

MIAMI BEACH

PLANNING DEPARTMENT

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

LAND USE BOARD HEARING APPLICATION

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

Application Information			
FILE NUMBER HPB19-0364		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)	
Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision <input type="checkbox"/> Modification of existing Board Order		Design Review Board <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
Planning Board <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Lot Split <input type="checkbox"/> Amendment to the Land Development Regulations or Zoning Map <input type="checkbox"/> Amendment to the Comprehensive Plan or Future Land Use Map <input type="checkbox"/> Modification of existing Board Order		Historic Preservation Board <input checked="" type="checkbox"/> Certificate of Appropriateness for design <input checked="" type="checkbox"/> Certificate of Appropriateness for demolition <input checked="" type="checkbox"/> Historic District/Site Designation <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
<input type="checkbox"/> Other:			
Property Information - Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 1234 Washington Avenue and 1260 Washington Avenue			
FOLIO NUMBER(S) 02-4203-009-0050 and 02-4203-009-0040			
Property Owner Information			
PROPERTY OWNER NAME 1234 Partners, LTD			
ADDRESS 523 Michigan Avenue		CITY Miami Beach	STATE FL
BUSINESS PHONE (305) 673-2948		CELL PHONE	EMAIL ADDRESS jon@frydproperties.com
ZIPCODE 33139			
Applicant Information (if different than owner)			
APPLICANT NAME Urbin Miami Beach Partners LLC			
ADDRESS 2665 S. Bayshore Drive, Suite 1101		CITY Miami	STATE FL
BUSINESS PHONE (786) 701-6724		CELL PHONE	EMAIL ADDRESS rkapoor@location.ventures
ZIPCODE 33133			
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Request for Certificate of Appropriate for demolition of an existing contributing structure, designation of an existing non-contributing structure, and design of a mixed-use hotel, commercial, and residential project, including Variances.			

Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If previous answer is "Yes", is the building architecturally significant per sec. 142-108?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project include interior or exterior demolition?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Provide the total floor area of the new construction.		48,207	SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).		48,207	SQ. FT.
Party responsible for project design			
NAME Jacqueline Gonzalez Touzet		<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 65 NW 24th street, Unit 108		CITY Miami	STATE FL ZIPCODE 33127
BUSINESS PHONE (305) 789-2870	CELL PHONE	EMAIL ADDRESS jackie@touzetstudio.com	
Authorized Representative(s) Information (if applicable)			
NAME Michael W. Larkin		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd., Suite 850		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE (305) 377-6231	CELL PHONE	EMAIL ADDRESS mlarkin@brzoninglaw.com	
NAME Emily K. Balter		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd., Suite 850		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE (305) 377-6232	CELL PHONE	EMAIL ADDRESS ebalter@brzoninglawcom	
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:

- 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 forgoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.
- When the applicable board reaches a decision a final order will be issued stating the board's decision and any conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part of the plans submitted for a building permit.

The aforementioned is acknowledged by:

Owner of the subject property Authorized representative



SIGNATURE

Jonathan Fryd, General Partner President

PRINT NAME

11/11/19

DATE SIGNED

Please read the following and acknowledge below:

- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".
- All disclosures must be submitted in CMB Application format and be consistent with CMB Code Sub-part A Section 2-482(c):
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- 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.
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The aforementioned is acknowledged by:

Owner of the subject property Authorized representative



SIGNATURE

Rishi Kapoor, Manager



PRINT NAME

DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

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

SIGNATURE

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

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Jonathan Fryd, being first duly sworn, depose and certify as follows: (1) I am the General Partner President (print title) of 1234 Partners, LTD (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.

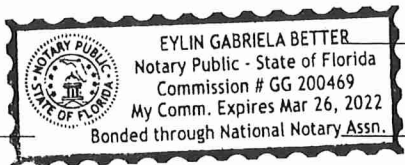
SIGNATURE

Sworn to and subscribed before me this 11 day of November, 2019. The foregoing instrument was acknowledged before me by Jonathan Fryd, 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: 3/26/22



PRINT NAME
Eylin Better

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, _____, 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 FLORIDA

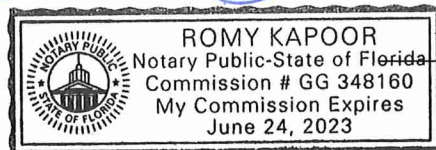
COUNTY OF MIAMI-DADE

I, Rishi Kapoor, being first duly sworn, depose and certify as follows: (1) I am the Manager (print title) of Urbn Miami Beach Partners 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 11th day of November, 2019. The foregoing instrument was acknowledged before me by Rishi Kapoor, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME

POWER OF ATTORNEY AFFIDAVIT

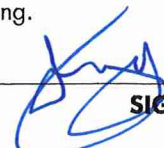
STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Jonathan Fryd, 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 and Emily K. Balter to be my representative before the Historic Preservation 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.

Jonathan Fryd, President of the General Partner

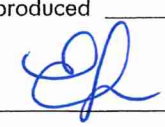
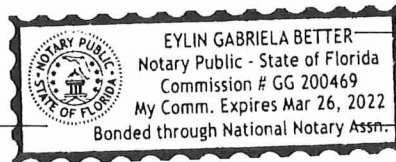
PRINT NAME (and Title, if applicable)



SIGNATURE

Sworn to and subscribed before me this 11 day of November, 2019. The foregoing instrument was acknowledged before me by Jonathan Fryd, who has produced _____ as identification and/or personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



NOTARY PUBLIC

My Commission Expires: 3/26/22

Eylin Better

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.

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.

POWER OF ATTORNEY AFFIDAVIT

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Rishi Kapoor, 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 and Emily K. Balter 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.

Rishi Kapoor, CEO
PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 11th day of November, 2019. The foregoing instrument was acknowledged before me by Rishi Kapoor, 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

My Commission Expires: _____
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.

Urbin Miami Beach Partners LLC
NAME

May 31, 2019
DATE OF CONTRACT

NAME, ADDRESS AND OFFICE	% OF STOCK
See Exhibit C attached	
_____	_____
_____	_____
_____	_____
_____	_____

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

**DISCLOSURE OF INTEREST
CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**

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

1234 Partners, LTD

NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP
See Exhibit B attached	

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
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.

Urbin Miami Beach Partners LLC

NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP
See Exhibit C attached	

NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP

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

DISCLOSURE OF INTEREST
TRUSTEE

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

N/A

TRUST NAME	
NAME AND ADDRESS	% INTEREST
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

COMPENSATED LOBBYIST

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

NAME	ADDRESS	PHONE
Michael W. Larkin and Emily K. Balter	200 S. Biscayne Blvd., Suite 850, Miami, FL 33131	(305) 377-6232
Jacqueline Gonzalez Touzet	65 NW 24th street, Unit 108, Miami, FL 33127	(305) 789-2870
Joaquin Vargas	8400 N. University Drive, Suite 309, Tamarac, FL 33321	(954) 582-0988

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

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

APPLICANT AFFIDAVIT

STATE OF FLORIDA

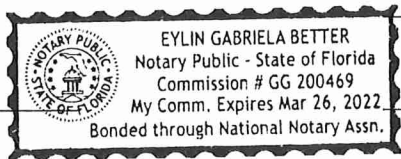
COUNTY OF MIAMI-DADE

I, Jonathan Fryd, General Partner President, 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

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NOTARY SEAL OR STAMP



NOTARY PUBLIC

My Commission Expires: 3/26/22

Eylin Better
PRINT NAME

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APPLICANT AFFIDAVIT

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

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

[Signature]
SIGNATURE

Sworn to and subscribed before me this 11th day of November, 2019. The foregoing instrument was acknowledged before me by Rishi Kapoor, 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

My Commission Expires: _____

PRINT NAME

EXHIBIT A

LEGAL DESCRIPTION:

LOTS 1, 2, 3, 4 AND THE NORTH 1/2 OF LOT 5, IN BLOCK 22, OF OCEAN BEACH ADDITION NO. THREE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 81 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

EXHIBIT B

Disclosure of Interest - 1234 Partners, LTD

1234 Partners, LTD		
Partner Name	Address	Percentage
David Resnick	2501 Bay Ave Sunset Island #2 Miami Beach FL, 33140	5.000%
LR Spousal Access Trust	2925 Paddock Rd Weston FL 33331	27.500%
Sarita Holdings, LLLP	1228 Alton Rd Miami Beach, FL 33139	5.000%
Jessica A Sharpstein	10162 NW 33rd St Coral Springs FL 33065	1.667%
Katherin E Sharpstein	30 Simon St Beverly, MA 01915	1.667%
Michael B Sharpstein	305 Fairmont St Colorado Springs, CO 80910	1.666%
1234 Group, Inc C/O Jonathan Fryd	523 Michigan Ave	1.000%
James Resnick	2700 Bay Ave Sunset Island #2 Miami Beach, Fl 33140	32.000%
Bessie Giller Trust FBO J. Fryd	523 Michigan Ave Miami Beach, FL 33139	24.500%

LR Spousal Access Trust		
Beneficiary Name	Address	Percentage
Elizabeth Resnick	1228 Alton Rd Miami Beach, FL 33139	33.3%
Adam Resnick	1228 Alton Rd Miami Beach, FL 33139	33.3%
Alexis Resnick	1228 Alton Rd Miami Beach, FL 33139	33.3%

Sarita Holdings, LLLP		
Partner Name	Address	Percentage
Sarita Management, LLC	2700 Bay Ave Sunset Island #2 Miami Beach, Fl 33140	1%
Sara Resnick Trust	2700 Bay Ave Sunset Island #2 Miami Beach, Fl 33140	99%

Sarita Management, LLC		
Owner Name	Address	Percentage
James Resnick	2700 Bay Ave Sunset Island #2 Miami Beach, Fl 33140	50%
Lionel Resnick	2700 Bay Ave Sunset Island #2 Miami Beach, Fl 33140	50%

Sara Resnick Trust		
Beneficiary Name	Address	Percentage
James Resnick	2700 Bay Ave Sunset Island #2 Miami Beach, FL 33140	50%
Lionel Resnick	2700 Bay Ave Sunset Island #2 Miami Beach, FL 33140	50%

1234 Group, Inc. C/O Jonathan Fryd		
Owner Name	Address	Percentage
James Resnick	2700 Bay Ave Sunset Island #2 Miami Beach, FL 33140	50%
Jonathan Fryd	523 Michigan Ave Miami Beach, FL 33139	50%

Bessie Giller Trust For the Benefit of Jonathan Fryd		
Beneficiary Name	Address	Percentage
Jonathan Fryd	523 Michigan Ave Miami Beach, FL 33139	100%

EXHIBIT C
Disclosure of Interest - Urbin Miami Beach Partners LLC

Member Entity	Address	Percentage
Rishi Kapoor	2665 S. Bayshore Drive Suite 1101, Miami, FL 33133	12.50%
MMG Limited Investments III LLC	9171 South Dixie Highway, Pinecrest, FL 33156	12.50%
Halpern Family Trust	1711 N Fort Lauderdale Beach Boulevard, Fort Lauderdale, FL 33305	12.50%
Location Ventures LLC	2665 S. Bayshore Drive Suite 1101, Miami, FL 33133	12.50%
CCG Urbin LLC	5959 Blue Lagoon Drive Ste 200, Miami, FL 33126	12.50%
Urbin Partners LLC	110 SE 6th Street, 17th Floor, Fort Lauderdale, FL 33301	12.50%
JV Urbin LLC	3471 Main Highway #414, Miami, FL 33133	12.50%
Dr Urbin LLC	2665 S. Bayshore Drive Ste 1020, Miami, FL 33133	12.50%

MMG Limited Investments III LLC		
	Address	Percentage
Martin Pico	9171 South Dixie Highway, Pinecrest, FL 33156	33.33%
Marcel Navarro	9171 South Dixie Highway, Pinecrest, FL 33156	33.33%
Gabriel Navarro	9171 South Dixie Highway, Pinecrest, FL 33156	33.33%

Halpern Family Trust		
Beneficiary	Address	Percentage
Martin Halpern	1711 N Fort Lauderdale Beach Boulevard, Fort Lauderdale, FL 33305	100.00%

Location Ventures LLC		
Owners	Address	Percentage
Rishi Kapoor	2665 S. Bayshore Drive Suite 1101, Miami, FL 33133	50.00%
Daniel Motha	2665 S. Bayshore Drive Suite 1101, Miami, FL 33133	50.00%

CCG Urbin LLC		
Owners	Address	Percentage
Thomas P. Murphy Jr.	5959 Blue Lagoon Drive Suite 200, Miami, FL 33126	20.00%
Leslie B. Murphy	5959 Blue Lagoon Drive Suite 200, Miami, FL 33126	20.00%
Thomas C Murphy	5959 Blue Lagoon Drive Suite 200, Miami, FL 33126	20.00%
Sean M. Murphy	5959 Blue Lagoon Drive Suite 200, Miami, FL 33126	20.00%
Patrick E. Murphy	5959 Blue Lagoon Drive Suite 200, Miami, FL 33126	20.00%

Urbin Partners LLC		
Owners	Address	Percentage
Vivian Bonet	110 SE 6th Street, 17th Floor, Fort Lauderdale, FL 33301	25.00%
Torry Watson	110 SE 6th Street, 17th Floor, Fort Lauderdale, FL 33301	25.00%
Thomas Tharrington	110 SE 6th Street, 17th Floor, Fort Lauderdale, FL 33301	50.00%

JV Urbin LLC		
Owners	Address	Percentage
Jonathan Vilma	3471 Main Highway #414, Miami, FL 33133	100.00%

DR Urbin LLC		
Owners	Address	Percentage
David Martin	2665 S. Bayshore Drive Ste 1020, Miami, FL 33133	50.00%
Rudy Touzet	2665 S. Bayshore Drive Ste 1020, Miami, FL 33133	50.00%



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 SUBMITTAL

December 9, 2019

Debbie Tackett, Chief of Historic Preservation
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: HPB19-0364 - Request for Historic Designation, Certificate of Appropriateness for Demolition and Design for the Properties at 1234-1260 Washington Avenue

Dear Ms. Tackett:

This law firm represents Urbin Miami Beach Partners, LLC ("Applicant") the contract purchaser of the properties located at 1234 and 1260 Washington Avenue (collectively the "Property") within the City of Miami Beach ("City"). Please consider this letter the Applicant's letter of intent in support of the following requests:

- (1) Historic designation of a noncontributing structure within a historic district;
- (2) Certificate of Appropriateness for demolition of a historically contributing structure; and
- (3) Certificate of Appropriateness for design of a new mixed-use building with a Waiver for on-street loading, and Variances for the sum of the side setbacks and non-residential or commercial uses at the first level.

Property Description. The Property is approximately 33,488 square feet (0.77 acres) in size, located between Drexel Avenue on the west and Washington Avenue on the east at 13th Street. The Miami-Dade County Property Appraiser's Office identifies the Property's two parcels with Folio Nos. 02-4203-009-0050 and 02-4203-009-0040. There are currently two (2) existing structures on the Property. The south portion of the Property ("1234 Parcel") contains an existing office building constructed in 1961, and the north portion of the Property ("1260 Parcel") contains an existing, single-story retail building originally constructed in 1948.

The Property is located in the Flamingo Park Local Historic District and the Miami Beach National Register Architectural District. The Property is zoned CD-2, Commercial Medium Intensity ("CD-2"). The CD-2 district provides recently amended development incentives for the Washington Avenue corridor in which the Property is located.

Applicant Proposal. The Applicant proposes to designate as a historically contributing structure and preserve the office building on the 1234 Parcel and develop the remaining portion of the 1260 Parcel with a new mixed-use building comprised of retail, commercial, hotel, and co-living residential units (the "Project"). The Applicant's goal is provide a variety of uses in the heart of the Washington Avenue corridor that will help residents and business owners that have been priced out of existing areas on the Beach.

With historic preservation of the 1234 Parcel and demolition of the 1260 Parcel, approximately 18,762 square feet of gross floor area will remain, and there will be approximately 48,207 square feet of gross new construction. The Project will be six-stories, and have frontages on three-sides: Washington Avenue, 13th Street, and Drexel Avenue.

The overall design will ensure the Parcels have a dynamic, but complimentary, design and function. The new structure fronting Washington Avenue on the ground floor will consist of two (2) micro-retail units, two (2) restaurants with indoor entertainment and outdoor seating, one (1) bar counter screened from the rights-of-way and accessible from the internal plaza, and the lobbies for the two structures. A wellness center for residents and hotel guests will be located on the first floor of the 1234 Parcel. Vehicular access will be from 13th Street and egress will be onto Drexel Avenue. Parking will be internal to the building on the ground floor, as well as bicycle racks located on the northwest corner. The design considers the function of the site, resiliency, and the tropical natural environment. Including, a raised front entrance along Washington Avenue and higher first floor ceilings for the future raising of roads to combat sea-level rise issues.

The second and third floors of the new structure will contain twenty-six (26) co-living units and suites. Two (2) of the co-living suites are two-bedrooms, six (6) of the co-living suites are three-bedrooms, and two (2) of the co-living suites are four-bedrooms. These co-living suites each provide a common area with a kitchen and laundry. Thirty-nine (39) units are considered Junior Studios, 275 square feet in size. There are two outdoor living areas for the residential tenants on the second and fourth levels.

The fifth and sixth floors of the new structure will contain fifty-six (56) hotel rooms. Two (2) of the hotel rooms are suites 363 square feet in size, and the remaining hotels rooms are standard size between 209 and 275 square feet. Active uses on the roof top of the new structure are purposefully pushed towards Washington Avenue. A pool and deck area is parallel to Washington Avenue, and the roof top bar is located at the northeastern most corner of the Property. The Applicant has filed a companion Conditional Use application to the Planning Board for approval of the proposed entertainment uses.

