

# MIAMIBEACH

PLANNING DEPARTMENT

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

## LAND USE BOARD HEARING APPLICATION

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

<b>Application Information</b>			
FILE NUMBER PB19-0291		Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If "Yes," provide office of the Property Appraiser Summary Report)	
<b>Board of Adjustment</b> <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision		<b>Design Review Board</b> <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance	
<b>Planning Board</b> <input checked="" type="checkbox"/> Conditional use permit <input type="checkbox"/> Lot split approval <input type="checkbox"/> Amendment to the Land Development Regulations or zoning map <input type="checkbox"/> Amendment to the Comprehensive Plan or future land use map		<b>Historic Preservation Board</b> <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic district/site designation <input type="checkbox"/> Variance	
<input type="checkbox"/> Other:			
<b>Property Information - Please attach Legal Description as "Exhibit A"</b>			
ADDRESS OF PROPERTY 420 Jefferson Avenue			
FOLIO NUMBER(S) 02-4203-009-6070, 02-4203-009-6110, 02-4203-009-6120			
<b>Property Owner Information</b>			
PROPERTY OWNER NAME Mau-Mau Corporation			
ADDRESS 420 Jefferson Avenue		CITY Miami Beach	STATE FL
ZIP CODE 33119			
BUSINESS PHONE (305) 695-7000	CELL PHONE	EMAIL ADDRESS famadeo@estefan.com	
<b>Applicant Information (if different than owner)</b>			
APPLICANT NAME 224 2nd Street, LLC			
ADDRESS P.O. Box 190778		CITY Miami Beach	STATE FL
ZIP CODE 33119			
BUSINESS PHONE (305) 791-1702	CELL PHONE	EMAIL ADDRESS 2242ndstreet@gmail.com	
<b>Summary of Request</b>			
PROVIDE A BRIEF SCOPE OF REQUEST Conditional Use Approval for a temporary private school.			

<b>Project Information</b>			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project include interior or exterior demolition?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Provide the total floor area of the new construction.			SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).			SQ. FT.
<b>Party responsible for project design</b>			
NAME <b>Allan Shulman</b>		<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS <b>100 NE 38th Street</b>		CITY <b>Miami</b>	STATE <b>FL</b> ZIPCODE <b>33137</b>
BUSINESS PHONE <b>(305) 438-0609</b>	CELL PHONE	EMAIL ADDRESS <b>allan@shulman-design.com</b>	
<b>Authorized Representative(s) Information (if applicable)</b>			
NAME <b>Michael W. Larkin, Esq.</b>		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS <b>200 S. Biscayne Blvd, Suite 850</b>		CITY <b>Miami</b>	STATE <b>FL</b> ZIPCODE <b>33131</b>
BUSINESS PHONE <b>(305) 374-5300</b>	CELL PHONE	EMAIL ADDRESS <b>mlarkin@brzoninglaw.com</b>	
NAME <b>Emily Balter, Esq.</b>		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS <b>200 S. Biscayne Blvd, Suite 850</b>		CITY <b>Miami</b>	STATE <b>FL</b> ZIPCODE <b>33131</b>
BUSINESS PHONE <b>(305) 374-5300</b>	CELL PHONE	EMAIL ADDRESS <b>ebalter@brzoninglaw.com</b>	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE      ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

**Please note the following information:**

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

**Please read the following and acknowledge below:**

*We are committed to providing excellent public service and safety to all who live, work, and play in our vibrant, tropical, historic community.*




- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".
- All disclosures must be submitted in CMB Application format and be consistent with CMB Code Sub-part A Section 2-482(c):
  - (c) If the lobbyist represents a corporation, partnership or trust, the chief officer, partner or beneficiary shall also be identified. Without limiting the foregoing, the lobbyist shall also identify all persons holding, directly or indirectly, a five percent or more ownership interest in such corporation, partnership, or trust.
- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.
- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the 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  
224 2nd Street, LLC

  
SIGNATURE

John Marshall, Principal

PRINT NAME

4/25/19

DATE SIGNED

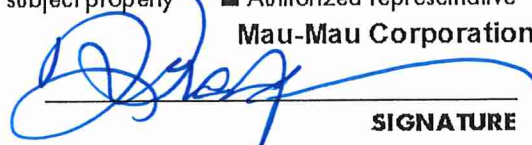
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The aforementioned is acknowledged by:

☐ Owner of the subject property

☒ Authorized representative

**Mau-Mau Corporation**

  
**SIGNATURE**

**Frank Amadeo, President**

**PRINT NAME**

**April 30, 2019**

**DATE SIGNED**



**OWNER AFFIDAVIT FOR INDIVIDUAL OWNER**

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

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

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

**SIGNATURE**

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

NOTARY SEAL OR STAMP

**NOTARY PUBLIC**

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

**PRINT NAME****Tenant****ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FLORIDACOUNTY OF MIAMI-DADE

I, John Marshall, being first duly sworn, depose and certify as follows: (1) I am the Principal (print title) of 224 2nd Street, LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

**SIGNATURE**

Sworn to and subscribed before me this 25<sup>th</sup> day of April, 2019. The foregoing instrument was acknowledged before me by John Marshall, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: May 13, 2021**NOTARY PUBLIC**

**OWNER AFFIDAVIT FOR INDIVIDUAL OWNER**

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

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

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

**SIGNATURE**

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NOTARY SEAL OR STAMP

**NOTARY PUBLIC**

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

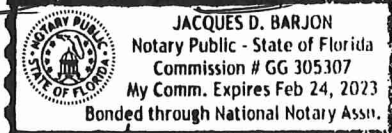
**PRINT NAME****ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FloridaCOUNTY OF Miami-Dade

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

**SIGNATURE**

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NOTARY SEAL OR STAMP

**NOTARY PUBLIC**My Commission Expires: February 24, 2023Jacques D. Barjon



PRINT NAME

**POWER OF ATTORNEY AFFIDAVIT**STATE OF FloridaCOUNTY OF MIAMI-DADE

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

John Marshall, Principal

PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 25<sup>th</sup> day of April, 2019. The foregoing instrument was acknowledged before me by John Marshall, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: May 13, 2021

NOTARY PUBLIC

PRINT NAME

**CONTRACT FOR PURCHASE**

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

N/A

NAME

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE

% OF STOCK

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

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

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application if

PRINT NAME

**POWER OF ATTORNEY AFFIDAVIT**

STATE OF Florida

COUNTY OF Miami-Dade

I, Frank Amadeo, President, Mau-Mau Corporation, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Michael W. Larkin, Esq. & Emily Baller, Esq. to be my representative before the Planning Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

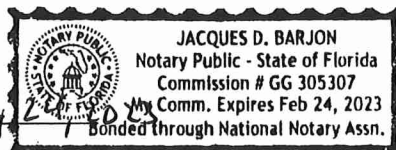
**Frank Amadeo, President**

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

*[Signature]*  
**SIGNATURE**

Sworn to and subscribed before me this 30 day of April, 2019. The foregoing instrument was acknowledged before me by Frank Amadeo, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did did not take an oath.

NOTARY SEAL OR STAMP



*[Signature]*  
**NOTARY PUBLIC**  
Jacques D. Barjon  
**PRINT NAME**

My Commission Expires: February 24, 2023

**CONTRACT FOR PURCHASE**

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

**NAME**

**DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

% OF STOCK

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

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

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application if



filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

**DISCLOSURE OF INTEREST of Tenant**  
**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.

224 2nd Street, LLC

## NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

JOHN DANIEL MARSHALL REVOCABLE TRUST U/A/D JULY 3, 2013, AS AMENDED

100%

P.O. Box 190778

Miami Beach,FL 33119

## NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

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

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

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

JOHN DANIEL MARSHALL REVOCABLE TRUST U/A/D JULY 3, 2013, AS AMENDED

TRUST NAME	
NAME AND ADDRESS	% INTEREST
John Marshall, Trustee and Beneficiary	100%
P.O. Box 190778	
Miami Beach, FL 33119	



filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

**DISCLOSURE OF INTEREST of Property Owner**  
**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.

Mau-Mau Corporation

**NAME OF CORPORATE ENTITY**

NAME AND ADDRESS	% OF OWNERSHIP
See Exhibit B	

**NAME OF CORPORATE ENTITY**

NAME AND ADDRESS	% OF OWNERSHIP

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

**COMPENSATED LOBBYIST**

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

NAME	ADDRESS	PHONE
Michael W. Larkin, Esq. & Emily K. Balter, Esq.	200 S. Biscayne Blvd, Suite 850	(305) 374-5300
John Marshall	P.O. Box 190778, Miami, FL 33119	(305) 791-1702
Allan Shulman	100 NE 38th Street, Miami, FL 33137	(305) 438-0609
Adrian Dabkowski	355 Alhambra Circle, #1400, Coral Gables	(954) 739-2247

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

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

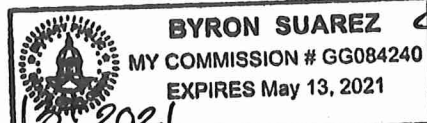
**APPLICANT AFFIDAVIT**STATE OF FLORIDACOUNTY OF MIAMI-DADE

I, John Marshall, Principal, 224 2nd Street, LLC, being first duly sworn, depose and certify as follows: (1) I am the applicant or representative of the applicant. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

*[Signature]*  
**SIGNATURE**

Sworn to and subscribed before me this 25<sup>th</sup> day of April, 2019. The foregoing instrument was acknowledged before me by John Marshall, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: May 13, 2021

*[Signature]*  
**NOTARY PUBLIC**  
*[Signature]*  
**PRINT NAME**



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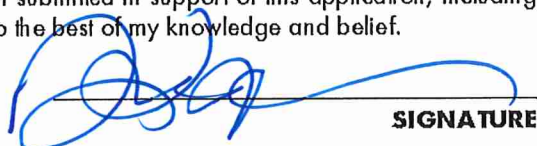
NAME	ADDRESS	PHONE
Michael W. Larkin, Esq. & Emily K. Balter, Esq.	200 S. Biscayne Blvd, Suite 850	(305) 374-5300
John Marshall	P.O. Box 190778, Miami, FL 33119	(305) 791-1702
Allan Shulman	100 NE 38th Street, Miami, FL 33137	(305) 438-0609
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**APPLICANT AFFIDAVIT**STATE OF FloridaCOUNTY OF Miami-Dade

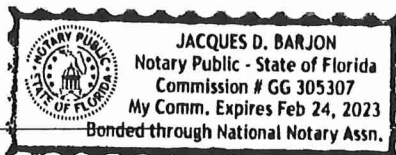
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SIGNATURE

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NOTARY SEAL OR STAMP

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

February 24, 2023

  
NOTARY PUBLIC  
Jacques D. Barjon  
PRINT NAME

## Exhibit A

### **LEGAL DESCRIPTION:**

THE EAST 95 FEET, LESS THE NORTH 5 FEET, OF LOT 3, ALL OF LOT 4, BLOCK 83, OF OCEAN BEACH ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Folio: 02-4203-009-6070.

### **AND**

THE WEST 50 FEET OF THE EAST 100 FEET OF LOTS 5 AND 6, BLOCK 83, OF OCEAN BEACH ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Folio: 02-4203-009-6110

### **AND**

THE EAST 50 FEET OF LOTS 5 AND 6, BLOCK 83, OF OCEAN BEACH ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Folio: 02-4203-009-6120

CONTAINING MORE OR LESS 21,275 SQ.FT. OR  $\pm 0.488$  ACRES.

