  
1615 MERIDIAN AVE APT 303  
MIAMI BEACH, FL 33139-2865

0232340560090  
1615 MERIDIAN AVE, #304  
MERIDIAN PLAZA ASSOC CONDO INC UNIT 304  
UNDIV 7.2156% INT IN COMMON ELEMENTS

VIVIANA HINCAPIE  
1615 MERIDIAN AVE APT 304  
MIAMI BEACH, FL 33139-2866

0232340560100  
1615 MERIDIAN AVE, #401  
MERIDIAN PLAZA ASSOC CONDO INC UNIT 401  
UNDIV 7.2873% INT IN COMMON ELEMENTS

DANIEL J FRANCIS  
1615 MERIDIAN AVE APT 401  
MIAMI BEACH, FL 33139-2866

0232340560110  
1615 MERIDIAN AVE, #402  
MERIDIAN PLAZA ASSOC CONDO INC UNIT 402  
UNDIV 5.0710% INT IN COMMON ELEMENTS

ALEXANDER M SCHLEMP  
1615 MERIDIAN AVE APT 402  
MIAMI BEACH, FL 33139-2866

0232340560120  
1615 MERIDIAN AVE, #403  
MERIDIAN PLAZA ASSOC CONDO INC UNIT 403  
UNDIV 5.0351% INT IN COMMON ELEMENTS

WILLIAM JACOB MILLER TRS  
THE WILLIAM JACOB M REV TRUST  
982 NE 90TH ST  
MIAMI, FL 33138-3210

0232340560130  
1615 MERIDIAN AVE, #404  
MERIDIAN PLAZA ASSOC CONDO INC UNIT 404  
UNDIV 7.2156% INT IN COMMON ELEMENTS

ROBERT P QUINN  
1450 LINCOLN RD # 9055  
MIAMI BEACH, FL 33139-3258

0232340560140  
1615 MERIDIAN AVE, #501  
MERIDIAN PLAZA ASSOC CONDO INC UNIT 501  
UNDIV 7.2873% INT IN COMMON ELEMENTS

LYNNE MILNES & YOLANDA ATTIANESE  
1615 MERIDIAN AVE APT 501  
MIAMI BEACH, FL 33139-2855

0232340560150  
1615 MERIDIAN AVE, #502  
MERIDIAN PLAZA ASSOC CONDO INC UNIT 502  
UNDIV 5.0710% INT IN COMMON ELEMENTS

BERNARD ZYSCOVICH  
1615 MERIDIAN AVE APT 502  
MIAMI BEACH, FL 33139-2855

0232340560160  
1615 MERIDIAN AVE, #503  
MERIDIAN PLAZA ASSOC CONDO INC UNIT 503  
UNDIV 5.0351% INT IN COMMON ELEMENTS

CHAKU LLC  
1665 BAY RD APT 421  
MIAMI BEACH, FL 33139-2188

0232340560170  
1615 MERIDIAN AVE, #504  
MERIDIAN PLAZA ASSOC CONDO INC UNIT 504  
UNDIV 7.2156% INT IN COMMON ELEMENTS

BRIAN P CASEY  
1615 MERIDIAN AVE APT 504  
MIAMI BEACH, FL 33139-2855

0232340580001 1605 MERIDIAN AVE MERIDIAN TOWERS CONDO LINCOLN SUB PB 9-69 LOT 11 BLK 50-A	REFERENCE ONLY
0232340580010 1605 MERIDIAN AVE, #201 MERIDIAN TOWERS CONDO UNIT 201 UNDIV 7.4328% INT IN COMMON ELEMENTS	RODOLFO W ELIAS TR 1605 MERIDIAN AVE APT 201 MIAMI BEACH, FL 33139-2827
0232340580020 1605 MERIDIAN AVE, #301 MERIDIAN TOWERS CONDO UNIT 301 UNDIV 7.4328% INT IN COMMON ELEMENTS	ARMAND LE BEAU & DAVID W SMITH JR 1605 MERIDIAN AVE APT 301 MIAMI BEACH, FL 33139-2846
0232340580030 1605 MERIDIAN AVE, #401 MERIDIAN TOWERS CONDO UNIT 401 UNDIV 7.4328% INT IN COMMON ELEMENTS	ONELIA ROMAN JTRS GLADYS CHAVEZ JTRS RAUL M ROMAN JTRS 1605 MERIDIAN AVE APT 401 MIAMI BEACH, FL 33139-2838
0232340580040 1605 MERIDIAN AVE, #501 MERIDIAN TOWERS CONDO UNIT 501 UNDIV 7.4328% INT IN COMMON ELEMENTS	CELIDA MARTINEZ CARLOS MARTINEZ 1605 MERIDIAN AVE APT 501 MIAMI BEACH, FL 33139-2845
0232340580050 1605 MERIDIAN AVE, #202 MERIDIAN TOWERS CONDO UNIT 202 UNDIV 5.1887% INT IN COMMON ELEMENTS	GLADYS M GARCIA LE REM WALDO GARCIA REM ODALYS GARCIA MORA 777 NW 131ST AVE MIAMI, FL 33182-2356
0232340580060 1605 MERIDIAN AVE, #302 MERIDIAN TOWERS CONDO UNIT 302 UNDIV 5.1887% INT IN COMMON ELEMENTS	ERNESTO J MUNOZ LUZ MARINA LONDONO 3419 WALLINGFORD AVE N APT 9 SEATTLE, WA 98103-9082
0232340580070 1605 MERIDIAN AVE, #402 MERIDIAN TOWERS CONDO UNIT 402 UNDIV 5.1887% INT IN COMMON ELEMENTS	KAMILA CARDENAS 1605 MERIDIAN AVE APT 402 MIAMI BEACH, FL 33139-2838
0232340580080 1605 MERIDIAN AVE, #502 MERIDIAN TOWERS CONDO UNIT 502 UNDIV 5.1887% INT IN COMMON ELEMENTS	WILFREDO ROMAN 1605 MERIDIAN AVE APT 502 MIAMI BEACH, FL 33139-2845
0232340580090 1605 MERIDIAN AVE, #203 MERIDIAN TOWERS CONDO UNIT 203 UNDIV 5.1887% INT IN COMMON ELEMENTS	JULES BERREBI SARA BERREBI 2800 ISLAND BLVD APT 2002 NORTH MIAMI BEACH, FL 33160-4976