The Project substantially complies with the CD-2 land development regulations for permitted height and FAR. This is an ideal location for redevelopment, as it will pose a positive impact on the surrounding neighborhood. The design enhances the pedestrian experience on Washington Avenue with an open plaza that highlights the historic U.S. Post Office, and provides a variety of shade trees. The color palette and materials provide iconic Miami Beach style and utility. It will benefit the community by serving as a catalyst project to revitalize Washington Avenue and furthers the efforts to improve the streetscape.

Requests. To accomplish the Applicant's goals for the Property requires historic designation of the office building on the 1234 Parcel, a Certificate of Appropriateness for demotion of retail structure on the 1260 Parcel, and a Certificate of Appropriateness for design of the Project with a Waiver for on-street loading and two Variances for the sum of the side setbacks and non-residential or commercial uses at the first level.

Historic Designation: Office Building. The Mid-Century Modern Miami style office building on the 1234 Parcel was designed by Maurice Weintraub, and is considered a noncontributing structure with the Flamingo Park Local Historic District. Based on the Historic Resources Report prepared by Arthur J. Marcus Architect P.A. and enclosed with the application materials, there have been select alterations made to the façade around 1989, and no changes since. The front of the 1234 Parcel contains a unique amoeba shaped pond that continues into the lobby area. The landscape surrounding the pond has been modified over time.

Pursuant to Section 118-591 of the City Code of Ordinances (the "City Code"), requests for designation of an individual historic site may be made to the Historic Preservation Board ("HPB") by any property owner in respect to his own property. In this case, based on the findings of architect Arthur J. Marcus, the Applicant believes that the existing office building on the 1234 Parcel is significant to the character of Washington Avenue and warrants preservation. The Project includes revitalizing the

Debbie Tackett, Chief of Historic Preservation
December 9, 2019
Page 4 of 12

exterior and interior spaces so that it will complement the proposed vision for the 1260 Parcel.

Demolition: Retail Structure. In accordance with the criteria of Section 118-564(f)(4) of the City Code, the existing retail structure on the 1260 Parcel has been extensively modified over time and does not contribute to the historic fabric of the district. The Historic Resources Report notes that this one-story retail building, originally designed by architect E. L. Robertson, contained ten (10) storefronts in a saw-tooth design. Over time, the saw-tooth design has disappeared and it is now a “stripped down” version of mid-century modern architecture. It is no longer distinctive example of an architectural or design style that contributes to the character of the Washington Avenue corridor. Retention of the small, retail building does not promote the general welfare of the City by providing an opportunity for study of local history, architecture, and design.

Pursuant to Section 118-564(f)(4)(g) of the City Code, the Applicant is proposing definite plans for the reuse of the Property that is compatible with preserved office building and the surrounding neighborhood. The proposed design of 1260 Parcel is both consistent and sensitive to the variety of uses in the immediate area. The Property is uniquely situated between residential multi-family and commercial uses. The design of the new structure purposefully addresses this dynamic, preserves the office building, which has been maintained over time, and sets back the new structure to provide additional public spaces along Washington Avenue and to highlight the historic U.S. Post Office.

Design. The design concept for the Project pulls inspiration from the existing office building, with unique brise soleil moments and blue copper materials from the historic U.S Post Office. It is the perfect architectural bridge between the historic structures. As noted in the Flamingo Historic Preservation District Designation Report the “style [of the District is] responsive to local environmental conditions with wide overhangs, open breezeways, and extensive use of cool tile and stone.” See Exhibit A, April 1990 Report Excerpt. All three of these iconic notes for the Flamingo Historic Preservation District are present in the new design.

The Project satisfies many of the criteria of Section 118-564(a) of the City Code. Specifically, the Project directly enhances the appearance of the surrounding properties with a lushly landscaped plaza that provides room for the existing office building to stand out, and setbacks the six-story structure from the to provide pedestrians with a view of the historic U.S. Post Office. The “seven” shape of the new structure ensures that the orientation and massing is sensitive to and compatible with the residential uses

to the west and commercial uses to the north, east, and south. It is the most urban and efficient arrangement possible on the site, with active uses on Washington Avenue, and passive uses on Drexel Avenue, and separation of pedestrian and vehicular access points.

Waiver: On-Street Loading. Currently, there are three (3) on-street loading spaces on 13th Street, that adequately serve the current uses, which will remain. Operation of the three (3) on-street loading spaces are limited to Monday through Saturday 7:00 AM to 3:00 PM for thirty (30) minutes. The Applicant proposes one (1) additional off-street space located within the on-site driveway. Together, the on-street and off-street spaces will provide the four (4) needed spaces per Code. The Property is within a locally designated historic district and the Applicant is proposing to designate the existing office building contributing. Preservation of 1234 Parcel and need for vehicular circulation from 13th Street through to Drexel Avenue prohibit the inclusion of additional on-site loading spaces. Due to the width of the internal driveway and length of the site it is not possible to safely accommodate more than one (1) space.

Variance Requests. The Project substantially complies with the City Code, and utilizes several zoning incentives that were amended into the CD-2 zoning regulations this year. The requested Variances are necessary to preserve the existing office building, provide an urbanistic design with three frontages, and accommodate functional parking and back-of-house areas on the ground floor.

1. A Variance of City Code Section 142-309(2)(d)(iii), to permit the sum of the side setbacks at seven and half feet (7'-6") when twenty feet (20') is the combined depth required ("Variance 1");
2. A Variance of City Code Section 142-308(a), to not provide residential or commercial uses at the first level along every facade facing a street, sidewalk or waterway ("Variance 2").

Satisfaction of Hardship Criteria. The Variances requested satisfy the hardship criteria pursuant to Section 118-353(d) of the City Code, as follows:

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

There are special conditions and circumstances that exist which are peculiar to the land and uses, such as the mix of historic preservation and new construction,

multiple frontages, and variety of existing uses nearby. Variance 1 is necessary based on the existing condition that the 1234 Parcel was built at a zero foot (0') interior side setback, and the Applicant is proposing to preserve. This is customary of retail frontages and urban design, and is a special condition that is peculiar to the existing structure. This results in a slightly narrower sum of the side yards.

For Variance 2, the Property and proposed design are sensitive to and compatible with the high activity on Washington Avenue, and the multi-family residential area fronting Drexel Avenue. Currently, Drexel Avenue is a one-way street, lined with diagonal parking spaces. Drexel Avenue, between 11th Street and 14th Street, is peculiar because most of the non-residential uses front Washington Avenue and provide only access or back of house operations on Drexel Avenue. Complying with 142-308(a) of the City Code would activate Drexel Avenue in a way that is not compatible with the abutting neighborhood, and prohibit the internal loading and parking spaces, driveway, and back-of-house areas. Activating Drexel Avenue would confine the developable area and force all ingress and egress to 13th Street.

2. The special conditions and circumstances do not result from the action of the applicant;

The special circumstances, in this case, do not results from the actions of the Applicant. The Applicant plans to utilize the Washington Avenue incentives and preserve the Mid-Century Modern office building in order to bring more reasonable housing and retail opportunities to Miami Beach. The existing design is primarily focused on Washington Avenue, and provides no visual barrier to the residential neighborhood on the west. The Project prioritizes the demands and conditions of all frontages. As a result of these special conditions, the interior side setback cannot be increased and active uses fronting Drexel Avenue are not achievable.

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

The Code allows other similarly situated property owners to seek similar variances to accommodate forward-thinking and sensitive development. The recently amended CD-2 regulations incentivize new projects on Washington Avenue, such as this one. The incentives ensure that the Project can provide additional public spaces and flexibility for residents, offices tenants, and retailers to remain in Miami Beach. Granting Variance 1 and 2 will not confer any special privilege on the Applicant. The

Variances are necessary for the preservation of the 1234 Parcel and functionality of the site with multiple frontages.

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

A literal interpretation of the provisions of the land development regulations would deprive the Applicant rights enjoyed by other properties in the same zoning district to preserve existing structures and provide co-living, hotel, office and retail spaces.

Variance 1 is necessary to preserve the existing office building, which was built at a zero (0) foot setback. The Project complies with the north side setback facing a street, as well as all other required setbacks. The function of the proposed design must accommodate for dual frontages and confined developable area for ingress and egress. It would be an unnecessary and undue hardship on the Applicant to provide an increased north side setback to comply with the required sum of the side yards, when one of the buildings is existing and being preserved, and the Applicant is proposing a hidden plaza and landscaping between the two structures.

Providing residential or commercial uses along all frontages would be an unnecessary and undue hardship on the Applicant, and would prohibit the function of the valet parking, loading spaces, and back-of-house areas. Variance 2 is necessary to provide service areas on the ground floor, and is not compatible with the multi-family residential to the west.

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

Variance 1 and 2 are the minimum variances of the City Code that will make possible the reasonable use of the Property, as a mixed-use forward thinking development. The sum of the side setbacks at seven and a half feet (7'-6") is the minimum amount that will make use of the new structure and preserve the existing structure. The Project complies with the intent of the City Code to provide a seven and a half feet (7'-6") side setback facing a street, and complies with all other frontage setbacks below and above thirty-five feet (35') in height in accordance with Section 142-309(2) of the City Code. Additional setbacks would require significant modification of

the existing office building, which the Applicant is seeking to preserve and designate as contributing.

Variance 2 is necessary to significantly improve the current experience for those low-scale properties facing Drexel Avenue, and will not add an unnecessary and incompatible traffic on the one-way street. The screening and landscaping proposed will also improve the quality of pedestrians' experience. Positioning all active uses facing Washington Avenue is purposefully sensitive to the multi-family residential area to the west of the Property. The Project provides lush landscaping and purposeful design elements that mitigate any light or sound impact on the west.

- 6. The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and**

Granting of the Variance 1 will be in harmony with the general intent and purpose of these land development regulations, and preservation of structures with historic significance. The frontage on Washington Avenue is setback further to provide a public plaza area for pedestrians and highlight the historic U.S. Post Office. The existing south side setback will not be injurious to the area involved because it is the condition that exists today and is common of urban design. Also, between the existing structure and the new structure will be a landscaped shaded plaza. This ensures that the massing of the two structures is not overwhelming and provides pedestrians with a cross-block passage. Therefore, the Project substantially complies with the intent of the Code.

Variance 2 addresses the general intent and purpose of these land development regulations to have active uses facing streets and sidewalks to enhance the pedestrian's experience. For life safety and functionality, the site must accommodate for a driveway, parking, loadings spaces, bicycle racks, and back-of-house activities. Drexel Avenue is the best place for these uses to take place, and ensures the more active and entertainment uses front the commercial Washington Avenue corridor. The safest place for vehicular ingress is from 13th Street and egress is onto Drexel Avenue. Variance 2 ensures that the Project is sensitive to the area and provides for a functional flow of traffic. Additionally, the screening and landscaping proposed will greatly improve the current pedestrian's experience.

- 7. The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan. The planning and**

zoning director may require applicants to submit documentation to support this requirement prior to the scheduling of a public hearing or any time prior to the board of adjustment voting on the applicant's request.

A mixed-use Project with on-site parking is consistent with the Comprehensive Plan and permitted by the underlying CD-2 regulations. The purpose of the Medium Intensity Commercial Category is to provide development opportunities that enhance the desirability and quality the commercial areas, which serve the entire City. The Project will activate the intersection of 13th Street and Washington Avenue, at the heart of the Washington Avenue Overlay with various uses. The Project will satisfy its own parking demand, utilizing valet and off-site parking garages along a mass transit corridor. The traffic analysis and sound study, included with the companion Planning Board application materials, conclude that the Project will not adversely impact the traffic or noise in the area. The Applicant is proposing an innovative design that mitigates any noise impacts and as many resiliency measures as feasible.

Granting of Variance 1 and 2 are necessary for the design and function of the site, and do not reduce levels of service along a major thoroughfare. The granting of the Variances ensures that Washington Avenue has an increased supply of consistent activity and opportunities for office, retail, restaurants, housing, and hotel.

Practical Difficulty. The innovative design does the most possible to provide a functional and viable product that is sensitive to the existing architecture and complements with the surrounding character and uses. There are multiple practical difficulties that must be addressed in order to make practical use of the Property, such as the multiple frontages, existing interior setbacks, preservation of the 1234 Parcel, and providing a project that is compatible with the variety of surrounding uses. In order to preserve the office building, the Applicant is left with a confined developable area for ingress and egress. The Project beautifies the dual frontages and strategically separates the pedestrian entrances from the vehicular entrances. Strict compliance with the land development regulations would contradict urban character, with wide setbacks and large areas for loading, would deteriorate from the multi-family residential area to the west, and detract from the existing historic structure.

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

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

A recycling and salvage plan for the demolition of the one-story building will be provided at permitting.

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

Hurricane proof impact windows will be provided.

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

The Applicant will provide, where feasible, passive cooling systems.

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.

Yes.

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

The ground floor areas will be adaptable to potential future raising of public rights-of-way and adjacent properties. Specifically, the finished floor will be constructed at 9' NGVD, and the first floor ceiling will be at approximately 27'-8" NGVD and 14'-8" from Freeboard.

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

All mechanical and electrical systems will be located above base flood elevation.

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

The office building on the 1234 Parcel will be designated as a historic contributing structure, and the Applicant proposes to renovate and preserve it in place.

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.

If habitable space is located in the preserved office building on the 1234 Parcel below base flood elevation, wet or dry flood proofing systems will be provided. All habitable space located on the 1260 Parcel will be located above base floor elevation plus Freeboard.

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

Water retention systems will be provided as part of the resiliency goals of the Project.

11. Cool pavement materials or porous pavement materials shall be utilized.

Yes.

12. The design of each project shall minimize the potential for heat island effects on-site.

The Applicant proposes rainwater retention on site, and specific materials and landscaping to minimize any potential for heat island effects on-site.

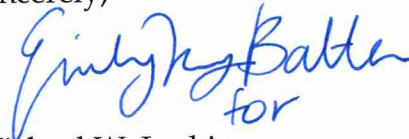
Conclusion. We believe that approval of the Project, including the historic designation of the office building on the 1234 Parcel, demolition of the retail structure on the 1260 Parcel, and design with associated Waiver and Variances, will promote compatible redevelopment along the Washington Avenue Corridor. The Applicant's goal is provide a high quality mixed-use development that is sensitive and complimentary to the immediate surrounding area. Granting of this application 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. The Project will enhance and activate the commercial

Debbie Tackett, Chief of Historic Preservation
December 9, 2019
Page 12 of 12

corridor, while remaining sensitive to the residential uses to the west. It will add to the vibrancy of this area, and provide new amenities in close proximity for residents and visitors.

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

cc: Emily K. Balter

FLAMINGO

HISTORIC

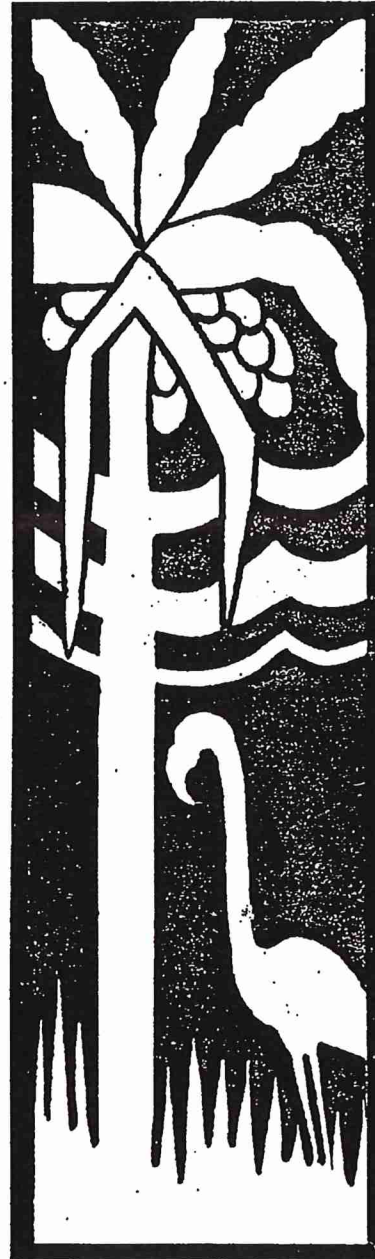
PRESERVATION

DISTRICT

DESIGNATION

REPORT

APRIL 1990



population in the 1950's.

Architectural

The basic form and layout of the nominated district was established during the early platting of property between 1912 and 1916. The majority of the nominated district is composed of uniform blocks, 400 feet in length, 300 feet in depth, bisected by a 20 foot wide service alley. The majority of buildings are constructed on 50 foot wide lots and are of similar height and setback.

During the earliest period of development, the majority of buildings were of relatively simple wood frame construction, often with stucco surface. As the level of development increased following World War I, new, larger buildings were constructed in the Mediterranean Revival style. The oldest remaining example of this style in Dade County is El Jardin, designed in 1917 by the firm of Kiehnel and Elliot as the winter residence of John Bindley, President of Pittsburgh Steel Company.¹⁵ Mediterranean Revival became popular throughout South Florida. The style is reminiscent of the Mediterranean coast incorporating building styles from Spain, Italy, and Greece. The style was responsive to local environmental conditions with wide overhangs, open breezeways, and extensive use of cool tile and stone. Utilizing traditional architectural forms also gave a greater sense of legitimacy to the fledgling community.