### **PROPERTY ADDRESS:**

420 JEFFERSON AVENUE,  
MIAMI BEACH, FLORIDA 33139

**Exhibit B**

**Mau-Mau Corporation**

Nu Moon, Inc.	100%
420 Jefferson Avenue	
Miami Beach, FL 33139	

**Nu Moon, Inc.**

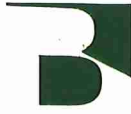
Estefan Family Fifth Amended and Restated Revocable Trust	100%
420 Jefferson Avenue	
Miami Beach, FL 33139	

**Estefan Family Fifth Amended and Restated Revocable Trust**

Emilio Estefan, Trustee and Beneficiary	50%
420 Jefferson Avenue	
Miami Beach, FL 33139	

Gloria Estefan, Trustee and Beneficiary	50%
420 Jefferson Avenue	
Miami Beach, FL 33139	





# BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6231  
E-Mail: MLarkin@brzoninglaw.com

## VIA HAND DELIVERY AND ELECTRONIC SUBMISSION

May 24, 2019

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 Conditional Use Permit Approval for a Temporary Private  
School located at 420 Jefferson Avenue, Miami Beach, Florida

Dear Mr. Mooney:

This law firm represents 224 2nd Street, LLC (the "Applicant"), the tenant of the property located at 420 Jefferson Avenue, Miami Beach, Florida (the "Property") in the City of Miami Beach (the "City"). Please consider this letter the Applicant's Letter of Intent supporting the request for Conditional Use Permit to allow a temporary private school on the third-floor of an existing office building (the "Project").

Property Description. The Property is located on the southwest corner of the intersection of 5<sup>th</sup> Street and Jefferson Avenue. The Miami-Dade County Property Appraiser identifies the Property with following Folio Nos. 02-4203-009-6070, 02-4203-009-6120, and 02-4203-009-6110. See Exhibit A, Property Appraiser Summary Reports. The lot area is approximately 21,275 square feet (0.48 acres) in size. The Property is zoned General Mixed-Use Commercial "C-PS2" and is located within the Ocean Beach Local Historic District.

The surrounding uses include: combinations of retail, office, and commercial to the east and west; residential multi-family to the south; and large-scale retail to the north. The Property is currently developed with a five-story office building, and 47 existing parking spaces within a gated parking lot.

Applicant Proposal. The proposed temporary private school will be located on the third-floor of the existing office building. A custom playground area will be located within the parking lot on the westernmost side. Internal to the third-floor, the Applicant is proposing minor demolition in order to lower the partition walls and reconfigure the lobby area. This will create a central, common area for the school. The existing offices will be repurposed to various educational related spaces, such as a quiet space, lunch room, library, and arts and crafts etc. The minor modifications are essential for the safety and functionality of the Project.

The concept for this location is a temporary site for a world-class school for the South of Fifth neighborhood. The Property is central and accessible to many of the residents living south of 5<sup>th</sup> Street. The office building is extremely secure with a perimeter concrete fence, restricted access to the parking lot, and restricted access on the ground floor. For the Fall 2019 school year, the Applicant intends to begin with an enrollment of ten (10) to fifteen (15) students, ages four (4) to six (6) years old.

Parents will enter from Jefferson Avenue, and have the option to drop-off at the ground floor under the existing structure, or park in a designated spot and walk their child to the third-floor. Parents can then exit the Property onto 4<sup>th</sup> Street. Any potential vehicle queuing will be internal to the Property. Additionally, drop-off can occur any time after 7:00 AM and before 9:00 AM; and pick-up can occur any time between 1:00 PM and 3:00 PM. These large timeframes will alleviate queuing of vehicles on abutting roadways. For additional specifics relating to the day-to-day operations of the temporary school, please see attached Exhibit B, Operations Plan.

Satisfaction of Review Criteria. The Applicant's request satisfies the review criteria and guidelines enumerated in Section 118-192(a) of the City Code of Ordinances (the "Code") as follows:

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

The proposed school is consistent with the Comprehensive Plan. The purpose of the "C-PS2" Category, General Mixed Use Commercial Performance Standard, is to provide development opportunities to enhance the desirability and quality of existing and/or new residential areas which accommodate a mix of different residential types developed in accordance with flexible design standards. The Project is intended to

serve the existing residents with a high-quality, private school in walking distance from their home or office. This will enhance the desirability of the neighborhood for families with young children.

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

A school at this site will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan. In fact, the hope for the school is to reduce traffic of the parents and guardians that previously needed to travel further distances to private schools in the City or other areas of Miami-Dade County. A school use is less intense than a possible office or a commercial use at the Property. In addition, the temporary nature of this school will not impact the levels of service for the City.

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

Section 142-693 of the Code, provides that institutional uses are conditionally permitted in all of the C-PS districts. Therefore, the proposed temporary private school use associated with the Project is consistent with the Land Development regulations. The Project will not alter the existing structure. Additionally, the proposed use requires less parking spaces than the originally approved office use. Therefore, the addition of a playground area on the ground floor, will not eliminate required parking spaces.

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

The public health, safety, morals, and general welfare will not be adversely affected with the introduction of a small private school. The Project is consistent and compatible with the intent of the C-PS2, and will provide a needed service for the families that live south of 5<sup>th</sup> Street with young children. A small school is a less intense use than offices or retail. All drop-off and pickup will be internal to the Property, not impacting any of the abutting neighbors or roadways.



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

Adequate off-street parking exists on the Property. Currently, the private, enclosed parking lot contains 47 parking spaces. Approximately three (3) of the parking spaces will be used for a custom playground area for the students. The existing office spaces remaining on the second, fourth, and fifth floors require 37 parking spaces. The school will consist of five (5) classroom type spaces, specifically a common area, library, workroom, quiet space, and lunch room. Therefore, the total required number of parking spaces is 42, and the Property will maintain 44 available parking spaces.

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

The necessary safeguards will be provided for the protection of surrounding properties, persons, and neighborhood values. There is an existing concrete perimeter fence, and access is limited to tenants of the office building and parents of the students. All vehicle queuing will be internal to the parking lot, and off of the abutting roadways. The Applicant will continue to implement all necessary tools to mitigate any potential harmful effects of this temporary private school.

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

The proposed use is not surrounded by similar types of uses. The Property is in a central location in the C-PS2 Zoning District with multi-family residential uses to the south and a variety of commercial, retail, and mixed-uses. The commercial performance standards districts are designed to accommodate a range of business, commercial, office and hotel uses. A temporary private school for young children, within an existing office building, is less intense than the range of office and retail businesses permitted, and will immediately serve the local residents in close proximity.

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

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

Yes.

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

No windows are proposed.

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

Yes.

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

Resilient landscaping will be provided.

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

Not applicable for an existing office building. This request is limited in scope to Conditional Use Permit approval for a temporary private school located on the third-floor and ground floor playground within an enclosed private parking lot.

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

No new construction proposed. This request is limited in scope to Conditional Use Permit approval for a temporary private school located on the third-floor and ground floor playground within an enclosed private parking lot.

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

Yes.

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

Not applicable for an existing office building. This request is limited in scope to Conditional Use Permit approval for a temporary private school located on the third-floor and ground floor playground within an enclosed private parking lot.

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

No habitable space is located below base flood elevation.

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

Yes.

Conclusion. The Property is located in an urban community with a variety of uses. There are residential multi-family buildings to the south and a variety of businesses to the north. Granting of the Conditional Use Permit will be in harmony with the intent and purpose of the City's Comprehensive Plan and Land Development Regulations, and will not be injurious to the area involved or otherwise detrimental to the public welfare. Conditional Use Permit approval will provide the Applicant with a reasonable use of the Property and serve the needs of the surrounding community with a modestly sized, world-class private school for young children.



Thomas Mooney, Director  
May 24, 2019  
Page 7 of 7

Based on these reasons, the Applicant respectfully requests your favorable review and recommendation of this application. If you have any questions or comments with regard to the application, please give me a call at (305) 377-6231.

Sincerely,



Michael W. Larkin

Enclosures

cc: Emily K. Balter

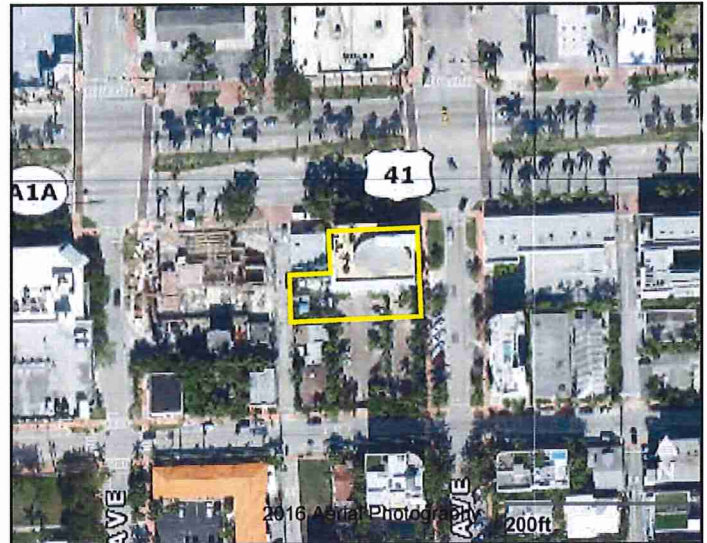


# EXHIBIT A OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 5/5/2019

Property Information	
Folio:	02-4203-009-6070
Property Address:	426 JEFFERSON AVE Miami Beach, FL 33139-6503
Owner	MAU MAU CORP
Mailing Address	420 JEFFERSON AVE MIAMI BEACH, FL 33139-6503
PA Primary Zone	6503 COMMERCIAL
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	3
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	21,873 Sq.Ft
Lot Size	11,275 Sq.Ft
Year Built	1994



Assessment Information			
Year	2018	2017	2016
Land Value	\$5,637,500	\$3,946,250	\$3,720,750
Building Value	\$10,000	\$583,536	\$538,750
XF Value	\$0	\$0	\$0
Market Value	\$5,647,500	\$4,529,786	\$4,259,500
Assessed Value	\$4,718,386	\$4,289,442	\$3,899,493

Benefits Information				
Benefit	Type	2018	2017	2016
Non-Homestead Cap	Assessment Reduction	\$929,114	\$240,344	\$360,007
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
3 4 54 42 34 53 42
OCEAN BEACH ADD NO 3 PB 2-81
E95FT OF LOT 3 LESS N5FT & ALL OF
LOT 4 BLK 83
LOT SIZE 11275 SQ FT

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,718,386	\$4,289,442	\$3,899,493
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$5,647,500	\$4,529,786	\$4,259,500
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,718,386	\$4,289,442	\$3,899,493
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,718,386	\$4,289,442	\$3,899,493

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/01/1998	\$3,430,000	18085-2454	Other disqualified
08/01/1997	\$2,860,000	17794-2879	Deeds that include more than one parcel
08/01/1993	\$400,000	16018-4351	Deeds that include more than one parcel
05/01/1993	\$400,000	15927-1095	Deeds that include more than one parcel

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

Version:





# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 5/5/2019

Property Information	
Folio:	02-4203-009-6120
Property Address:	901 4 ST Miami Beach, FL 33139-6825
Owner	MAU-MAU CORP
Mailing Address	420 JEFFERSON AVE MIAMI BCH, FL 33139-6503
PA Primary Zone	6503 COMMERCIAL
Primary Land Use	2865 PARKING LOT/MOBILE HOME PARK : PARKING LOT
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	5,000 Sq.Ft
Year Built	0



Assessment Information			
Year	2018	2017	2016
Land Value	\$1,500,000	\$1,500,000	\$1,500,000
Building Value	\$0	\$0	\$0
XF Value	\$1,155	\$1,169	\$1,183
Market Value	\$1,501,155	\$1,501,169	\$1,501,183
Assessed Value	\$879,748	\$799,771	\$727,065

Benefits Information				
Benefit	Type	2018	2017	2016
Non-Homestead Cap	Assessment Reduction	\$621,407	\$701,398	\$774,118
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
OCEAN BEACH ADD NO 3 PB 2-81 E50FT OF LOTS 5 & 6 BLK 83 LOT SIZE 50.000 X 100 OR 18194-2342 0798 2 (2)	

Taxable Value Information			
	2018	2017	2016
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$879,748	\$799,771	\$727,065
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,501,155	\$1,501,169	\$1,501,183
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$879,748	\$799,771	\$727,065
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$879,748	\$799,771	\$727,065