0232340580100  
1605 MERIDIAN AVE, #303  
MERIDIAN TOWERS CONDO UNIT 303 UNDIV  
5.1887% INT IN COMMON ELEMENTS

SIOCAM USA LLC  
1000 5TH ST STE 206  
MIAMI BEACH, FL 33139-6510

0232340580110  
1605 MERIDIAN AVE, #403  
MERIDIAN TOWERS CONDO UNIT 403 UNDIV  
5.1887% INT IN COMMON ELEMENTS

GISELLE VALLE  
1605 MERIDIAN AVE APT 403  
MIAMI BEACH, FL 33139-2838

0232340580120  
1605 MERIDIAN AVE, #503  
MERIDIAN TOWERS CONDO UNIT 503 UNDIV  
5.1887% INT IN COMMON ELEMENTS

PIETRO DI LEO  
1900 PURDY AVE APT 2011  
MIAMI BEACH, FL 33139-1493

0232340580130  
1605 MERIDIAN AVE, #204  
MERIDIAN TOWERS CONDO UNIT 204 UNDIV  
7.1898% INT IN COMMON ELEMENTS

DIMER GIOVANNONI &W COSETTA  
SARA GIOVANNONI JTRS  
1605 MERIDIAN AVE APT 204  
MIAMI BEACH, FL 33139-2827

0232340580140  
1605 MERIDIAN AVE, #304  
MERIDIAN TOWERS CONDO UNIT 304 UNDIV  
7.1898% INT IN COMMON ELEMENTS

CECILIA M OLAVARRIA  
1605 MERIDIAN AVE APT 304  
MIAMI BEACH, FL 33139-2846

0232340580150  
1605 MERIDIAN AVE, #404  
MERIDIAN TOWERS CONDO UNIT 404 UNDIV  
7.1898% INT IN COMMON ELEMENTS

ANTHONY PURRINOS  
128 CLINTON AVE  
HILLSDALE, NJ 07642-1813

0232340580160  
1605 MERIDIAN AVE, #504  
MERIDIAN TOWERS CONDO UNIT 504 UNDIV  
7.1898% INT IN COMMON ELEMENTS

ALICIA MAGUA  
1605 MERIDIAN AVE APT 504  
MIAMI BEACH, FL 33139-2845

0232340590001  
JEFFERSON GARDENS CONDO  
LINCOLN SUB PB 9-69  
LOT 15 BLK 49

REFERENCE ONLY

0232340590010  
1617 JEFFERSON AVE, #201  
JEFFERSON GARDENS CONDO UNIT 201 UNDIV  
6.75% INT IN COMMON ELEMENTS

ALBERTO C MESA & AMALIA M SIMON  
1617 JEFFERSON AVE APT 201  
MIAMI BEACH, FL 33139-7622

0232340590020  
1617 JEFFERSON AVE, #301  
JEFFERSON GARDENS CONDO UNIT 301 UNDIV  
6.75% INT IN COMMON ELEMENTS

PREMNATH D NANDWANI &W AMERICA  
1621 BAY RD # 42  
MIAMI BEACH, FL 33139-3250

0232340590030  
1617 JEFFERSON AVE, #401  
JEFFERSON GARDENS CONDO UNIT 401 UNDIV  
6.75% INT IN COMMON ELEMENTS

CARMEN T REYES  
1617 JEFFERSON AVE APT 401  
MIAMI BEACH, FL 33139-7624

0232340590040  
1617 JEFFERSON AVE, #PH1  
JEFFERSON GARDENS CONDO UNIT PH01 UNDIV  
6.75% INT IN COMMON ELEMENTS

PATRICK CALVARESE  
1617 JEFFERSON AVE APT 501  
MIAMI BEACH, FL 33139-7624

0232340590050  
1617 JEFFERSON AVE, #202  
JEFFERSON GARDENS CONDO UNIT 202 UNDIV  
5.75% INT IN COMMON ELEMENTS

AMERICA NANDWANI &H PREMNATH D  
1621 BAY RD APT 402  
MIAMI BEACH, FL 33139-3250

0232340590060  
1617 JEFFERSON AVE, #302  
JEFFERSON GARDENS CONDO UNIT 302 UNDIV  
5.75% INT IN COMMON ELEMENTS

POLIANA LACKI DE KANTER  
CHRISTOPHER L DE KANTER  
1617 JEFFERSON AVE APT 302  
MIAMI BEACH, FL 33139-7623

0232340590070  
1617 JEFFERSON AVE, #402  
JEFFERSON GARDENS CONDO UNIT 402 UNDIV  
5.75% INT IN COMMON ELEMENTS

JULIA C ALBA & CARMEN T REYES  
1617 JEFFERSON AVE APT 402  
MIAMI BEACH, FL 33139-7624

0232340590080  
1617 JEFFERSON AVE, #PH2  
JEFFERSON GARDENS CONDO UNIT PH2 UNDIV  
5.75% INT IN COMMON ELEMENTS

NOUM NOUM LLC  
2901 S BAYSHORE DR APT 8E  
MIAMI, FL 33133-6014

0232340590090  
1617 JEFFERSON AVE, #203  
JEFFERSON GARDENS CONDO UNIT 203 UNDIV  
5.75% INT IN COMMON ELEMENTS

JEAN MARC BELLAICHE  
1617 JEFFERSON AVE APT 203  
MIAMI BEACH, FL 33139-7622

0232340590100  
1617 JEFFERSON AVE, #303  
JEFFERSON GARDENS CONDO UNIT 303 UNDIV  
5.75% INT IN COMMON ELEMENTS

JAIME TORRES JTRS  
CARMEN TORRES JTRS  
1617 JEFFERSON AVE APT 303  
MIAMI BEACH, FL 33139-7623

0232340590110  
1617 JEFFERSON AVE, #403  
JEFFERSON GARDENS CONDO UNIT 403 UNDIV  
5.75% INT IN COMMON ELEMENTS

MARIA NATASCHA RODRIGUEZ  
1617 JEFFERSON AVE APT 403  
MIAMI BEACH, FL 33139-7624

0232340590120  
1617 JEFFERSON AVE, #PH3  
JEFFERSON GARDENS CONDO UNIT PH3 UNDIV  
5.75% INT IN COMMON ELEMENTS

MALIK ABUGHAZALEH  
138 ESSEX ST APT 2  
JERSEY CITY, NJ 07302-6319

0232340590130  
1617 JEFFERSON AVE, #204  
JEFFERSON GARDENS CONDO UNIT 204 UNDIV  
6.75% INT IN COMMON ELEMENTS

BRENDA BOYD  
1617 JEFFERSON AVE APT 204  
MIAMI BEACH, FL 33139-7622

0232340590140  
1617 JEFFERSON AVE, #304  
JEFFERSON GARDENS CONDO UNIT 304 UNDIV  
6.75% INT IN COMMON ELEMENTS

MARK DAVIS  
AIMEE MOLINA DAVIS  
10925 SW 84TH CT  
MIAMI, FL 33156-3525

0232340590150  
1617 JEFFERSON AVE, #404  
JEFFERSON GARDENS CONDO UNIT 404 UNDIV  
6.75% INT IN COMMON ELEMENTS

CLPJSK LLC  
4201 COLLINS AVE APT 2202  
MIAMI BEACH, FL 33140-3282

0232340590160  
1617 JEFFERSON AVE, #PH4  
JEFFERSON GARDENS CONDO UNIT PH4 UNDIV  
6.75% INT IN COMMON ELEMENTS

JUANA DEPEDRO & SERGIO J CRESPO  
74 W 92ND ST APT 2D  
NEW YORK, NY 10025-7652



0232340640001  
JEFFERSON PLAZA CONDO  
LINCOLN SUB PB 9-69  
LOT 3 BLK 48

REFERENCE ONLY

0232340640010  
1612 JEFFERSON AVE, #201  
JEFFERSON PLAZA CONDO UNIT 201 UNDIV 6.75%  
INT IN COMMON ELEMENTS

RAJOO K RAMCHANDANI  
FANNIE XIE  
1612 JEFFERSON AVE APT 304  
MIAMI BEACH, FL 33139-7614

0232340640020  
1612 JEFFERSON AVE, #301  
JEFFERSON PLAZA CONDO UNIT 301 UNDIV 6.75%  
INT IN COMMON ELEMENTS

RAJOO RAMCHANDANI  
FANNIE XIE  
1612 JEFFERSON AVE APT 304  
MIAMI BEACH, FL 33139-7614

0232340640030  
1612 JEFFERSON AVE, #401  
JEFFERSON PLAZA CONDO UNIT 401 UNDIV 6.75%  
INT IN COMMON ELEMENTS

ROBERTO CUNEO &W ANDREA SANDERS  
1612 JEFFERSON AVE APT 401  
MIAMI BEACH, FL 33139-7613

0232340640040  
1612 JEFFERSON AVE, #PH01  
JEFFERSON PLAZA CONDO UNIT PH-01 UNDIV  
6.75% INT IN COMMON ELEMENTS

PEDRO GONZALEZ  
1612 JEFFERSON AVE UNIT PH 1  
MIAMI BEACH, FL 33139-7619

0232340640050  
1612 JEFFERSON AVE, #202  
JEFFERSON PLAZA CONDO UNIT 202 UNDIV 5.75%  
INT IN COMMON ELEMENTS

SPENCER EIG  
LAURA R EIG  
625 W 46TH ST  
MIAMI BEACH, FL 33140-3025

0232340640060  
1612 JEFFERSON AVE, #302  
JEFFERSON PLAZA CONDO UNIT 302 UNDIV 5.75%  
INT IN COMMON ELEMENTS

JANET L SCHIFF TRUSTEE  
JANET SCHIFF REV TRUST  
1612 JEFFERSON AVE APT 302  
MIAMI BEACH, FL 33139-7614

0232340640070  
1612 JEFFERSON AVE, #402  
JEFFERSON PLAZA CONDO UNIT 402 UNDIV 5.75%  
INT IN COMMON ELEMENTS

ANSGAR LUBBEHUSEN  
ANETTE LOTHRINGEN  
848 BRICKELL KEY DR APT 2402  
MIAMI, FL 33131-3704

0232340640080  
1612 JEFFERSON AVE, #PH02  
JEFFERSON PLAZA CONDO UNIT PH-02 UNDIV  
5.75% INT IN COMMON ELEMENTS

LEE JOHNSON &W ALLISA  
127 W FAIRBANKS AVE # 104  
WINTER PARK, FL 32789-4326

0232340640090  
1612 JEFFERSON AVE, #203  
JEFFERSON PLAZA CONDO UNIT 203 UNDIV 5.75%  
INT IN COMMON ELEMENTS

KERIN A DONOVAN  
1612 JEFFERSON AVE APT 203  
MIAMI BEACH, FL 33139-7612

0232340640100 1612 JEFFERSON AVE, #303 JEFFERSON PLAZA CONDO UNIT 303 UNDIV 5.75% INT IN COMMON ELEMENTS	JULIO FREYRE EST OF 1612 JEFFERSON AVE APT 303 MIAMI BEACH, FL 33139-7614
0232340640110 1612 JEFFERSON AVE, #403 JEFFERSON PLAZA CONDO UNIT 403 UNDIV 5.75% INT IN COMMON ELEMENTS	KATINA SALAFATINOS 1612 JEFFERSON AVE APT 403 MIAMI BEACH, FL 33139-7613
0232340640120 1612 JEFFERSON AVE, #PH03 JEFFERSON PLAZA CONDO UNIT PH-03 UNDIV 5.75% INT IN COMMON ELEMENTS	KATINA SALAFATINOS 1612 JEFFERSON AVE APT 403 MIAMI BEACH, FL 33139-7613
0232340640130 1612 JEFFERSON AVE, #204 JEFFERSON PLAZA CONDO UNIT 204 UNDIV 6.75% INT IN COMMON ELEMENTS	JOSE L & MARIO A DIAZ 1612 JEFFERSON AVE APT 204 MIAMI BEACH, FL 33139-7612
0232340640140 1612 JEFFERSON AVE, #304 JEFFERSON PLAZA CONDO UNIT 304 UNDIV 6.75% INT IN COMMON ELEMENTS 4 22529-2578 11 2002 5	RAJOO K RAMCHANDANI FANNIE XIE 1612 JEFFERSON AVE APT 304 MIAMI BEACH, FL 33139-7614
0232340640150 1612 JEFFERSON AVE, #404 JEFFERSON PLAZA CONDO UNIT 404 UNDIV 6.75% INT IN COMMON ELEMENTS	LAURA CRESTO 1691 MICHIGAN AVE STE 320 MIAMI BEACH, FL 33139-2561
0232340640160 1612 JEFFERSON AVE, #PH04 JEFFERSON PLAZA CONDO UNIT PH-04 UNDIV 6.75% INT IN COMMON ELEMENTS	DANIEL A MAROSI 16880 SW 276TH ST HOMESTEAD, FL 33031-2741

0232340760001 918 LINCOLN RD THE LAUREN BUILDING CONDO LINCOLN SUB PB 9-69 LOTS 9 & 10 BLK 48	REFERENCE ONLY
0232340760010 918 LINCOLN RD, #1A THE LAUREN BUILDING CONDO UNIT 1A UNDIV 9.11 % INT IN COMMON ELEMENTS	918 STAR LLC C/O TRISTAR CAPITAL 510 LINCOLN RD MIAMI BEACH, FL 33139-2914
0232340760020 920 LINCOLN RD, #2A THE LAUREN BUILDING CONDO UNIT 2A UNDIV 7.86 % INT IN COMMON ELEMENTS	918 STAR LLC C/O TRISTAR CAPITAL 510 LINCOLN RD MIAMI BEACH, FL 33139-2914
0232340760030 922 LINCOLN RD, #3A THE LAUREN BUILDING CONDO UNIT 3A UNDIV 8.39 % INT IN COMMON ELEMENTS	CAREL WORLDWIDE HOLDING CO 922 LINCOLN RD MIAMI BEACH, FL 33139-2602
0232340760040 928 LINCOLN RD, #4A THE LAUREN BUILDING CONDO UNIT 4A UNDIV 21.76 % INT IN COMMON ELEMENTS	SOUTH FLORIDA ART CENTER INC 924 LINCOLN RD # 205 MIAMI BEACH, FL 33139-2602
0232340760050 924 LINCOLN RD, #5A THE LAUREN BUILDING CONDO UNIT 5A UNDIV 5.31 % INT IN COMMON ELEMENTS	SOUTH FLORIDA ART CENTER INC 924 LINCOLN RD MIAMI BEACH, FL 33139-2602
0232340760060 924 LINCOLN RD, #6A THE LAUREN BUILDING CONDO UNIT 6A UNDIV 9.34 % INT IN COMMON ELEMENTS	SOUTH FLORIDA ART CENTER INC 924 LINCOLN RD MIAMI BEACH, FL 33139-2602
0232340760070 924 LINCOLN RD, #1B THE LAUREN BUILDING CONDO UNIT 1B UNDIV 10.63 % INT IN COMMON ELEMENTS	SOUTH FLORIDA ART CENTER INC 924 LINCOLN RD UNIT 1B MIAMI BEACH, FL 33139-2602
0232340760080 924 LINCOLN RD, #2B THE LAUREN BUILDING CONDO UNIT 2B UNDIV 7.31 % INT IN COMMON ELEMENTS	SOUTH FLORIDA ART CENTER INC 924 LINCOLN RD MIAMI BEACH, FL 33139-2602
0232340760090 924 LINCOLN RD, #3B THE LAUREN BUILDING CONDO UNIT 3B UNDIV 8.74 % INT IN COMMON ELEMENTS	SOUTH FLORIDA ART CENTER INC 924 LINCOLN RD UNIT 3B MIAMI BEACH, FL 33139-2602