The Mediterranean Revival style flourished in Miami Beach during the boom period between 1919 and 1926. In 1924, Russell Pancoast, architect and grandson of John Collins, commenting on the popularity of the Mediterranean Revival style said there were more skilled iron workers in Miami than anywhere else in the world.¹⁶ The best local examples of this style were found in the Carl Fisher and Roney developments north of the nominated district. Curiously, one of the best examples of Mediterranean Revival style within the nominated district is the "old" City Hall building which was constructed in 1927, after the boom period. Again, the use of traditional architectural style was used to bolster a community; this time, to demonstrate that Miami Beach had quickly recovered from the devastating results of the 1926 hurricane.

The majority of the buildings within the nominated district were constructed after the land bust of 1926 and the depression of 1929. This second major period of construction

¹⁵ Metropolitan Dade County, p.89.

¹⁶ Redford, p.148.



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rdrmiami.com | diana@rdrmiami.com | 305.498.1614

November 5, 2019

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

Re: Property owners within 375 feet of:

SUBJECT: 1234 Washington Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-4203-009-0050

LEGAL DESCRIPTION: 3-4 54 42 34 53 42 OCEAN BEACH ADD NO 3 PB 2-81 LOT 4 & N1/2 LOT 5 BLK 22

SUBJECT: 1260 Washington Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-4203-009-0040

LEGAL DESCRIPTION: OCEAN BEACH ADD NO 3 PB 2-81 LOTS 1 TO 3 INC BLK 22

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

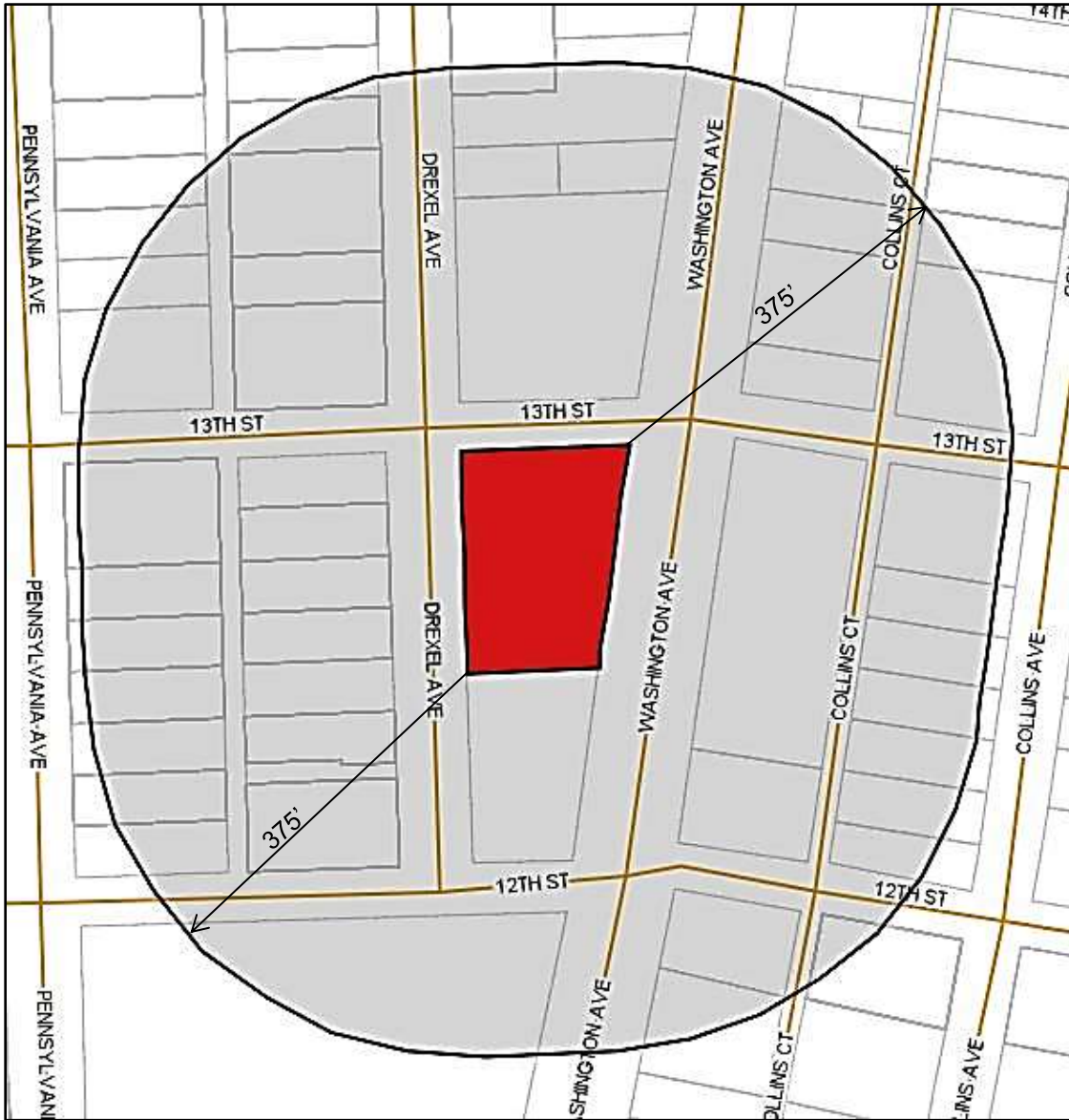
Total number of property owners without repetition: **347, including 12 international**



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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: 1234 Washington Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-4203-009-0050

LEGAL DESCRIPTION: 3-4 54 42 34 53 42 OCEAN BEACH ADD NO 3 PB 2-81 LOT 4 & N1/2 LOT 5 BLK 22

SUBJECT: 1260 Washington Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-4203-009-0040

LEGAL DESCRIPTION: OCEAN BEACH ADD NO 3 PB 2-81 LOTS 1 TO 3 INC BLK 22

Name	Address	City	State	Zip	Country
ANDREW R P GRIMES	107 ALCORN AVE	TORONTO ON M4V 1E5			CANADA
AYMAN MOHAMMED AL ARABI	256 JARVIS ST UN7B	TORONTO ON M5B 2J4			CANADA
CARLO VEDOVATO &W BRIGITTE L	VIA TIZZANI 94	00151 ROMA			ITALY
CRISTIAN R ANTUNEZ ASSAF EL SIGERAL PRINCIPAL	TORRE B #14 RESIDENCIA JARDINEROS	CARACAS			VENEZUELA
DON BURNS AILEEN BURNS	WELLINGTON HOUSE CAPTAINS ROW	LYMINGTON HAMPSHIRE S041 9RR			UNITED KINGDOM
EDIANA ALICE BALLERONI	R DR VIRGILIO DE CARVALHO PINTO 343 AP 212	SAO PAULO 05415030			BRAZIL
JOSEE COLLURA	1612 LECLAIR VERDUN	MONTREAL H4H 2M8			CANADA
LAURA GUNNELL	218 APPLETON CT	NEWMARKET ON L37 0B8			CANADA
LOUIS GITELMAN &W SIMA L E REM-LOLA GOLBERG	51 FOXHILL	D.D.O.P. QUEBEC H9A 2Y5			CANADA
PETER BAIER &W ANDREA	FREISTAEDTER STR 313	A4040 LINZ			AUSTRIA
REGINA ALLOUL	1105 MILTON AVE CHOMEDEY	LAVAL QC H7W 1V9			CANADA
SUSANNA ISGRO & MARIA ELENA LUCCHI	VIA CITTA DELLA PIEVE NO 83	00191 ROME			ITALY
1201 PENNSYLVANIA SOUTH BEACH LLC	1545 NW 8 AVE 115	MIAMI	FL	33136	USA
1208 COLLINS AVE LLC	1208 COLLINS AVE	MIAMI BEACH	FL	33139-4607	USA
1219 PENNSYLVANIA AVE INC	1421 DANDELION LN	WEST PALM BEACH	FL	33415	USA
1220 COLLINS AVENUE INC C/O FRAZIER HOTTE & ASSOCIATES PA	1220 COLLINS AVE	MIAMI BEACH	FL	33139	USA
1231 PENNSYLVANIA 8 LLC	247 7 STREET	JERSEY CITY	NJ	07302	USA
1231 PENNSYLVANIA 9 LLC	247 SEVENTH ST	JERSEY CITY	NJ	07302	USA
1234 PARTNERS LTD % JONATHAN FRYD	523 MICHIGAN AVE	MIAMI BEACH	FL	33139-6317	USA
1236 DREXEL INVESTMENTS LLC	3070 FREEMAN ST	MIAMI	FL	33133	USA
1238 COLLINS AVE CORP % EUGENE J HOWARD ESQUIRE	9441 E. BROADVIEW DR	BAY HARBOR ISLANDS	FL	33154	USA
1250 DREXEL 12 LLC	761 86 STREET	MIAMI BEACH	FL	33141	USA
1250 DREXEL 2 4 LLC	761 86 ST	MIAMI BEACH	FL	33141	USA
1255PSLC LLC	283 CATALONIA AVE 200	CORAL GABLES	FL	33134	USA
1300 COLLINS LLC	1300 COLLINS AVE #100	MIAMI BEACH	FL	33139-4234	USA
1330 COLLINS LLC	16885 DALLAS PARKWAY	ADDISON	TX	75001	USA
1331 WASHINGTON BUYER LLC	140 N FEDERAL HWY	BOCA RATON	FL	33432	USA
1370 WASHINGTON LLC C/O GREENBERG & COMPANY	1370 WASHINGTON AVE #306	MIAMI BEACH	FL	33139	USA
ABDERRAHIM GOMURI	1320 DREXEL AVE #306	MIAMI BEACH	FL	33139	USA
ALAN BILMES TRS THE BILMES WRIGHT TR MICHAEL WRIGHT TRS	1235 PENNSYLVANIA AVE 3E	MIAMI BEACH	FL	33139	USA
ALAN FISHMAN	1255 PENNSYLVANIA AVE UNIT 203	MIAMI BEACH	FL	33139-4497	USA
ALBA L TELLERIA	1245 PENNSYLVANIA AVE #6	MIAMI BEACH	FL	33139-4032	USA
ALBANS ASSETS LLC	14 CURTIS AVE	WEST ORANGE	NJ	07052	USA
ALEJANDRO ALVAREZ	71 NE 46 ST	MIAMI	FL	33137-3421	USA
ALL PROSPERITY LLC	PO BOX 414064	MIAMI BEACH	FL	33141	USA
ALLEN GABER	PO BOX 191617	MIAMI BEACH	FL	33119	USA
AMIT BHAKOO BHIM BHAKOO	22 SULTANS COURT	WILLIAMSVILLE	NY	14221	USA
ANDA58 LLC	1300 PENNSYLVANIA AVE #308	MIAMI BEACH	FL	33139	USA
ANDREA ASTORI FEDERICA BENVENUTI	1320 DREXEL AVE #201	MIAMI BEACH	FL	33139	USA
ANDREA BALLERINI	1308 DREXEL AVE #306	MIAMI BEACH	FL	33139-8128	USA
ANDREA DEGIUSEPPE	1255 PENNSYLVANIA AVE 206	MIAMI BEACH	FL	33139-4497	USA
ANDREA THOMPSON	503 12 ST #4	MIAMI BEACH	FL	33139-4549	USA
ANGEL A WILSON TRS JANICE R RESCH LIVING TR	251 MICHAEL AVE	DECATUR	IL	62526	USA
ANTONIO RIFA	1334 COLLINS AVE UNIT 501	MIAMI BEACH	FL	33139-4227	USA
AP ENTERPRISES OF MIAMI BEACH LLC	871 NW 81 TER	PLANTATION	FL	33324	USA
ARIELLE COTE COLISSON	10302 LESLIE STREET	SILVER SPRING	MD	20902	USA
ARLENE DE LA TORRE	3 ISLAND AVE #14-H	MIAMI BEACH	FL	33139-1372	USA
ARMENIA RODRIGUEZ	1252 DREXEL AVE #5	MIAMI BEACH	FL	33139-8214	USA
ARNAUD KOSZOWSKI	2301 COLLINS AVE 1422	MIAMI BEACH	FL	33139	USA
AYDIN TOZEREN EMINE CEYLAN TOZEREN	1442 S STREET NW	WASHINGTON	DC	20009	USA

AYNI MANAGEMENT CORPORATION	822 SANTIAGO ST	CORAL GABLES	FL	33134	USA
AZCO INVESTMENTS LLC	1239 COLLINS AVE	MIAMI BEACH	FL	33139	USA
BAKODOKS LLC	842 MERIDIAN AVE UNIT 3F	MIAMI BEACH	FL	33139	USA
BARRY D MEISELMAN TOBA MEISELMAN TR BARRY MEISELMAN 2013 FAMILY TRS	9850 E BROADVIEW DR	BAY HARBOR ISLANDS	FL	33154	USA
BASQUERO TRANSLATION INC	3265 SW 2 ST	DEERFIELD BEACH	FL	33442	USA
BEATRIZ DE LA MAZA JTRS TERESITA BALDOR JTRS	10502 SW 46 ST	MIAMI	FL	33165	USA
BEGONA SEIJAS	1235 PENNSYLVANIA AVE #4C	MIAMI BEACH	FL	33139-4467	USA
BENJAMIN M MONDAY OLIVIA A CASA MONDAY GINEVRA CASA SMITH	2958 S LINCOLN ST	ENGLEWOOD	CO	80113	USA
BIRI US LLC	3901 NW 79 AVE 104	MIAMI	FL	33166	USA
BLUE MARLIN INV INC	637 12 ST #8	MIAMI BEACH	FL	33139	USA
BP 1226 LLC	1211 ALTON RD	MIAMI BEACH	FL	33139	USA
BP 1348 LLC	1211 ALTON RD	MIAMI BEACH	FL	33139	USA
BRB REAL ESTATE PROPERTIES INC	1680 MICHIGAN AVE STE 910	MIAMI BEACH	FL	33139	USA
BRIAN F BARTON	9 ISLAND AVE #409	MIAMI BEACH	FL	33139-	USA
BRIAN HAZZEL MALDONADO	3242 MARY ST # S 117	MIAMI	FL	33133	USA
BROOK A ANDERSON	2407 DEERCROFT DR	MELBOURNE	FL	32940-6378	USA
BUFFY 21 LLC C/O HOWARD CHASE REAL ESTATE LLC	1354 WASHINGTON AVE 220	MIAMI BEACH	FL	33139	USA
CANELLI CONDOS LLC	40 DANADA DR	WHEATON	IL	60189	USA
CARLO J MICHELUTTI	1330 DREXEL AVE APT 206	MIAMI BEACH	FL	33139-8109	USA
CARLOS A CASTELLANOS	1330 DREXEL AVE #101	MIAMI BEACH	FL	33139-8109	USA
CARLOS DE LA PUENTE	209 EAST 59 ST	NEW YORK	NY	10022	USA
CARLOS M ALVARINO TRS MADELYN L ALVARINO TRS CARLOS M ALVARINO	1150 COLLINS AVE #401	MIAMI BEACH	FL	33139	USA
CARMELA PRESTON	14W 103 ST 4C	NEW YORK	NY	10025	USA
CARMI REAL ESTATE FLORIDA CORP	1334 COLLINS AVE #304	MIAMI BEACH	FL	33139	USA
CARPINO LLC	PO BOX 398976	MIAMI BEACH	FL	33239	USA
CESAR DELLA BIANCIA	430 E 63 ST APT 5-1	NEW YORK	NY	10021	USA
CHANDANIS 1 INVESMTENT LLC ASHISH PATEL DHAVAL SHAH	PO BOX 144	WINDER	GA	30680	USA
CHARLES H BURKE JR &W DIONISIA	42 STURGES RD	WEST ROXBURY	MA	02132	USA
CHRISTELLE GOSSELIN	1308 DREXEL AVE # 312	MIAMI BEACH	FL	33139	USA
CHRISTINA A C HIRSCHHORN	1235 PENNSYLVANIA AVE #2-B	MIAMI BEACH	FL	33139-4437	USA
CHRISTINE A GUDAITIS	2155 WASHINGTON CT APT 603	MIAMI BEACH	FL	33139-1983	USA
CHUN UNG CHUNG	1231 PENNSYLVANIA AVE #3	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CLEVER HOUSE LLC	3150 SAN MICHELE DRIVE	PALM BEACH GARDENS	FL	33418	USA
CLOUD MIAMI REAL ESTATE INC	1680 MICHIGAN AVE STE 910	MIAMI BEACH	FL	33139	USA
CLOVIS LOPES DA COSTA RODRIGO GUANDELINI VIANNA	1330 DREXEL AVE # 106	MIAMI BEACH	FL	33139	USA
CMGG LLC C/O REALTY GROUP OF MIAMI	90 ALTON RD TH SOUTH	MIAMI BEACH	FL	33139	USA
COLLY PROPERTIES 302 LLC	115 E PALM MIDWAY	MIAMI BEACH	FL	33139	USA
CRISTINA TSCHANG	1330 DREXEL AVENUE #205	MIAMI BEACH	FL	33139	USA
CRYSTAL V HOVER LE ANN I JOHANSSON LE REM CRYSTAL V HOVER TRS JTRS	224 S HELBERTA AVE UNIT C	REDONDO BEACH	CA	90277	USA
DANIELLE LOUISE WARNAAR	1342 DREXEL AVE # 307	MIAMI BEACH	FL	33139	USA
DANIELLE RIZZO MANTELLI TRS	503 12 STREET #7	MIAMI BEACH	FL	33139	USA
DARIO PRANCKEVICIUS VIVIANE PRANCKEVICIUS	1211 PENNSYLVANIA AVE E1	MIAMI BEACH	FL	33139	USA
DAUPHIN MUTEBA KAZADI C/O GRAND CENTRAL STATION	PO BOX 5008	NEW YORK	NY	10163-5008	USA
DAVID N HARDY TRS	117 ALEDO AVE	CORAL GABLES	FL	33134	USA
DAVID P NGUAH	1308 DREXEL AVE #207	MIAMI BEACH	FL	33139-8126	USA
DAVID W SPANGLER	1218 DREXEL AVE #102	MIAMI BEACH	FL	33139-8070	USA
DEBRA EMERSON	1007 W COLLEGE AVE 302	SANTA ROSA	CA	95401	USA
DHAVAL SHAH CHAULA SHAH	PO BOX 144	WINDER	GA	30680	USA
DMITRII PERFILEV	1824 MONROE ST 9	HOLLYWOOD	FL	33020	USA
DOMENICO IODICE GIANFRANCO IAZZETTA	1255 PENNSYLVANIA AVE #107	MIAMI BEACH	FL	33139-4497	USA