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/01/1998	\$700,000	18194-2342	Deeds that include more than one parcel
04/01/1993	\$266,000	15897-4779	Other disqualified
06/01/1986	\$129,000	12995-2880	Deeds that include more than one parcel

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Version:



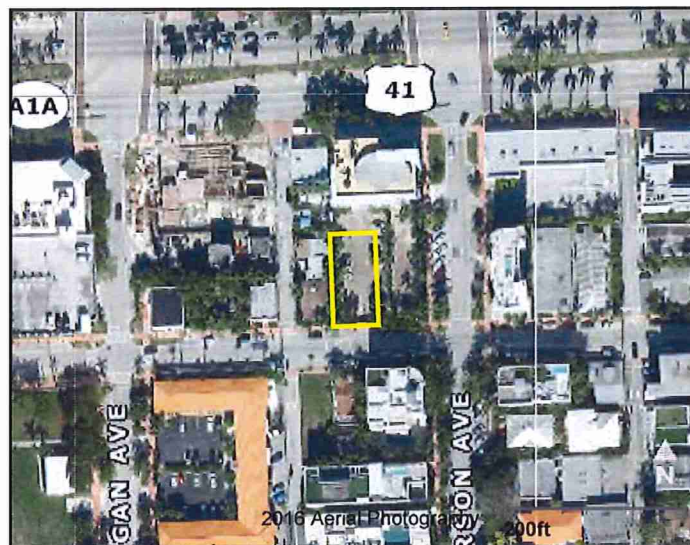


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 5/5/2019

Property Information	
Folio:	02-4203-009-6110
Property Address:	911 4 ST Miami Beach, FL 33139-6825
Owner	MAU-MAU CORP
Mailing Address	420 JEFFERSON AVE MIAMI BCH, FL 33139-6503
PA Primary Zone	6503 COMMERCIAL
Primary Land Use	2865 PARKING LOT/MOBILE HOME PARK : PARKING LOT
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	5,000 Sq.Ft
Year Built	0



Assessment Information			
Year	2018	2017	2016
Land Value	\$1,500,000	\$1,500,000	\$1,500,000
Building Value	\$0	\$0	\$0
XF Value	\$1,155	\$1,169	\$1,183
Market Value	\$1,501,155	\$1,501,169	\$1,501,183
Assessed Value	\$879,748	\$799,771	\$727,065

Benefits Information				
Benefit	Type	2018	2017	2016
Non-Homestead Cap	Assessment Reduction	\$621,407	\$701,398	\$774,118
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
OCEAN BEACH ADD NO 3 PB 2-81 W50FT OF E100FT LOTS 5 & 6 BLK 83 LOT SIZE 50.000 X 100 OR 18194-2342 0798 2 (2)

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$879,748	\$799,771	\$727,065
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,501,155	\$1,501,169	\$1,501,183
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$879,748	\$799,771	\$727,065
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$879,748	\$799,771	\$727,065

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/01/1998	\$700,000	18194-2342	Deeds that include more than one parcel
04/01/1993	\$266,000	15897-4779	Other disqualified
06/01/1986	\$129,000	12995-2880	Deeds that include more than one parcel

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Version:

# Operations Plan

Temporary Private School



Image by Shulman + Associates

420 Jefferson Avenue

Miami Beach, FL 33139

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## CONCEPT

The vision is to bring a world-class private school to the City of Miami Beach. This is a temporary location, while a permanent location is being constructed. The curriculum will combine a variety of schools of thought for project based learning, including traditional, Montessori, STEM, and languages. This will truly be a school for the families of South of Fifth neighborhood. Currently, families with young children must travel north of 5th Street, to Fisher Island, or leave Miami Beach for their child to attend a private school. The proposed location is strategically located between a residential neighborhood, businesses, and offices. The property, and proposed design, will foster a safe environment for growth and development of the child.

The school will be the entire third-floor of the existing office building. A portion of the ground floor parking lot will be repurposed with a custom outdoor play area. The school will effectively utilize the previous office space with a wellness room, quiet space, technology room, arts & crafts work room, and a library.

## STUDENT CAPACITY

The temporary school will have a limited enrollment of ten (10) to fifteen (15) students. This is a temporary location for the students, while a larger, long-term site is constructed. The ages of the students will be between four (4) and six (6) years old.



## **DROP-OFF/ PICK-UP**

The hours of operation will be between 7:00 AM and 3:00 PM. Although, classes will not begin until 9:00 AM. This intentionally permits sufficient drop-off and pick-up time. Students will be permitted to arrive between 7:00 AM and 9:00 AM, and pick-up will be at 1:00 PM.

Drop-off and pick-up will occur entirely within the private, gated parking lot. Parents have the option to drop-off and pick-up the students under the existing structure within five (5) designated spaces or park in one of the on-site parking spaces and walk their child to the third-floor. All vehicular traffic will enter from Jefferson Avenue and exit onto 4<sup>th</sup> Street. Due to the limited number of students, large drop-off and pick-up time frames, and number of available parking spaces, there will be no vehicle queuing onto the abutting roadways. Additionally, as the school is located in close proximity to a variety of residential and business uses, the expectation is that the majority of parents and guardians will bike and walk to drop-off and pick-up the children.

# STAFFING

Due to the temporary nature of the school at this location and limited number of students, the staff will be composed as follows:

- Two (2) full-time teachers
- One (1) full-time school administrator
- One to two (1-2) part-time staff members

# ACCESS & SECURITY

Access to the third-floor will be restricted during the school hours, and limited to the stairs and lobby entrance area. Drop-off and pick-up will be strictly located within the gated parking lot. Parents and guardians will be provided access to the property through the mechanical gate on Jefferson Avenue. Staff will have secured access between the main common area and lobby area with a keycard or fingerprint, as well as to the play area on the ground floor. The third-floor and ground floor play area will be equipped with video surveillance throughout.

## DELIVERIES & COLLECTIONS

The following procedures will be implemented to ensure minimal impact on local residents and neighboring businesses:

All deliveries and refuse will occur within four (4) designated parking spots within the private parking lot. Deliveries will only be accepted between the hours of 7:00 AM to 5:00 PM. Due to the nature of the use as a modestly sized school, the quantity and frequencies of deliveries will be limited. Refuse will take place during the City's regularly scheduled times for this property.

# MIAMI BEACH

Page 1 of 4

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

Property address: 420 Jefferson Ave Board: PB19-0291 Date: 5-2-19

## BOARD APPLICATION CHECK LIST

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

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

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

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

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

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

Indicate N/A If Not Applicable

Initials: MB



# MIAMI BEACH

Page 2 of 4

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

Property address: 420 Jefferson Ave

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

Indicate N/A If Not Applicable

Initials: MB

# MIAMI BEACH

Page 3 of 4

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

Property address: 420 Jefferson Ave

29	Floor Plan Indicating area where alcoholic beverages will be displayed.	
30	Survey showing width of the canal (Dimension shall be certified by a surveyor)	
31	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	
32	DERM recommendation/preliminary approval. Docks or any structures shall have approval stamp from DERM or other regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended.	
33	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
34	Survey shall include spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the dune within the property. Erosion control line and Bulkhead line shall be indicated if present.	
35	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
36	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable).	X
37	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	
38	Traffic Study, Site plan(s) : Revised version addressing first round of comments from Transportation Department and peer review. (See Transportation Department check list for requirements.) <i>- as may be required by Transp.</i>	X
39	Sound Study report (Hard copy) with 1 CD.	
40	Site Plan (Identify streets and alleys)	X
a	Identify: setbacks <u>X</u> Height <u>X</u> Drive aisle widths <u>X</u> Streets and sidewalks widths <u>X</u>	
b	# parking spaces & dimensions <u>X</u> Loading spaces locations & dimensions <u>X</u>	
c	# of bicycle parking spaces <u>X</u>	
d	Interior and loading area location & dimensions <u>X</u>	
e	Street level trash room location and dimensions <u>X</u>	
f	Delivery route <u>X</u> Sanitation operation <u>X</u> Valet drop-off & pick-up <u>X</u> Valet-route in and out <u>X</u>	X
g	Valet route to and from <u>auto-turn</u> analysis for delivery and sanitation vehicles	
h	Indicate any backflow preventer and FPL vault if applicable	
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan	
41	Floor Plan (dimensioned)	
a	Total floor area	
b	Identify # seats indoors <u>      </u> outdoors <u>      </u> seating in public right of way <u>      </u> Total <u>      </u>	
c	Occupancy load indoors and outdoors per venue <u>      </u> Total when applicable <u>      </u>	
42	The Letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.	X
43	The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:	
a	Section 118-53 (d) of the City Code for each Variance.	
44	The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows:	
a	For Conditional Use -Section 118-192 (a)(1)-(7)	X
b	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)	
c	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)	
d	CU - Structures over 50,000 SQ.FT. - Section 118-192 (b) (1)-(11)	
e	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	

Indicate N/A If Not Applicable

Initials: MB

# MIAMI BEACH

Page 4 of 4

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

Property Address: 420 Jefferson Ave

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

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

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

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

## ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS

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

  
Applicant's or designee's signature

Date

5/6/2019

Indicate N/A If Not Applicable

Initials: MB



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

April 10, 2019

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

**Re: Property owners within 375 feet of:**

**SUBJECT:** 420 Jefferson Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-4203-009-6070

**LEGAL DESCRIPTION:** 3 4 54 42 34 53 42 OCEAN BEACH ADD NO 3 PB 2-81 E95FT OF LOT 3 LESS N5FT & ALL OF LOT 4 BLK 83

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

Sincerely,

---

Diana B. Rio

Total number of property owners without repetition: **155, including 1 international**



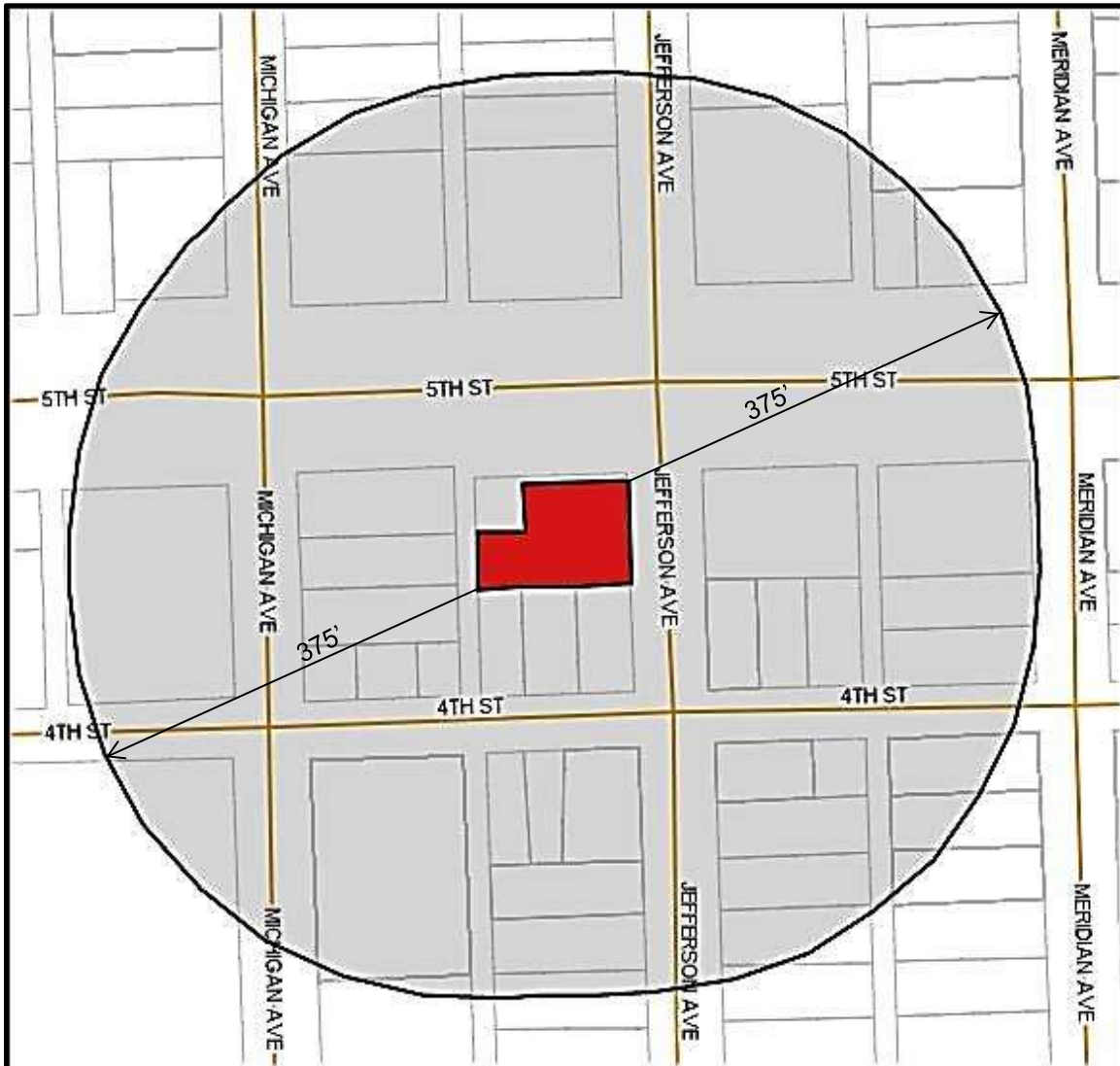


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certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting

rdrmiami.com | diana@rdrmiami.com | 305.498.1614

## 375' RADIUS MAP



**SUBJECT:** 420 Jefferson Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-4203-009-6070

**LEGAL DESCRIPTION:** 3 4 54 42 34 53 42 OCEAN BEACH ADD NO 3 PB 2-81 E95FT OF LOT 3 LESS N5FT & ALL OF LOT 4 BLK 83

KURT SCHENK &W EDELTRAUD  
ALTE HOFMUEHLGASJE 10  
3140 POTTENBRUNN  
AUSTRIA

1000 FIFTH ST CORPORATION  
% CHRISTOPHER LANGEN  
PO BOX 398570  
MIAMI BEACH, FL 33239

225 JEFFERSON CORP  
3109 GRAND AVE #554  
MIAMI, FL 33133

333 JEFFERSON HOLDINGS LLC  
2800 BISCAYNE BLVD PH FLR  
MIAMI, FL 33137

344 MERIDIAN APARTMENTS LLC  
3500 S BAYHOMES DR  
MIAMI, FL 33132

344 MERIDIAN AVE 4C LLC  
1405 SW 107 AVE STE 301B  
MIAMI, FL 33174

345 MICHIGAN 19 LLC  
2491 TEQUESTA LN  
MIAMI, FL 33133

418 MERIDIAN LLC  
2450 NE MIAMI GARDENS DR 2 FLOOR  
MIAMI, FL 33180

ABEL A PARAVICINO  
3101 N COUNTRY CLUB DR #305  
AVENTURA, FL 33180

ADALBERTO MEDINA  
11 ISLAND AVE APT 1510  
MIAMI BEACH, FL 33139

ALEXANDRA JEAN JOSEPH  
232 05 87 AVE  
BELLEROSE MANOR, NY 11427

ANGEL M TORRES  
MARIA J TORRES  
360 MERIDIAN AVE 5E  
MIAMI BEACH, FL 33139

ANGELIN PEEV DIMITROV  
HARRIET MICHELLE DIMITROV  
1350 BEVERLY RD APT 1215  
MCLEAN, VA 22101-3934

AZRAN MIAMI 2 LLC  
20 N CLARK STE 2450  
CHICAGO, IL 60602

BESAN LLC  
345 MICHIGAN AVE # 35  
MIAMI BEACH, FL 33139

BIGS AND BROS2 LLC  
1441 BRICKELL AVE STE 1400  
MIAMI, FL 33131

BOARD OF PUBLIC INSTRUCTION  
1450 NE 2 AVE  
MIAMI, FL 33132-1308

BORISLAV B ZJACIC  
6039 COLLINS AVEAPT 1426  
MIAMI BEACH, FL 33140-2203

BORISLAV ZJACIC  
6039 COLLINS AVE #1406  
MIAMI BEACH, FL 33140-2253

BORISLAV ZJACIC &W SNJEZANA  
345 MICHIGAN AVE # 13  
MIAMI BEACH, FL 33139-6866

BRANT A STRATMAN  
3503 NE 166TH ST  
NORTH MIAMI BEACH, FL 33160-3853

BRENT W LATHAM  
345 MICHIGAN AVE 41  
MIAMI BEACH, FL 33139

BRIGHTON V LLC  
50 WEST MASHTA DR # 4  
KEY BISCAYNE, FL 33149

BRUNSWICK IMMOBILIER LLC  
5991 SW 83 ST  
MIAMI, FL 33143

CAMI SALON & SPA LLC  
941 4 ST  
MIAMI BEACH, FL 33139

CARIDAD N PEREZ JTRS  
10308 SW 20 ST  
MIAMI, FL 33165

CARLOS ENRIQUE LOPEZ  
DUNIA ARGENTINA LEZAMA  
528 MERIDIAN AVE #502  
MIAMI BEACH, FL 33139

CARMELITA A FRANCO &H NESTOR Q  
345 MICHIGAN AVE #42  
MIAMI BEACH, FL 33139-6839

CAROL ALISSON CARDENAS  
360 MERIDIAN AVE #6C  
MIAMI BEACH, FL 33139-8745

CELIA ANA MARQUES TRS  
CELIA ANA MARQUES REV TRUST  
14670 SW 39 CT  
MIRAMAR, FL 33027

CHARLES B COINER  
360 MERIDIAN AVE #2E  
MIAMI BEACH, FL 33139-8742

CHARLES COINER  
360 MERIDIAN AVE #2E  
MIAMI BEACH, FL 33139

CHARLES LOUIS GENS  
ALEXIA ALEXANDRIA DE GENS  
345 MICHIGAN AVE #36  
MIAMI BEACH, FL 33139

CITI5 CORP  
3370 MARY ST  
MIAMI, FL 33133

CITY FIRST MORTGAGE CORP  
C/O MOSHE RUBINSTEIN LAW FIRM PA  
6100 HOLLYWOOD BLVD STE 305  
HOLLYWOOD, FL 33021

CLARA CASTELLANOS  
AND RENE BERMEOSO LLC  
9973 SW 142 AVE  
MIAMI, FL 33186

CLAUDIA P GUTIERREZ  
360 WEDGEWOOD DR  
EASTON, PA 18045-5751

CLIFFORD ALLISON & W MARY L &  
NICOLE ALLISON  
345 MICHIGAN AVE #29  
MIAMI BEACH, FL 33139-6864

CRISTINA A COSSIO &  
RAUL A COSSIO  
601 NE 36 ST #2701  
MIAMI, FL 33137

DAMON RUTLAND JTRS  
MANNY YOUNG JTRS  
361 JEFFERSON AVE #4  
MIAMI BEACH, FL 33139

DANE BATE LLC  
301 JEFFERSON AVE 6D  
MIAMI BEACH, FL 33139

DAVID SEGUI  
LILLY SEGUI  
15400 SW 78 PLACE  
MIAMI, FL 33157

DAVID SINE  
935 4 ST  
MIAMI BEACH, FL 33139-6825

DAVID STROHLI  
PO BOX 398  
TALLMAN, NY 10982

DAVID VICTOR SUAREZ  
361 JEFFERSON AVE #2  
MIAMI BEACH, FL 33139

DAVID W BROWN  
305 W 50TH ST APT 22L  
NEW YORK, NY 10019-8412

DEFI ONE INC  
3370 MARY ST  
MIAMI, FL 33133

DELBEKE ENTERPRISES INC  
187 N SHORE DR  
MIAMI BEACH, FL 33141

DINA GOLDENTAYER  
350 MERIDIAN AVE #202  
MIAMI BEACH, FL 33139

DORIS E BERRIZ  
345 MICHIGAN AVE #18  
MIAMI BEACH, FL 33139-6866

ELAD ZVI  
360 MERIDIAN AVE # 3 B  
MIAMI BEACH, FL 33139

ERNEST MASCARO  
VANINA GARBIN  
528 MERIDIAN AVE # 402A  
MIAMI BEACH, FL 33139

EUGENE SHAPIRO  
401 JEFFERSON AVE # 1  
MIAMI BEACH, FL 33139

FIFTH HOTEL LLC  
418 MERIDIAN AVE  
MIAMI BEACH, FL 33139

FLORIDA AREOTEX INC  
870 E 6 AVE  
HIALEAH, FL 33010

FLORIDA HISTORIC HOMES LLC  
440 S DIXIE HWY #200  
HOLLYWOOD, FL 33020

FRYD FAMILY ASSOCIATES LTD  
523 MICHIGAN AVE  
MIAMI BEACH, FL 33139

GABRIEL WIDI  
JANELLE WIDI  
528 MERIDIAN AVE 304  
MIAMI BEACH, FL 33139

GABRIEL WIDI  
JANELLE WIDI  
6423 COLLINS AVE # 1510  
MIAMI BEACH, FL 33141

GALAXY INVESTMENTS LLC  
528 MERIDIAN AVE #101  
MIAMI BEACH, FL 33129

GERARDO GONZALEZ JR  
360 MERIDIAN AVE #4D  
MIAMI BEACH, FL 33139-8744

GERNOT SCHAFFLER  
900 FOURTH ST #3  
MIAMI BEACH, FL 33161

GILBERT S ZRINY (TRUST)  
327 JEFFERSON AVE  
MIAMI BEACH, FL 33139-6829

HARLEY LIPPMAN  
MARIE LIPPMAN  
1021 PARK AVE  
NEW YORK, NY 10028

HECTOR MOLINA  
345 MICHIGAN AVE #40  
MIAMI BEACH, FL 33139-6839

INGRID MELENDEZ LE  
REM JOSLYN VARONA  
345 MICHIGAN AVE APT 22  
MIAMI BEACH, FL 33139

IPANEMA MERIDIAN LLC  
5150 N MIAMI AVE  
MIAMI, FL 33127

ISRAEL DAVID STROHLI  
PO BOX 398  
TALLMAN, NY 10982

ISU PROPERTIES L P  
C/O ASI MANAGEMENT  
100 SOUTH BROAD ST #1300  
PHILADELPHIA, PA 19110

ITAMAR MAKMAL  
BARUCH BURBIA  
4775 COLLINS AVE APT 1606  
MIAMI BEACH, FL 33140-3265

JAMIE MEIER  
AMI PATEL MEIER  
28 KEITH DR  
NORTON, MA 02766

JASON SANDERS  
300 W 41 ST STE 100  
MIAMI BEACH, FL 33140

JEAN E MARTIELLI  
927 4 ST  
MIAMI BEACH, FL 33139-6825

JEFFERSON CU1 LLC  
1100 WEST AVE UNIT 614  
MIAMI BEACH, FL 33139

JEFFERSON PH 1 LLC  
232 ANDALUSIA AVENUE SUITE 202  
CORAL GABLES, FL 33134

JOEL A A COLON MARTINEZ  
345 MICHIGAN AVE 17  
MIAMI BEACH, FL 33139

JOSE FERNANDEZ  
PO BOX 19 1511  
MIAMI BEACH, FL 33119-1511

JOSE L MOLLINER &W LUISA M  
930 WREN AVE  
MIAMI SPRINGS, FL 33166-3853

JOSEPH NICHOLAS ZACHAROW TRS  
BORIS DVORETSKYS TRUST  
MAYA ZACHAROW TRS  
345 MICHIGAN AVE #38  
MIAMI BEACH, FL 33139

JUDITH A GAZZONI  
528 MERIDIAN AVE #502A  
MIAMI BEACH, FL 33139-6446

KAISER 1 LLC  
2080 S OCEAN DR #1711  
HALLANDALE BEACH, FL 33009

KARALEXI LLC  
C/O MASSAT CONSULTING  
44 W FLAGLER ST STE 2300  
MIAMI, FL 33130

KAREEMA BAHAMOU  
CARLOS RICARDO FIGUEROA LEMUS  
345 MICHIGAN AVE 31  
MIAMI BEACH, FL 33139

LAPIZ BLANCO LLC  
360 MERIDIAN AVE #3A  
MIAMI BEACH, FL 33139

LAPIZ NEGRO LLC  
360 MERIDIAN AVE #4E  
MIAMI BEACH, FL 33139

LEONARDO E CLAVEL &W PETRA  
30-30 NW 19 TERR  
MIAMI, FL 33125-1125

LIANA BERNOT  
7275 SW 89 ST B411  
MIAMI, FL 33156

LUIS EDUARDO ALZAMORA  
JEREMIAH FULLER  
360 MERIDIAN AVE 6E  
MIAMI BEACH, FL 33139

LUISA AMPARO NEGRIN JTRS  
MANUEL ISRAEL ORTEGA JTRS  
360 MERIDIAN AVE #3E  
MIAMI BEACH, FL 33139

M 524 JEFFERSON OWNER LLC  
2601 S BAYSHORE DR STE 850  
MIAMI, FL 33133-5412



MANUEL I ORTEGA  
360 MERIDIAN AVE #3C  
MIAMI BEACH, FL 33139-8743

MARCO ANTONIO PEREZ  
345 MICHIGAN AVE 14  
MIAMI BEACH, FL 33139

MARGARITA ROQUE  
528 MERIDIAN AVE UNIT 104  
MIAMI BEACH, FL 33139-6445

MARIA DEL R DE LA CRUZ  
360 MERIDIAN AVE #4B  
MIAMI BEACH, FL 33139-8743

MARIUS JOHANNES SLUIJTERS  
SALETE DE OLIVEIRA SLUIJTERS  
360 MERIDIAN AVE STE 4A  
MIAMI BEACH, FL 33139

MARTINA ABOSI  
360 MERIDIAN AVE 6A  
MIAMI BEACH, FL 33139

MASSIMO MASSIMI &W ALESSANDRA  
345 MICHIGAN AVE #39  
MIAMI BEACH, FL 33139-6839

MAU MAU CORP  
420 JEFFERSON AVE  
MIAMI BEACH, FL 33139-6503

MAX AND ME DEVELOPMENT LLC  
345 MICHIGAN AVE # 10  
MIAMI BEACH, FL 33139

MELI INVESTMENT CORP  
6500 SW 67 AVE  
MIAMI, FL 33143-3112

MERIDIAN 360 PROPERTY LLC  
360 MERIDIAN AVE 3D  
MIAMI BEACH, FL 33139

MIAMI SUN HOLDINGS LLC  
PO BOX 190778  
MIAMI BEACH, FL 33119

MICHAEL E MCMANUS  
344 MERIDIAN AVE APT 4-A  
MIAMI BEACH, FL 33139-8733

MIKLOS BARTHA  
360 MERIDIAN AVE 5B  
MIAMI BEACH, FL 33139

MILAGROSA D J GUERRA LE  
REM ANABEL GRANA  
533 MERIDIAN AVE 7  
MIAMI BEACH, FL 33139

NAOMI SAMPSON  
345 MICHIGAN AVE #34  
MIAMI BEACH, FL 33139

NEW COLUMBIA GROUP LLC  
401 JEFFERSON AVE 5  
MIAMI BEACH, FL 33139

NF FIFTH ST LLC &  
BK FIFTH ST LLC  
1665 WASHINGTON AVE 4TH FL  
MIAMI BEACH, FL 33139

NIKOLA KOLEV  
ANTONIA KOLEV  
411 W CONESTOGA RD  
DEVON, PA 19333

NJA PROPERTY HOLDINGS LLC  
1021 PARK AVE 7C  
NEW YORK, NY 10028

OACIS INVESTMENTS INC  
1421 LACOSTA DRIVE EAST  
PEMBROKE PINES, FL 33027

PAPAY INC  
819 - 5 ST  
MIAMI BEACH, FL 33139-6511

PAUL PROENZA  
MARLENE PROENZA  
NOE CUELLAR  
2901 SOUTH BAYSHORE DRIVE 1B  
COCONUT GROVE, FL 33133

PEDRO PAN ENTERPRISES INC  
410 MERIDIAN AVE FL 2  
MIAMI BEACH, FL 33139

PETER F VALORI  
340 JEFFERSON AVE 1  
MIAMI BEACH, FL 33133

PHILLIP M FRANCIS TRS  
BRIAN F FRANCIS SPECIAL NEEDS TR  
SHERRY L YODER TRS  
344 MERIDIAN AVE UNIT 3C  
MIAMI BEACH, FL 33139