0232340760100  
924 LINCOLN RD, #4B  
THE LAUREN BUILDING CONDO UNIT 4B UNDIV  
11.55 % INT IN COMMON ELEMENTS

SOUTH FLORIDA ART CENTER INC  
924 LINCOLN RD  
MIAMI BEACH, FL 33139-2602

0232340910001  
CROMWELL CONDO  
LINCOLN SUB PB 9-69  
LOT 4 BLK 48

REFERENCE ONLY

0232340910010  
1614 JEFFERSON AVE, #1  
CROMWELL CONDOMINIUM UNIT 1 UNDIV 12.5 %  
INT IN COMMON ELEMENTS

THOMAS I GARDNER (TR)  
PO BOX 375  
HOBE SOUND, FL 33475-0375

0232340910020  
1614 JEFFERSON AVE, #2  
CROMWELL CONDOMINIUM UNIT 2 UNDIV 12.5 %  
INT IN COMMON ELEMENTS

ELIZABETH V KRUEGER TRS  
ELIZABETH V KREUGER LIVING TRUST  
1614 JEFFERSON AVE APT 2  
MIAMI BEACH, FL 33139-7616

0232340910030  
1614 JEFFERSON AVE, #3  
CROMWELL CONDOMINIUM UNIT 3 UNDIV 12.5 %  
INT IN COMMON ELEMENTS

JOSE PENALBA  
1614 JEFFERSON AVE APT 3  
MIAMI BEACH, FL 33139-7616

0232340910040  
1614 JEFFERSON AVE, #4  
CROMWELL CONDOMINIUM UNIT 4 UNDIV 12.5 %  
INT IN COMMON ELEMENTS

JOSE PENALBA  
1614 JEFFERSON AVE APT 4  
MIAMI BEACH, FL 33139-7616

0232340910050  
1614 JEFFERSON AVE, #5  
CROMWELL CONDOMINIUM UNIT 5 UNDIV 12.5 %  
INT IN COMMON ELEMENTS

MERRICK PRATT JR  
1614 JEFFERSON AVE APT 5  
MIAMI BEACH, FL 33139-7616

0232340910060  
1614 JEFFERSON AVE, #6  
CROMWELL CONDOMINIUM UNIT 6 UNDIV 12.5 %  
INT IN COMMON ELEMENTS

MELISSA ORTIZ  
1614 JEFFERSON AVE APT 6  
MIAMI BEACH, FL 33139-7616

0232340910070  
1614 JEFFERSON AVE, #7  
CROMWELL CONDOMINIUM UNIT 7 UNDIV 12.5 %  
INT IN COMMON ELEMENTS

CARIN KIRBY  
1614 JEFFERSON AVE APT 7  
MIAMI BEACH, FL 33139-7616

0232340910080  
1614 JEFFERSON AVE, #8  
CROMWELL CONDOMINIUM UNIT 8 UNDIV 12.5 %  
INT IN COMMON ELEMENTS

FEDERICA VAGINARY D EMARESE  
C/O ELEONORA DEPALMA PA  
PO BOX 190026  
MIAMI BEACH, FL 33119-0026

0232340980001  
TROPICO CONDO  
LINCOLN SUB PB 9-69  
LOT 4 BLK 50A  
LOT SIZE 50.000 X 150

REFERENCE ONLY

0232340980010  
1614 EUCLID AVE, #21  
TROPICO CONDO UNIT 21 UNDIV 8.2% INT IN  
COMMON ELEMENTS

LAURA CRESTO  
1614 EUCLID AVE APT 21  
MIAMI BEACH, FL 33139-7782

0232340980020  
1614 EUCLID AVE, #22  
TROPICO CONDO UNIT 22 UNDIV 10.2% INT IN  
COMMON ELEMENTS

MATTHEW JAMES RAZOOK  
1614 EUCLID AVE APT 22  
MIAMI BEACH, FL 33139-7782

0232340980030  
1614 EUCLID AVE, #23  
TROPICO CONDO UNIT 23 UNDIV 10.2% INT IN  
COMMON ELEMENTS

NORBERTO EZQUERRA &W ALINE M  
1614 EUCLID AVE APT 23  
MIAMI BEACH, FL 33139-7782

0232340980040  
1614 EUCLID AVE, #24  
TROPICO CONDO UNIT 24 UNDIV 10.2% INT IN  
COMMON ELEMENTS

PAOLO STEFANINI  
1250 S MIAMI AVE APT 2115  
MIAMI, FL 33130-4115

0232340980050  
1614 EUCLID AVE, #31  
TROPICO CONDO UNIT 31 UNDIV 10.2% INT IN  
COMMON ELEMENTS

JOHN R RECKERT &W MONICA R  
14778 SW 43RD WAY  
MIAMI, FL 33185-4371

0232340980060  
1614 EUCLID AVE, #32  
TROPICO CONDO UNIT 32 UNDIV 10.2% INT IN  
COMMON ELEMENTS

HOWARD S HAUSER  
1614 EUCLID AVE APT 32  
MIAMI BEACH, FL 33139-7783

0232340980070  
1614 EUCLID AVE, #33  
TROPICO CONDO UNIT 33 UNDIV 10.2% INT IN  
COMMON ELEMENTS

MARTIN F MUELLER  
1614 EUCLID AVE APT 33  
MIAMI BEACH, FL 33139-7783

0232340980080  
1614 EUCLID AVE, #34  
TROPICO CONDO UNIT 34 UNDIV 10.2% INT IN  
COMMON ELEMENTS

GARRICK J EDWARDS  
MIA MARCIA ROMERO  
1614 EUCLID AVE APT 34  
MIAMI BEACH, FL 33139-7783

0232340980090  
1614 EUCLID AVE, #35  
TROPICO CONDO UNIT 35 UNDIV 10.2% INT IN  
COMMON ELEMENTS

IVAN O ALVAREZ  
1614 EUCLID AVE APT 35  
MIAMI BEACH, FL 33139-7783

0232340980100

1614 EUCLID AVE, #36

TROPICO CONDO UNIT 36 UNDIV 10.2% INT IN  
COMMON ELEMENTS

RIANNA ROMANOWSKI

1614 EUCLID AVE APT 36

MIAMI BEACH, FL 33139-7783



0232341270001  
THE SENATE CONDO  
LINCOLN SUB PB 9-69  
LOT 2 BLK 48  
LOT SIZE 7500 SQ FT

REFERENCE ONLY

0232341270010  
1606 JEFFERSON AVE, #1  
THE SENATE CONDO UNIT 1 UNDIV 9.32% INT IN  
COMMON ELEMENTS

MONICA LLC  
150 SE 2ND AVE STE 1010  
MIAMI, FL 33131-1577

0232341270020  
1606 JEFFERSON AVE, #2  
THE SENATE CONDO UNIT 2 UNDIV 6.153% INT  
IN COMMON ELEMENTS

JOHN L BUCKLEY &W ANDREE W  
1130 BIBLE HILL RD  
FRANCESTOWN, NH 03043-3334

0232341270030  
1606 JEFFERSON AVE, #3  
THE SENATE CONDO UNIT 3 UNDIV 6.696% INT  
IN COMMON ELEMENTS

PROKOPIOS PANAGAKOS  
1750 SW 2ND AVE  
BOCA RATON, FL 33432-7229

0232341270040  
1606 JEFFERSON AVE, #4  
THE SENATE CONDO UNIT 4 UNDIV 6.256% INT  
IN COMMON ELEMENTS

CARLOS ADRIAN PAUTASSO JTRS  
RODRIGO MASJOAN JTRS  
1606 JEFFERSON AVE APT 4  
MIAMI BEACH, FL 33139-7609

0232341270050  
1606 JEFFERSON AVE, #5  
THE SENATE CONDO UNIT 5 UNDIV 6.709% INT  
IN COMMON ELEMENTS

PMMIA LLC  
1662 LINCOLN CT APT 506  
MIAMI BEACH, FL 33139-3263

0232341270060  
1606 JEFFERSON AVE, #6  
THE SENATE CONDO UNIT 6 UNDIV 6.463% INT  
IN COMMON ELEMENTS

MONICA LLC  
PO BOX 191095  
MIAMI BEACH, FL 33119-1095

0232341270070  
1606 JEFFERSON AVE, #7  
THE SENATE CONDO UNIT 7 UNDIV 8.325% INT  
IN COMMON ELEMENTS

KATJA KUKOVIC  
1606 JEFFERSON AVE APT 7  
MIAMI BEACH, FL 33139-7607

0232341270080  
1606 JEFFERSON AVE, #8  
THE SENATE CONDO UNIT 8 UNDIV 9.462% INT  
IN COMMON ELEMENTS

MARIELA IBARRA ROMERO  
1606 JEFFERSON AVE APT 8  
MIAMI BEACH, FL 33139-7607

0232341270090  
1606 JEFFERSON AVE, #9  
THE SENATE CONDO UNIT 9 UNDIV 19.235% INT  
IN COMMON ELEMENTS

HOWARD SALWEN  
SHERYL MARSHALL  
130 DUDLEY RD  
NEWTON CENTER, MA 02459-2827

0232341270100  
1606 JEFFERSON AVE, #11  
THE SENATE CONDO UNIT 11 UNDIV 9.385% INT  
IN COMMON ELEMENTS

SCI MOVIE LLC  
790 E BROWARD BLVD STE 203  
FORT LAUDERDALE, FL 33301-2078

0232341270110  
1606 JEFFERSON AVE, #14  
THE SENATE CONDO UNIT 14 UNDIV 11.996% INT  
IN COMMON ELEMENTS

VICTOR A GONZALEZ  
1606 JEFFERSON AVE APT 14  
MIAMI BEACH, FL 33139-7610

0232341580001  
1619 JEFFERSON AVE  
POLO CONDO  
LINCOLN SUBPB 9-69  
E5FT LOT 13 & ALL LOT 14 BLK 49  
LOT SIZE 7750 SQ FT M/L

REFERENCE ONLY

0232341580010  
1619 JEFFERSON AVE, #1  
POLO CONDO UNIT 1 UNDIV 4.92% INT IN  
COMMON ELEMENTS

PATRICE REGNIER  
C/O MIAMI REALTY GROUP  
NATHALIE REGNIER  
90 ALTON RD  
MIAMI BEACH, FL 33139-6874

0232341580020  
1619 JEFFERSON AVE, #2  
POLO CONDO UNIT 2 UNDIV 2.84% INT IN  
COMMON ELEMENTS

JUAN M MACIAS &W NELLY C MACIAS  
5600 COLLINS AVE # 16  
MIAMI BEACH, FL 33140-2455

0232341580030  
1619 JEFFERSON AVE, #3  
POLO CONDO UNIT 3 UNDIV 5.51% INT IN  
COMMON ELEMENTS

PRESENT LIGHT HOLDINGS LLC  
7411 CARLYLE AVE APT 2  
MIAMI BEACH, FL 33141-2628

0232341580040  
1619 JEFFERSON AVE, #4  
POLO CONDO UNIT 4 UNDIV 2.79% INT IN  
COMMON ELEMENTS

DIEB INVEST LLC  
1619 JEFFERSON AVE APT 4  
MIAMI BEACH, FL 33139-7626

0232341580050  
1619 JEFFERSON AVE, #5  
POLO CONDO UNIT 5 UNDIV 2.99% INT IN  
COMMON ELEMENTS

TYMOR BRIK  
1619 JEFFERSON AVE APT 5  
MIAMI BEACH, FL 33139-7626

0232341580060  
1619 JEFFERSON AVE, #6  
POLO CONDO UNIT 6 UNDIV 2.77% INT IN  
COMMON ELEMENTS

GRF INVESTMENTS LLC  
737 E ATLANTIC BLVD  
POMPANO BEACH, FL 33060-6345

0232341580070  
1619 JEFFERSON AVE, #7  
POLO CONDO UNIT 7 UNDIV 4.23% INT IN  
COMMON ELEMENTS

NORMA 1922 CORP  
3370 MARY ST  
MIAMI, FL 33133-5215

0232341580080  
1619 JEFFERSON AVE, #8  
POLO CONDO UNIT 8 UNDIV 4.25% INT IN  
COMMON ELEMENTS

ITAMAR MAKMAL  
1619 JEFFERSON AVE APT 8  
MIAMI BEACH, FL 33139-7628

0232341580090  
1619 JEFFERSON AVE, #10  
POLO CONDO UNIT 10 UNDIV 4.92% INT IN  
COMMON ELEMENTS

WILMINGTON SAVINGS FUND SOCIETY FBS TRS  
PRIMESTAR H FUND I TRUST  
4600 S SYRACUSE ST STE 700  
DENVER, CO 80237-2769

0232341580100  
1619 JEFFERSON AVE, #11  
POLO CONDO UNIT 11 UNDIV 4.61% INT IN  
COMMON ELEMENTS

THALLY INC  
1619 JEFFERSON AVE APT 11  
MIAMI BEACH, FL 33139-7628

0232341580110  
1619 JEFFERSON AVE, #12  
POLO CONDO UNIT 12 UNDIV 5.51% INT IN  
COMMON ELEMENTS

ANTONY K CHANDLER  
7800 SW 57TH AVE STE 127  
MIAMI, FL 33143-5543

0232341580120  
1619 JEFFERSON AVE, #13  
POLO CONDO UNIT 13 UNDIV 2.66% INT IN  
COMMON ELEMENTS

LUCA VALVO  
1619 JEFFERSON AVE APT 13  
MIAMI BEACH, FL 33139-7628

0232341580130  
1619 JEFFERSON AVE, #14  
POLO CONDO UNIT 14 UNDIV 2.99% INT IN  
COMMON ELEMENTS

ALBAN COLSON  
164 AVENUE DU DIX SEPTEMBRE  
L2550 LUXEMBOURG,  
LUXEMBOURG

0232341580140  
1619 JEFFERSON AVE, #15  
POLO CONDO UNIT 15 UNDIV 2.79% INT IN  
COMMON ELEMENTS

BAMAX CORP  
1444 BISCAYNE BLVD STE 306  
MIAMI, FL 33132-1423

0232341580150  
1619 JEFFERSON AVE, #16  
POLO CONDO UNIT 16 UNDIV 2.77% INT IN  
COMMON ELEMENTS

TAHA IBRAHIM ERPULAT  
YENI RIVA YOLU ACARKENT MAHALL  
DAIR 3 BEYKOZ  
ISTANBUL  
TURKEY

0232341580160  
1619 JEFFERSON AVE, #17  
POLO CONDO UNIT 17 UNDIV 4.25% INT IN  
COMMON ELEMENTS

BAMAX CORP  
1444 BISCAYNE BLVD STE 306  
MIAMI, FL 33132-1423

0232341580170  
1619 JEFFERSON AVE, #18  
POLO CONDO UNIT 18 UNDIV 4.23% INT IN  
COMMON ELEMENTS

FRANCISCO REGO  
1619 JEFFERSON AVE APT 18  
MIAMI BEACH, FL 33139-7629

0232341580180  
1619 JEFFERSON AVE, #19  
POLO CONDO UNIT 19 UNDIV 4.92% INT IN  
COMMON ELEMENTS

CORRADO RIZZA  
1619 JEFFERSON AVE APT 19  
MIAMI BEACH, FL 33139-7629

0232341580190  
1619 JEFFERSON AVE, #20  
POLO CONDO UNIT 20 UNDIV 4.61% INT IN  
COMMON ELEMENTS

BAMAX CORP  
1616 JEFFERSON AVE #20  
MIAMI BEACH, FL 33139

0232341580200  
1619 JEFFERSON AVE, #21  
POLO CONDO UNIT 21 UNDIV 5.51% INT IN  
COMMON ELEMENTS

ARLET SARKISSIANS  
ANTONY CHANDLER  
7800 SW 57TH AVE STE 127  
MIAMI, FL 33143-5543

0232341580210  
1619 JEFFERSON AVE, #22  
POLO CONDO UNIT 22 UNDIV 2.9 % INT IN  
COMMON ELEMENTS

BAMAX CORP  
1444 BISCAYNE BLVD STE 306  
MIAMI, FL 33132-1423

0232341580220  
1619 JEFFERSON AVE, #23  
POLO CONDO UNIT 23 UNDIV 2.99% INT IN  
COMMON ELEMENTS

FAMILY AFFAIRS LLC  
927 LINCOLN RD STE 200  
MIAMI BEACH, FL 33139-2618

0232341580230  
1619 JEFFERSON AVE, #24  
POLO CONDO UNIT 24 UNDIV 2.79% INT IN  
COMMON ELEMENTS

SILVINA BELMONTE  
1619 JEFFERSON AVE APT 24  
MIAMI BEACH, FL 33139-7627

0232341580240  
1619 JEFFERSON AVE, #25  
POLO CONDO UNIT 25 UNDIV 2.77% INT IN  
COMMON ELEMENTS

CIRCLE BENEFIT CORP  
17553 SW 85TH AVE  
MIAMI, FL 33157-6084

0232341580250  
1619 JEFFERSON AVE, #26  
POLO CONDO UNIT 26 UNDIV 4.25% INT IN  
COMMON ELEMENTS

TRACY C MORRIS  
1619 JEFFERSON AVE APT 26  
MIAMI BEACH, FL 33139-7627

0232341580260  
1619 JEFFERSON AVE, #27  
POLO CONDO UNIT 27 UNDIV 4.23% INT IN  
COMMON ELEMENTS

SONIA BARROS  
4011 N MERIDIAN AVE APT 32  
MIAMI BEACH, FL 33140-3313



0232342000001  
THE MARITIME CONDO  
LINCOLN SUB PB 9-69  
LOT 5 BLK 50A  
AS DESC IN DECL OR 25485-1625  
LOT SIZE 7500 SQ FT

REFERENCE ONLY

0232342000010  
1616 EUCLID AVE, #1  
THE MARITIME CONDO UNIT 1 UNDIV 7.59% INT  
IN COMMON ELEMENTS

EMKER USA LLC  
1680 MICHIGAN AVE STE 910  
MIAMI BEACH, FL 33139-2550

0232342000020  
1616 EUCLID AVE, #2  
THE MARITIME CONDO UNIT 2 UNDIV 7.59% INT  
IN COMMON ELEMENTS

MARK R TAYLOR  
1616 EUCLID AVE APT 2  
MIAMI BEACH, FL 33139-7750

0232342000030  
1616 EUCLID AVE, #3  
THE MARITIME CONDO UNIT 3 UNDIV 7.27% INT  
IN COMMON ELEMENTS

MARK B CARBON  
1737 MILAN ST  
NEW ORLEANS, LA 70115-4733

0232342000040  
1616 EUCLID AVE, #4  
THE MARITIME CONDO UNIT 4 UNDIV 7.27% INT  
IN COMMON ELEMENTS

VINCENZO SANTAGELO  
1616 EUCLID AVE APT 4  
MIAMI BEACH, FL 33139-7750

0232342000050  
1616 EUCLID AVE, #5  
THE MARITIME CONDO UNIT 5 UNDIV 7.19% INT  
IN COMMON ELEMENTS

LINDA STOCH & RUSSELL B STOCH CO TRS  
104 VINTAGEISLE LN  
PALM BEACH GARDENS, FL 33418-4603

0232342000060  
1616 EUCLID AVE, #6  
THE MARITIME CONDO UNIT 6 UNDIV 7.19% INT  
IN COMMON ELEMENTS

CAMILLA INVESTMENT MIAMI LLC  
1680 MICHIGAN AVE STE 910  
MIAMI BEACH, FL 33139-2550

0232342000070  
1616 EUCLID AVE, #7  
THE MARITIME CONDO UNIT 7 UNDIV 7.92% INT  
IN COMMON ELEMENTS

GERMAN SANTARELLI  
1616 EUCLID AVE APT 7  
MIAMI BEACH, FL 33139-7750

0232342000080  
1616 EUCLID AVE, #8  
THE MARITIME CONDO UNIT 8 UNDIV 7.92% INT  
IN COMMON ELEMENTS

GIOVANNI DA ROS  
53 MILLENIUM TOWER  
CHARLOTTE QUAY D4  
DUBLIN  
IRELAND

0232342000090  
1616 EUCLID AVE, #9  
THE MARITIME CONDO UNIT 9 UNDIV 7.72% INT  
IN COMMON ELEMENTS

LUCA GUARDA NARDINI  
VIA BELZONI 70  
PADOVA 35121  
ITALY

0232342000100  
1616 EUCLID AVE, #10  
THE MARITIME CONDO UNIT 10 UNDIV 7.72% INT  
IN COMMON ELEMENTS

GUIDO CAODAGLIO  
ROBERTO PIANA BRUNE CIREDERF  
CSO GIULIO CESAR 14  
TORINO 10152  
ITALY

0232342000110  
1616 EUCLID AVE, #11  
THE MARITIME CONDO UNIT 11 UNDIV 4.51% INT  
IN COMMON ELEMENTS

OMAR PONS  
1616 EUCLID AVE APT 11  
MIAMI BEACH, FL 33139-7751

0232342000120  
1616 EUCLID AVE, #12  
THE MARITIME CONDO UNIT 12 UNDIV 4.51% INT  
IN COMMON ELEMENTS

JOEL G BLANCHETTE  
& KAREN KRANZ SERGI JTRS  
12000 MARKET ST APT 347  
RESTON, VA 20190-6201

0232342000130  
1616 EUCLID AVE, #14  
THE MARITIME CONDO UNIT 14 UNDIV 7.80% INT  
IN COMMON ELEMENTS

FRANK RANDON  
1616 EUCLID AVE APT 14  
MIAMI BEACH, FL 33139-7751

0232342000140  
1616 EUCLID AVE, #15  
THE MARITIME CONDO UNIT 15 UNDIV 7.80% INT  
IN COMMON ELEMENTS

DAVIDE CANAVESIO  
VIA DELLA ROCCA #21  
TURIN 10123,  
ITALY

0232342360001  
1611 MERIDIAN AVE  
EMILY CONDO  
LINCOLN SUB PB 9-69  
LOT 10 BLK 50A  
AS DESC IN DECL OR 29507-2961  
LOT SIZE 7500 SQ FT M/L