DOMINA D ISANTO	1255 PENNSYLVANIA AVE 303	MIAMI BEACH	FL	33139	USA
DONALD ROBERT ABRAHAMSON (JR)	1242 DREXEL AVE #206	MIAMI BEACH	FL	33139-8206	USA
DORI M GROVES &H ALFONSO M LOPEZ	9530 SEPULVEDA BLVD #1	NORTH HILLS	CA	91343-3393	USA
DORIS SANCHEZ	21415 NW 13 CT #208	MIAMI	FL	33169	USA
DREXEL 100 LLC	550 11 ST # 208	MIAMI BEACH	FL	33139	USA
DREXEL 1330 203 LLC	1521 ALTON RD #472	MIAMI BEACH	FL	33139	USA
DREXEL 2 LLC C/O DBO	2121 PONCE DE LEON BLVD 11 FL	CORAL GABLES	FL	33134	USA
DREXEL PLAZA PARKING INC	1218 DREXEL AVE STE 207	MIAMI BEACH	FL	33139-8072	USA
DREXEL SOBE MANAGEMENT LLC	5975 FRESH POND RD	MASPETH	NY	11378	USA
E D Y INC	1051 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
EDEN SET LLC	20201 EAST COUNTRY CL DR #2507	AVENTURA	FL	33180	USA
EGM HOLDING GROUP	4920 NW 165 ST	MIAMI GARDENS	FL	33014	USA
ELEPHANT GROUP LLC	910 JEFFERSON AVE # 2D	MIAMI BEACH	FL	33139	USA
ELI DA SILVA	1775 WASHINGTON AVE APT 11C	MIAMI BEACH	FL	33139-7544	USA
ELIZABETH BORBOLLA	13309 SW 1 ST	MIAMI	FL	33184-1170	USA
EMILIO PELLICCIOTTA OMBRETTA ANIASI	140 OCEAN DR	MIAMI BEACH	FL	33139	USA
EMMA D SHANER	1334 COLLINS AVE UNIT 602	MIAMI BEACH	FL	33139-4228	USA
ENISA VUKOTIC	19 S BAYARD LN	MAHWAH	NJ	07430	USA
FABRICE LOCKMAN C/O ALFIIV HOLDINGS LLC	301 ARTHUR GODFREY RD #402	MIAMI BEACH	FL	33140	USA
FANNY A NAVARRETTE	9 NEDLEY LN	GREENWICH	CT	06831	USA
FE MILAGROS CARBONELL JTRS ANA LOPEZ JTRS	1334 COLLINS AVE 502	MIAMI BEACH	FL	33139-4244	USA
FELIPE G CUNHA	800 WEST AVE APT 841	MIAMI BEACH	FL	33139-5538	USA
FL ISLAND 7006 LLC	1521 ALTON RD 443	MIAMI BEACH	FL	33139	USA
FLAVIO A RAUSEI	429 W 24 ST #5D	NEW YORK	NY	10011	USA
FLAVIO LIMA MARIA FATIMA PAIS	101 OYSTER CT UNIT A1	CARY	NC	27513	USA
FMS SOUTH BEACH L.C. % CAPITAL REALTY SERVICES INC	4601 PONCE DE LEON BLVD STE 300	CORAL GABLES	FL	33146-2112	USA
FRANCESCA ADOVASIO	1236 DREXEL AVE 7	MIAMI BEACH	FL	33139	USA
FRANCISCO O SOTO	1308 DREXEL AVE #202	MIAMI BEACH	FL	33139-8125	USA
FRANKLIN RJ EWING	1308 DREXEL AVE #210	MIAMI BEACH	FL	33139-8126	USA
FUTURA MIAMI INVEST LLC	1680 MICHIGAN AVE #910	MIAMI BEACH	FL	33139	USA
GABRIELE BRAHA IZSAK TYLER WITKIN	1355 DREXEL AVE 4	MIAMI BEACH	FL	33139	USA
GABRIELLA GIORGI % HOFER	1390 OCEAN DR APT 305	MIAMI BEACH	FL	33139-4245	USA
GAEL LELAMER	1242 DREXEL AVE APT 202	MIAMI BEACH	FL	33139	USA
GARY JONES	430 WEST 34 ST	NEW YORK	NY	10001	USA
GCI MB LLC	16508 NE 27 AVE	NORTH MIAMI BEACH	FL	33160	USA
GIL COHEN TRS GC TRUST	1342 DREXEL AVE 303	MIAMI BEACH	FL	33139	USA
GILLES PEREZ &W KARINE	PO BOX 330589	MIAMI	FL	33133	USA
GIOSI LLC	1300 PENNSYLVANIA AVE #308	MIAMI BEACH	FL	33139	USA
GOLDEN APARTMENTS LLC	1300 PENNSYLVANIA AVE #308	MIAMI BEACH	FL	33139	USA
GRACE M WILSON & CARL E A WILSON KAREN D WILSON-FULLER	1255 PENNSYLVANIA AVE UNIT 207	MIAMI BEACH	FL	33139-4498	USA
GRAZINA BABUSIS TRS GRAZINA BABUSIS REVOCABLE TRUST	7330 OCEAN TER 803	MIAMI BEACH	FL	33141	USA
GREGORY AIZENMAN &W DOLLY	503 12 ST #5	MIAMI BEACH	FL	33139-4549	USA
GREGORY BASKIN &W RAISA	1530 W 21 ST	MIAMI BEACH	FL	33140-4505	USA
GUILIANO MIAMI LLC	1680 MICHIGAN AVE #910	MIAMI BEACH	FL	33139	USA
HABANA 311 LLC C/O NICOLAS MOLINA	8230 SW 53 AVE	MIAMI	FL	33143	USA
HANK OLSON	1334 COLLINS AVE UNIT 601	MIAMI BEACH	FL	33139-4228	USA
HOUSHIG A TEJIRIAN	1334 COLLINS AVE #303	MIAMI BEACH	FL	33139	USA
IRENE M IBRAHIM	1335 PENNSYLVANIA AVE #3	MIAMI BEACH	FL	33139-4002	USA
IRENE TABACHNIK TRS PITT REALTY TRUST PAUL TABACHNIK TRS	17 MEADOWBROOK ROAD	DOVER	MA	02030	USA
IRINA NEFEDOVA	1200 WEST AVE # 828	MIAMI BEACH	FL	33139	USA
ITAMAR MAKMAL	1320 DREXEL AVE #302	MIAMI BEACH	FL	33139	USA

JAISA VENERIO	1231 PENNSYLVANIA AVE 4	MIAMI BEACH	FL	33139	USA
JAMES COHEN	7888 CUMMINGS LN	BOCA RATON	FL	33433	USA
JAMES H RICKERT	16213 ST CROIX TRAIL N	MARINE ON ST CROIX	MN	55047	USA
JAMES R THORNTON	9 ISLAND AVE #906	MIAMI BEACH	FL	33139-1357	USA
JAMES T GILDERSLEEVE	PO BOX 499	HUDSON	IL	61748	USA
JANE MAUREEN SUTTON	1218 DREXEL AVE UNIT 207	MIAMI BEACH	FL	33139-8072	USA
JASON DIETZ &W KATHERINE	1 FIFTH AVE #7B	NEW YORK CITY	NY	10003	USA
JD MIAMI INVESTMENTS INC	8301 NW 197 ST	MIAMI	FL	33015	USA
JEAN C ROMERO	1334 COLLINS AVE APT #204	MIAMI BEACH	FL	33139	USA
JEAN LUC VILLEVIEILLE GUYLAINE VILLEVIEILLE	1250 DREXEL AVE #8	MIAMI BEACH	FL	33139	USA
JEANINE MASSALOUPE CANCEL	1255 PENNSYLVANIA AVE #308	MIAMI BEACH	FL	33139	USA
JENNIFER L PAKRADOONI	3316 NEWTON ST	DENVER	CO	80211-3137	USA
JOHN CEMPPELLIN	1342 DREXEL AVE APT 304	MIAMI BEACH	FL	33139-8142	USA
JOHN HARDEN SUSAN HARDEN	1308 DREXEL AVE 307	MIAMI BEACH	FL	33139	USA
JOHN R BEAULIEU	1255 PENNSYLVANIA AVE 110	MIAMI BEACH	FL	33139	USA
JOHN R BEAULIEU	1225 PENNSYLVANIA AVE #110	MIAMI BEACH	FL	33139-4415	USA
JOLAN SOUTH BEACH LLC	1500 BAY ROAD #1036	MIAMI BEACH	FL	33139	USA
JONCY RICKETT	4418 WILLOW CREST LN	MANVEL	TX	77578	USA
JORDAN M GONZALEZ	185 SW 7TH ST APT 1503	MIAMI	FL	33130-2970	USA
JORGE TREVINO ROBERT HARTFORD	1330 DREXEL AVE #103	MIAMI BEACH	FL	33139	USA
JOSE CARVALHO MARIO VERTULLO	1330 DREXEL AVE # 201	MIAMI BEACH	FL	33139	USA
JOSE FERNANDEZ	1207 DREXEL UNIT 10	MIAMI BEACH	FL	33139	USA
JOSE FREIXAS MARK HOFFMEISTER	1308 DREXEL AVE # 109	MIAMI BEACH	FL	33139	USA
JOSE R ARJONA JR	1211 PENNSYLVANIA AVE #C-1	MIAMI BEACH	FL	33139-4405	USA
JOSE RAMON FREIXAS	1308 DREXEL AVE 104	MIAMI BEACH	FL	33139	USA
JOSELYN PINEDA	1342 DREXEL AVE #206	MIAMI BEACH	FL	33139-8141	USA
JUAN F GARCIA &W BARBARA J	3981 SW 147 AVE	MIRAMAR	FL	33027-3720	USA
JULIA PEREZ	1150 COLLINS AVE #306	MIAMI BEACH	FL	33139	USA
JULIAN CUEVA &W MARCELINA	3440 NE 192 ST #4E-A	AVENTURA	FL	33180-2400	USA
KAMEN D DRANDAROV	1250 DREXEL AVE #3	MIAMI BEACH	FL	33139-8213	USA
KAMEN DRANDAROV	1250 DREXEL AVE #3	MIAMI BEACH	FL	33139-8213	USA
KAREN A MURPHY	916 N HOYNE AVE #3	CHICAGO	IL	60622	USA
KARINA CUNEO	1340 DREXEL AVE #405	MIAMI BEACH	FL	33139-8140	USA
KARL W ALOMAR JTRS OLGA MALYUK JTRS	38 WEST 26 ST #5B	NEW YORK	NY	10010	USA
KATHRYN T STOKA &H DARIO	5290 PINETREE DR	MIAMI BEACH	FL	33140	USA
KATHRYN WALTERS	PO BOX 191968	MIAMI BEACH	FL	33139	USA
KEVIN COTTINGIM JTRS STANISLAW MICHALSKI JTRS	1340 DREXEL AVE # 307	MIAMI BEACH	FL	33139	USA
KEVIN D MASON	390 17TH ST UNIT # 2008	ATLANTA	GA	30363	USA
KIKI PATRICK HALFON PASCALE S SOULEYRAUX HALFON	10727 MAPLE CHASE DR	BOCA RATON	FL	33498	USA
KINY 1938 LLC	1231 PENNSYLVANIA AVE 12	MIAMI BEACH	FL	33139	USA
KOJI SATO	1255 PENNSYLVANIA AVE 302	MIAMI BEACH	FL	33139	USA
KRISTINA SAVINA	1234 EUCLID AVE	MIAMI BEACH	FL	33139	USA
KRS CAPITAL PARTNERS LLC	3470 E COAST AVE #2304	MIAMI	FL	33137	USA
LANCE O'BRIEN	1218 DREXEL AVE #203	MIAMI BEACH	FL	33139-8071	USA
LANE MCCONNELL	PO BOX 190424	MIAMI BEACH	FL	33119	USA
LAURENT DUBREUIL	125 HUDSON STREET	ITHACA	NY	14850	USA
LAWRENCE GHOUGASIAN	1741 NW 88 WAY	PEMBROKE PINES	FL	33024	USA
LENETH C POSADA	1235 PENNSYLVANIA AVE #2E	MIAMI BEACH	FL	33139-4437	USA
LENORA M BACH	7600 SW 69 AVE	MIAMI	FL	33143-4415	USA
LEONARDO CHIFFELLE	20920 NE 14 AVE	MIAMI	FL	33179	USA
LILA MATEO	6035 BROADWAY #6R	RIVERDALE	NY	10471	USA

LILIA M PLANET	7515 WHITAKER AVE	PHILADELPHIA	PA	19111	USA
LISA INTERLANDI	1342 DREXEL AVE#305	MIAMI BEACH	FL	33139-8142	USA
MABEL CHORENS	1334 COLLINS AVE 402	MIAMI BEACH	FL	33139	USA
MADIVA LLC	1211 PENNSYLVANIA AVE #F-1	MIAMI BEACH	FL	33139	USA
MAHER LLC	44 W FLAGLER ST STE 2300	MIAMI	FL	33130	USA
MAIKO XAVIER	1040 BISCAYNE BLVD 1701	MIAMI	FL	33132	USA
MAISON DE REVE GROUP INC	1255 PENNSYLVANIA AVE 309	MIAMI BEACH	FL	33139	USA
MANUEL SIQUES &W LUCILA ET ALS	8331 SW 12 TERR	MIAMI	FL	33144	USA
MARIA ANDREA ZAMORSKI	1340 DREXEL AVE #403	MIAMI BEACH	FL	33139	USA
MARIA C BOLIGAN JTRS MARIA CHIRINO JTRS	1235 PENNSYLVANIA AVE #4D	MIAMI BEACH	FL	33139-4467	USA
MARIA G MORILLO	1150 COLLINS AVE 302	MIAMI BEACH	FL	33139-4622	USA
MARIA HREK	PO BOX 190811	MIAMI BEACH	FL	33119	USA
MARIA MARIN DIEGO ALBERTO MARIN	1235 PENNSYLVANIA AVE # 4B	MIAMI BEACH	FL	33139	USA
MARIA S MILANO & LILIA TOME JTRS	1308 DREXEL AVE #304	MIAMI BEACH	FL	33139-8127	USA
MARIO VERTULLO JOSE ANTONIO CARVALHO	1330 DREXEL AVE #202	MIAMI BEACH	FL	33139	USA
MARK HOFFMEISTER JOSE R FREIXAS	2317 SW 23 ST	MIAMI	FL	33145	USA
MARK PALUMBO	1250 DREXEL AVE UNIT 7	MIAMI BEACH	FL	33139	USA
MARKUS PORTMANN ANNE MARIE MARX PORTMANN	713 SHORE DRIVE	VERO BEACH	FL	32963	USA
MARLON T RICHARDSON &W NAOMI KOWLUK	1242 DREXEL AVE #104	MIAMI BEACH	FL	33139-8205	USA
MARTHA J DREYER	1255 PENNSYLVANIA AVE 106	MIAMI BEACH	FL	33139	USA
MARY G & MARIA G & JUAN M MORILLO	1150 COLLINS AVE UNIT 301	MIAMI BEACH	FL	33139-4645	USA
MASSIMO GALLETTI	1225 PENNSYLVANIA AVE UNIT 305	MIAMI BEACH	FL	33139-4415	USA
MATTHEW BRAUNBECK	1242 DREXEL AVE #103	MIAMI BEACH	FL	33139	USA
MATTHEW C KOBIN TRS MARIA JOSELITA V KOBIN TRS	49 EL PRISMA	RANCHO SANTA MARGARITA	CA	92688	USA
MERY RODRIGUEZ ENRIQUE MOLINA	1245 PENNSYLVANIA AVE UNIT 1	MIAMI BEACH	FL	33139	USA
MIA A STRINGFIELD & SCOTT A DEQUINE JTRS	507 12 ST #14	MIAMI	FL	33139-4500	USA
MIAMI HOLIDAYS INC	8714 SW 103 AVE	MIAMI	FL	33173	USA
MICHAEL DOYLE	1525 PENNSYLVANIA AVE APT 3	MIAMI BEACH	FL	33139-3624	USA
MICHAEL E BRAUE	1335 PENNSYLVANIA AVE # 2	MIAMI BEACH	FL	33139	USA
MICHAEL J KARATY JR TRS MICHAEL J KARATY JR REV TRUST ALEXIS J EHREHAFT TRS	6550 PHILLIPS MILL RD	DOUGLASVILLE	GA	30135	USA
MICHAEL JOHN HARDING	1242 DREXEL AVE #210	MIAMI BEACH	FL	33139-8206	USA
MICHEL BITTON	3470 E COAST AVE #PH104	MIAMI	FL	33137	USA
MOJANDA LLC	800 WEST AVE 832	MIAMI BEACH	FL	33139	USA
MPM REAL ESTATE INC	1680 MICHIGAN AVE STE 910	MIAMI BEACH	FL	33139	USA
MRK 1200 COLLINS AVENUE LLC	34 W DILIDO DRIVE	MIAMI BEACH	FL	33139	USA
NAMASTE PROPERTIES INVESTMENTS LLC	1340 DREXEL AVE 301	MIAMI BEACH	FL	33139	USA
NELSON AYAN	1320 DREXEL AVE #102	MIAMI BEACH	FL	33139-8129	USA
NEO VASC INTL LLC	1300 PENNSYLVANIA AVE #308	MIAMI BEACH	FL	33139	USA
NICHOLAS DELLASERRA &W KARA ANN DELLASERRA	2773 VIA CIPRIANI #1335A	CLEARWATER	FL	33764	USA
NICOLAS OUDIN PAULINE OUDIN	548 HUDSON ST	NEW YORK	NY	10014	USA
NICOLE DE LARA	2001 MERIDIAN AVE UNT 525	MIAMI BEACH	FL	33139-1552	USA
NICOLE ELANA GRAHAM CATHI GORDON GRAHAM	11 ISLAND AVE #PH-11	MIAMI BEACH	FL	33139	USA
NICOLE HENRY	1308 DREXEL AVE #303	MIAMI BEACH	FL	33139-8127	USA
NILDA SARLABOUS	1334 COLLINS AVE #201	MIAMI BEACH	FL	33139-4221	USA
NILTON NOGUEIRA	1242 DREXEL AVE 208	MIAMI BEACH	FL	33139	USA
NORMA 1922 CORP	3370 MARY STREET	MIAMI	FL	33133	USA
OLA NUEVA LLC	235 LINCOLN RD 306	MIAMI BEACH	FL	33139	USA
ORUM BEACH INC	1218 DREXEL AVENUE UNIT #107	MIAMI BEACH	FL	33139	USA
OSCAR GONZALEZ	1342 DREXEL AVE APT 202	MIAMI BEACH	FL	33139-8122	USA
OSTRO LLC	PO BOX 191862	MIAMI BEACH	FL	33119	USA
OSTRO LLC	1330 15 ST	MIAMI BEACH	FL	33139	USA