POTOMAC RHIN LLC  
73 BOND ST  
BROOKLYN, NY 11217

PUT GOD 1ST INVESTMENT INC  
919 4 ST  
MIAMI BEACH, FL 33140

RALPH A GOMEZ  
6191 W 22 LN  
HIALEAH, FL 33016-3922

RAUL A COSSIO  
601 NE 36 ST #2701  
MIAMI, FL 33137

RAYMOND R KUBIS  
MARGARET N KUBIS  
350 MERIDIAN AVE #201  
MIAMI BEACH, FL 33139

RAYMOND VALORI  
340 JEFFERSON AVE 2  
MIAMI BEACH, FL 33139

REYNALDO SIO  
6239 RIVERLAKE LANE  
BARTOW, FL 33830

RG MICHIGAN 2014 LLC  
11251 NW 20 ST STE 106  
MIAMI, FL 33172

RICHARD B CARMEL (TR)  
12555 BISCAYNE BLVD #800  
NO MIAMI, FL 33181-2522

RICHARD LEVIN  
OLGA VIDOV LEVIN  
350 MERIDIAN AVE 101  
MIAMI BEACH, FL 33139

RICK SHERMAN  
CELIA SHERMAN  
JOANNE S ROBERTS  
903 SW 93 TER  
FT LAUDERDALE, FL 33324

ROBERT ENERSON JR & MATTHEW RUIZ  
528 MERIDIAN AVE # 403  
MIAMI BEACH, FL 33139-6446

ROBERT THOMAS PLANT  
401 JEFFERSON AVE 2  
MIAMI BEACH, FL 33139

ROBERT TURNER  
528 MERIDIAN AVENUE #401  
MIAMI BEACH, FL 33139

ROSA A SOBEL  
360 MERIDIAN AVE #2C  
MIAMI BEACH, FL 33139-8742

ROY COLLINS  
EDWARD COLLINS  
GERALD OXFORD  
361 JEFFERSON AVE 1  
MIAMI BEACH, FL 33139

ROY T SUMMERSETT  
345 MICHIGAN AVE #10  
MIAMI BEACH, FL 33139-6865

RUSSEL L SNYDER  
1000 LINCOLN RD 250  
MIAMI BEACH, FL 33139

RYAN T HOMAN  
345 MICHIGAN AVENUE # 37  
MIAMI BEACH, FL 33139

SALVATORE L ANGELICOLA &  
ROBERTO G ANGELICOLA & ETALS JTRS  
505 MILLBROOK RD  
ROME, NY 13440

SANZ MANAGEMENT INC  
762 SW 18 AVE  
MIAMI, FL 33135

SARIA BURNSED PAZ  
2450 NE 184 TER  
MIAMI, FL 33160

SEGUNDO OMAR GONZALEZ  
345 MICHIGAN AVE APT 1  
MIAMI BEACH, FL 33139

SIRKIN BUILDING CORP  
3500 S BAYHOMES DR  
MIAMI, FL 33133

SO BOOTS LLC TRS  
350 MERIDIAN PH LAND TRUST  
1909 TYLER ST 700  
HOLLYWOOD, FL 33020

SOBE AND LYNCH LLC  
7098 BONITA DR  
MIAMI BEACH, FL 33141

SONIA T SALINAS  
344 MERIDIAN AVE 2A  
MIAMI BEACH, FL 33139

STAR MERIDIAN 303 LLC  
2528 SW 21 ST  
MIAMI, FL 33145

SUNSHINE GASOLINE  
DISTRIBUTORS INC  
1650 NW 87 AVE  
MIAMI, FL 33172

SWEDISH PROPERTIES LLC  
705 NE 94 ST  
MIAMI SHORES, FL 33138

TBD HARBOR LLC  
461 S MASHTA DR  
KEY BISCAYNE, FL 33149

THE HOUSING AUTHORITY/MIAMI BCH  
200 ALTON RD  
MIAMI BEACH, FL 33139-6742

TRACY CRESPO  
528 MERIDIAN AVE 103  
MIAMI BEACH, FL 33139

VINCENZO NUNZIATA  
441 COLLINS AVE # 28  
MIAMI BEACH, FL 33139

VIRGINA LUACES  
345 MICHIGAN AVE #12  
MIAMI BEACH, FL 33139-6865

VITALITY HEALTH & WELLNESS TAMPA  
LLC  
815 4 ST  
MIAMI BEACH, FL 33139-6823

YING SHI  
3401 SW 128 AVE  
MIRAMAR, FL 33027

YUNIA Z BACHA  
528 MERIDIAN AVE 501  
MIAMI BEACH, FL 33139

ZACHARY SWANSON  
401 JEFFERSON AVE #3  
MIAMI BEACH, FL 33139

Name	Address	City	State	Zip	Country
KURT SCHENK &W EDELTRAUD	ALTE HOFMUEHLGASJE 10	3140 POTTENBRUNN			AUSTRIA
1000 FIFTH ST CORPORATION % CHRISTOPHER LANGEN	PO BOX 398570	MIAMI BEACH	FL	33239	USA
225 JEFFERSON CORP	3109 GRAND AVE #554	MIAMI	FL	33133	USA
333 JEFFERSON HOLDINGS LLC	2800 BISCAYNE BLVD PH FLR	MIAMI	FL	33137	USA
344 MERIDIAN APARTMENTS LLC	3500 S BAYHOMES DR	MIAMI	FL	33132	USA
344 MERIDIAN AVE 4C LLC	1405 SW 107 AVE STE 301B	MIAMI	FL	33174	USA
345 MICHIGAN 19 LLC	2491 TEQUESTA LN	MIAMI	FL	33133	USA
418 MERIDIAN LLC	2450 NE MIAMI GARDENS DR 2 FLOOR	MIAMI	FL	33180	USA
ABEL A PARAVICINO	3101 N COUNTRY CLUB DR #305	AVENTURA	FL	33180	USA
ADALBERTO MEDINA	11 ISLAND AVE APT 1510	MIAMI BEACH	FL	33139	USA
ALEXANDRA JEAN JOSEPH	232 05 87 AVE	BELLEROSE MANOR	NY	11427	USA
ANGEL M TORRES MARIA J TORRES	360 MERIDIAN AVE 5E	MIAMI BEACH	FL	33139	USA
ANGELIN PEEV DIMITROV HARRIET MICHELLE DIMITROV	1350 BEVERLY RD APT 1215	MCLEAN	VA	22101-3934	USA
AZRAN MIAMI 2 LLC	20 N CLARK STE 2450	CHICAGO	IL	60602	USA
BESAN LLC	345 MICHIGAN AVE # 35	MIAMI BEACH	FL	33139	USA
BIGS AND BROS2 LLC	1441 BRICKELL AVE STE 1400	MIAMI	FL	33131	USA
BOARD OF PUBLIC INSTRUCTION	1450 NE 2 AVE	MIAMI	FL	33132-1308	USA
BORISLAV B ZJACIC	6039 COLLINS AVEAPT 1426	MIAMI BEACH	FL	33140-2203	USA
BORISLAV ZJACIC	6039 COLLINS AVE #1406	MIAMI BEACH	FL	33140-2253	USA
BORISLAV ZJACIC &W SNJEZANA	345 MICHIGAN AVE # 13	MIAMI BEACH	FL	33139-6866	USA
BRANT A STRATMAN	3503 NE 166TH ST	NORTH MIAMI BEACH	FL	33160-3853	USA
BRENT W LATHAM	345 MICHIGAN AVE 41	MIAMI BEACH	FL	33139	USA
BRIGHTON V LLC	50 WEST MASHTA DR # 4	KEY BISCAYNE	FL	33149	USA
BRUNSWICK IMMOBILIER LLC	5991 SW 83 ST	MIAMI	FL	33143	USA
CAMI SALON & SPA LLC	941 4 ST	MIAMI BEACH	FL	33139	USA
CARIDAD N PEREZ JTRS	10308 SW 20 ST	MIAMI	FL	33165	USA
CARLOS ENRIQUE LOPEZ DUNIA ARGENTINA LEZAMA	528 MERIDIAN AVE #502	MIAMI BEACH	FL	33139	USA
CARMELITA A FRANCO &H NESTOR Q	345 MICHIGAN AVE #42	MIAMI BEACH	FL	33139-6839	USA
CAROL ALISSON CARDENAS	360 MERIDIAN AVE #6C	MIAMI BEACH	FL	33139-8745	USA
CELIA ANA MARQUES TRS CELIA ANA MARQUES REV TRUST	14670 SW 39 CT	MIRAMAR	FL	33027	USA
CHARLES B COINER	360 MERIDIAN AVE #2E	MIAMI BEACH	FL	33139-8742	USA
CHARLES COINER	360 MERIDIAN AVE #2E	MIAMI BEACH	FL	33139	USA
CHARLES LOUIS GENS ALEXIA ALEXANDRIA DE GENS	345 MICHIGAN AVE #36	MIAMI BEACH	FL	33139	USA
CITI5 CORP	3370 MARY ST	MIAMI	FL	33133	USA
CITY FIRST MORTGAGE CORP C/O MOSHE RUBINSTEIN LAWFIRM PA	6100 HOLLYWOOD BLVD STE 305	HOLLYWOOD	FL	33021	USA
CLARA CASTELLANOS AND RENE BERMEOSOLO LLC	9973 SW 142 AVE	MIAMI	FL	33186	USA
CLAUDIA P GUTIERREZ	360 WEDGEWOOD DR	EASTON	PA	18045-5751	USA
CLIFFORD ALLISON &W MARY L & NICOLE ALLISON	345 MICHIGAN AVE #29	MIAMI BEACH	FL	33139-6864	USA
CRISTINA A COSSIO & RAUL A COSSIO	601 NE 36 ST #2701	MIAMI	FL	33137	USA



DAMON RUTLAND JTRS MANNY YOUNG JTRS	361 JEFFERSON AVE #4	MIAMI BEACH	FL	33139	USA