REFERENCE ONLY

0232342360010  
1611 MERIDIAN AVE, #101  
EMILY CONDO UNIT 101 UNDIV 4.8525% INT IN  
COMMON ELEMENTS

BULLDOG 69 LLC  
230 W 41ST ST FL 15TH  
NEW YORK, NY 10036-7207

0232342360020  
1611 MERIDIAN AVE, #201  
EMILY CONDO UNIT 201 UNDIV 5.2989% INT IN  
COMMON ELEMENTS

SPARTA MIAMI LLC  
8301 NW 197TH ST  
HIALEAH, FL 33015-5996

0232342360030  
1611 MERIDIAN AVE, #301  
EMILY CONDO UNIT 301 UNDIV 9.7416% INT IN  
COMMON ELEMENTS

KAROSHI LLC  
11 BROADWAY STE 368  
NEW YORK, NY 10004-1369

0232342360040  
1611 MERIDIAN AVE, #102  
EMILY CONDO UNIT 102 UNDIV 3.9156% INT IN  
COMMON ELEMENTS

MILLA USA INC  
8301 NW 197TH ST  
HIALEAH, FL 33015-5996

0232342360050  
1611 MERIDIAN AVE, #202  
EMILY CONDO UNIT 202 UNDIV 3.6302% INT IN  
COMMON ELEMENTS

MS COSTRUZIONI INC  
8301 NW 197TH ST  
HIALEAH, FL 33015-5996

0232342360060  
1611 MERIDIAN AVE, #302  
EMILY CONDO UNIT 302 UNDIV 4.2816% INT IN  
COMMON ELEMENTS

GULPGIN INC  
8301 NW 197TH ST  
HIALEAH, FL 33015-5996

0232342360070  
1611 MERIDIAN AVE, #103  
EMILY CONDO UNIT 103 UNDIV 3.9156% INT IN  
COMMON ELEMENTS

PATRICIA INHAIA  
RUA DE VISEU  
G F SHOP L TAPIA  
MAN  
MACAU

0232342360080  
1611 MERIDIAN AVE, #203  
EMILY CONDO UNIT 203 UNDIV 3.9156% INT IN  
COMMON ELEMENTS

MALEMY LLC  
1600 EUCLID AVE APT 103  
MIAMI BEACH, FL 33139-7722

0232342360090  
1611 MERIDIAN AVE, #303  
EMILY CONDO UNIT 303 UNDIV 3.9156% INT IN  
COMMON ELEMENTS

ANGELA DE MARIO  
V FEDERIGO ENRIQUE 2  
VALENZANOBA  
BARI 70010  
ITALY

0232342360100  
1611 MERIDIAN AVE, #104  
EMILY CONDO UNIT 104 UNDIV 4.8817% INT IN  
COMMON ELEMENTS

PEACH ROSE INC  
820 15TH ST APT 101  
MIAMI BEACH, FL 33139-0702

0232342360110  
1611 MERIDIAN AVE, #204  
EMILY CONDO UNIT 204 UNDIV 4.8817% INT IN  
COMMON ELEMENTS

BARFLY INVESTMENT LLC  
CO TORRES AND VADILLO LLP  
11402 NW 41ST ST STE 202  
MIAMI, FL 33178-4861

0232342360120  
1611 MERIDIAN AVE, #304  
EMILY CONDO UNIT 301 UNDIV 4.8817% INT IN  
COMMON ELEMENTS

DOUBLEPINVESTMENTS LLC  
8301 NW 197TH ST  
HIALEAH, FL 33015-5996

0232342360130  
1611 MERIDIAN AVE, #105  
EMILY CONDO UNIT 105 UNDIV 4.7720% INT IN  
COMMON ELEMENTS

JOAO BOSCO CABRAL  
CO CJ LAW  
MARIA EMILIA MALDAUN CABRAL  
1395 BRICKELL AVE STE 800  
MIAMI, FL 33131-3302

0232342360140  
1611 MERIDIAN AVE, #205  
EMILY CONDO UNIT 205 UNDIV 4.7720% INT IN  
COMMON ELEMENTS

MARVIAL LLC  
8301 NW 197TH ST  
HIALEAH, FL 33015-5996

0232342360150  
1611 MERIDIAN AVE, #305  
EMILY CONDO UNIT 305 UNDIV 4.7720% INT IN  
COMMON ELEMENTS

LAUDERDALE INVESTMENTS LLC  
8301 NW 197TH ST  
HIALEAH, FL 33015-5996

0232342360160  
1611 MERIDIAN AVE, #106  
EMILY CONDO UNIT 106 UNDIV 3.2057% INT IN  
COMMON ELEMENTS

OROVILLE INC  
8301 NW 197TH ST  
HIALEAH, FL 33015-5996

0232342360170  
1611 MERIDIAN AVE, #206  
EMILY CONDO UNIT 206 UNDIV 3.2057% INT IN  
COMMON ELEMENTS

LOREMA INC  
8301 NW 197TH ST  
HIALEAH, FL 33015-5996

0232342360180  
1611 MERIDIAN AVE, #306  
EMILY CONDO UNIT 306 UNDIV 3.2057% INT IN  
COMMON ELEMENTS

LB HORIZONS LLC  
3370 MARY ST  
MIAMI, FL 33133-5215

0232342360190  
1611 MERIDIAN AVE, #107  
EMILY CONDO UNIT 107 UNDIV 3.0739% INT IN  
COMMON ELEMENTS

BREQUIN INC  
8301 NW 197TH ST  
HIALEAH, FL 33015-5996

0232342360200  
1611 MERIDIAN AVE, #207  
EMILY CONDO UNIT 207 UNDIV 3.0739% INT IN  
COMMON ELEMENTS

MERIDIA USA LLC  
8301 NW 197TH ST  
HIALEAH, FL 33015-5996

0232342360210  
1611 MERIDIAN AVE, #307  
EMILY CONDO UNIT 307 UNDIV 3.0739% INT IN  
COMMON ELEMENTS

TEODORA LLC  
820 15TH ST  
MIAMI BEACH, FL 33139-0702

0232342360220  
1611 MERIDIAN AVE, #108  
EMILY CONDO UNIT 108 UNDIV 4.1059% INT IN  
COMMON ELEMENTS

EMILY 108 LLC  
580 N SHORE DR  
MIAMI BEACH, FL 33141-2432

0232342360230  
1611 MERIDIAN AVE, #208  
EMILY CONDO UNIT 208 UNDIV 4.9110% INT IN  
COMMON ELEMENTS

SPARTA MIAMI LLC  
8301 NW 197TH ST  
HIALEAH, FL 33015-5996



CCC

RM-2

RS-4

RM-1

GU

0690  
(1.84 Ac.)

GU

0180  
(0.30 Ac.)

Subject

MIAMI BEACH

CD-3

GU

0180  
(0.30 Ac.)

RM-1

RM-1

RM-1

RM-1



818 LINCOLN INVESTMENTS LLC  
3510 ST JOSEPH BOUL EAST  
MONTREAL QUEBEC H1X 1W6  
CANADA

VIMA VILIMEK TRS  
JIRI VILIMEK LIVING TRUST  
EVELYN M NEERACHER & RUDOLF MEIER  
2554 POPLAR CRESCENT  
MISSISSAUGA ONTARIO L5J4H3  
CANADA

GIOVANNI DA ROS  
53 MILLENNIUM TOWER  
CHARLOTTE QUAY D4  
DUBLIN  
IRELAND

ANGELA DE MARIO  
V FEDERIGO ENRIQUE  
2 VALENZANOBA  
BARI 70010  
ITALY

DAVIDE CANAVESIO  
VIA DELLA ROCCA #21  
TURIN 10123  
ITALY

GUIDO CAODAGLIO  
ROBERTO PIANA  
BRUNE CIREDERF  
CSO GIULIO CESAR 14  
TORINO 10152  
ITALY

LUCA GUARDA NARDINI  
VIA BELZONI 70  
PADOVA 35121  
ITALY

ALBAN COLSON  
164 AVENUE DU DIX SEPTEMBRE  
L2550 LUXEMBOURG  
LUXEMBOURG

PATRICIA INHAIA  
RUA DE VISEU  
G F SHOP L TAPIA  
MAN  
MACAU

TAHA IBRAHIM ERPULAT  
YENI RIVA YOLU ACARKENT MAHALL  
DAIR 3 BEYKOZ  
ISTANBUL  
TURKEY

1614 MERIDIAN LLC  
227 E RIVO ALTO DR  
MIAMI BEACH, FL 33139-1247

1619 MERIDIAN AVE LLC  
C/O SHULAMIT STOCK  
9033 GARLAND AVE  
MIAMI BEACH, FL 33154-3217

1691 MICHIGAN AVE INVESTMENT LP  
CITY MIAMI BEACH ECON DEV  
1185 AVENUE OF THE AMERICAS FL 18TH  
NEW YORK, NY 10036-2603