PALM AVENUE HIALEAH LLC	1900 SUNSET HARBOUR DR THE ANNEX 2 FL	MIAMI BEACH	FL	33139-8136	USA
PANN FLORIDA LLC	120 COLUMBIA TURNPIKE STE 3	FLORHAM PARK	NJ	07932	USA
PARADISE SUITES LLC	919 W 39 ST	MIAMI BEACH	FL	33140	USA
PARCO INVESTMENTS LLC C/O DANIELE PUSTILNIK	6646 VILLA SONRISA # 522	BOCA RATON	FL	33433	USA
PATRICIA RODRIGUEZ	1218 DREXEL AVE UNIT 105	MIAMI BEACH	FL	33139-8070	USA
PAULGI LLC	130 3 ST #105	MIAMI BEACH	FL	33139	USA
PEDRO M ARCE ALEX M ARCE	1150 COLLINS AVE #405	MIAMI BEACH	FL	33139	USA
PENN 301 LLC C/O DANIEL ARTY	1150 NW 72 AVE STE #760	MIAMI	FL	33126	USA
PENNSYL 202 LLC C/O DANIEL ARTY	1150 NW 72 AVE #760	MIAMI	FL	33126	USA
PHILIP M BUSSEY KELLEY K BUSSEY	1242 DREXEL AVE UNIT 406	MIAMI BEACH	FL	33139	USA
PHOENIX DEVELOPMENT GROUP LLC	1250 DREXEL AVE #9	MIAMI BEACH	FL	33139	USA
PIEDAD TERESA ARIAS PINZON	1252 DREXEL AVE #6	MIAMI BEACH	FL	33139-8214	USA
PIX REALTY L P C/O JOHN BRANDT	ONE WEST ELM ST	GREENWICH	CT	06830	USA
PLACITY LLC	225 FAIRWAY DR	MIAMI BEACH	FL	33141	USA
R E SUNSHINE LLC	1211 PENNSYLVANIA AVE A 1	MIAMI BEACH	FL	33139	USA
RACHEL BENMEIR	560 NE 57 ST	MIAMI	FL	33137	USA
RAFAEL ALVAREZ	3865 W 8 CT	HIALEAH	FL	33012	USA
RAFAEL CORES FERNANDEZ- LADREDA	1150 COLLINS AVE # 303	MIAMI BEACH	FL	33139	USA
RAFAEL OCHOA &W MARIA B VALDIVIESO	12483 SW 119 PLAZA	MIAMI	FL	33186	USA
RAFFAELE PALLOTTA	12380 NW 15 ST	PLANTATION	FL	33323	USA
RAFFO COOL LLC	1300 PENNSYLVANIA AVE # 308	MIAMI BEACH	FL	33139	USA
RAQUEL ASATO	8200 SUNRISE LAKES BLVD #58-107	SUNRISE	FL	33322	USA
RAQUEL MANTILLA	1334 COLLINS AVE # 301	MIAMI BEACH	FL	33139-4221	USA
RAUL GONZALEZ &W ROSINA	9657 SW 18 TERR	MIAMI	FL	33165-7623	USA
RAYMOND F WADIA	1242 DREXEL AVE #205	MIAMI BEACH	FL	33139	USA
REBECCA GAINES	1235 PENNSYLVANIA AVE UNIT 5-E	MIAMI BEACH	FL	33139	USA
REFC REAL ESTATE CORP	1331 LINCOLN RD #601	MIAMI BEACH	FL	33139	USA
REZA NIKPOURFARD	1320 DREXEL AVE 301	MIAMI BEACH	FL	33139	USA
RICCARDO CAPRARO	1342 DREXEL AVE #102	MIAMI BEACH	FL	33139	USA
RICHARD C WEBER TRS RICHARD C WEBER TRUST	23 PARK AVENUE #1C	NEW YORK	NY	10016	USA
RICHARD URBAN	1236 DREXEL AVE #3	MIAMI BEACH	FL	33139-8203	USA
RICHARD W ROSSI JR VIKTORIA VITYUK	1701 16 ST NW 730	WASHINGTON	DC	20009	USA
RICHMOND LLC	1236 DREXEL AVE APT 2	MIAMI BEACH	FL	33139	USA
ROBERT J RUDOCK &W KATHLEEN & ROBERT J RUDOCK II JTRS	275 UNION BLVD #1103	SAINT LOUIS	MO	63108	USA
ROBERTO RAPETTI	1342 DREXEL AVE #205	MIAMI BEACH	FL	33139-8141	USA
ROGER CARLOS VALECILLOS	15021 COCONUT AVE	MIAMI LAKES	FL	33014-2530	USA
ROSANNA BOCCONCELLI	1150 COLLINS AVE #202	MIAMI BEACH	FL	33139-4629	USA
RSB HOLDINGS TRUST LLC	22230 HOLLYHOCK TRL	BOCA RATON	FL	33433	USA
SALVATORE VERCIGLIO	1342 DREXEL AVE 207	MIAMI BEACH	FL	33139	USA
SAMI GREYWATI WAEL ABDULLAH	6380 CATON STREET	PITTSBURGH	PA	15127	USA
SAR PENN 6 LLC	4010 N MERIDIAN AVE APT 6	MIAMI BEACH	FL	33140	USA
SARAH FARSHADFAR	222 WEST AVE # 2105	AUSTIN	TX	78701	USA
SARAH J WASHBURN	1308 DREXEL AVE #203	MIAMI BEACH	FL	33139-8125	USA
SAROMAR INC	1337 PENNSYLVANIA AVE #7	MIAMI BEACH	FL	33139-4050	USA
SETFLORE LLC	20201 EAST COUNTRY CLUB DR #2507	MIAMI	FL	33180	USA
SHARON MILLER	159 W 53 ST #27F	NEW YORK	NY	10019	USA
SIEGFRIED AMMANN	1235 PENNSYLVANIA AVE #3A	MIAMI BEACH	FL	33139-4028	USA
SILVIO23 CORP	3370 MARY ST	MIAMI	FL	33133	USA
SIMONE SECKINGTON	1242 DREXEL AVE #101	MIAMI BEACH	FL	33139-8205	USA
SKIRON LLC	PO BOX 191862	MIAMI BEACH	FL	33119	USA
SKIRON LLC	435 21 ST CU4	MIAMI BEACH	FL	33139	USA

STANLEY GOLDSTEIN TRS	10717 BARN WOOD LANE	POTOMAC	MD	20854	USA
STEFANO GAMBUZZI &W NADIA LODI	1320 DREXEL AVE #205	MIAMI BEACH	FL	33139	USA
STEPHANI S RICKER	138 E 38 ST PH-B	NEW YORK	NY	10016	USA
STEPHEN DUFFUS WEISS	503 12 ST #6	MIAMI BEACH	FL	33139-4549	USA
TAMARIN HOLDINGS LLC C/O LANCE A GELLER P A	1680 MICHIGAN AVE #700	MIAMI BEACH	FL	33139	USA
TAMMY BEAULIEU &H JAMES HARE	29935 NEAL AVE	LINDSTROM	MN	55045	USA
TATACAMI LLC	1308 DREXEL AVE 108	MIAMI BEACH	FL	33139	USA
TEDDY SEIJO	1950 W 54 ST	HIALEAH	FL	33012	USA
TERESA RODRIGUEZ	1150 COLLINS AVE UNIT 305	MIAMI BEACH	FL	33139-4645	USA
TERESITA MARIA BALDOR	10502 SW 46 ST	MIAMI	FL	33165-5621	USA
TERRENCE QUIGG WALLACE	1308 DREXEL AVE #101	MIAMI BEACH	FL	33139-8100	USA
TERRY E ST PIERRE	1218 DREXEL AVE #104	MIAMI BEACH	FL	33139-8070	USA
THE FELIZ DIA LLC	990 BISCAYNE BLVD 701	MIAMI	FL	33132	USA
THOMAS J STUKEL LISA M STUKEL	629 FAIR OAKS AVE	OAK PARK	IL	60302-1737	USA
THOMAS LOUIS CAMY	1211 PENNSYLVANIA AVE A2	MIAMI BEACH	FL	33139	USA
THOMAS MICHAEL HENNINGS	1092 MYRTLE WAY	SAN DIEGO	CA	92103	USA
TIMOTHY CHARLES GRAY	1334 COLLINS AVE #404	MIAMI BEACH	FL	33139-4227	USA
TOM BORRUP	1250 DREXEL AVE #10	MIAMI BEACH	FL	33139-8213	USA
TREND30M LLC	PO BOX 430854	SOUTH MIAMI	FL	33243-0854	USA
TRES CHIC DMG LLC	1000 BRICKELL AVE #300	MIAMI	FL	33131	USA
TYRONE SMITH BEBE MURSALIN SMITH	1224 MORTON ST	MATTAPAN	MA	02126	USA
UIEK HOLDINGS LLC	1125 NE 125 ST 101	NORTH MIAMI	FL	33161	USA
UNITED STATE OF AMER POST OFFICE	1300 WASHINGTON AVE	MIAMI BEACH	FL	33119	USA
URGUT LLC	4780 PINE TREE DR #2	MIAMI BEACH	FL	33140	USA
VENTU INVESTMENTS LLC	10830 PARIS STREET	COOPER CITY	FL	33026	USA
VICKY J REYES	1048 RAVEN AVE	MIAMI SPRINGS	FL	33166-3837	USA
VICTORY PARK LLC	1500 BAY RD #1132	MIAMI BEACH	FL	33139	USA
VIKTORIA VITYUK RICHARD W ROSSI	151 E 31 ST # 17 K	NEW YORK	NY	10016	USA
VIKTORIA VITYUK	635 W 42 ST 7L	NEW YORK	NY	10036	USA
WAGNER FERREIRA DE OLIVEIRA JTRS THOMAS B VISE JTRS	90 RUSSELL AVE	WATERTOWN	MA	02472	USA
WAI KWOK CHONG	200 GRAND COVE WAY APT 2B	EDGEWATER	NJ	07020-7215	USA
WALDORF HOTEL LLC	1111 KANE CONCOURSE 217	BAY HARBOR ISLANDS	FL	33154	USA
WALLACE A STRINGFIELD JTRS ADELAIDA BONDOC STRINGFIELD JTRS MIA ANGELA DEQUINE JTRS	507 12 ST #14	MIAMI BEACH	FL	33139	USA
WASHINGTON AVENUE L C	1317 WASHINGTON AVE	MIAMI BEACH	FL	33139-4211	USA
WASHINGTON CENTER LTD PTNSHIP %STREAMLINE MGMT	1125 WASHINGTON AVE	MIAMI BEACH	FL	33139-4611	USA
WENDI R ROSEN	PO BOX 190185	MIAMI BEACH	FL	33119-0185	USA
WILLIAM J MARTINEZ JR & JAY M GOULD	1320 DREXEL AVE #202	MIAMI BEACH	FL	33139	USA
WILMAN PERSAUD OMAR PERSAUD JTRS	1342 DREXEL AVE #104	MIAMI BEACH	FL	33139	USA
WILMER HERNANDEZ & HUMBERTO QUEVEDO	323 W 43 ST #4F	NEW YORK	NY	10036	USA
YAACOV GAIGI MORAN GAIGI	910 WEST AVE 334	MIAMI BEACH	FL	33139	USA
YOLANDA VALDES FLORES & RICARDO VALDES FLORES JR	812 EL RADO ST	CORAL GABLES	FL	33134-2202	USA
YUMI MIAMI LLC	517 W 41 ST UNIT 500	MIAMI BEACH	FL	33140	USA