DANEbate LLC	301 JEFFERSON AVE 6D	MIAMI BEACH	FL	33139	USA
DAVID SEGUI LILLY SEGUI	15400 SW 78 PLACE	MIAMI	FL	33157	USA
DAVID SINE	935 4 ST	MIAMI BEACH	FL	33139-6825	USA
DAVID STROHLI	PO BOX 398	TALLMAN	NY	10982	USA
DAVID VICTOR SUAREZ	361 JEFFERSON AVE #2	MIAMI BEACH	FL	33139	USA
DAVID W BROWN	305 W 50TH ST APT 22L	NEW YORK	NY	10019-8412	USA
DEFI ONE INC	3370 MARY ST	MIAMI	FL	33133	USA
DELBEKE ENTERPRISES INC	187 N SHORE DR	MIAMI BEACH	FL	33141	USA
DINA GOLDENTAYER	350 MERIDIAN AVE #202	MIAMI BEACH	FL	33139	USA
DORIS E BERRIZ	345 MICHIGAN AVE #18	MIAMI BEACH	FL	33139-6866	USA
ELAD ZVI	360 MERIDIAN AVE # 3 B	MIAMI BEACH	FL	33139	USA
ERNEST MASCARO VANINA GARBIN	528 MERIDIAN AVE # 402A	MIAMI BEACH	FL	33139	USA
EUGENE SHAPIRO	401 JEFFERSON AVE # 1	MIAMI BEACH	FL	33139	USA
FIFTH HOTEL LLC	418 MERIDIAN AVE	MIAMI BEACH	FL	33139	USA
FLORIDA AREOTEX INC	870 E 6 AVE	HIALEAH	FL	33010	USA
FLORIDA HISTORIC HOMES LLC	440 S DIXIE HWY #200	HOLLYWOOD	FL	33020	USA
FRYD FAMILY ASSOCIATES LTD	523 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
GABRIEL WIDI JANELLE WIDI	528 MERIDIAN AVE 304	MIAMI BEACH	FL	33139	USA
GABRIEL WIDI JANELLE WIDI	6423 COLLINS AVE # 1510	MIAMI BEACH	FL	33141	USA
GALAXY INVESTMENTS LLC	528 MERIDIAN AVE #101	MIAMI BEACH	FL	33129	USA
GERARDO GONZALEZ JR	360 MERIDIAN AVE #4D	MIAMI BEACH	FL	33139-8744	USA
GERNOT SCHAFFLER	900 FOURTH ST #3	MIAMI BEACH	FL	33161	USA
GILBERT S ZRINY (TRUST)	327 JEFFERSON AVE	MIAMI BEACH	FL	33139-6829	USA
HARLEY LIPPMAN MARIE LIPPMAN	1021 PARK AVE	NEW YORK	NY	10028	USA
HECTOR MOLINA	345 MICHIGAN AVE #40	MIAMI BEACH	FL	33139-6839	USA
INGRID MELENDEZ LE REM JOSLYN VARONA	345 MICHIGAN AVE APT 22	MIAMI BEACH	FL	33139	USA
IPANEMA MERIDIAN LLC	5150 N MIAMI AVE	MIAMI	FL	33127	USA
ISRAEL DAVID STROHLI	PO BOX 398	TALLMAN	NY	10982	USA
ISU PROPERTIES L P C/O ASI MANAGEMENT	100 SOUTH BROAD ST #1300	PHILADELPHIA	PA	19110	USA
ITAMAR MAKMAL BARUCH BURBIA	4775 COLLINS AVE APT 1606	MIAMI BEACH	FL	33140-3265	USA
JAMIE MEIER AMI PATEL MEIER	28 KEITH DR	NORTON	MA	02766	USA
JASON SANDERS	300 W 41 ST STE 100	MIAMI BEACH	FL	33140	USA
JEAN E MARTIELLI	927 4 ST	MIAMI BEACH	FL	33139-6825	USA
JEFFERSON CU1 LLC	1100 WEST AVE UNIT 614	MIAMI BEACH	FL	33139	USA
JEFFERSON PH 1 LLC	232 ANDALUSIA AVENUE SUITE 202	CORAL GABLES	FL	33134	USA
JOEL A A COLON MARTINEZ	345 MICHIGAN AVE 17	MIAMI BEACH	FL	33139	USA
JOSE FERNANDEZ	PO BOX 19 1511	MIAMI BEACH	FL	33119-1511	USA
JOSE L MOLLINER &W LUISA M	930 WREN AVE	MIAMI SPRINGS	FL	33166-3853	USA
JOSEPH NICHOLAS ZACHAROW TRS BORIS DVORETSKYS TRUST MAYA ZACHAROW TRS	345 MICHIGAN AVE #38	MIAMI BEACH	FL	33139	USA

JUDITH A GAZZONI	528 MERIDIAN AVE #502A	MIAMI BEACH	FL	33139-6446	USA
KAISER 1 LLC	2080 S OCEAN DR #1711	HALLANDALE BEACH	FL	33009	USA
KARALEXI LLC C/O MASSAT CONSULTING	44 W FLAGLER ST STE 2300	MIAMI	FL	33130	USA
KAREEMA BAHAMOU CARLOS RICARDO FIGUEROA LEMUS	345 MICHIGAN AVE 31	MIAMI BEACH	FL	33139	USA
LAPIZ BLANCO LLC	360 MERIDIAN AVE #3A	MIAMI BEACH	FL	33139	USA
LAPIZ NEGRO LLC	360 MERIDIAN AVE #4E	MIAMI BEACH	FL	33139	USA
LEONARDO E CLAVEL &W PETRA	30-30 NW 19 TERR	MIAMI	FL	33125-1125	USA
LIANA BERNOT	7275 SW 89 ST B411	MIAMI	FL	33156	USA
LUIS EDUARDO ALZAMORA JEREMIAH FULLER	360 MERIDIAN AVE 6E	MIAMI BEACH	FL	33139	USA
LUISA AMPARO NEGRIN JTRS MANUEL ISRAEL ORTEGA JTRS	360 MERIDIAN AVE #3E	MIAMI BEACH	FL	33139	USA
M 524 JEFFERSON OWNER LLC	2601 S BAYSHORE DR STE 850	MIAMI	FL	33133-5412	USA
MANUEL I ORTEGA	360 MERIDIAN AVE #3C	MIAMI BEACH	FL	33139-8743	USA
MARCO ANTONIO PEREZ	345 MICHIGAN AVE 14	MIAMI BEACH	FL	33139	USA
MARGARITA ROQUE	528 MERIDIAN AVE UNIT 104	MIAMI BEACH	FL	33139-6445	USA
MARIA DEL R DE LA CRUZ	360 MERIDIAN AVE #4B	MIAMI BEACH	FL	33139-8743	USA
MARIUS JOHANNES SLUIJTERS SALETE DE OLIVEIRA SLUIJTERS	360 MERIDIAN AVE STE 4A	MIAMI BEACH	FL	33139	USA
MARTINA ABOSI	360 MERIDIAN AVE 6A	MIAMI BEACH	FL	33139	USA
MASSIMO MASSIMI &W ALESSANDRA	345 MICHIGAN AVE #39	MIAMI BEACH	FL	33139-6839	USA
MAU MAU CORP	420 JEFFERSON AVE	MIAMI BEACH	FL	33139-6503	USA
MAX AND ME DEVELOPMENT LLC	345 MICHIGAN AVE # 10	MIAMI BEACH	FL	33139	USA
MELI INVESTMENT CORP	6500 SW 67 AVE	MIAMI	FL	33143-3112	USA
MERIDIAN 360 PROPERTY LLC	360 MERIDIAN AVE 3D	MIAMI BEACH	FL	33139	USA
MIAMI SUN HOLDINGS LLC	PO BOX 190778	MIAMI BEACH	FL	33119	USA
MICHAEL E MCMANUS	344 MERIDIAN AVE APT 4-A	MIAMI BEACH	FL	33139-8733	USA
MIKLOS BARTHA	360 MERIDIAN AVE 5B	MIAMI BEACH	FL	33139	USA
MILAGROSA D J GUERRA LE REM ANABEL GRANA	533 MERIDIAN AVE 7	MIAMI BEACH	FL	33139	USA
NAOMI SAMPSON	345 MICHIGAN AVE #34	MIAMI BEACH	FL	33139	USA
NEW COLUMBIA GROUP LLC	401 JEFFERSON AVE 5	MIAMI BEACH	FL	33139	USA
NF FIFTH ST LLC & BK FIFTH ST LLC	1665 WASHINGTON AVE 4TH FL	MIAMI BEACH	FL	33139	USA
NIKOLA KOLEV ANTONIA KOLEV	411 W CONESTOGA RD	DEVON	PA	19333	USA
NJA PROPERTY HOLDINGS LLC	1021 PARK AVE 7C	NEW YORK	NY	10028	USA
OACIS INVESTMENTS INC	1421 LACOSTA DRIVE EAST	PEMBROKE PINES	FL	33027	USA
PAPAY INC	819 - 5 ST	MIAMI BEACH	FL	33139-6511	USA
PAUL PROENZA MARLENE PROENZA NOE CUELLAR	2901 SOUTH BAYSHORE DRIVE 1B	COCONUT GROVE	FL	33133	USA
PEDRO PAN ENTERPRISES INC	410 MERIDIAN AVE FL 2	MIAMI BEACH	FL	33139	USA
PETER F VALORI	340 JEFFERSON AVE 1	MIAMI BEACH	FL	33133	USA
PHILLIP M FRANCIS TRS BRIAN F FRANCIS SPECIAL NEEDS TR SHERRY L YODER TRS	344 MERIDIAN AVE UNIT 3C	MIAMI BEACH	FL	33139	USA
POTOMAC RHIN LLC	73 BOND ST	BROOKLYN	NY	11217	USA
PUT GOD 1ST INVESTMENT INC	919 4 ST	MIAMI BEACH	FL	33140	USA
RALPH A GOMEZ	6191 W 22 LN	HIALEAH	FL	33016-3922	USA