718 LINCOLN OWNER LLC  
C/O JSRE ACQUISITIONS LLC  
660 MADISON AVE  
NEW YORK, NY 10065-8405

730 CORPORATION  
1665 WASHINGTON AVE PH  
MIAMI BEACH, FL 33139-3172

738 LINCOLN ROAD LLC  
C/O COMRAS COMPANY  
1261 20TH ST  
MIAMI BEACH, FL 33139-1407

910 LINCOLN LLC  
C/O INVESCO ADVISORS INC  
13155 NOEL RD STE 500  
DALLAS, TX 75240-5042

918 STAR LLC  
C/O TRISTAR CAPITAL  
510 LINCOLN RD  
MIAMI BEACH, FL 33139-2914

ALBERTO C MESA & AMALIA M SIMON  
1617 JEFFERSON AVE APT 201  
MIAMI BEACH, FL 33139-7622

ALEXANDER M SCHLEMP  
1615 MERIDIAN AVE APT 402  
MIAMI BEACH, FL 33139-2866

ALICIA MAGUA  
1605 MERIDIAN AVE APT 504  
MIAMI BEACH, FL 33139-2845

AMERICA NANDWANI & H PREMNATH D  
1621 BAY RD APT 402  
MIAMI BEACH, FL 33139-3250

ANSGAR LUBBEHUSEN  
ANETTE LOTHRINGEN  
848 BRICKELL KEY DR APT 2402  
MIAMI, FL 33131-3704

ANTHONY PURRINOS  
128 CLINTON AVE  
HILLSDALE, NJ 07642-1813

ANTONY K CHANDLER  
7800 SW 57TH AVE STE 127  
MIAMI, FL 33143-5543

ARLET SARKISSIANS  
ANTONY CHANDLER  
7800 SW 57TH AVE STE 127  
MIAMI, FL 33143-5543

ARMAND LE BEAU & DAVID W SMITH JR  
1605 MERIDIAN AVE APT 301  
MIAMI BEACH, FL 33139-2846

BAMAX CORP  
1616 JEFFERSON AVE #20  
MIAMI BEACH, FL 33139

BAMAX CORP  
1444 BISCAYNE BLVD STE 306  
MIAMI, FL 33132-1423

BARFLY INVESTMENT LLC  
CO TORRES AND VADILLO LLP  
11402 NW 41ST ST STE 202  
MIAMI, FL 33178-4861

BENJAMIN NASON HAMLIN  
CYRA AKILA CHOUDHURY  
43 U ST NW  
WASHINGTON, DC 20001-1010

BERNARD ZYSCOVICH  
1615 MERIDIAN AVE APT 502  
MIAMI BEACH, FL 33139-2855

BRENDA BOYD  
1617 JEFFERSON AVE APT 204  
MIAMI BEACH, FL 33139-7622

BREQUIN INC  
8301 NW 197TH ST  
HIALEAH, FL 33015-5996

BRIAN P CASEY  
1615 MERIDIAN AVE APT 504  
MIAMI BEACH, FL 33139-2855

BULLDOG 69 LLC  
230 W 41ST ST FL 15TH  
NEW YORK, NY 10036-7207

CAMILLA INVESTMENT MIAMI LLC  
1680 MICHIGAN AVE STE 910  
MIAMI BEACH, FL 33139-2550

CAREL WORLDWIDE HOLDING CO  
922 LINCOLN RD  
MIAMI BEACH, FL 33139-2602

CARIN KIRBY  
1614 JEFFERSON AVE APT 7  
MIAMI BEACH, FL 33139-7616

CARLOS ADRIAN PAUTASSO JTRS  
RODRIGO MASJOAN JTRS  
1606 JEFFERSON AVE APT 4  
MIAMI BEACH, FL 33139-7609

CARLOS ALFREDO QUINONES  
1615 MERIDIAN AVE APT 303  
MIAMI BEACH, FL 33139-2865

CARMEN T REYES  
1617 JEFFERSON AVE APT 401  
MIAMI BEACH, FL 33139-7624

CECILIA M OLAVARRIA  
1605 MERIDIAN AVE APT 304  
MIAMI BEACH, FL 33139-2846

CELIDA MARTINEZ  
CARLOS MARTINEZ  
1605 MERIDIAN AVE APT 501  
MIAMI BEACH, FL 33139-2845

CHAKU LLC  
1665 BAY RD APT 421  
MIAMI BEACH, FL 33139-2188

CIRCLE BENEFIT CORP  
17553 SW 85TH AVE  
MIAMI, FL 33157-6084

CITY OF MIAMI BEACH  
1130 WASHINGTON AVE  
MIAMI BEACH, FL 33139-4600

CITY OF MIAMI BEACH FLA  
CITY HALL  
1700 CONVENTION CENTER DR  
MIAMI BEACH, FL 33139-1819

CLPJSK LLC  
4201 COLLINS AVE APT 2202  
MIAMI BEACH, FL 33140-3282

CORRADO RIZZA  
1619 JEFFERSON AVE APT 19  
MIAMI BEACH, FL 33139-7629

DANIEL A MAROSI  
16880 SW 276TH ST  
HOMESTEAD, FL 33031-2741

DANIEL J FRANCIS  
1615 MERIDIAN AVE APT 401  
MIAMI BEACH, FL 33139-2866

DIEB INVEST LLC  
1619 JEFFERSON AVE APT 4  
MIAMI BEACH, FL 33139-7626

DIMER GIOVANNONI & W COSETTA  
SARA GIOVANNONI JTRS  
1605 MERIDIAN AVE APT 204  
MIAMI BEACH, FL 33139-2827

DOUBLEPINVESTMENTS LLC  
8301 NW 197TH ST  
HIALEAH, FL 33015-5996

ELIZABETH V KRUEGER TRS  
ELIZABETH V KREUGER LIVING TRUST  
1614 JEFFERSON AVE APT 2  
MIAMI BEACH, FL 33139-7616

EMILY 108 LLC  
580 N SHORE DR  
MIAMI BEACH, FL 33141-2432

EMKER USA LLC  
1680 MICHIGAN AVE STE 910  
MIAMI BEACH, FL 33139-2550

ERIKA SOBE LLC  
8301 NW 197TH ST  
HIALEAH, FL 33015-5996

ERNESTO J MUNOZ  
LUZ MARINA LONDONO  
3419 WALLINGFORD AVE N APT 9  
SEATTLE, WA 98103-9082



EUCLID 1610 INC  
1610 EUCLID AVE  
MIAMI BEACH, FL 33139-7788

FAMILY AFFAIRS LLC  
927 LINCOLN RD STE 200  
MIAMI BEACH, FL 33139-2618

FEDERICA VAGINARY D EMARESE  
C/O ELEONORA DEPALMA PA  
PO BOX 190026  
MIAMI BEACH, FL 33119-0026

FRANCISCO REGO  
1619 JEFFERSON AVE APT 18  
MIAMI BEACH, FL 33139-7629

FRANK RANDON  
1616 EUCLID AVE APT 14  
MIAMI BEACH, FL 33139-7751

GARRICK J EDWARDS  
MIA MARCIA ROMERO  
1614 EUCLID AVE APT 34  
MIAMI BEACH, FL 33139-7783

GERMAN SANTARELLI  
1616 EUCLID AVE APT 7  
MIAMI BEACH, FL 33139-7750

GISELLE VALLE  
1605 MERIDIAN AVE APT 403  
MIAMI BEACH, FL 33139-2838

GLADYS M GARCIA LE  
REM WALDO GARCIA  
REM ODALYS GARCIA MORA  
777 NW 131ST AVE  
MIAMI, FL 33182-2356

GOMBINSKI PROPERTIES LTD PTNSH  
% STEVEN GOMBINSKI  
3737 COLLINS AVE APT 1504  
MIAMI BEACH, FL 33140-4088

GRF INVESTMENTS LLC  
737 E ATLANTIC BLVD  
POMPAÑO BEACH, FL 33060-6345

GULPGIN INC  
8301 NW 197TH ST  
HIALEAH, FL 33015-5996

HOWARD S HAUSER  
1614 EUCLID AVE APT 32  
MIAMI BEACH, FL 33139-7783

HOWARD SALWEN  
SHERYL MARSHALL  
130 DUDLEY RD  
NEWTON CENTER, MA 02459-2827

ITAMAR MAKMAL  
1619 JEFFERSON AVE APT 8  
MIAMI BEACH, FL 33139-7628

IVAN MANUEL ALVAREZ  
& W MARIA ALEXANDRA ALVAREZ  
1615 MERIDIAN AVE APT 302  
MIAMI BEACH, FL 33139-2865

IVAN O ALVAREZ  
1614 EUCLID AVE APT 35  
MIAMI BEACH, FL 33139-7783

JAIME TORRES JTRS  
CARMEN TORRES JTRS  
1617 JEFFERSON AVE APT 303  
MIAMI BEACH, FL 33139-7623

JANET L SCHIFF TRUSTEE  
JANET SCHIFF REV TRUST  
1612 JEFFERSON AVE APT 302  
MIAMI BEACH, FL 33139-7614

JEAN MARC BELLAICHE  
1617 JEFFERSON AVE APT 203  
MIAMI BEACH, FL 33139-7622

JOAO BOSCO CABRAL  
CO CJ LAW  
MARIA EMILIA MALDAUN CABRAL  
1395 BRICKELL AVE STE 800  
MIAMI, FL 33131-3302

JOEL G BLANCHETTE  
& KAREN KRANZ SERGI JTRS  
12000 MARKET ST APT 347  
RESTON, VA 20190-6201

JOHN L BUCKLEY & W ANDREE W  
1130 BIBLE HILL RD  
FRANCESTOWN, NH 03043-3334

JOHN R RECKERT & W MONICA R  
14778 SW 43RD WAY  
MIAMI, FL 33185-4371

JON S BRAELEY  
1615 MERIDIAN AVE APT 204  
MIAMI BEACH, FL 33139-2829

JOSE L & MARIO A DIAZ  
1612 JEFFERSON AVE APT 204  
MIAMI BEACH, FL 33139-7612

JOSE M ESTRELLA  
532 83RD ST APT 3R  
BROOKLYN, NY 11209-4516

JOSE PENALBA  
1614 JEFFERSON AVE APT 3  
MIAMI BEACH, FL 33139-7616

JOSE PENALBA  
1614 JEFFERSON AVE APT 4  
MIAMI BEACH, FL 33139-7616

JUAN M MACIAS  
& W NELLY C MACIAS  
5600 COLLINS AVE # 16  
MIAMI BEACH, FL 33140-2455

JUANA DEPEDRO  
& SERGIO J CRESPO  
74 W 92ND ST APT 2D  
NEW YORK, NY 10025-7652

JULES BERREBI  
SARA BERREBI  
2800 ISLAND BLVD APT 2002  
NORTH MIAMI BEACH, FL 33160-4976

JULIA C ALBA  
& CARMEN T REYES  
1617 JEFFERSON AVE APT 402  
MIAMI BEACH, FL 33139-7624

JULIO FREYRE EST OF  
1612 JEFFERSON AVE APT 303  
MIAMI BEACH, FL 33139-7614

KAMILA CARDENAS  
1605 MERIDIAN AVE APT 402  
MIAMI BEACH, FL 33139-2838

KAROSHI LLC  
11 BROADWAY STE 368  
NEW YORK, NY 10004-1369

KATINA SALAFATINOS  
1612 JEFFERSON AVE APT 403  
MIAMI BEACH, FL 33139-7613

KATJA KUKOVIC  
1606 JEFFERSON AVE APT 7  
MIAMI BEACH, FL 33139-7607

KERIN A DONOVAN  
1612 JEFFERSON AVE APT 203  
MIAMI BEACH, FL 33139-7612

LAUDERDALE INVESTMENTS LLC  
8301 NW 197TH ST  
HIALEAH, FL 33015-5996

LAURA CRESTO  
1691 MICHIGAN AVE STE 320  
MIAMI BEACH, FL 33139-2561

LAURA CRESTO  
1614 EUCLID AVE APT 21  
MIAMI BEACH, FL 33139-7782

LB HORIZONS LLC  
3370 MARY ST  
MIAMI, FL 33133-5215

LEE JOHNSON & W ALLISA  
127 W FAIRBANKS AVE # 104  
WINTER PARK, FL 32789-4326

LINCOLN 845 LLC  
% JENEL MGMT CORP  
275 MADISON AVE STE 702  
NEW YORK, NY 10016-1101

LINCOLN PALMS PARTNERS LP  
C/O HANNAH LAWRENCE  
231 FULTON ST W  
GRAND RAPIDS, MI 49503-2668

LINDA STOCH &  
RUSSELL B STOCH CO TRS  
104 VINTAGEISLE LN  
PALM BEACH GARDENS, FL 33418-4603

LOREMA INC  
8301 NW 197TH ST  
HIALEAH, FL 33015-5996

LUCA VALVO  
1619 JEFFERSON AVE APT 13  
MIAMI BEACH, FL 33139-7628

LYNNE MILNES &  
YOLANDA ATTIANESE  
1615 MERIDIAN AVE APT 501  
MIAMI BEACH, FL 33139-2855

MALEMY LLC  
1600 EUCLID AVE APT 103  
MIAMI BEACH, FL 33139-7722

MALIK ABUGHAZALEH  
138 ESSEX ST APT 2  
JERSEY CITY, NJ 07302-6319

MARIA NATASCHA RODRIGUEZ  
1617 JEFFERSON AVE APT 403  
MIAMI BEACH, FL 33139-7624

MARIELA IBARRA ROMERO  
1606 JEFFERSON AVE APT 8  
MIAMI BEACH, FL 33139-7607

MARK B CARBON  
1737 MILAN ST  
NEW ORLEANS, LA 70115-4733

MARK DAVIS  
AIMEE MOLINA DAVIS  
10925 SW 84TH CT  
MIAMI, FL 33156-3525

MARK R TAYLOR  
1616 EUCLID AVE APT 2  
MIAMI BEACH, FL 33139-7750

MARTIN F MUELLER  
1614 EUCLID AVE APT 33  
MIAMI BEACH, FL 33139-7783

MARVIAL LLC  
8301 NW 197TH ST  
HIALEAH, FL 33015-5996

MATTHEW JAMES RAZOOK  
1614 EUCLID AVE APT 22  
MIAMI BEACH, FL 33139-7782



MELISSA ORTIZ  
1614 JEFFERSON AVE APT 6  
MIAMI BEACH, FL 33139-7616

MERIDIA USA LLC  
8301 NW 197TH ST  
HIALEAH, FL 33015-5996

MERRICK PRATT JR  
1614 JEFFERSON AVE APT 5  
MIAMI BEACH, FL 33139-7616

MILLA USA INC  
8301 NW 197TH ST  
HIALEAH, FL 33015-5996

MONICA LLC  
150 SE 2ND AVE STE 1010  
MIAMI, FL 33131-1577

MONICA LLC  
PO BOX 191095  
MIAMI BEACH, FL 33119-1095

MS COSTRUZIONI INC  
8301 NW 197TH ST  
HIALEAH, FL 33015-5996

NORBERTO EZQUERRA & W ALINE M  
1614 EUCLID AVE APT 23  
MIAMI BEACH, FL 33139-7782

NORMA 1922 CORP  
3370 MARY ST  
MIAMI, FL 33133-5215

NOUM NOUM LLC  
2901 S BAYSHORE DR APT 8E  
MIAMI, FL 33133-6014

OMAR PONS  
1616 EUCLID AVE APT 11  
MIAMI BEACH, FL 33139-7751

ONELIA ROMAN JTRS  
GLADYS CHAVEZ JTRS  
RAUL M ROMAN JTRS  
1605 MERIDIAN AVE APT 401  
MIAMI BEACH, FL 33139-2838

OROVILLE INC  
8301 NW 197TH ST  
HIALEAH, FL 33015-5996

PAOLO STEFANINI  
1250 S MIAMI AVE APT 2115  
MIAMI, FL 33130-4115

PATRICE REGNIER  
C/O MIAMI REALTY GROUP  
NATHALIE REGNIER  
90 ALTON RD  
MIAMI BEACH, FL 33139-6874

PATRICK CALVARESE  
1617 JEFFERSON AVE APT 501  
MIAMI BEACH, FL 33139-7624

PEACH ROSE INC  
820 15TH ST APT 101  
MIAMI BEACH, FL 33139-0702

PEDRO GONZALEZ  
1612 JEFFERSON AVE UNIT PH 1  
MIAMI BEACH, FL 33139-7619

PIETRO DI LEO  
1900 PURDY AVE APT 2011  
MIAMI BEACH, FL 33139-1493

PMMIA LLC  
1662 LINCOLN CT APT 506  
MIAMI BEACH, FL 33139-3263

POLIANA LACKI DE KANTER  
CHRISTOPHER L DE KANTER  
1617 JEFFERSON AVE APT 302  
MIAMI BEACH, FL 33139-7623

PPF 723 LINCOLN LANE LLC  
C/O STEPHEN H BITTEL  
801 ARTHUR GODFREY RD STE 600  
MIAMI BEACH, FL 33140-3320

PPF LRH PORTFOLIO LLC  
C/O LINCOLN ROAD MM LLC  
801 ARTHUR GODFREY RD STE 600  
MIAMI BEACH, FL 33140-3320

PPF MBL PORTFOLIO LLC (LESSEE)  
C/O LINCOLN ROAD MM LLC  
THE SALVATION ARMY (FEE HOLDER)  
801 ARTHUR GODFREY RD STE 600  
MIAMI BEACH, FL 33140-3320

