

MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2ND FLOOR
MIAMI BEACH, FLORIDA 33139, WWW.MIAMI BEACH.FL.GOV
305-673-7550

LAND USE BOARD HEARING APPLICATION

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

☒ BOARD OF ADJUSTMENT

- ☒ VARIANCE FROM A PROVISION OF THE LAND DEVELOPMENT REGULATIONS
☐ APPEAL OF AN ADMINISTRATIVE DECISION

☐ DESIGN REVIEW BOARD

- ☐ DESIGN REVIEW APPROVAL
☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY DRB.

☐ HISTORIC PRESERVATION BOARD

- ☐ CERTIFICATE OF APPROPRIATENESS FOR DESIGN
☐ CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
☐ HISTORIC DISTRICT / SITE DESIGNATION
☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY HPB.

☐ PLANNING BOARD

- ☐ CONDITIONAL USE PERMIT
☐ LOT SPLIT APPROVAL
☐ AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
☐ AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP

☐ FLOOD PLAIN MANAGEMENT BOARD

- ☐ FLOOD PLAIN WAIVER

☐ OTHER _____

SUBJECT PROPERTY ADDRESS: 11 Star Island Drive

LEGAL DESCRIPTION: PLEASE ATTACH LEGAL DESCRIPTION AS "EXHIBIT A"

FOLIO NUMBER (S) 02-4204-001-0110 & 02-4204-001-0100

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

NAME Brian L. Bilzin, Trustee
 ADDRESS 200 S. Biscayne Blvd, Suite 2500, Miami, FL 33131
 BUSINESS PHONE _____ CELL PHONE _____
 E-MAIL ADDRESS _____

OWNER IF DIFFERENT THAN APPLICANT:

NAME _____
 ADDRESS _____
 BUSINESS PHONE _____ CELL PHONE _____
 E-MAIL ADDRESS _____

2. AUTHORIZED REPRESENTATIVE(S):

☒ ATTORNEY:

NAME Jeffrey Bercow & Matthew Amster, Bercow Radell & Fernandez, PLLC
 ADDRESS 200 S. Biscayne Blvd, Suite 850, FL, 33131
 BUSINESS PHONE (305) 374-5300 CELL PHONE _____
 E-MAIL ADDRESS jbercow@brzoninglaw.com & mamster@brzoninglaw.com

AGENT:

NAME _____
 ADDRESS _____
 BUSINESS PHONE _____ CELL PHONE _____
 E-MAIL ADDRESS _____

☐ CONTACT:

NAME _____
 ADDRESS _____
 BUSINESS PHONE _____ CELL PHONE _____
 E-MAIL ADDRESS _____

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

☒ ARCHITECT ☐ LANDSCAPE ARCHITECT ☐ ENGINEER ☐ CONTRACTOR ☐ OTHER: _____

NAME Robert Moehring & Francisco Llado, Domo Design Studio
 ADDRESS 420 Lincoln Rd #506, Miami Beach, FL 33139
 BUSINESS PHONE (305) 674-8031 CELL PHONE _____
 E-MAIL ADDRESS robert@domodesignstudio.com & francisco@domodesignstudio.com

FILE NO. _____

4. SUMMARY OF APPLICATION – PROVIDE BRIEF SCOPE OF PROJECT:

Variances of lot coverage, unit size, side and rear yard elevations for new single-family home on vacant lot. See letter of intent for more details.

- 4A. IS THERE AN EXISTING BUILDING(S) ON THE SITE ☐ YES ☒ NO
- 4B. DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION ☐ YES ☒ NO
- 4C. PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICABLE) _____ SQ. FT.
- 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE). _____ SQ. FT.

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

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

PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

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

FILE NO. _____

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

THE AFOREMENTIONED IS ACKNOWLEDGED BY: ☐ OWNER OF THE SUBJECT PROPERTY

☒ AUTHORIZED REPRESENTATIVE

SIGNATURE: _____

PRINT NAME: Brian L. Bilzin

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF
COUNTY OF

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

SIGNATURE

Sworn to and subscribed before me this 6th day of May, 2016. The foregoing instrument was acknowledged before me by Brian Bilzin, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



MARCIA STOKES
MY COMMISSION # FF 945483
EXPIRES: January 26, 2020
Bonded Thru Budget Notary Services

NOTARY PUBLIC

Brian L. Bilzin

PRINT NAME

My Commission Expires:

ALTERNATE OWNER AFFIDAVIT FOR
CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY
(Circle one)

STATE OF
COUNTY OF

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

SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 20____. The foregoing instrument was acknowledged before me by _____ of _____, on behalf of such entity, 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

FILE NO. _____

POWER OF ATTORNEY AFFIDAVITSTATE OF
COUNTY OF

I, Brian L. Bilzin, being duly sworn and deposed, 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 Jeffrey Bercow & Matthew Amster, BRF, PLLC to be my representative before the BOA Board. (3) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (4) I am responsible for removing this notice after the date of the hearing.