RAUL A COSSIO	601 NE 36 ST #2701	MIAMI	FL	33137	USA
RAYMOND R KUBIS MARGARET N KUBIS	350 MERIDIAN AVE #201	MIAMI BEACH	FL	33139	USA
RAYMOND VALORI	340 JEFFERSON AVE 2	MIAMI BEACH	FL	33139	USA
REYNALDO SIO	6239 RIVERLAKE LANE	BARTOW	FL	33830	USA
RG MICHIGAN 2014 LLC	11251 NW 20 ST STE 106	MIAMI	FL	33172	USA
RICHARD B CARMEL (TR)	12555 BISCAYNE BLVD #800	NO MIAMI	FL	33181-2522	USA
RICHARD LEVIN OLGA VIDOV LEVIN	350 MERIDIAN AVE 101	MIAMI BEACH	FL	33139	USA
RICK SHERMAN CELIA SHERMAN JOANNE S ROBERTS	903 SW 93 TER	FT LAUDERDALE	FL	33324	USA
ROBERT ENERSON JR & MATTHEW RUIZ	528 MERIDIAN AVE # 403	MIAMI BEACH	FL	33139-6446	USA
ROBERT THOMAS PLANT	401 JEFFERSON AVE 2	MIAMI BEACH	FL	33139	USA
ROBERT TURNER	528 MERIDIAN AVENUE #401	MIAMI BEACH	FL	33139	USA
ROSA A SOBEL	360 MERIDIAN AVE #2C	MIAMI BEACH	FL	33139-8742	USA
ROY COLLINS EDWARD COLLINS GERALD OXFORD	361 JEFFERSON AVE 1	MIAMI BEACH	FL	33139	USA
ROY T SUMMERSETT	345 MICHIGAN AVE #10	MIAMI BEACH	FL	33139-6865	USA
RUSSEL L SNYDER	1000 LINCOLN RD 250	MIAMI BEACH	FL	33139	USA
RYAN T HOMAN	345 MICHIGAN AVENUE # 37	MIAMI BEACH	FL	33139	USA
SALVATORE L ANGELICOLA & ROBERTO G ANGELICOLA & ETALS JTRS	505 MILLBROOK RD	ROME	NY	13440	USA
SANZ MANAGEMENT INC	762 SW 18 AVE	MIAMI	FL	33135	USA
SARIA BURNSED PAZ	2450 NE 184 TER	MIAMI	FL	33160	USA
SEGUNDO OMAR GONZALEZ	345 MICHIGAN AVE APT 1	MIAMI BEACH	FL	33139	USA
SIRKIN BUILDING CORP	3500 S BAYHOMES DR	MIAMI	FL	33133	USA
SO BOOTS LLC TRS 350 MERIDIAN PH LAND TRUST	1909 TYLER ST 700	HOLLYWOOD	FL	33020	USA
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SWEDISH PROPERTIES LLC	705 NE 94 ST	MIAMI SHORES	FL	33138	USA
TBD HARBOR LLC	461 S MASHTA DR	KEY BISCAYNE	FL	33149	USA
THE HOUSING AUTHORITY/MIAMI BCH	200 ALTON RD	MIAMI BEACH	FL	33139-6742	USA
TRACY CRESPO	528 MERIDIAN AVE 103	MIAMI BEACH	FL	33139	USA
VINCENZO NUNZIATA	441 COLLINS AVE # 28	MIAMI BEACH	FL	33139	USA
VIRGINA LUACES	345 MICHIGAN AVE #12	MIAMI BEACH	FL	33139-6865	USA
VITALITY HEALTH & WELLNESS TAMPA LLC	815 4 ST	MIAMI BEACH	FL	33139-6823	USA
YING SHI	3401 SW 128 AVE	MIRAMAR	FL	33027	USA
YUNIA Z BACHA	528 MERIDIAN AVE 501	MIAMI BEACH	FL	33139	USA
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345 MICHIGAN 19 LLC	2491 TEQUESTA LN	MIAMI	FL	33133	USA
418 MERIDIAN LLC	2450 NE MIAMI GARDENS DR 2 FLOOR	MIAMI	FL	33180	USA
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BESAN LLC	345 MICHIGAN AVE # 35	MIAMI BEACH	FL	33139	USA
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BORISLAV ZJACIC &W SNJEZANA	345 MICHIGAN AVE # 13	MIAMI BEACH	FL	33139-6866	USA
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CHARLES COINER	360 MERIDIAN AVE #2E	MIAMI BEACH	FL	33139	USA
CHARLES LOUIS GENS ALEXIA ALEXANDRIA DE GENS	345 MICHIGAN AVE #36	MIAMI BEACH	FL	33139	USA
CITIS CORP	3370 MARY ST	MIAMI	FL	33133	USA
CITY FIRST MORTGAGE CORP C/O MOSHE RUBINSTEIN LAW FIRM PA	6100 HOLLYWOOD BLVD STE 305	HOLLYWOOD	FL	33021	USA
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CLAUDIA P GUTIERREZ	360 WEDGEWOOD DR	EASTON	PA	18045-5751	USA
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DAVID SINE	935 4 ST	MIAMI BEACH	FL	33139-6825	USA
DAVID STROHLI	PO BOX 398	TALLMAN	NY	10982	USA
DAVID VICTOR SUAREZ	361 JEFFERSON AVE #2	MIAMI BEACH	FL	33139	USA
DAVID W BROWN	305 W 50TH ST APT 22L	NEW YORK	NY	10019-8412	USA
DEFI ONE INC	3370 MARY ST	MIAMI	FL	33133	USA
DELBEKE ENTERPRISES INC	187 N SHORE DR	MIAMI BEACH	FL	33141	USA
DINA GOLDENTAYER	350 MERIDIAN AVE #202	MIAMI BEACH	FL	33139	USA
DORIS E BERRIZ	345 MICHIGAN AVE #18	MIAMI BEACH	FL	33139-6866	USA
ELAD ZVI	360 MERIDIAN AVE # 3 B	MIAMI BEACH	FL	33139	USA
ERNEST MASCARO VANINA GARBIN	528 MERIDIAN AVE # 402A	MIAMI BEACH	FL	33139	USA
EUGENE SHAPIRO	401 JEFFERSON AVE # 1	MIAMI BEACH	FL	33139	USA
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FLORIDA AREOTEX INC	870 E 6 AVE	HIALEAH	FL	33010	USA
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FRYD FAMILY ASSOCIATES LTD	523 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
GABRIEL WIDI JANELLE WIDI	528 MERIDIAN AVE 304	MIAMI BEACH	FL	33139	USA
GABRIEL WIDI JANELLE WIDI	6423 COLLINS AVE # 1510	MIAMI BEACH	FL	33141	USA
GALAXY INVESTMENTS LLC	528 MERIDIAN AVE #101	MIAMI BEACH	FL	33129	USA
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GERNOT SCHAFFLER	900 FOURTH ST #3	MIAMI BEACH	FL	33161	USA
GILBERT S ZRINY (TRUST)	327 JEFFERSON AVE	MIAMI BEACH	FL	33139-6829	USA
HARLEY LIPPMAN MARIE LIPPMAN	1021 PARK AVE	NEW YORK	NY	10028	USA
HECTOR MOLINA	345 MICHIGAN AVE #40	MIAMI BEACH	FL	33139-6839	USA
INGRID MELENDEZ LE REM JOSLYN VARONA	345 MICHIGAN AVE APT 22	MIAMI BEACH	FL	33139	USA
IPANEMA MERIDIAN LLC	5150 N MIAMI AVE	MIAMI	FL	33127	USA
ISRAEL DAVID STROHLI	PO BOX 398	TALLMAN	NY	10982	USA
ISU PROPERTIES L P C/O ASI MANAGEMENT	100 SOUTH BROAD ST #1300	PHILADELPHIA	PA	19110	USA
ITAMAR MAKMAL BARUCH BURBIA	4775 COLLINS AVE APT 1606	MIAMI BEACH	FL	33140-3265	USA
JAMIE MEIER AMI PATEL MEIER	28 KEITH DR	NORTON	MA	02766	USA
JASON SANDERS	300 W 41 ST STE 100	MIAMI BEACH	FL	33140	USA
JEAN E MARTIELLI	927 4 ST	MIAMI BEACH	FL	33139-6825	USA
JEFFERSON CU1 LLC	1100 WEST AVE UNIT 614	MIAMI BEACH	FL	33139	USA
JEFFERSON PH 1 LLC	232 ANDALUSIA AVENUE SUITE 202	CORAL GABLES	FL	33134	USA
JOEL A A COLON MARTINEZ	345 MICHIGAN AVE 17	MIAMI BEACH	FL	33139	USA
JOSE FERNANDEZ	PO BOX 19 1511	MIAMI BEACH	FL	33119-1511	USA
JOSE L MOLLINER &W LUISA M	930 WREN AVE	MIAMI SPRINGS	FL	33166-3853	USA
JOSEPH NICHOLAS ZACHAROW TRS BORIS DVORETSKYS TRUST MAYA ZACHAROW TRS	345 MICHIGAN AVE #38	MIAMI BEACH	FL	33139	USA
JUDITH A GAZZONI	528 MERIDIAN AVE #502A	MIAMI BEACH	FL	33139-6446	USA
KAISER 1 LLC	2080 S OCEAN DR #1711	HALLANDALE BEACH	FL	33009	USA