PREMNATH D NANDWANI & W AMERICA  
1621 BAY RD # 42  
MIAMI BEACH, FL 33139-3250

PRESENT LIGHT HOLDINGS LLC  
7411 CARLYLE AVE APT 2  
MIAMI BEACH, FL 33141-2628

PROKOPIOS PANAGAKOS  
1750 SW 2ND AVE  
BOCA RATON, FL 33432-7229

RAJOO K RAMCHANDANI  
FANNIE XIE  
1612 JEFFERSON AVE APT 304  
MIAMI BEACH, FL 33139-7614

RAJOO RAMCHANDANI  
FANNIE XIE  
1612 JEFFERSON AVE APT 304  
MIAMI BEACH, FL 33139-7614

RAUL R NAVARRO  
1615 MERIDIAN AVE APT 301  
MIAMI BEACH, FL 33139-2865

RC LINCOLN RD HOLDINGS LLC  
C/O CROWN  
767 5TH AVE # 24FLR  
NEW YORK, NY 10153-0023

RIANNA ROMANOWSKI  
1614 EUCLID AVE APT 36  
MIAMI BEACH, FL 33139-7783

ROBERT P QUINN  
1450 LINCOLN RD # 9055  
MIAMI BEACH, FL 33139-3258

ROBERTO CUNEO & W ANDREA SANDERS  
1612 JEFFERSON AVE APT 401  
MIAMI BEACH, FL 33139-7613

RODOLFO W ELIAS TR  
1605 MERIDIAN AVE APT 201  
MIAMI BEACH, FL 33139-2827

SCI MOVIE LLC  
790 E BROWARD BLVD STE 203  
FORT LAUDERDALE, FL 33301-2078

SEVEN HUNDRED REALTY CORP LESSEE  
% NATHAN NEWMAN AGENT  
15499 W DIXIE HWY  
NORTH MIAMI BEACH, FL 33162-6031

SILVINA BELMONTE  
1619 JEFFERSON AVE APT 24  
MIAMI BEACH, FL 33139-7627

SIOCAM USA LLC  
1000 5TH ST STE 206  
MIAMI BEACH, FL 33139-6510

SONIA BARROS  
4011 N MERIDIAN AVE APT 32  
MIAMI BEACH, FL 33140-3313

SOUTH BEACH TRISTAR 800 LLC  
TRISTAR MANAGEMENT LLC  
510 LINCOLN RD  
MIAMI BEACH, FL 33139-2914

SOUTH FLORIDA ART CENTER INC  
924 LINCOLN RD # 205  
MIAMI BEACH, FL 33139-2602

SOUTH FLORIDA ART CENTER INC  
924 LINCOLN RD  
MIAMI BEACH, FL 33139-2602

SOUTH FLORIDA ART CENTER INC  
924 LINCOLN RD UNIT 1B  
MIAMI BEACH, FL 33139-2602

SOUTH FLORIDA ART CENTER INC  
924 LINCOLN RD UNIT 3B  
MIAMI BEACH, FL 33139-2602

SOUTH FLORIDA ART CENTER INC  
924 LINCOLN RD # 205  
MIAMI BEACH, FL 33139-2602

SPARTA MIAMI LLC  
8301 NW 197TH ST  
HIALEAH, FL 33015-5996

SPENCER EIG  
LAURA R EIG  
625 W 46TH ST  
MIAMI BEACH, FL 33140-3025

TEODORA LLC  
820 15TH ST  
MIAMI BEACH, FL 33139-0702

THALLY INC  
1619 JEFFERSON AVE APT 11  
MIAMI BEACH, FL 33139-7628

THE ALLAN & MILDRED BERK FAMILY  
LIMITED PARTNERSHIP  
8905 SW 61ST CT  
MIAMI, FL 33156-1944

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

THOMAS I GARDNER (TR)  
PO BOX 375  
HOBE SOUND, FL 33475-0375

TRACY C MORRIS  
1619 JEFFERSON AVE APT 26  
MIAMI BEACH, FL 33139-7627

TYMOR BRIK  
1619 JEFFERSON AVE APT 5  
MIAMI BEACH, FL 33139-7626

VELENTINO MONGELLUZZO  
C/O INVEST GROUP REALTY  
15321 S DIXIE HWY STE 203  
MIAMI, FL 33157-1814

VICTOR A GONZALEZ  
1606 JEFFERSON AVE APT 14  
MIAMI BEACH, FL 33139-2845

VINCENZO SANTAGELO  
1616 EUCLID AVE APT 4  
MIAMI BEACH, FL 33139-7750

VIVIANA HINCAPIE  
1615 MERIDIAN AVE APT 504  
MIAMI BEACH, FL 33139-2866

WILFREDO ROMAN  
1605 MERIDIAN AVE APT 502  
MIAMI BEACH, FL 33139-2845

**WILLIAM JACOB MILLER TRS  
THE WILLIAM JACOB M REV TRUST  
982 NE 90TH ST  
MIAMI, FL 33138-3210**

**WILMINGTON SAVINGS  
FUND SOCIETY FBS TRS  
PRIMESTAR H FUND I TRUST  
4600 S SYRACUSE ST STE 700  
DENVER, CO 80237-2769**

**ZEV LUMELSKI  
449 CAPISTRANO DR  
PALM BEACH GARDENS, FL 33410-4301**

**MICHIGAN AVE INVEST LP ASSIGNEE  
CITY MIAMI BEACH ECON DEV LESSOR  
1185 AVENUE OF THE AMERICAS FL 18TH  
NEW YORK, NY 10036-2601**

NAME

818 LINCOLN INVESTMENTS LLC

VIMA VILIMEK TRS JIRI VILIMEK LIVING TRUST EVELYN MEIER NEERACHER RUDOLF MEIER

GIOVANNI DA ROS

ANGELA DE MARIO

DAVIDE CANAVESIO

GUIDO CAODAGLIO ROBERTO PIANA BRUNE CIREDERF

LUCA GUARDA NARDINI

ALBAN COLSON

PATRICIA INHAIA

TAHA IBRAHIM ERPULAT

1614 MERIDIAN LLC

1619 MERIDIAN AVE LLC C/O SHULAMIT STOCK

1691 MICHIGAN AVE INVESTMENT LP CITY MIAMI BEACH ECON DEV

718 LINCOLN OWNER LLC C/O JSRE ACQUISITIONS LLC

730 CORPORATION

738 LINCOLN ROAD LLC C/O COMRAS COMPANY

910 LINCOLN LLC C/O INVESCO ADVISORS INC

918 STAR LLC C/O TRISTAR CAPITAL

ALBERTO C MESA & AMALIA M SIMON

ALEXANDER M SCHLEMP

ALICIA MAGUA

AMERICA NANDWANI & H PREMNATH D

ANSGAR LUBBEHUSEN ANETTE LOTHRINGEN

ANTHONY PURRINOS

ANTONY K CHANDLER

ARLET SARKISSIANS ANTONY CHANDLER

ARMAND LE BEAU & DAVID W SMITH JR

BAMAX CORP

BAMAX CORP

BARFLY INVESTMENT LLC CO TORRES AND VADILLO LLP

BENJAMIN NASON HAMLIN CYRA AKILA CHOUDHURY

BERNARD ZYSCOVICH

BRENDA BOYD

BREQUIN INC

BRIAN P CASEY

BULLDOG 69 LLC

CAMILLA INVESTMENT MIAMI LLC

CAREL WORLDWIDE HOLDING CO

CARIN KIRBY

CARLOS ADRIAN PAUTASSO JTRS RODRIGO MASJOAN JTRS

CARLOS ALFREDO QUINONES

CARMEN T REYES

CECILIA M OLAVARRIA

CELIDA MARTINEZ CARLOS MARTINEZ

CHAKU LLC

CIRCLE BENEFIT CORP

CITY OF MIAMI BEACH

CITY OF MIAMI BEACH FLA CITY HALL

CLPJSK LLC

CORRADO RIZZA

DANIEL A MAROSI

DANIEL J FRANCIS  
DIEB INVEST LLC  
DIMER GIOVANNONI &W COSETTA SARA GIOVANNONI JTRS  
DOUBLEPINVESTMENTS LLC  
ELIZABETH V KRUEGER TRS ELIZABETH V KREUGER LIVING TRUST  
EMILY 108 LLC  
EMKER USA LLC  
ERIKA SOBE LLC  
ERNESTO J MUNOZ LUZ MARINA LONDONO  
EUCLID 1610 INC  
FAMILY AFFAIRS LLC  
FEDERICA VAGINARY D EMARESE C/O ELEONORA DEPALMA PA  
FRANCISCO REGO  
FRANK RANDON  
GARRICK J EDWARDS MIA MARCIA ROMERO  
GERMAN SANTARELLI  
GISELLE VALLE  
GLADYS M GARCIA LE REM WALDO GARCIA REM ODALYS GARCIA MORA  
GOMBINSKI PROPERTIES LTD PTNSH % STEVEN GOMBINSKI  
GRF INVESTMENTS LLC  
GULPGIN INC  
HOWARD S HAUSER  
HOWARD SALWEN SHERYL MARSHALL  
ITAMAR MAKMAL  
IVAN MANUEL ALVAREZ &W MARIA ALEXANDRA ALVAREZ  
IVAN O ALVAREZ  
JAIME TORRES JTRS CARMEN TORRES JTRS  
JANET L SCHIFF TRUSTEE JANET SCHIFF REV TRUST  
JEAN MARC BELLAICHE  
JOAO BOSCO CABRAL CO CJ LAW MARIA EMILIA MALDAUN CABRAL  
JOEL G BLANCHETTE & KAREN KRANZ SERGI JTRS  
JOHN L BUCKLEY &W ANDREE W  
JOHN R RECKERT &W MONICA R  
JON S BRAELEY  
JOSE L & MARIO A DIAZ  
JOSE M ESTRELLA  
JOSE PENALBA  
JOSE PENALBA  
JUAN M MACIAS &W NELLY C MACIAS  
JUANA DEPEDRO & SERGIO J CRESPO  
JULES BERREBI SARA BERREBI  
JULIA C ALBA & CARMEN T REYES  
JULIO FREYRE EST OF  
KAMILA CARDENAS  
KAROSHI LLC  
KATINA SALAFATINOS  
KATJA KUKOVIC  
KERIN A DONOVAN  
LAUDERDALE INVESTMENTS LLC  
LAURA CRESTO  
LAURA CRESTO  
LB HORIZONS LLC



LEE JOHNSON &W ALLISA  
LINCOLN 845 LLC % JENEL MGMT CORP  
LINCOLN PALMS PARTNERS LP C/O HANNAH LAWRENCE  
LINDA STOCH & RUSSELL B STOCH CO TRS  
LOREMA INC  
LUCA VALVO  
LYNNE MILNES & YOLANDA ATTIANESE  
MALEMY LLC  
MALIK ABUGHAZALEH  
MARIA NATASCHA RODRIGUEZ  
MARIELA IBARRA ROMERO  
MARK B CARBON  
MARK DAVIS AIMEE MOLINA DAVIS  
MARK R TAYLOR  
MARTIN F MUELLER  
MARVIAL LLC  
MATTHEW JAMES RAZOOK  
MELISSA ORTIZ  
MERIDIA USA LLC  
MERRICK PRATT JR  
MILLA USA INC  
MONICA LLC  
MONICA LLC  
MS COSTRUZIONI INC  
NORBERTO EZQUERRA &W ALINE M  
NORMA 1922 CORP  
NOUM NOUM LLC  
OMAR PONS  
ONELIA ROMAN JTRS GLADYS CHAVEZ JTRS RAUL M ROMAN JTRS  
OROVILLE INC  
PAOLO STEFANINI  
PATRICE REGNIER C/O MIAMI REALTY GROUP NATHALIE REGNIER  
PATRICK CALVARESE  
PEACH ROSE INC  
PEDRO GONZALEZ  
PIETRO DI LEO  
PMMIA LLC  
POLIANA LACKI DE KANTER CHRISTOPHER L DE KANTER  
PPF 723 LINCOLN LANE LLC C/O STEPHEN H BITTEL  
PPF LR III PORTFOLIO LLC C/O LINCOLN ROAD MM LLC  
PPF MBL PORTFOLIO LLC (LESSEE) C/O LINCOLN ROAD MM LLC THE SALVATION ARMY (FEE HOLDER  
PREMNATH D NANDWANI &W AMERICA  
PRESENT LIGHT HOLDINGS LLC  
PROKOPIOS PANAGAKOS  
RAJOO K RAMCHANDANI FANNIE XIE  
RAJOO RAMCHANDANI FANNIE XIE  
RAUL R NAVARRO  
RC LINCOLN RD HOLDINGS LLC C/O CROWN  
RIANNA ROMANOWSKI  
ROBERT P QUINN  
ROBERTO CUNEO &W ANDREA SANDERS  
RODOLFO W ELIAS TR

SCI MOVIE LLC  
SEVEN HUNDRED REALTY CORP LESSEE % NATHAN NEWMAN AGENT  
SILVINA BELMONTE  
SIOCAM USA LLC  
SONIA BARROS  
SOUTH BEACH TRISTAR 800 LLC TRISTAR MANAGEMENT LLC  
SOUTH FLORIDA ART CENTER INC  
SOUTH FLORIDA ART CENTER INC  
SOUTH FLORIDA ART CENTER INC  
SOUTH FLORIDA ART CENTER INC  
SOUTH FLORIDA ART CENTER INC  
SPARTA MIAMI LLC  
SPENCER EIG LAURA R EIG  
TEODORA LLC  
THALLY INC  
THE ALLAN & MILDRED BERK FAMILY LIMITED PARTNERSHIP  
THE STERLING BUILDING INC  
THOMAS I GARDNER (TR)  
TRACY C MORRIS  
TYMOR BRIK  
VELENTINO MONGELLUZZO C/O INVEST GROUP REALTY  
VICTOR A GONZALEZ  
VINCENZO SANTAGELO  
VIVIANA HINCAPIE  
WILFREDO ROMAN  
WILLIAM JACOB MILLER TRS THE WILLIAM JACOB M REV TRUST  
WILMINGTON SAVINGS FUND SOCIETY FBS TRS PRIMESTAR H FUND I TRUST  
ZEV LUMELSKI  
MICHIGAN AVE INVEST LP ASSIGNEE CITY MIAMI BEACH ECON DEV LESSOR