ANDREW R P GRIMES
107 ALCORN AVE
TORONTO ON M4V 1E5
CANADA

AYMAN MOHAMMED AL ARABI
256 JARVIS ST UN7B
TORONTO ON M5B 2J4
CANADA

CARLO VEDOVATO &W BRIGITTE L
VIA TIZZANI 94
00151 ROMA
ITALY

CRISTIAN R ANTUNEZ ASSAF
EL SIGERAL PRINCIPAL
TORRE B #14 RESIDENCIA JARDINEROS
CARACAS
VENEZUELA

DON BURNS
AILEEN BURNS
WELLINGTON HOUSE CAPTAINS ROW
LYMINGTON HAMPSHIRE S041 9RR
UNITED KINGDOM

EDIANA ALICE BALLERONI
R DR VIRGILIO DE CARVALHO PINTO
343 AP 212
SAO PAULO 05415030
BRAZIL

JOSEE COLLURA
1612 LECLAIR VERDUN
MONTREAL H4H 2M8
CANADA

LAURA GUNNELL
218 APPLETON CT
NEWMARKET ON L37 0B8
CANADA

LOUIS GITELMAN &W SIMA L E
REM-LOLA GOLBERG
51 FOXHILL
D.D.O.P. QUEBEC H9A 2Y5
CANADA

PETER BAIER &W ANDREA
FREISTAEDTER STR 313
A4040 LINZ
AUSTRIA

REGINA ALLOUL
1105 MILTON AVE CHOMEDEY
LAVAL QC H7W 1V9
CANADA

SUSANNA ISGRO &
MARIA ELENA LUCCHI
VIA CITTA DELLA PIEVE NO 83
00191 ROME
ITALY

1201 PENNSYLVANIA SOUTH BEACH LLC
1545 NW 8 AVE 115
MIAMI, FL 33136

1208 COLLINS AVE LLC
1208 COLLINS AVE
MIAMI BEACH, FL 33139-4607

1219 PENNSYLVANIA AVE INC
1421 DANDELION LN
WEST PALM BEACH, FL 33415

1220 COLLINS AVENUE INC
C/O FRAZIER HOTTE & ASSOCIATES PA
1220 COLLINS AVE
MIAMI BEACH, FL 33139

1231 PENNSYLVANIA 8 LLC
247 7 STREET
JERSEY CITY, NJ 07302

1231 PENNSYLVANIA 9 LLC
247 SEVENTH ST
JERSEY CITY, NJ 07302

1234 PARTNERS LTD
% JONATHAN FRYD
523 MICHIGAN AVE
MIAMI BEACH, FL 33139-6317

1236 DREXEL INVESTMENTS LLC
3070 FREEMAN ST
MIAMI, FL 33133

1238 COLLINS AVE CORP
% EUGENE J HOWARD ESQUIRE
9441 E. BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

1250 DREXEL 12 LLC
761 86 STREET
MIAMI BEACH, FL 33141

1250 DREXEL 2 4 LLC
761 86 ST
MIAMI BEACH, FL 33141

1255PSLC LLC
283 CATALONIA AVE 200
CORAL GABLES, FL 33134

1300 COLLINS LLC
1300 COLLINS AVE #100
MIAMI BEACH, FL 33139-4234

1330 COLLINS LLC
16885 DALLAS PARKWAY
ADDISON, TX 75001

1331 WASHINGTON BUYER LLC
140 N FEDERAL HWY
BOCA RATON, FL 33432

1370 WASHINGTON LLC
C/O GREENBERG & COMPANY
1370 WASHINGTON AVE #306
MIAMI BEACH, FL 33139

ABDERRAHIM GOURMI
1320 DREXEL AVE #306
MIAMI BEACH, FL 33139

ALAN BILMES TRS
THE BILMES WRIGHT TR
MICHAEL WRIGHT TRS
1235 PENNSYLVANIA AVE 3E
MIAMI BEACH, FL 33139

ALAN FISHMAN
1255 PENNSYLVANIA AVE UNIT 203
MIAMI BEACH, FL 33139-4497

ALBA L TELLERIA
1245 PENNSYLVANIA AVE #6
MIAMI BEACH, FL 33139-4032

ALBANS ASSETS LLC
14 CURTIS AVE
WEST ORANGE, NJ 07052

ALEJANDRO ALVAREZ
71 NE 46 ST
MIAMI, FL 33137-3421

ALL PROSPERITY LLC
PO BOX 414064
MIAMI BEACH, FL 33141

ALLEN GABER
PO BOX 191617
MIAMI BEACH, FL 33119

AMIT BHAKOO
BHIM BHAKOO
22 SULTANS COURT
WILLIAMSVILLE, NY 14221

ANDA58 LLC
1300 PENNSYLVANIA AVE #308
MIAMI BEACH, FL 33139

ANDREA ASTORI
FEDERICA BENVENUTI
1320 DREXEL AVE #201
MIAMI BEACH, FL 33139

ANDREA BALLERINI
1308 DREXEL AVE #306
MIAMI BEACH, FL 33139-8128

ANDREA DEGIUSEPPE
1255 PENNSYLVANIA AVE 206
MIAMI BEACH, FL 33139-4497

ANDREA THOMPSON
503 12 ST #4
MIAMI BEACH, FL 33139-4549

ANGEL A WILSON TRS
JANICE R RESCH LIVING TR
251 MICHAEL AVE
DECATUR, IL 62526

ANTONIO RIFA
1334 COLLINS AVE UNIT 501
MIAMI BEACH, FL 33139-4227

AP ENTERPRISES OF MIAMI BEACH LLC
871 NW 81 TER
PLANTATION, FL 33324

ARIELLE COTE COLISSON
10302 LESLIE STREET
SILVER SPRING, MD 20902

ARLENE DE LA TORRE
3 ISLAND AVE #14-H
MIAMI BEACH, FL 33139-1372

ARMENIA RODRIGUEZ
1252 DREXEL AVE #5
MIAMI BEACH, FL 33139-8214

ARNAUD KOSZOWSKI
2301 COLLINS AVE 1422
MIAMI BEACH, FL 33139

AYDIN TOZEREN
EMINE CEYLAN TOZEREN
1442 S STREET NW
WASHINGTON, DC 20009

AYNI MANAGEMENT CORPORATION
822 SANTIAGO ST
CORAL GABLES, FL 33134

AZCO INVESTMENTS LLC
1239 COLLINS AVE
MIAMI BEACH, FL 33139

BAKODOKS LLC
842 MERIDIAN AVE UNIT 3F
MIAMI BEACH, FL 33139

BARRY D MEISELMAN
TOBA MEISELMAN TR
BARRY MEISELMAN 2013 FAMILY TRS
9850 E BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