KARALEXI LLC C/O MASSAT CONSULTING	44 W FLAGLER ST STE 2300	MIAMI	FL	33130	USA
KAREEMA BAHAMOU CARLOS RICARDO FIGUEROA LEMUS	345 MICHIGAN AVE 31	MIAMI BEACH	FL	33139	USA
LAPIZ BLANCO LLC	360 MERIDIAN AVE #3A	MIAMI BEACH	FL	33139	USA
LAPIZ NEGRO LLC	360 MERIDIAN AVE #4E	MIAMI BEACH	FL	33139	USA
LEONARDO E CLAVEL &W PETRA	30-30 NW 19 TERR	MIAMI	FL	33125-1125	USA
LIANA BERNOT	7275 SW 89 ST B411	MIAMI	FL	33156	USA
LUIS EDUARDO ALZAMORA JEREMIAH FULLER	360 MERIDIAN AVE 6E	MIAMI BEACH	FL	33139	USA
LUISA AMPARO NEGRIN JTRS MANUEL ISRAEL ORTEGA JTRS	360 MERIDIAN AVE #3E	MIAMI BEACH	FL	33139	USA
M 524 JEFFERSON OWNER LLC	2601 S BAYSHORE DR STE 850	MIAMI	FL	33133-5412	USA
MANUEL I ORTEGA	360 MERIDIAN AVE #3C	MIAMI BEACH	FL	33139-8743	USA
MARCO ANTONIO PEREZ	345 MICHIGAN AVE 14	MIAMI BEACH	FL	33139	USA
MARGARITA ROQUE	528 MERIDIAN AVE UNIT 104	MIAMI BEACH	FL	33139-6445	USA
MARIA DEL R DE LA CRUZ	360 MERIDIAN AVE #4B	MIAMI BEACH	FL	33139-8743	USA
MARIUS JOHANNES SLUIJTERS SALETE DE OLIVEIRA SLUIJTERS	360 MERIDIAN AVE STE 4A	MIAMI BEACH	FL	33139	USA
MARTINA ABOSI	360 MERIDIAN AVE 6A	MIAMI BEACH	FL	33139	USA
MASSIMO MASSIMI &W ALESSANDRA	345 MICHIGAN AVE #39	MIAMI BEACH	FL	33139-6839	USA
MAU MAU CORP	420 JEFFERSON AVE	MIAMI BEACH	FL	33139-6503	USA
MAX AND ME DEVELOPMENT LLC	345 MICHIGAN AVE # 10	MIAMI BEACH	FL	33139	USA
MELI INVESTMENT CORP	6500 SW 67 AVE	MIAMI	FL	33143-3112	USA
MERIDIAN 360 PROPERTY LLC	360 MERIDIAN AVE 3D	MIAMI BEACH	FL	33139	USA
MIAMI SUN HOLDINGS LLC	PO BOX 190778	MIAMI BEACH	FL	33119	USA
MICHAEL E MCMANUS	344 MERIDIAN AVE APT 4-A	MIAMI BEACH	FL	33139-8733	USA
MIKLOS BARTHA	360 MERIDIAN AVE 5B	MIAMI BEACH	FL	33139	USA
MILAGROSA D J GUERRA LE REM ANABEL GRANA	533 MERIDIAN AVE 7	MIAMI BEACH	FL	33139	USA
NAOMI SAMPSON	345 MICHIGAN AVE #34	MIAMI BEACH	FL	33139	USA
NEW COLUMBIA GROUP LLC	401 JEFFERSON AVE 5	MIAMI BEACH	FL	33139	USA
NF FIFTH ST LLC & BK FIFTH ST LLC	1665 WASHINGTON AVE 4TH FL	MIAMI BEACH	FL	33139	USA
NIKOLA KOLEV ANTONIA KOLEV	411 W CONESTOGA RD	DEVON	PA	19333	USA
NJA PROPERTY HOLDINGS LLC	1021 PARK AVE 7C	NEW YORK	NY	10028	USA
OACIS INVESTMENTS INC	1421 LACOSTA DRIVE EAST	PEMBROKE PINES	FL	33027	USA
PAPAY INC	819 - 5 ST	MIAMI BEACH	FL	33139-6511	USA
PAUL PROENZA MARLENE PROENZA NOE CUELLAR	2901 SOUTH BAYSHORE DRIVE 1B	COCONUT GROVE	FL	33133	USA
PEDRO PAN ENTERPRISES INC	410 MERIDIAN AVE FL 2	MIAMI BEACH	FL	33139	USA
PETER F VALORI	340 JEFFERSON AVE 1	MIAMI BEACH	FL	33133	USA
PHILLIP M FRANCIS TRS BRIAN F FRANCIS SPECIAL NEEDS TR SHERRY L YODER TRS	344 MERIDIAN AVE UNIT 3C	MIAMI BEACH	FL	33139	USA
POTOMAC RHIN LLC	73 BOND ST	BROOKLYN	NY	11217	USA
PUT GOD 1ST INVESTMENT INC	919 4 ST	MIAMI BEACH	FL	33140	USA
RALPH A GOMEZ	6191 W 22 LN	HIALEAH	FL	33016-3922	USA
RAUL A COSSIO	601 NE 36 ST #2701	MIAMI	FL	33137	USA
RAYMOND R KUBIS MARGARET N KUBIS	350 MERIDIAN AVE #201	MIAMI BEACH	FL	33139	USA
RAYMOND VALORI	340 JEFFERSON AVE 2	MIAMI BEACH	FL	33139	USA

REYNALDO SIO	6239 RIVERLAKE LANE	BARTOW	FL	33830	USA
RG MICHIGAN 2014 LLC	11251 NW 20 ST STE 106	MIAMI	FL	33172	USA
RICHARD B CARMEL (TR)	12555 BISCAYNE BLVD #800	NO MIAMI	FL	33181-2522	USA
RICHARD LEVIN OLGA VIDOV LEVIN	350 MERIDIAN AVE 101	MIAMI BEACH	FL	33139	USA
RICK SHERMAN CELIA SHERMAN JOANNE S ROBERTS	903 SW 93 TER	FT LAUDERDALE	FL	33324	USA
ROBERT ENERSON JR & MATTHEW RUIZ	528 MERIDIAN AVE # 403	MIAMI BEACH	FL	33139-6446	USA
ROBERT THOMAS PLANT	401 JEFFERSON AVE 2	MIAMI BEACH	FL	33139	USA
ROBERT TURNER	528 MERIDIAN AVENUE #401	MIAMI BEACH	FL	33139	USA
ROSA A SOBEL	360 MERIDIAN AVE #2C	MIAMI BEACH	FL	33139-8742	USA
ROY COLLINS EDWARD COLLINS GERALD OXFORD	361 JEFFERSON AVE 1	MIAMI BEACH	FL	33139	USA
ROY T SUMMERSETT	345 MICHIGAN AVE #10	MIAMI BEACH	FL	33139-6865	USA
RUSSEL L SNYDER	1000 LINCOLN RD 250	MIAMI BEACH	FL	33139	USA
RYAN T HOMAN	345 MICHIGAN AVENUE # 37	MIAMI BEACH	FL	33139	USA
SALVATORE L ANGELICOLA & ROBERTO G ANGELICOLA & ETALS JTRS	505 MILLBROOK RD	ROME	NY	13440	USA
SANZ MANAGEMENT INC	762 SW 18 AVE	MIAMI	FL	33135	USA
SARIA BURNSED PAZ	2450 NE 184 TER	MIAMI	FL	33160	USA
SEGUNDO OMAR GONZALEZ	345 MICHIGAN AVE APT 1	MIAMI BEACH	FL	33139	USA
SIRKIN BUILDING CORP	3500 S BAYHOMES DR	MIAMI	FL	33133	USA
SO BOOTS LLC TRS 350 MERIDIAN PH LAND TRUST	1909 TYLER ST 700	HOLLYWOOD	FL	33020	USA
SOBE AND LYNCH LLC	7098 BONITA DR	MIAMI BEACH	FL	33141	USA
SONIA T SALINAS	344 MERIDIAN AVE 2A	MIAMI BEACH	FL	33139	USA
STAR MERIDIAN 303 LLC	2528 SW 21 ST	MIAMI	FL	33145	USA
SUNSHINE GASOLINE DISTRIBUTORS INC	1650 NW 87 AVE	MIAMI	FL	33172	USA
SWEDISH PROPERTIES LLC	705 NE 94 ST	MIAMI SHORES	FL	33138	USA
TBD HARBOR LLC	461 S MASHTA DR	KEY BISCAYNE	FL	33149	USA
THE HOUSING AUTHORITY/MIAMI BCH	200 ALTON RD	MIAMI BEACH	FL	33139-6742	USA
TRACY CRESPO	528 MERIDIAN AVE 103	MIAMI BEACH	FL	33139	USA
VINCENZO NUNZIATA	441 COLLINS AVE # 28	MIAMI BEACH	FL	33139	USA
VIRGINA LUACES	345 MICHIGAN AVE #12	MIAMI BEACH	FL	33139-6865	USA
VITALITY HEALTH & WELLNESS TAMPA LLC	815 4 ST	MIAMI BEACH	FL	33139-6823	USA
YING SHI	3401 SW 128 AVE	MIRAMAR	FL	33027	USA
YUNIA Z BACHA	528 MERIDIAN AVE 501	MIAMI BEACH	FL	33139	USA
ZACHARY SWANSON	401 JEFFERSON AVE #3	MIAMI BEACH	FL	33139	USA



# BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6231  
E-Mail: MLarkin@brzoninglaw.com

## VIA HAND DELIVERY AND ELECTRONIC SUBMISSION

May 24, 2019

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

Re: **PB19-0291** Narrative Responses to Staff First Submittal Comments

1. Zoning Data Sheet: Incomplete, Please provide items # 51 and 58.
  - a. **Provided. See page G-1.01.**
2. Site Plan: Some texts and dimensions are not legible please revise and make fonts bigger.
  - a. **Revised. See page G-1.05.**
3. Please provide any supporting documents from the State such as preliminary approval.
  - a. **The Applicant has completed the initial registration as a private school with the State, and provided required materials for final approval. All required licenses and inspections are in-progress. We will provide updates on the State approval prior to or during the Planning Board hearing.**

# PLAN CORRECTIONS REPORT (PB19-0291)

**PLAN ADDRESS:** 420 Jefferson Av  
Miami Beach, FL 33139

**PARCEL:**

**APPLICATION DATE:** 04/10/2019

**SQUARE FEET:** 0

**DESCRIPTION:** Conditional Use Approval for a temporary private school.

**EXPIRATION DATE:**

**VALUATION:** \$0.00

## CONTACTS

### Name

### Company

### Address

Applicant

Emily Balter

Bercow Radell Fernandez & Lai

200 S Biscayne Blvd  
Miami, FL 33131

## Plan Review

**Version: 1**

**Date Received: 05/07/2019**

**Date Completed: 05/22/2019**

1. Transportation - LUB Review - Pass

Firat Akcay Ph: email: Firatakay@miamibeachfl.gov

2. Planning Department Review - Fail

Alejandro Garavito Ph: email: agaravito@miamibeachfl.gov

Comments: Staff First Submittal Review Comments

Comments Issued: May 17, 2019 | AG

1.Zoning Data sheet: Incomplete, Please provide Items# 51 and 58.

2.Site plan: some texts and dimensions are not legible please revise and make fonts bigger.

3.Please provide any supporting documents from the State such as preliminary approval.

Please provide the above information for Final submittal (CAP and Paper) by May 24, 2019 before 12:00 PM.

Provide a narrative and label electronic files as: Final submittal – Date – name.

The official application is what is submitted in CAP and is the responsibility of the applicant to upload accurate information and the electronic files coordinates with the paper submittal.

Paper submittal: submit original set (original application, letter of intent, survey, plans, color photographs and any other applicable items); 14 copies (collated sets) and the CD with the proper format (please see attached), attention to: Victor Nunez.

Please do not provide the checklist, comments, or comment replies, or copy the mailing labels for the 14 paper copies, but provide a separate response sheet with the originals and in the CAP at final submittal.

Staff will review this Final submission and issue a notice to proceed on June 03, 2019.

These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.

3. Planning Admin Review - Fail

Victor Nunez Ph: email: VictorNunez@miamibeachfl.gov

Comments: Comments Issued: May 17, 2019

The following fees are outstanding (tentative) and will be invoiced by June 3.

1. Advertisement - \$1,500

2. Board Order Recording - \$100

3. Posting - \$100

4. Courier - \$70

5. Mail Label Fee (\$4 per mailing label) \$ 620

Total Outstanding Balance = \$ 2,390

NOTE: All fees MUST BE PAID by June 5 or the application will not move forward.

In addition to the fees, the following shall be provided to the Department no later than May 24th 12:00pm Final Paper submittal deadline:

- One (1) original application (Proper signed and notarized affidavits and Disclosures must be provided).

- One (1) original Letter of Intent.

- One (1) original set of architectural plans signed, sealed and dated.

- One (1) original signed, sealed and dated Survey.

- Any additional information/documents provided

- 14 collated sets including copies of all the above: application form, letter of intent, plans, and any additional information/documents provided (plans and survey should be 11x17).

- Mailing labels must be provided including Letter certifying the labels, radius map, gummed labels, and Labels CD done with the proper Excel format specified by the Planning Department.

- A CD/DVD containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the Planning Department (each document must be less than 15MB).

NOTE: Please make sure you identify the final submittal by the file number -when dropping it.