ADDRESS	CITY	STATE
3510 ST JOSEPH BOUL EAST	MONTREAL QUEBEC H1X 1	
2554 POPLAR CRESCENT	MISSISSAUGA ONTARIO L5	
53 MILLENIUM TOWER CHARLOTTE QUAY D4	DUBLIN	
V FEDERIGO ENRIQUE 2 VALENZANOBA	BARI 70010	
VIA DELLA ROCCA #21	TURIN 10123	
CSO GIULIO CESAR 14	TORINO 10152	
VIA BELZONI 70	PADOVA 35121	
164 AVENUE DU DIX SEPTEMBRE	L2550 LUXEMBOURG	
RUA DE VISEU G F SHOP L TAPIA	MAN	
YENI RIVA YOLU ACARKENT MAHALL DAIR 3 BEYKOZ	ISTANBUL	
227 E RIVO ALTO DR	MIAMI BEACH	FL
9033 GARLAND AVE	MIAMI BEACH	FL
1185 AVENUE OF THE AMERICAS FL 18TH	NEW YORK	NY
660 MADISON AVE	NEW YORK	NY
1665 WASHINGTON AVE PH	MIAMI BEACH	FL
1261 20TH ST	MIAMI BEACH	FL
13155 NOEL RD STE 500	DALLAS	TX
510 LINCOLN RD	MIAMI BEACH	FL
1617 JEFFERSON AVE APT 201	MIAMI BEACH	FL
1615 MERIDIAN AVE APT 402	MIAMI BEACH	FL
1605 MERIDIAN AVE APT 504	MIAMI BEACH	FL
1621 BAY RD APT 402	MIAMI BEACH	FL
848 BRICKELL KEY DR APT 2402	MIAMI	FL
128 CLINTON AVE	HILLSDALE	NJ
7800 SW 57TH AVE STE 127	MIAMI	FL
7800 SW 57TH AVE STE 127	MIAMI	FL
1605 MERIDIAN AVE APT 301	MIAMI BEACH	FL
1616 JEFFERSON AVE #20	MIAMI BEACH	FL
1444 BISCAYNE BLVD STE 306	MIAMI	FL
11402 NW 41ST ST STE 202	MIAMI	FL
43 U ST NW	WASHINGTON	DC
1615 MERIDIAN AVE APT 502	MIAMI BEACH	FL
1617 JEFFERSON AVE APT 204	MIAMI BEACH	FL
8301 NW 197TH ST	HIALEAH	FL
1615 MERIDIAN AVE APT 504	MIAMI BEACH	FL
230 W 41ST ST FL 15TH	NEW YORK	NY
1680 MICHIGAN AVE STE 910	MIAMI BEACH	FL
922 LINCOLN RD	MIAMI BEACH	FL
1614 JEFFERSON AVE APT 7	MIAMI BEACH	FL
1606 JEFFERSON AVE APT 4	MIAMI BEACH	FL
1615 MERIDIAN AVE APT 303	MIAMI BEACH	FL
1617 JEFFERSON AVE APT 401	MIAMI BEACH	FL
1605 MERIDIAN AVE APT 304	MIAMI BEACH	FL
1605 MERIDIAN AVE APT 501	MIAMI BEACH	FL
1665 BAY RD APT 421	MIAMI BEACH	FL
17553 SW 85TH AVE	MIAMI	FL
1130 WASHINGTON AVE	MIAMI BEACH	FL
1700 CONVENTION CENTER DR	MIAMI BEACH	FL
4201 COLLINS AVE APT 2202	MIAMI BEACH	FL
1619 JEFFERSON AVE APT 19	MIAMI BEACH	FL
16880 SW 276TH ST	HOMESTEAD	FL

1615 MERIDIAN AVE APT 401	MIAMI BEACH	FL
1619 JEFFERSON AVE APT 4	MIAMI BEACH	FL
1605 MERIDIAN AVE APT 204	MIAMI BEACH	FL
8301 NW 197TH ST	HIALEAH	FL
1614 JEFFERSON AVE APT 2	MIAMI BEACH	FL
580 N SHORE DR	MIAMI BEACH	FL
1680 MICHIGAN AVE STE 910	MIAMI BEACH	FL
8301 NW 197TH ST	HIALEAH	FL
3419 WALLINGFORD AVE N APT 9	SEATTLE	WA
1610 EUCLID AVE	MIAMI BEACH	FL
927 LINCOLN RD STE 200	MIAMI BEACH	FL
PO BOX 190026	MIAMI BEACH	FL
1619 JEFFERSON AVE APT 18	MIAMI BEACH	FL
1616 EUCLID AVE APT 14	MIAMI BEACH	FL
1614 EUCLID AVE APT 34	MIAMI BEACH	FL
1616 EUCLID AVE APT 7	MIAMI BEACH	FL
1605 MERIDIAN AVE APT 403	MIAMI BEACH	FL
777 NW 131ST AVE	MIAMI	FL
3737 COLLINS AVE APT 1504	MIAMI BEACH	FL
737 E ATLANTIC BLVD	POMPANO BEACH	FL
8301 NW 197TH ST	HIALEAH	FL
1614 EUCLID AVE APT 32	MIAMI BEACH	FL
130 DUDLEY RD	NEWTON CENTER	MA
1619 JEFFERSON AVE APT 8	MIAMI BEACH	FL
1615 MERIDIAN AVE APT 302	MIAMI BEACH	FL
1614 EUCLID AVE APT 35	MIAMI BEACH	FL
1617 JEFFERSON AVE APT 303	MIAMI BEACH	FL
1612 JEFFERSON AVE APT 302	MIAMI BEACH	FL
1617 JEFFERSON AVE APT 203	MIAMI BEACH	FL
1395 BRICKELL AVE STE 800	MIAMI	FL
12000 MARKET ST APT 347	RESTON	VA
1130 BIBLE HILL RD	FRANCESTOWN	NH
14778 SW 43RD WAY	MIAMI	FL
1615 MERIDIAN AVE APT 204	MIAMI BEACH	FL
1612 JEFFERSON AVE APT 204	MIAMI BEACH	FL
532 83RD ST APT 3R	BROOKLYN	NY
1614 JEFFERSON AVE APT 3	MIAMI BEACH	FL
1614 JEFFERSON AVE APT 4	MIAMI BEACH	FL
5600 COLLINS AVE # 16	MIAMI BEACH	FL
74 W 92ND ST APT 2D	NEW YORK	NY
2800 ISLAND BLVD APT 2002	NORTH MIAMI BEACH	FL
1617 JEFFERSON AVE APT 402	MIAMI BEACH	FL
1612 JEFFERSON AVE APT 303	MIAMI BEACH	FL
1605 MERIDIAN AVE APT 402	MIAMI BEACH	FL
11 BROADWAY STE 368	NEW YORK	NY
1612 JEFFERSON AVE APT 403	MIAMI BEACH	FL
1606 JEFFERSON AVE APT 7	MIAMI BEACH	FL
1612 JEFFERSON AVE APT 203	MIAMI BEACH	FL
8301 NW 197TH ST	HIALEAH	FL
1691 MICHIGAN AVE STE 320	MIAMI BEACH	FL
1614 EUCLID AVE APT 21	MIAMI BEACH	FL
3370 MARY ST	MIAMI	FL

127 W FAIRBANKS AVE # 104  
275 MADISON AVE STE 702  
231 FULTON ST W  
104 VINTAGEISLE LN  
8301 NW 197TH ST  
1619 JEFFERSON AVE APT 13  
1615 MERIDIAN AVE APT 501  
1600 EUCLID AVE APT 103  
138 ESSEX ST APT 2  
1617 JEFFERSON AVE APT 403  
1606 JEFFERSON AVE APT 8  
1737 MILAN ST  
10925 SW 84TH CT  
1616 EUCLID AVE APT 2  
1614 EUCLID AVE APT 33  
8301 NW 197TH ST  
1614 EUCLID AVE APT 22  
1614 JEFFERSON AVE APT 6  
8301 NW 197TH ST  
1614 JEFFERSON AVE APT 5  
8301 NW 197TH ST  
150 SE 2ND AVE STE 1010  
PO BOX 191095  
8301 NW 197TH ST  
1614 EUCLID AVE APT 23  
3370 MARY ST  
2901 S BAYSHORE DR APT 8E  
1616 EUCLID AVE APT 11  
1605 MERIDIAN AVE APT 401  
8301 NW 197TH ST  
1250 S MIAMI AVE APT 2115  
90 ALTON RD  
1617 JEFFERSON AVE APT 501  
820 15TH ST APT 101  
1612 JEFFERSON AVE UNIT PH 1  
1900 PURDY AVE APT 2011  
1662 LINCOLN CT APT 506  
1617 JEFFERSON AVE APT 302  
801 ARTHUR GODFREY RD STE 600  
801 ARTHUR GODFREY RD STE 600  
801 ARTHUR GODFREY RD STE 600  
1621 BAY RD # 42  
7411 CARLYLE AVE APT 2  
1750 SW 2ND AVE  
1612 JEFFERSON AVE APT 304  
1612 JEFFERSON AVE APT 304  
1615 MERIDIAN AVE APT 301  
767 5TH AVE # 24FLR  
1614 EUCLID AVE APT 36  
1450 LINCOLN RD # 9055  
1612 JEFFERSON AVE APT 401  
1605 MERIDIAN AVE APT 201

WINTER PARK FL  
NEW YORK NY  
GRAND RAPIDS MI  
PALM BEACH GARDENS FL  
HIALEAH FL  
MIAMI BEACH FL  
MIAMI BEACH FL  
MIAMI BEACH FL  
JERSEY CITY NJ  
MIAMI BEACH FL  
MIAMI BEACH FL  
NEW ORLEANS LA  
MIAMI FL  
MIAMI BEACH FL  
MIAMI BEACH FL  
HIALEAH FL  
MIAMI BEACH FL  
MIAMI BEACH FL  
HIALEAH FL  
MIAMI BEACH FL  
HIALEAH FL  
MIAMI FL  
MIAMI BEACH FL  
HIALEAH FL  
MIAMI BEACH FL  
MIAMI FL  
MIAMI FL  
MIAMI BEACH FL  
MIAMI BEACH FL  
MIAMI BEACH FL  
MIAMI BEACH FL  
HIALEAH FL  
MIAMI FL  
MIAMI BEACH FL  
MIAMI BEACH FL  
MIAMI BEACH FL  
MIAMI BEACH FL  
MIAMI BEACH FL  
MIAMI BEACH FL  
MIAMI BEACH FL  
MIAMI BEACH FL  
MIAMI BEACH FL  
BOCA RATON FL  
MIAMI BEACH FL  
MIAMI BEACH FL  
MIAMI BEACH FL  
NEW YORK NY  
MIAMI BEACH FL  
MIAMI BEACH FL  
MIAMI BEACH FL  
MIAMI BEACH FL

790 E BROWARD BLVD STE 203	FORT LAUDERDALE	FL
15499 W DIXIE HWY	NORTH MIAMI BEACH	FL
1619 JEFFERSON AVE APT 24	MIAMI BEACH	FL
1000 5TH ST STE 206	MIAMI BEACH	FL
4011 N MERIDIAN AVE APT 32	MIAMI BEACH	FL
510 LINCOLN RD	MIAMI BEACH	FL
924 LINCOLN RD # 205	MIAMI BEACH	FL
924 LINCOLN RD	MIAMI BEACH	FL
924 LINCOLN RD UNIT 1B	MIAMI BEACH	FL
924 LINCOLN RD UNIT 3B	MIAMI BEACH	FL
924 LINCOLN RD # 205	MIAMI BEACH	FL
8301 NW 197TH ST	HIALEAH	FL
625 W 46TH ST	MIAMI BEACH	FL
820 15TH ST	MIAMI BEACH	FL
1619 JEFFERSON AVE APT 11	MIAMI BEACH	FL
8905 SW 61ST CT	MIAMI	FL
927 LINCOLN RD STE 214	MIAMI BEACH	FL
PO BOX 375	HOBE SOUND	FL
1619 JEFFERSON AVE APT 26	MIAMI BEACH	FL
1619 JEFFERSON AVE APT 5	MIAMI BEACH	FL
15321 S DIXIE HWY STE 203	MIAMI	FL
1606 JEFFERSON AVE APT 14	MIAMI BEACH	FL
1616 EUCLID AVE APT 4	MIAMI BEACH	FL
1615 MERIDIAN AVE APT 304	MIAMI BEACH	FL
1605 MERIDIAN AVE APT 502	MIAMI BEACH	FL
982 NE 90TH ST	MIAMI	FL
4600 S SYRACUSE ST STE 700	DENVER	CO
449 CAPISTRANO DR	PALM BEACH GARDENS	FL
1185 AVENUE OF THE AMERICAS FL 18TH	NEW YORK	NY



ZIP	COUNTRY
	CANADA
	CANADA
	IRELAND
	ITALY
	ITALY
	ITALY
	ITALY
	LUXEMBOURG
	MACAU
	TURKEY

33139-1247  
33154-3217  
10036-2603  
10065-8405  
33139-3172  
33139-1407  
75240-5042  
33139-2914  
33139-7622  
33139-2866  
33139-2845  
33139-3250  
33131-3704  
07642-1813  
33143-5543  
33143-5543  
33139-2846  
33139  
33132-1423  
33178-4861  
20001-1010  
33139-2855  
33139-7622  
33015-5996  
33139-2855  
10036-7207  
33139-2550  
33139-2602  
33139-7616  
33139-7609  
33139-2865  
33139-7624  
33139-2846  
33139-2845  
33139-2188  
33157-6084  
33139-4600  
33139-1819  
33140-3282  
33139-7629  
33031-2741

33139-2866  
33139-7626  
33139-2827  
33015-5996  
33139-7616  
33141-2432  
33139-2550  
33015-5996  
98103-9082  
33139-7788  
33139-2618  
33119-0026  
33139-7629  
33139-7751  
33139-7783  
33139-7750  
33139-2838  
33182-2356  
33140-4088  
33060-6345  
33015-5996  
33139-7783  
02459-2827  
33139-7628  
33139-2865  
33139-7783  
33139-7623  
33139-7614  
33139-7622  
33131-3302  
20190-6201  
03043-3334  
33185-4371  
33139-2829  
33139-7612  
11209-4516  
33139-7616  
33139-7616  
33140-2455  
10025-7652  
33160-4976  
33139-7624  
33139-7614  
33139-2838  
10004-1369  
33139-7613  
33139-7607  
33139-7612  
33015-5996  
33139-2561  
33139-7782  
33133-5215

32789-4326  
10016-1101  
49503-2668  
33418-4603  
33015-5996  
33139-7628  
33139-2855  
33139-7722  
07302-6319  
33139-7624  
33139-7607  
70115-4733  
33156-3525  
33139-7750  
33139-7783  
33015-5996  
33139-7782  
33139-7616  
33015-5996  
33139-7616  
33015-5996  
33131-1577  
33119-1095  
33015-5996  
33139-7782  
33133-5215  
33133-6014  
33139-7751  
33139-2838  
33015-5996  
33130-4115  
33139-6874  
33139-7624  
33139-0702  
33139-7619  
33139-1493  
33139-3263  
33139-7623  
33140-3320  
33140-3320  
33140-3320  
33139-3250  
33141-2628  
33432-7229  
33139-7614  
33139-7614  
33139-2865  
10153-0023  
33139-7783  
33139-3258  
33139-7613  
33139-2827

33301-2078  
33162-6031  
33139-7627  
33139-6510  
33140-3313  
33139-2914  
33139-2602  
33139-2602  
33139-2602  
33139-2602  
33139-2602  
33015-5996  
33140-3025  
33139-0702  
33139-7628  
33156-1944  
33139-2606  
33475-0375  
33139-7627  
33139-7626  
33157-1814  
33139-7610  
33139-7750  
33139-2866  
33139-2845  
33138-3210  
80237-2769  
33410-4301  
10036-2601











17 Sqft

4 22529-2578 11 2002 5



Ement With Lnr Jefferson I  
1726 Sq Ft





CFN 2015R0133583  
DR Bk 29519 Pgs 2926 - 2931 (6pgs)  
RECORDED 03/02/2015 10:13:04  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

**HISTORIC PRESERVATION BOARD**  
City of Miami Beach, Florida

MEETING DATE: January 13, 2015

FILE NO: 7497

PROPERTY: 818 Lincoln Road

APPLICANT: 818 Lincoln Investments, LLC

LEGAL: Lot 9, Block 49, Lincoln Subdivision, According to the Plat Thereof, as Recorded in Plat Book 9, Page 69, of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for a Certificate of Appropriateness for the total demolition of the existing building, classified as 'Non-Contributing', and the construction of a new 3-story commercial building, including a variance to waive all of the required off-street loading spaces.