BASQUERO TRANSLATION INC
3265 SW 2 ST
DEERFIELD BEACH, FL 33442

BEATRIZ DE LA MAZA JTRS
TERESITA BALDOR JTRS
10502 SW 46 ST
MIAMI, FL 33165

BEGONA SEIJAS
1235 PENNSYLVANIA AVE #4C
MIAMI BEACH, FL 33139-4467

BENJAMIN M MONDAY
OLIVIA A CASA MONDAY
GINEVRA CASA SMITH
2958 S LINCOLN ST
ENGLEWOOD, CO 80113

BIRI US LLC
3901 NW 79 AVE 104
MIAMI, FL 33166

BLUE MARLIN INV INC
637 12 ST #8
MIAMI BEACH, FL 33139

BP 1226 LLC
1211 ALTON RD
MIAMI BEACH, FL 33139

BP 1348 LLC
1211 ALTON RD
MIAMI BEACH, FL 33139

BRB REAL ESTATE PROPERTIES INC
1680 MICHIGAN AVE STE 910
MIAMI BEACH, FL 33139

BRIAN F BARTON
9 ISLAND AVE #409
MIAMI BEACH, FL 33139-

BRIAN HAZZEL MALDONADO
3242 MARY ST # S 117
MIAMI, FL 33133

BROOK A ANDERSON
2407 DEERCROFT DR
MELBOURNE, FL 32940-6378

BUFFY 21 LLC
C/O HOWARD CHASE REAL ESTATE LLC
1354 WASHINGTON AVE 220
MIAMI BEACH, FL 33139

CANELLI CONDOS LLC
40 DANADA DR
WHEATON, IL 60189

CARLO J MICHELUTTI
1330 DREXEL AVE APT 206
MIAMI BEACH, FL 33139-8109

CARLOS A CASTELLANOS
1330 DREXEL AVE #101
MIAMI BEACH, FL 33139-8109

CARLOS DE LA PUENTE
209 EAST 59 ST
NEW YORK, NY 10022

CARLOS M ALVARINO TRS
MADELYN L ALVARINO TRS
CARLOS M ALVARINO
1150 COLLINS AVE #401
MIAMI BEACH, FL 33139

CARMELA PRESTON
14W 103 ST 4C
NEW YORK, NY 10025

CARM REAL ESTATE FLORIDA CORP
1334 COLLINS AVE #304
MIAMI BEACH, FL 33139

CARPINO LLC
PO BOX 398976
MIAMI BEACH, FL 33239

CESAR DELLA BIANCIA
430 E 63 ST APT 5-1
NEW YORK, NY 10021

CHANDANIS 1 INVESMTENT LLC
ASHISH PATEL
DHAVAL SHAH
PO BOX 144
WINDER, GA 30680

CHARLES H BURKE JR &W DIONISIA
42 STURGES RD
WEST ROXBURY, MA 02132

CHRISTELLE GOSSELIN
1308 DREXEL AVE # 312
MIAMI BEACH, FL 33139

CHRISTINA A C HIRSCHHORN
1235 PENNSYLVANIA AVE #2-B
MIAMI BEACH, FL 33139-4437

CHRISTINE A GUDAITIS
2155 WASHINGTON CT APT 603
MIAMI BEACH, FL 33139-1983

CHUN UNG CHUNG
1231 PENNSYLVANIA AVE #3
MIAMI BEACH, FL 33139

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

CLEVER HOUSE LLC
3150 SAN MICHELE DRIVE
PALM BEACH GARDENS, FL 33418

CLOUD MIAMI REAL ESTATE INC
1680 MICHIGAN AVE STE 910
MIAMI BEACH, FL 33139

CLOVIS LOPES DA COSTA
RODRIGO GUANDELINI VIANNA
1330 DREXEL AVE # 106
MIAMI BEACH, FL 33139

CMGG LLC
C/O REALTY GROUP OF MIAMI
90 ALTON RD TH SOUTH
MIAMI BEACH, FL 33139

COLLY PROPERTIES 302 LLC
115 E PALM MIDWAY
MIAMI BEACH, FL 33139

CRISTINA TSCHANG
1330 DREXEL AVENUE #205
MIAMI BEACH, FL 33139

CRYSTAL V HOVER LE
ANN I JOHANSSON LE
REM CRYSTAL V HOVER TRS JTRS
224 S HELBERTA AVE UNIT C
REDONDO BEACH, CA 90277

DANIELLE LOUISE WARNAAR
1342 DREXEL AVE # 307
MIAMI BEACH, FL 33139

DANIELLE RIZZO MANTELLI TRS
503 12 STREET #7
MIAMI BEACH, FL 33139

DARIO PRANCKEVICIUS
VIVIANE PRANCKEVICIUS
1211 PENNSYLVANIA AVE E1
MIAMI BEACH, FL 33139

DAUPHIN MUTEBA KAZADI
C/O GRAND CENTRAL STATION
PO BOX 5008
NEW YORK, NY 10163-5008

DAVID N HARDY TRS
117 ALEDO AVE
CORAL GABLES, FL 33134

DAVID P NGUAH
1308 DREXEL AVE #207
MIAMI BEACH, FL 33139-8126

DAVID W SPANGLER
1218 DREXEL AVE #102
MIAMI BEACH, FL 33139-8070

DEBRA EMERSON
1007 W COLLEGE AVE 302
SANTA ROSA, CA 95401

DHAVAL SHAH
CHAULA SHAH
PO BOX 144
WINDER, GA 30680

DMITRII PERFILEV
1824 MONROE ST 9
HOLLYWOOD, FL 33020

DOMENICO IODICE
GIANFRANCO IAZZETTA
1255 PENNSYLVANIA AVE #107
MIAMI BEACH, FL 33139-4497

DOMINA D ISANTO
1255 PENNSYLVANIA AVE 303
MIAMI BEACH, FL 33139

DONALD ROBERT ABRAHAMSON (JR)
1242 DREXEL AVE #206
MIAMI BEACH, FL 33139-8206

DORI M GROVES &H
ALFONSO M LOPEZ
9530 SEPULVEDA BLVD #1
NORTH HILLS, CA 91343-3393

DORIS SANCHEZ
21415 NW 13 CT #208
MIAMI, FL 33169

DREXEL 100 LLC
550 11 ST # 208
MIAMI BEACH, FL 33139

DREXEL 1330 203 LLC
1521 ALTON RD #472
MIAMI BEACH, FL 33139

DREXEL 2 LLC
C/O DBO
2121 PONCE DE LEON BLVD 11 FL
CORAL GABLES, FL 33134

DREXEL PLAZA PARKING INC
1218 DREXEL AVE STE 207
MIAMI BEACH, FL 33139-8072

DREXEL SOBE MANAGEMENT LLC
5975 FRESH POND RD
MASPETH, NY 11378

E D Y INC
1051 WASHINGTON AVE
MIAMI BEACH, FL 33139

EDEN SET LLC
20201 EAST COUNTRY CL DR #2507
AVENTURA, FL 33180

EGM HOLDING GROUP
4920 NW 165 ST
MIAMI GARDENS, FL 33014

ELEPHANT GROUP LLC
910 JEFFERSON AVE # 2D
MIAMI BEACH, FL 33139

ELI DA SILVA
1775 WASHINGTON AVE APT 11C
MIAMI BEACH, FL 33139-7544

ELIZABETH BORBOLLA
13309 SW 1 ST
MIAMI, FL 33184-1170

EMILIO PELLICCIOTTA
OMBRETTA ANIASI
140 OCEAN DR
MIAMI BEACH, FL 33139

EMMA D SHANER
1334 COLLINS AVE UNIT 602
MIAMI BEACH, FL 33139-4228

ENISA VUKOTIC
19 S BAYARD LN
MAHWAH, NJ 07430

FABRICE LOCKMAN
C/O ALFIAY HOLDINGS LLC
301 ARTHUR GODFREY RD #402
MIAMI BEACH, FL 33140

FANNY A NAVARRETTE
9 NEDLEY LN
GREENWICH, CT 06831

FE MILAGROS CARBONELL JTRS
ANA LOPEZ JTRS
1334 COLLINS AVE 502
MIAMI BEACH, FL 33139-4244

FELIPE G CUNHA
800 WEST AVE APT 841
MIAMI BEACH, FL 33139-5538

FL ISLAND 7006 LLC
1521 ALTON RD 443
MIAMI BEACH, FL 33139

FLAVIO A RAUSEI
429 W 24 ST #5D
NEW YORK, NY 10011

FLAVIO LIMA
MARIA FATIMA PAIS
101 OYSTER CT UNIT A1
CARY, NC 27513

FMS SOUTH BEACH L.C.
% CAPITAL REALTY SERVICES INC
4601 PONCE DE LEON BLVD STE 300
CORAL GABLES, FL 33146-2112

FRANCESCA ADOVASIO
1236 DREXEL AVE 7
MIAMI BEACH, FL 33139

FRANCISCO O SOTO
1308 DREXEL AVE #202
MIAMI BEACH, FL 33139-8125

FRANKLIN RJ EWING
1308 DREXEL AVE #210
MIAMI BEACH, FL 33139-8126

FUTURA MIAMI INVEST LLC
1680 MICHIGAN AVE #910
MIAMI BEACH, FL 33139

GABRIELE BRAHA IZSAK
TYLER WITKIN
1355 DREXEL AVE 4
MIAMI BEACH, FL 33139

GABRIELLA GIORGI
% HOFER
1390 OCEAN DR APT 305
MIAMI BEACH, FL 33139-4245

GAEL LELAMER
1242 DREXEL AVE APT 202
MIAMI BEACH, FL 33139

GARY JONES
430 WEST 34 ST
NEW YORK, NY 10001

GCI MB LLC
16508 NE 27 AVE
NORTH MIAMI BEACH, FL 33160

GIL COHEN TRS
GC TRUST
1342 DREXEL AVE 303
MIAMI BEACH, FL 33139

GILLES PEREZ &W KARINE
PO BOX 330589
MIAMI, FL 33133

GIOSI LLC
1300 PENNSYLVANIA AVE #308
MIAMI BEACH, FL 33139

GOLDEN APARTMENTS LLC
1300 PENNSYLVANIA AVE #308
MIAMI BEACH, FL 33139

GRACE M WILSON & CARL E A WILSON
KAREN D WILSON-FULLER
1255 PENNSYLVANIA AVE UNIT 207
MIAMI BEACH, FL 33139-4498

GRAZINA BABUSIS TRS
GRAZINA BABUSIS REVOCABLE TRUST
7330 OCEAN TER 803
MIAMI BEACH, FL 33141

GREGORY AIZENMAN &W DOLLY
503 12 ST #5
MIAMI BEACH, FL 33139-4549

GREGORY BASKIN &W RAISA
1530 W 21 ST
MIAMI BEACH, FL 33140-4505

GUILIANO MIAMI LLC
1680 MICHIGAN AVE #910
MIAMI BEACH, FL 33139

HABANA 311 LLC
C/O NICOLAS MOLINA
8230 SW 53 AVE
MIAMI, FL 33143

HANK OLSON
1334 COLLINS AVE UNIT 601
MIAMI BEACH, FL 33139-4228

HOUSHIG A TEJIRIAN
1334 COLLINS AVE #303
MIAMI BEACH, FL 33139

IRENE M IBRAHIM
1335 PENNSYLVANIA AVE #3
MIAMI BEACH, FL 33139-4002

IRENE TABACHNIK TRS
PITT REALTY TRUST
PAUL TABACHNIK TRS
17 MEADOWBROOK ROAD
DOVER, MA 02030

IRINA NEFEDOVA
1200 WEST AVE # 828
MIAMI BEACH, FL 33139

ITAMAR MAKMAL
1320 DREXEL AVE #302
MIAMI BEACH, FL 33139

JAISA VENERIO
1231 PENNSYLVANIA AVE 4
MIAMI BEACH, FL 33139

JAMES COHEN
7888 CUMMINGS LN
BOCA RATON, FL 33433

JAMES H RICKERT
16213 ST CROIX TRAIL N
MARINE ON ST CROIX, MN 55047

JAMES R THORNTON
9 ISLAND AVE #906
MIAMI BEACH, FL 33139-1357

JAMES T GILDERSLEEVE
PO BOX 499
HUDSON, IL 61748

JANE MAUREEN SUTTON
1218 DREXEL AVE UNIT 207
MIAMI BEACH, FL 33139-8072

JASON DIETZ &W KATHERINE
1 FIFTH AVE #7B
NEW YORK CITY, NY 10003

JD MIAMI INVESTMENTS INC
8301 NW 197 ST
MIAMI, FL 33015

JEAN C ROMERO
1334 COLLINS AVE APT #204
MIAMI BEACH, FL 33139

JEAN LUC VILLEVIEILLE
GUYLAINE VILLEVIEILLE
1250 DREXEL AVE #8
MIAMI BEACH, FL 33139

JEANINE MASSALOUP CANCEL
1255 PENNSYLVANIA AVE #308
MIAMI BEACH, FL 33139

JENNIFER L PAKRADOONI
3316 NEWTON ST
DENVER, CO 80211-3137

JOHN CEMPELLIN
1342 DREXEL AVE APT 304
MIAMI BEACH, FL 33139-8142

JOHN HARDEN
SUSAN HARDEN
1308 DREXEL AVE 307
MIAMI BEACH, FL 33139

JOHN R BEAULIEU
1255 PENNSYLVANIA AVE 110
MIAMI BEACH, FL 33139

JOHN R BEAULIEU
1225 PENNSYLVANIA AVE #110
MIAMI BEACH, FL 33139-4415

JOLAN SOUTH BEACH LLC
1500 BAY ROAD #1036
MIAMI BEACH, FL 33139

JONCY RICKETT
4418 WILLOW CREST LN
MANVEL, TX 77578

JORDAN M GONZALEZ
185 SW 7TH ST APT 1503
MIAMI, FL 33130-2970

JORGE TREVINO
ROBERT HARTFORD
1330 DREXEL AVE #103
MIAMI BEACH, FL 33139

JOSE CARVALHO
MARIO VERTULLO
1330 DREXEL AVE # 201
MIAMI BEACH, FL 33139

JOSE FERNANDEZ
1207 DREXEL UNIT 10
MIAMI BEACH, FL 33139

JOSE FREIXAS
MARK HOFFMEISTER
1308 DREXEL AVE # 109
MIAMI BEACH, FL 33139

JOSE R ARJONA JR
1211 PENNSYLVANIA AVE #C-1
MIAMI BEACH, FL 33139-4405

JOSE RAMON FREIXAS
1308 DREXEL AVE 104
MIAMI BEACH, FL 33139

JOSELYN PINEDA
1342 DREXEL AVE #206
MIAMI BEACH, FL 33139-8141

JUAN F GARCIA &W BARBARA J
3981 SW 147 AVE
MIRAMAR, FL 33027-3720

JULIA PEREZ
1150 COLLINS AVE #306
MIAMI BEACH, FL 33139

JULIAN CUEVA &W MARCELINA
3440 NE 192 ST #4E-A
AVENTURA, FL 33180-2400

KAMEN D DRANDAROV
1250 DREXEL AVE #3
MIAMI BEACH, FL 33139-8213

KAMEN DRANDAROV
1250 DREXEL AVE #3
MIAMI BEACH, FL 33139-8213

KAREN A MURPHY
916 N HOYNE AVE #3
CHICAGO, IL 60622

KARINA CUNEO
1340 DREXEL AVE #405
MIAMI BEACH, FL 33139-8140

KARL W ALOMAR JTRS
OLGA MALYUK JTRS
38 WEST 26 ST #5B
NEW YORK, NY 10010

KATHRYN T STOKA &H DARIO
5290 PINETREE DR
MIAMI BEACH, FL 33140

KATHRYN WALTERS
PO BOX 191968
MIAMI BEACH, FL 33139

KEVIN COTTINGIM JTRS
STANISLAW MICHALSKI JTRS
1340 DREXEL AVE # 307
MIAMI BEACH, FL 33139

KEVIN D MASON
390 17TH ST UNIT # 2008
ATLANTA, GA 30363

KIKI PATRICK HALFON
PASCALE S SOULEYRAUX HALFON
10727 MAPLE CHASE DR
BOCA RATON, FL 33498

KINY 1938 LLC
1231 PENNSYLVANIA AVE 12
MIAMI BEACH, FL 33139

KOJI SATO
1255 PENNSYLVANIA AVE 302
MIAMI BEACH, FL 33139

KRISTINA SAVINA
1234 EUCLID AVE
MIAMI BEACH, FL 33139

KRS CAPITAL PARTNERS LLC
3470 E COAST AVE #2304
MIAMI, FL 33137

LANCE O'BRIEN
1218 DREXEL AVE #203
MIAMI BEACH, FL 33139-8071

LANE MCCONNELL
PO BOX 190424
MIAMI BEACH, FL 33119

LAURENT DUBREUIL
125 HUDSON STREET
ITHACA, NY 14850

LAWRENCE GHOUGASIAN
1741 NW 88 WAY
PEMBROKE PINES, FL 33024

LENETH C POSADA
1235 PENNSYLVANIA AVE #2E
MIAMI BEACH, FL 33139-4437

LENORA M BACH
7600 SW 69 AVE
MIAMI, FL 33143-4415

LEONARDO CHIFFELLE
20920 NE 14 AVE
MIAMI, FL 33179

LILA MATEO
6035 BROADWAY #6R
RIVERDALE, NY 10471

LILIA M PLANET
7515 WHITAKER AVE
PHILADELPHIA, PA 19111

LISA INTERLANDI
1342 DREXEL AVE#305
MIAMI BEACH, FL 33139-8142

MABEL CHORENS
1334 COLLINS AVE 402
MIAMI BEACH, FL 33139

MADIVA LLC
1211 PENNSYLVANIA AVE #F-1
MIAMI BEACH, FL 33139

MAHER LLC
44 W FLAGLER ST STE 2300
MIAMI, FL 33130

MAIKO XAVIER
1040 BISCAYNE BLVD 1701
MIAMI, FL 33132

MAISON DE REVE GROUP INC
1255 PENNSYLVANIA AVE 309
MIAMI BEACH, FL 33139

MANUEL SIQUES &W LUCILA ET ALS
8331 SW 12 TERR
MIAMI, FL 33144

MARIA ANDREA ZAMORSKI
1340 DREXEL AVE #403
MIAMI BEACH, FL 33139

MARIA C BOLIGAN JTRS
MARIA CHIRINO JTRS
1235 PENNSYLVANIA AVE #4D
MIAMI BEACH, FL 33139-4467

MARIA G MORILLO
1150 COLLINS AVE 302
MIAMI BEACH, FL 33139-4622

MARIA HREK
PO BOX 190811
MIAMI BEACH, FL 33119

MARIA MARIN
DIEGO ALBERTO MARIN
1235 PENNSYLVANIA AVE # 4B
MIAMI BEACH, FL 33139

MARIA S MILANO &
LILIA TOME JTRS
1308 DREXEL AVE #304
MIAMI BEACH, FL 33139-8127

MARIO VERTULLO
JOSE ANTONIO CARVALHO
1330 DREXEL AVE #202
MIAMI BEACH, FL 33139

MARK HOFFMEISTER
JOSE R FREIXAS
2317 SW 23 ST
MIAMI, FL 33145

MARK PALUMBO
1250 DREXEL AVE UNIT 7
MIAMI BEACH, FL 33139

MARKUS PORTMANN
ANNE MARIE MARX PORTMANN
713 SHORE DRIVE
VERO BEACH, FL 32963

MARLON T RICHARDSON &W
NAOMI KOWLUK
1242 DREXEL AVE #104
MIAMI BEACH, FL 33139-8205

MARTHA J DREYER
1255 PENNSYLVANIA AVE 106
MIAMI BEACH, FL 33139

MARY G & MARIA G & JUAN M MORILLO
1150 COLLINS AVE UNIT 301
MIAMI BEACH, FL 33139-4645

MASSIMO GALLETTI
1225 PENNSYLVANIA AVE UNIT 305
MIAMI BEACH, FL 33139-4415

MATTHEW BRAUNBECK
1242 DREXEL AVE #103
MIAMI BEACH, FL 33139

MATTHEW C KOBIN TRS
MARIA JOSELITA V KOBIN TRS
49 EL PRISMA
RANCHO SANTA MARGARITA, CA 92688

MERY RODRIGUEZ
ENRIQUE MOLINA
1245 PENNSYLVANIA AVE UNIT 1
MIAMI BEACH, FL 33139

MIA A STRINGFIELD &
SCOTT A DEQUINE JTRS
507 12 ST #14
MIAMI, FL 33139-4500

MIAMI HOLIDAYS INC
8714 SW 103 AVE
MIAMI, FL 33173

MICHAEL DOYLE
1525 PENNSYLVANIA AVE APT 3
MIAMI BEACH, FL 33139-3624

MICHAEL E BRAUE
1335 PENNSYLVANIA AVE # 2
MIAMI BEACH, FL 33139

MICHAEL J KARATY JR TRS
MICHAEL J KARATY JR REV TRUST
ALEXIS J EHRENHAFT TRS
6550 PHILLIPS MILL RD
DOUGLASVILLE, GA 30135

MICHAEL JOHN HARDING
1242 DREXEL AVE #210
MIAMI BEACH, FL 33139-8206

MICHEL BITTON
3470 E COAST AVE #PH104
MIAMI, FL 33137

MOJANDA LLC
800 WEST AVE 832
MIAMI BEACH, FL 33139

MPM REAL ESTATE INC
1680 MICHIGAN AVE STE 910
MIAMI BEACH, FL 33139

MRK 1200 COLLINS AVENUE LLC
34 W DILIDO DRIVE
MIAMI BEACH, FL 33139

NAMASTE PROPERTIES INVESTMENTS
LLC
1340 DREXEL AVE 301
MIAMI BEACH, FL 33139

NELSON AYAN
1320 DREXEL AVE #102
MIAMI BEACH, FL 33139-8129

NEO VASC INTL LLC
1300 PENNSYLVANIA AVE #308
MIAMI BEACH, FL 33139

NICHOLAS DELLASERRA &W
KARA ANN DELLASERRA
2773 VIA CIPRIANI #1335A
CLEARWATER, FL 33764

NICOLAS OUDIN
PAULINE OUDIN
548 HUDSON ST
NEW YORK, NY 10014

NICOLE DE LARA
2001 MERIDIAN AVE UNT 525
MIAMI BEACH, FL 33139-1552

NICOLE ELANA GRAHAM
CATHI GORDON GRAHAM
11 ISLAND AVE #PH-11
MIAMI BEACH, FL 33139

NICOLE HENRY
1308 DREXEL AVE #303
MIAMI BEACH, FL 33139-8127

NILDA SARLABOUS
1334 COLLINS AVE #201
MIAMI BEACH, FL 33139-4221

NILTON NOGUEIRA
1242 DREXEL AVE 208
MIAMI BEACH, FL 33139

NORMA 1922 CORP
3370 MARY STREET
MIAMI, FL 33133

OLA NUEVA LLC
235 LINCOLN RD 306
MIAMI BEACH, FL 33139

ORUM BEACH INC
1218 DREXEL AVENUE UNIT #107
MIAMI BEACH, FL 33139

OSCAR GONZALEZ
1342 DREXEL AVE APT 202
MIAMI BEACH, FL 33139-8122

OSTRO LLC
PO BOX 191862
MIAMI BEACH, FL 33119

OSTRO LLC
1330 15 ST
MIAMI BEACH, FL 33139

PALM AVENUE HIALEAH LLC
1900 SUNSET HARBOUR DR
THE ANNEX 2 FL
MIAMI BEACH, FL 33139-8136

PANN FLORIDA LLC
120 COLUMBIA TURNPIKE STE 3
FLORHAM PARK, NJ 07932

PARADISE SUITES LLC
919 W 39 ST
MIAMI BEACH, FL 33140

PARCO INVESTMENTS LLC
C/O DANIELE PUSTILNIK
6646 VILLA SONRISA # 522
BOCA RATON, FL 33433

PATRICIA RODRIGUEZ
1218 DREXEL AVE UNIT 105
MIAMI BEACH, FL 33139-8070

PAULGI LLC
130 3 ST #105
MIAMI BEACH, FL 33139

PEDRO M ARCE
ALEX M ARCE
1150 COLLINS AVE #405
MIAMI BEACH, FL 33139

PENN 301 LLC
C/O DANIEL ARTY
1150 NW 72 AVE STE #760
MIAMI, FL 33126

PENNSYL 202 LLC
C/O DANIEL ARTY
1150 NW 72 AVE #760
MIAMI, FL 33126

PHILIP M BUSSEY
KELLEY K BUSSEY
1242 DREXEL AVE UNIT 406
MIAMI BEACH, FL 33139

PHOENIX DEVELOPMENT GROUP LLC
1250 DREXEL AVE #9
MIAMI BEACH, FL 33139

PIEDAD TERESA ARIAS PINZON
1252 DREXEL AVE #6
MIAMI BEACH, FL 33139-8214

PIX REALTY L P
C/O JOHN BRANDT
ONE WEST ELM ST
GREENWICH, CT 06830

PLACITY LLC
225 FAIRWAY DR
MIAMI BEACH, FL 33141

R E SUNSHINE LLC
1211 PENNSYLVANIA AVE A 1
MIAMI BEACH, FL 33139

RACHEL BENMEIR
560 NE 57 ST
MIAMI, FL 33137

RAFAEL ALVAREZ
3865 W 8 CT
HIALEAH, FL 33012

RAFAEL CORES FERNANDEZ- LADREDA
1150 COLLINS AVE # 303
MIAMI BEACH, FL 33139

RAFAEL OCHOA &W
MARIA B VALDIVIESO
12483 SW 119 PLAZA
MIAMI, FL 33186

RAFFAELE PALLOTTA
12380 NW 15 ST
PLANTATION, FL 33323

RAFFO COOL LLC
1300 PENNSYLVANIA AVE # 308
MIAMI BEACH, FL 33139

RAQUEL ASATO
8200 SUNRISE LAKES BLVD #58-107
SUNRISE, FL 33322

RAQUEL MANTILLA
1334 COLLINS AVE # 301
MIAMI BEACH, FL 33139-4221

RAUL GONZALEZ &W ROSINA
9657 SW 18 TERR
MIAMI, FL 33165-7623

RAYMOND F WADIA
1242 DREXEL AVE #205
MIAMI BEACH, FL 33139

REBECCA GAINES
1235 PENNSYLVANIA AVE UNIT 5-E
MIAMI BEACH, FL 33139

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

REZA NIKPOURFARD
1320 DREXEL AVE 301
MIAMI BEACH, FL 33139

RICCARDO CAPRARO
1342 DREXEL AVE #102
MIAMI BEACH, FL 33139

RICHARD C WEBER TRS
RICHARD C WEBER TRUST
23 PARK AVENUE #1C
NEW YORK, NY 10016

RICHARD URBAN
1236 DREXEL AVE #3
MIAMI BEACH, FL 33139-8203

RICHARD W ROSSI JR
VIKTORIA VITYUK
1701 16 ST NW 730
WASHINGTON, DC 20009

RICHMOND LLC
1236 DREXEL AVE APT 2
MIAMI BEACH, FL 33139

ROBERT J RUDOCK &W KATHLEEN &
ROBERT J RUDOCK II JTRS
275 UNION BLVD #1103
SAINT LOUIS, MO 63108

ROBERTO RAPETTI
1342 DREXEL AVE #205
MIAMI BEACH, FL 33139-8141

ROGER CARLOS VALECILLOS
15021 COCONUT AVE
MIAMI LAKES, FL 33014-2530

ROSANNA BOCCONCELLI
1150 COLLINS AVE #202
MIAMI BEACH, FL 33139-4629

RSB HOLDINGS TRUST LLC
22230 HOLLYHOCK TRL
BOCA RATON, FL 33433

SALVATORE VERCIGLIO
1342 DREXEL AVE 207
MIAMI BEACH, FL 33139

SAMI GREYWATI
WAEEL ABDULLAH
6380 CATON STREET
PITTSBURGH, PA 15127

SAR PENN 6 LLC
4010 N MERIDIAN AVE APT 6
MIAMI BEACH, FL 33140

SARAH FARSHADFAR
222 WEST AVE # 2105
AUSTIN, TX 78701

SARAH J WASHBURN
1308 DREXEL AVE #203
MIAMI BEACH, FL 33139-8125

SAROMAR INC
1337 PENNSYLVANIA AVE #7
MIAMI BEACH, FL 33139-4050

SETFLORE LLC
20201 EAST COUNTRY CLUB DR #2507
MIAMI, FL 33180

SHARON MILLER
159 W 53 ST #27F
NEW YORK, NY 10019

SIEGFRIED AMMANN
1235 PENNSYLVANIA AVE #3A
MIAMI BEACH, FL 33139-4028

SILVIO23 CORP
3370 MARY ST
MIAMI, FL 33133

SIMONE SECKINGTON
1242 DREXEL AVE #101
MIAMI BEACH, FL 33139-8205

SKIRON LLC
PO BOX 191862
MIAMI BEACH, FL 33119

SKIRON LLC
435 21 ST CU4
MIAMI BEACH, FL 33139

STANLEY GOLDSTEIN TRS
10717 BARN WOOD LANE
POTOMAC, MD 20854

STEFANO GAMBUZZI &W
NADIA LODI
1320 DREXEL AVE #205
MIAMI BEACH, FL 33139

STEPHANI S RICKER
138 E 38 ST PH-B
NEW YORK, NY 10016

STEPHEN DUFFUS WEISS
503 12 ST #6
MIAMI BEACH, FL 33139-4549

TAMARIN HOLDINGS LLC
C/O LANCE A GELLER P A
1680 MICHIGAN AVE #700
MIAMI BEACH, FL 33139

TAMMY BEAULIEU &H JAMES HARE
29935 NEAL AVE
LINDSTROM, MN 55045

TATACAMI LLC
1308 DREXEL AVE 108
MIAMI BEACH, FL 33139

TEDDY SEJO
1950 W 54 ST
HIALEAH, FL 33012

TERESA RODRIGUEZ
1150 COLLINS AVE UNIT 305
MIAMI BEACH, FL 33139-4645

TERESITA MARIA BALDOR
10502 SW 46 ST
MIAMI, FL 33165-5621

TERRENCE QUIGG WALLACE
1308 DREXEL AVE #101
MIAMI BEACH, FL 33139-8100

TERRY E ST PIERRE
1218 DREXEL AVE #104
MIAMI BEACH, FL 33139-8070

THE FELIZ DIA LLC
990 BISCAYNE BLVD 701
MIAMI, FL 33132

THOMAS J STUKEL
LISA M STUKEL
629 FAIR OAKS AVE
OAK PARK, IL 60302-1737

THOMAS LOUIS CAMY
1211 PENNSYLVANIA AVE A2
MIAMI BEACH, FL 33139

THOMAS MICHAEL HENNINGS
1092 MYRTLE WAY
SAN DIEGO, CA 92103

TIMOTHY CHARLES GRAY
1334 COLLINS AVE #404
MIAMI BEACH, FL 33139-4227

TOM BORRUP
1250 DREXEL AVE #10
MIAMI BEACH, FL 33139-8213

TREND30M LLC
PO BOX 430854
SOUTH MIAMI, FL 33243-0854

TRES CHIC DMG LLC
1000 BRICKELL AVE #300
MIAMI, FL 33131

TYRONE SMITH
BEBE MURSALIN SMITH
1224 MORTON ST
MATTAPAN, MA 02126

UIEK HOLDINGS LLC
1125 NE 125 ST 101
NORTH MIAMI, FL 33161

UNITED STATE OF AMER POST OFFICE
1300 WASHINGTON AVE
MIAMI BEACH, FL 33119

URGUT LLC
4780 PINE TREE DR #2
MIAMI BEACH, FL 33140

VENTU INVESTMENTS LLC
10830 PARIS STREET
COOPER CITY, FL 33026

VICKY J REYES
1048 RAVEN AVE
MIAMI SPRINGS, FL 33166-3837

VICTORY PARK LLC
1500 BAY RD #1132
MIAMI BEACH, FL 33139

VIKTORIA VITYUK
RICHARD W ROSSI
151 E 31 ST # 17 K
NEW YORK, NY 10016

VIKTORIA VITYUK
635 W 42 ST 7L
NEW YORK, NY 10036

WAGNER FERREIRA DE OLIVEIRA JTRS
THOMAS B VISE JTRS
90 RUSSELL AVE
WATERTOWN, MA 02472

WAI KWOK CHONG
200 GRAND COVE WAY APT 2B
EDGEWATER, NJ 07020-7215

WALDORF HOTEL LLC
1111 KANE CONCOURSE 217
BAY HARBOR ISLANDS, FL 33154

WALLACE A STRINGFIELD JTRS
ADELAIDA BONDOC STRINGFIELD JTRS
MIA ANGELA DEQUINE JTRS
507 12 ST #14
MIAMI BEACH, FL 33139

WASHINGTON AVENUE L C
1317 WASHINGTON AVE
MIAMI BEACH, FL 33139-4211

WASHINGTON CENTER LTD PTNSHIP
%STREAMLINE MGMT
1125 WASHINGTON AVE
MIAMI BEACH, FL 33139-4611

WENDI R ROSEN
PO BOX 190185
MIAMI BEACH, FL 33119-0185

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JAY M GOULD
1320 DREXEL AVE #202
MIAMI BEACH, FL 33139