**CERTIFICATION**

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

(Signature of Planning Director or Designee)

(Date)

Personally known to me or Produced ID:

Notary Public, State of Florida at Large

Printed Name:

My Commission Expires: (Seal)

This document contains 6 pages.



TERESA MARIA

MY COMMISSION # FF 042188

EXPIRES: December 2, 2017

Bonded Thru Budget Notary Services

**ORDER**

The applicant filed an application with the City of Miami Beach Planning Department for a Certificate of Appropriateness and for one or more variances.

The City of Miami Beach Historic Preservation 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. Certificate of Appropriateness**

- A. The subject structure is classified as 'Non-Contributing' structure in the Miami Beach Historic Properties Database, and is located within the Flamingo Park Local Historic District.
- 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 consistent with the Certificate of Appropriateness Criteria in Section 118-564(a)(1) of the Miami Beach Code, is not consistent with Certificate of Appropriateness Criteria 'c' in Section 118-564(a)(2) of the Miami Beach Code, is not consistent with Certificate of Appropriateness Criteria 'b', 'f' & 'o' in Section 118-564(a)(3) of the Miami Beach Code, and is not consistent

*[Handwritten signature]*

with Certificate of Appropriateness Criteria 'a-e' & 'h' for Demolition in Section 118-564(f)(4) of the Miami Beach Code.

C. The project would be consistent with the criteria and requirements of section 118-564 if the following conditions are met:

1. Revised elevation, site plan and floor plan drawings shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:
  - a. The exterior surface finish of the one-story portion of the building fronting on Lincoln Road shall consist of material that is black in color and that is as consistent as possible with vitrolite, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
  - b. Final details of all exterior surface finishes and materials shall be required, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
  - c. Final details of all proposed storefront systems and associated details shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
  - d. The final design and details of all exterior and interior lighting shall be provided, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. Interior lighting shall be designed in a manner to not have an adverse overwhelming impact upon the surrounding historic district. No florescent or intensive 'white' lighting (or similar intensive lighting) visible from the adjacent public rights of way or adjacent properties shall be permitted.
  - e. All building signage shall require a separate permit. A uniform sign plan for the new building shall be required. All signage shall be consistent with regard to material, color and lighting, in a manner to be approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
  - f. An historic analysis of the site, inclusive of a photographic and written description of the history and evolution of the original building on the site, shall be submitted, prior to the issuance of a Building Permit in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board; said historic analysis shall be displayed within an area accessible to the public, in a location to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.





- g. A fully enclosed air conditioned trash room that is sufficiently sized to handle the entire trash load of the building at all times shall be required, located within the envelope of the building, in a manner to be approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- h. All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and elevation drawings and shall be screened from view, in a manner to be reviewed and approved by staff, consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- i. An historic analysis of the site, inclusive of a photographic and written description of the history and evolution of the site, shall be submitted, prior to the issuance of a Certificate of Occupancy in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board; said historic analysis shall be displayed prominently in a location to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

**In accordance with Section 118-537, the applicant, the owner(s) of the subject property, the City Manager, Miami Design Preservation League, Dade Heritage Trust, or an affected person may appeal the Board's decision as to an application for a Certificate of Appropriateness to the Historic Preservation Special Master appointed by the City Commission.**

## **II. Variance(s)**

- A. The applicant filed an application with the Planning Department for the following variance(s):
  - 1. A variance to waive all two (2) required off street loading spaces in order to construct a commercial building with more than 10,000 s.f. and less than 20,000 s.f. of area without providing two (2) loading spaces on the premises.
- B. Where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of said Zoning Ordinance, the Board shall have the power in passing upon appeals, to vary or modify any regulations or provisions of such ordinance relating to the use, construction, or alteration of buildings or structures, or the use of land, so that the spirit of the Zoning Ordinance shall be observed, public safety and welfare secured, and substantial justice done.
- C. Based on the plans and documents submitted with the application, testimony and information provided during the public hearing, and the Planning Department Staff Report, the project as submitted satisfies the requirements of Section 118-353(d) of the Miami Beach Code. Accordingly, the Historic Preservation Board has determined the following:



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.

D. The Board imposes the following conditions based on its authority in Section 118-354 of the Miami Beach City Code:

1. The Historic Preservation Board shall maintain jurisdiction of this file. Within ninety (90) days after obtaining the Occupational License for at least 50% of the tenants, the owner shall make a progress report to the Board including a traffic study showing delivery schedules and details of the loading operation for the entire building. The Board reserves the right to modify the conditions of this approval at the time of a progress report, in a non-substantive manner, including modifications to the delivery schedule, trash pickups, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports.

**The decision of the Board regarding the granting or denial of an application for (a) variance(s) 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. Certificate of Appropriateness' and 'II. Variances' noted above.**

- A. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy may also be conditionally granted Planning Departmental approval.





- B. 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.
- C. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- D. 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.
- E. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- F. 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 by the Board, that the Certificate of Appropriateness and variance(s) are GRANTED for the above-referenced project subject to those certain conditions specified in paragraphs I, II, and III of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Historic Preservation Board, as determined by staff, entitled "818 Lincoln Road – Miami Beach" as prepared by STA Architectural Group, dated November 17, 2014.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

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

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original Certificate of Appropriateness was granted, the Certificate of Appropriateness will expire and become null and void. If the Full Building Permit for the project



Page 6 of 6  
HPB File No. 7497  
Meeting Date: January 13, 2015

should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the Certificate of Appropriateness will expire and become null and void.

In accordance with Section 118-561 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 Certificate of Appropriateness to Section 118-564, City Code, for revocation or modification of the Certificate of Appropriateness.

Dated this 13 day of February, 2015.

HISTORIC PRESERVATION BOARD  
THE CITY OF MIAMI BEACH, FLORIDA

BY [Signature]  
DEBORAH TACKETT  
PRESERVATION AND DESIGN MANAGER  
FOR THE CHAIR

STATE OF FLORIDA            )  
  )SS  
COUNTY OF MIAMI-DADE    )

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of February, 2015 by Deborah Tackett, Preservation and Design Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



TERESA MARIA  
MY COMMISSION # FF 0421  
EXPIRES: December 2, 2017  
Bonded Thru Budget Notary Services

[Signature]  
NOTARY PUBLIC  
Miami-Dade County, Florida  
My commission expires: 12-2-17

Approved As To Form: [Signature]  
City Attorney's Office: (2/12/2015)

Filed with the Clerk of the Historic Preservation Board on 2-13-15 (WJP)

[Signature]





CFN 2015R0315723  
OR BK 29619 Pgs 2209-2213 (5Pgs)  
RECORDED 05/18/2015 10:11:06  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

**HISTORIC PRESERVATION BOARD**  
**City of Miami Beach, Florida**

MEETING DATE: March 10, 2015

FILE NO: 7497

PROPERTY: 818 Lincoln Road

APPLICANT: 818 Lincoln Investments, LLC.

LEGAL: Lot 9, Block 49, Lincoln Subdivision, According to the Plat Thereof, as Recorded in Plat Book 9, Page 69, of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for modifications to a previously issued Certificate of Appropriateness for the total demolition of the existing building, classified as 'Non-Contributing', and the construction of a new 3-story commercial building, including a variance to waive all of the required off-street loading spaces. Specifically, the applicant is requesting a new variance to waive the minimum required rear setback.

**CERTIFICATION**

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

*[Signature]* 3/17/15  
(Signature of Planning Director or Designee) (Date)

Personally known to me or Produced ID: \_\_\_\_\_

*[Signature]*  
Notary Public, State of Florida at Large

Printed Name: TERESA MARIA

My Commission Expires: (Seal) 12-2-17

This document contains 5 pages.



TERESA MARIA  
MY COMMISSION # FF 042188  
EXPIRES: December 2, 2017  
Bonded Thru Budget Notary Services

**SUPPLEMENTAL ORDER**

The applicant filed an application with the City of Miami Beach Planning Department for a Certificate of Appropriateness and for one or more variances.

The City of Miami Beach Historic Preservation 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. Certificate of Appropriateness**

- A. The subject site is located within the Flamingo Park Local Historic District.
- 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:
  1. Is consistent with the Certificate of Appropriateness Criteria in Section 118-564(a)(1) of the Miami Beach Code.

*[Handwritten mark]*



2. Is not consistent with Certificate of Appropriateness Criteria 'c' in Section 118-564(a)(2) of the Miami Beach Code.
  3. Is not consistent with Certificate of Appropriateness Criteria 'b', 'f', & 'o' in Section 118-564(a)(3) of the Miami Beach Code.
  4. Is not consistent with Certificate of Appropriateness Criteria for Demolition 'a', 'b', 'c', 'd', 'e', & 'h' in Section 118-564(f)(4) of the Miami Beach Code.
- C. The project would remain consistent with the criteria and requirements of section 118-564 if the following conditions are met:
1. Revised elevation, site plan and floor plan drawings shall be submitted and, at a minimum, such drawings shall incorporate the following:
    - a. The applicant shall comply with all conditions imposed by the Board enumerated in the previous Final Order (HPB 77497) dated January 13, 2014.

**In accordance with Section 118-537, the applicant, the owner(s) of the subject property, the City Manager, Miami Design Preservation League, Dade Heritage Trust, or an affected person may appeal the Board's decision on a Certificate of Appropriateness to a special master appointed by the City Commission.**

## **II. Variance(s)**

- A. The applicant filed an application with the Planning Department for the following variance(s):
1. A variance to waive all of the minimum required rear setback of 5'-0" from the property line in order to construct the second to third floors of the new retail building up to the property line facing Lincoln Lane South.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the Planning Department Staff Report, the project as submitted satisfies the requirements of Section 118-353(d) of the Miami Beach Code. Accordingly, the Historic Preservation Board has determined the following:

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 imposes the following conditions based on its authority in Section 118-354 of the Miami Beach City Code:

1. The Historic Preservation Board shall maintain jurisdiction of this file. Within ninety (90) days after obtaining the Occupational License for at least 50% of the tenants, the owner shall make a progress report to the Board including a traffic study showing delivery schedules and details of the loading operation for the entire building. The Board reserves the right to modify the conditions of this approval at the time of a progress report, in a non-substantive manner, including modifications to the delivery schedule, trash pickups, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports.

**III. General Terms and Conditions applying to both 'I. Certificate of Appropriateness' and 'II. Variances' noted above.**

- A. The previous Final Order dated January 13, 2015 shall remain in full force and effect, except to the extent modified herein.
- B. The Supplemental Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- C. The Supplemental 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.
- D. A copy of all pages of the recorded Supplemental 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.
- E. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.

- F. 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 adopted by the Board, that the Certificate of Appropriateness is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Historic Preservation Board, as determined by staff, entitled "818 Lincoln Road – Miami Beach" as prepared by STA Architectural Group, dated November 17, 2014.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

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

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original Certificate of Appropriateness was granted, the Certificate of Appropriateness will expire and become null and void. If the Full Building Permit for the project should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the Certificate of Appropriateness will expire and become null and void.

In accordance with Section 118-561 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 Certificate of Appropriateness to Section 118-564, City Code, for revocation or modification of the Certificate of Appropriateness.

Dated this 16<sup>th</sup> day of March, 2015.

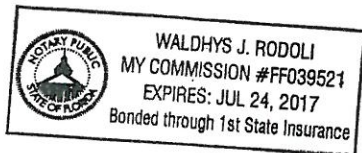
Page 5 of 5  
HPB File No. 7497  
Meeting Date: March 10, 2015

HISTORIC PRESERVATION BOARD  
THE CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]  
DEBORAH TACKETT  
PRESERVATION AND DESIGN MANAGER  
FOR THE CHAIR

STATE OF FLORIDA            )  
  )SS  
COUNTY OF MIAMI-DADE    )

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of March 2015 by Deborah Tackett, Preservation and Design Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



Waldhys J. Rodoli  
NOTARY PUBLIC  
Miami-Dade County, Florida  
My commission expires: 7/24/2017

Approved As To Form: [Signature]  
City Attorney's Office: ( 3/11/2015 )

Filed with the Clerk of the Historic Preservation Board on 3-16-2015 ( WSK )

[Signature]