WILMAN PERSAUD
OMAR PERSAUD JTRS
1342 DREXEL AVE #104
MIAMI BEACH, FL 33139

WILMER HERNANDEZ &
HUMBERTO QUEVEDO
323 W 43 ST #4F
NEW YORK, NY 10036

YAACOV GAIGI
MORAN GAIGI
910 WEST AVE 334
MIAMI BEACH, FL 33139

YOLANDA VALDES FLORES &
RICARDO VALDES FLORES JR
812 EL RADO ST
CORAL GABLES, FL 33134-2202

YUMI MIAMI LLC
517 W 41 ST UNIT 500
MIAMI BEACH, FL 33140

MIAMIBEACH

LAST UPDATED: 10/09/18

PLANNING DEPARTMENT

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BOARD APPLICATION CHECKLIST

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 the Transportation Department and peer reviewer thirty (30) calendar days prior to the CAP First Submittal deadline to determine the methodology for the traffic impact study and obtain the Transportation Department's checklist. Fifteen (15) days prior to the First submittal the applicant must submit the traffic study via CAP. Seven (7) days prior to First submittal the Transportation Department/Peer Reviewer will provide first round of comments to the applicant. The applicant must address the comments and submit revised traffic study/plans by the CAP First Submittal deadline including a narrative responding to Transportation/Peer Reviewer comments.
Incomplete, or submittals found to be insufficient will not be placed on a Board agenda.

Property address: 1234-1260 Washington Ave Board: HPB Date: 11/12/2019

ITEM #	ITEM DESCRIPTION	REQUIRED
CAP FIRST SUBMITTAL		
To be uploaded online (CAP) by the applicant before 12:00 pm by First submittal deadline.		
ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.		
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.	✓
a	Is the property the primary residence & homestead of the applicant/property owner? (If yes, provide office of the Property Appraiser Summary Report).	
2	Copy of signed and dated check list issued at Pre-Application meeting.	✓
3	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	✓
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).	✓
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.	✓
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.	✓
9	Architectural Plans and Exhibits (must be 11"x 17")	
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.	✓

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Property address: 1234-1260 Washington Ave Board: HPB Date: 11/12/2019

ITEM #	ITEM DESCRIPTION	REQUIRED
b	Copy of the original survey included in plan package. See No. 8 above for survey requirements	✓
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	✓
d	Context Location Plan, Min 8.5"X11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images)	✓
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	✓
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable	✓
g	Proposed FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable.	✓
h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	✓
i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	✓
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	✓
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)	✓
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	✓
m	Demolition Plans (Floor Plans & Elevations with dimensions)	✓
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	✓
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	✓
p	Proposed Section Drawings	✓
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.	✓
11	Copy of original Building Permit Card, & Microfilm, if available.	
12	Copy of previously approved building permits (provide building permit number) and/or Board Orders.	
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. http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920	
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.	

Property address: 1234-1260 Washington Ave Board: HPB Date: 11/12/2019

ITEM #	ITEM DESCRIPTION	REQUIRED
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 If requesting variances	✓
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.	
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 due 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).	
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 and narrative addressing first round of comments from Transportation Department and peer review, provide a narrative. (See Transportation Department check list for requirements.)	
39	Sound Study report (Hard copy) with 1 CD.	
40	Site Plan (Identify streets and alleys)	
a	Identify: setbacks ____ Height ____ Drive aisle widths ____ Streets and sidewalks widths ____	

Property address: 1234-1260 Washington Ave Board: HPB Date: 11/12/2019

ITEM #	ITEM DESCRIPTION	REQUIRED
b	# parking spaces & dimensions _____ Loading spaces locations & dimensions _____	
c	# of bicycle parking spaces _____	
d	Interior and loading area location & dimensions _____	
e	Street level trash room location and dimensions _____	
f	Delivery route _____ Sanitation operation _____ Valet drop-off & pick-up _____ Valet route in and out _____	
g	Valet route to and from _____ auto-turn analysis for delivery and sanitation vehicles _____	
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 _____ outdoors _____ seating in public right of way _____ Total _____	
c	Occupancy load indoors and outdoors per venue _____ Total when applicable _____	
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.	✓
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)	
b	CU - NIE and or outdoor 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)	
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	
Other	Material samples page	✓
Other		
Other		

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

Property address: 1234-1260 Washington Ave Board: HPB Date: 11/12/2019

ITEM #	ITEM DESCRIPTION	REQUIRED
FINAL SUBMITTAL (CAP & PAPER)		
Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. Final Submittal Documents must be uploaded to the CAP and hard copies must be submitted to the Planning Department prior to 12:00 P.M. on final submittal deadline. Staff will review and issue a notice to proceed 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).	
PAPER FINAL SUBMITTAL:		
46	Original application with all signed and notarized applicable affidavits and disclosures.	✓
47	Original of all applicable items.	✓
48	One (1) signed and sealed 11"X17" bound, collated set of all the required documents.	✓
49	14 collated copies of all required documents	✓
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.	✓
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.	✓

ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS

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

Emily K. Balter
Applicant or Designee's Name

Emily K. Balter
Applicant or Designee's Signature

11/12/2019
Date

[Handwritten mark]



December 9, 2019

RE: HPB19-0364 1234-1260 Washington Avenue Narrative Response

HPB Plan Review

1. APPLICATION

a. Is the applicant requesting the reclassification of the building at 1234 Washington Avenue to Contributing? If so, please clearly state in LOI.

[Yes. See revised Letter of Intent.](#)

2. ZONING

a. FAR: Enlarge diagrams, provide 2 levels per page. indicate line of the floor below and line of the floor above for all floors on the new building and revise calculations per following comments:

[See revised FAR sheets and calculations.](#)

b. FAR: Not projecting Balconies or portions of them that are not projecting must be counted towards FAR: Second Floor: north side balconies and the portion of the balcony that is not projecting at NE corner. Third and fourth floor: north side balconies. Fifth floor: NE balcony

[All second and third level balconies are projecting. Removed fourth and fifth floor balconies on the North side.](#)

c. FAR: The enclosed space "Outdoor Living Room" on the fourth floor NW corner should be counted including the area surrounding the staircase, Staff is concerned about the location of these outdoor living room and the proximity to the residential buildings on Drexel Avenue, can this space be relocated to the East side of the project?

The Outdoor Living Room is now counted towards FAR, see pages A-12-23.A. This will be a quiet space with no entertainment or ambient music. This is a passive additional amenity space for the co-living residents.

d. FAR: Please confirm with the Building Department that the elevators on the rooftop will not require an enclosed vestibule, if it does, this will be counted towards FAR.

The elevators to the roof top will not require an enclosed vestibule.

As per FBC 3006.2 exception 3: Enclosed elevator lobbies and protection of elevator hoistway door openings are not required on levels where the elevator hoistway opens to the exterior.

3. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

a. Provide larger scale section drawings of the front plaza area.

See Landscape sheet L-19.

b. Provide details of the proposed breeze block and metal screens.

Please refer to details on sheet A-43.

c. Is the FPL vault screened with breeze block only?

Yes.

d. A-31, check Drexel property line.

Corrected.

e. Provide details of the outdoor bar counters.

Please refer to detail on sheet A-44.

f. Provide details of the rooftop cabanas.

Please refer to detail on sheet A-45.

g. Provide a larger scale plan of the proposed improvements to the courtyard/oasis area in front of 1234 Washington Ave.

See Landscape sheets L-18 and L-19.

h. Provide south elevation drawing of proposed new building.

Please refer to elevation added on sheet A-34.0.

i. Will the raised ground level terrace at the north side require guardrails?

Yes. We will provide railings per detail on sheet A-44.

j. Provide details of the exterior ground level handrails and guardrails.

See Landscape sheet L-18 and L-19 for terrace and guardrail details.

See guardrail detail on sheet A-44.

k. Provide details of the tempered fritted glass. Is it the same color as the glass or the metal panels? See A-34.1 and A-35.

See pattern added to elevations and rendering on sheet A-33, A-35 and A-36.

l. Sheet A-30, what are the dotted line in the BOH/MEP area?

Removed.

m. Provide details of covered terrace on existing building

Proposed retractable canopy for covered terrace on existing building. See Drexel Ave. elevation and detail on sheet A-46.

n. Provide details of trellis at outdoor terrace at community living space.

Please refer to detail on sheet A-46.

o. Provide details of the rain garden.

See Landscape plans on sheet L-19.

DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

a. Staff recommends exploring the reintroduction of the flag poles and planter along Washington Avenue as seen in the upper right-hand photo on sheet A-12.2.

The client agrees to add planter and flag poles.

See elevation on sheet A-12.18, A-12.19 and A-32.

b. Staff recommends that the BFP's be located within the building envelope.

See BFP's relocated within the building envelope on sheet A-25.

c. Staff recommends activating the ground floor facing Drexel Avenue with a building containing active uses.

In order to minimize any impact on residents, the Applicant is proposing all active public uses on Washington Avenue, and seeking a Variance from the Historic Preservation Board.

This particular stretch of Drexel Avenue has primarily been used for parking. The current use is a parking lot, fronted by Street Parking. The Design team felt that retail

use or residential common areas would be unsuccessful in this location, fronting on lines of cars. Instead, we have opted to create a green buffer with a decorative low wall, in keeping with the scale of the residential walls and landscapes that are typical on this street.

d. Staff recommends elimination the portion of the faux copper corner element above the roof slab with a separate retractable canopy structure over the bar counter.

The copper material proposed is not a “faux” copper element – these are copper panels that have been treated to have a patina. The materials were inspired by the adjacent, historic U.S. Post Office.

The Design would like to maintain the reading of this as a strong volume and frame- it is important to the architectural design concept to have this read as a complete volume at the northeast intersection.

e. Staff recommends eliminating the checkerboard metal divider screens.

There are no checker board dividers. See added detail for clarification on Sheet A-43. The motif we are developing is a geometric play of circles.

f. Staff recommends eliminating the holes in the eyebrows along Washington Avenue and 13th Street.

See revised elevations and rendering. Eyebrows holes were eliminated.

g. Staff recommends exploring different material options for the corner tower element.

The corner element was proposed with a copper cladding as a reference to the adjacent U.S. Post Office copper roof. It was our understanding at the pre-application meeting and Design Review Committee meeting that the copper material was well received and encouraged. We can look at other options, should the Board agree.

HPB Zoning Review

The following variances are required for the project:

- 1) A variance to reduce the required sum of the side setbacks from 20'-0" to 7'-6".
- 2) A variance to not provide commercial liner on Drexel Avenue.
- 3) A variance from the required loading spaces. Required 3, provided 1.

See project Data sheet on A-3 for variances requested and variance diagrams on A-4.1, A-4.2 and A-4.3.

Documents that have not been revised from first to final submittal do not have to be re-uploaded.

1. Provide a narrative responding to staff comments.

[This serves as the narrative response.](#)

2. Enlarge FAR drawings to not more than 2 floor plans per page.

[See enlarged FAR plans.](#)

3. Revise FAR drawings and calculations. The following count in FAR: FPL rooms, portion of balcony at the second floor that is not cantilever, recessed balconies on second and third floors at north side, covered terrace on existing building at third floor, covered terrace and stair at 4th floor of the existing building.

[All second and third level balconies are projecting. Removed fourth and fifth floor balconies on the North side.](#)

[Terrace at existing building will have a retractable roof with no added FAR.](#)

[There is no covered terrace at fourth level of existing building.](#)

[Stair at fourth level of existing building was included in FAR count. Elevator machine room was not included.](#)

4. Screening for parking facing Drexel is insufficient. Page 34.

[See Landscape section on L-19 for parking screening.](#)

5. Accessory outdoor bar at the ground level shall be screened from view with a permanent screening, not natural landscape.

[See screen added on sheet A-25 and detail on sheet A-43](#)

6. Outdoor bar at the ground level with café shall have a minimum of 30 seats. Show compliance.

[See seating plan for compliance on page A-25.1.](#)

7. Provide additional dimensions in floor plans.

[Dimensions added.](#)

8. Cabanas at the roof shall be removed, as they are not an allowable height exception, unless the roof is a trellis structure.

[Cabanas roof is a trellis structure. See detail on sheet A-45.](#)

9. Indicate location of section drawings on floor plans.

Section marks added in plans.

10. Based on the dimensions of the truck shown in the maneuvering diagram, only one loading space can function on the location provided, therefore, 2 loading spaces are required.

See revised ground floor plan and variance diagram. One loading space is provided internally and three loading spaces are provided on 13th Street (existing spaces).

11. As the hotel units do not comply with the minimum size required. Provide floor plans and diagrams demonstrating compliance with minimum of 20 percent of the gross floor area of the hotel consists of hotel amenity space that is physically connected to and directly accessed from the hotel. Hotel amenity space includes the following types of uses, whether indoor or outdoor, including roof decks: restaurants; bars; cafes; hotel business center; hotel retail; screening rooms; fitness center; spas; gyms; pools; pool decks; and other similar uses customarily associated with a hotel. Bars and restaurants shall count no more than 50 percent of the total hotel amenity space requirements

See schedule of areas on sheet A-12.24. Wellness center, restaurant, lobby, open porch and retail and café provided at ground level.

Community space provided at second level terrace, Outdoor living room provided at 4th level, pool deck and bar provided at roof level.

Business center and outdoor covered terrace provided at office building third level.

12. As co-living units are proposed, provide floor plans and diagrams demonstrating compliance with minimum of 20 percent of the gross floor area for amenity spaces.

See sheet A-12.24 for amenity space areas provided.

13. Provide a diagram showing area of offices comply with minimum 10,000 sf.

See table of areas for office space provided on sheet A12.24.

14. Note that the floor area is counted up to the edge of exterior walls and to the center of partition walls. The typical hotel unit shown on page A-39 only have approximately 193 sf. The minimum size of hotel unit proposed is 209 sf. Please clarify.

See dimensions added on sheet A-39. Unit min. area is 209 SF.

15. Provide additional dimensions on co-living detailed unit, page A-40.

See added dimensions.

16. Provide floor plans and diagrams showing that the total FAR area of the co-living units does not exceed 50% of the total FAR area of the development.

See area chart added on sheet A12.23.

17. The third floor of the co-living units does not comply with the additional amenity space required.

Amenity space is provided throughout the building for the co-living units, the Code does not require the required amenity space be provided per floor.

18. Wellness center not provided.

Wellness center provided at existing office building ground level.

19. Area of co-living suites with 3 units and total area of 815 sf does not comply with the minimum area per unit of 275 sf.

It is our understanding that the particulars of co-living and micro units are not defined in the code for size of co-living suite. The minimum size applies to single micro units.

20. The minimum co-living units combined (co-living suite is 3 units). The co-living units with 2 units cannot be combined.

It is our understanding that the particulars of co-living and micro units are not defined in the code for size of co-living suite. Based on prior discussions, we believe the minimum numbers of bedrooms per co-living suite can exceed two.

URBIN RETREAT HOTEL

LANDSCAPE COMMENTS (dated 2019-11-27)

Jake Seiberling HPB Plan Review
Deficiencies in Architectural Presentation #3:

1. (a) Provide larger scale section drawings of the front plaza area.

RESPONSE: Acknowledged and provided.

2. (g) Provide a larger scale plan of the proposed improvements to the courtyard/oasis area in front of 1234 Washington Ave.

RESPONSE: Acknowledged and provided.

3. Will the raised ground level terrace at the north side require guardrails?

RESPONSE: Yes.

4. Provide details of the exterior ground level handrails and guardrails.

RESPONSE: Acknowledged and provided.

5. Provide details of the rain garden.

RESPONSE: Acknowledged and provided.

Enrique Nunez Planning Landscape Review

1. "Refer to Chapter 126 entitled Landscape Requirements..."

RESPONSE: Acknowledged and provided.

2. "Provide a Tree Survey prepared by a Professional Land Surveyor..."

RESPONSE: Acknowledged and provided.

3. "Provide a Tree Disposition Plan..."

RESPONSE: Acknowledged and provided.

4. "Provide a Landscape Plan with planting details..."

RESPONSE: Acknowledged and provided.