Brian L. Bilzin
PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 16 day of May, 2016. The foregoing instrument was acknowledged before me by Brian L. Bilzin of _____ who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

Marcia Stokes
NOTARY PUBLIC

My Commission Expires



MARCIA STOKES
MY COMMISSION # FF 945483
EXPIRES: January 26, 2020
Bonded Thru Budget Notary Services

MARCIA Stokes
PRINT NAME

CONTRACT FOR PURCHASE

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

N/A

NAME

DATE OF CONTRACT

NAME, ADDRESS, AND OFFICE

% OF STOCK

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

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

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

N/A

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

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

NOTE: Notarized signature required on page 9

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION
DISCLOSURE OF INTEREST

2. TRUSTEE

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

Brian L. Bilzin, Trustee

TRUST NAME

NAME AND ADDRESS	% INTEREST
<u>Brian L. Bilzin, Trustee</u>	<u></u>
<u>200 S. Biscayne Blvd Suite</u>	<u></u>
<u>2500</u>	<u></u>
<u>Miami, FL 33131</u>	<u></u>
<u>Stuart Miller, Beneficiary</u>	<u>100%</u>
<u>700 NW 107 Avenue Miami,</u>	<u></u>
<u>Florida 33172</u>	<u></u>
<u></u>	<u></u>

NOTE: Notarized signature required on page 9

FILE NO. _____

3. COMPENSATED LOBBYIST:

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

	NAME	ADDRESS	PHONE #
a.	Jeffrey Bercow	200 S. Biscayne Blvd, Suite 850, Miami, FL	(305) 374-5300
b.	Matthew Amster	200 S. Biscayne Blvd, Suite 850, Miami, FL	(305) 374-5300
c.	Robert Moehring	420 Lincoln Rd #506, Miami Beach, FL	(305) 674-8031

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

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

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

APPLICANT AFFIDAVIT

STATE OF _____
COUNTY OF _____

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

[Signature]
SIGNATURE

Sworn to and subscribed before me this 10th day of May, 2016. 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

Marcia Stokes
NOTARY PUBLIC

My Commission Expires:



MARCIA STOKES
MY COMMISSION # FF 945483
EXPIRES: January 26, 2020
Bonded Thru Budget Notary Services

MARCIA STOKES
PRINT NAME

FILE NO. _____



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

VIA ELECTRONIC SUBMISSION & HAND-DELIVERY

August 12, 2016

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

Re: REVISED Request for Variance Approvals for a Single-Family Home to be
Located at 11 Star Island Drive, Miami Beach, Florida

Dear Tom:

This firm represents Brian L. Bilzin ("Applicant"), the trustee of the above-referenced property (the "Property"). Please consider this letter the Applicant's revised letter of intent in support of variance approvals by the Board of Adjustment ("BOA") in connection with construction of a new single family home on the Property.

The Property. The Property, 11 Star Island, is a waterfront lot that is approximately 120,000 square feet in size and located in the RS-1, Single Family Residential Zoning District. See Exhibit A. The Property is located on the western side of Star Island. The Property, which is currently vacant, is identified by Miami-Dade County Folio Nos. 02-4204-001-0100 and 02-4204-001-0110.

Applicant's Proposal. The Applicant proposes to construct a new contemporary-style residence with ample landscaping and a large, centrally located lagoon that also serves as a pool. The main residence is two-stories, but is substantially setback from the front of the Property. Structures to accommodate guests and amenities located in front of the main residence on either side of the lagoon are one-story. The Applicant proposes sloping green roofs atop these one-story structures along with adjacent areas, which will have cantilevered roof projections to provide shade. The Property will also be extensively landscaped.

As a result, the main residence will have the appearance of a one-story structure when viewed from the street.

The proposal also includes an underground parking level in order to protect the ambience created by the contemporary design. Open air, one-way ramps leading to and from the parking level will be located near the northeast and southeast areas of the Property, but setback considerably from the street.

The Applicant's design proactively addresses sea-level rise and elevates the first floor of the new home to fifteen (15) feet. Specifically, the Applicant will incorporate the concept of freeboard, where the minimum building elevation can be increased by up to 5' above Base Floor Elevation ("BFE") to address sea-level rise and flooding issues, which the City Commission approved on Second Reading on May 11, 2016.

While the Applicant's plans include certain variance requests, the Applicant's proposal otherwise meets or exceeds all other land development regulations, including the setbacks, sum of side yards, which is quite expansive for the Property, and open space, among others.

Variance Requests. Due to the Property's location on the waterfront, the Property essentially has two (2) frontages. Accordingly, the placement and design of the residence, accessory structures and amenities must be that of a Property with two (2) primary frontages, which creates substantial design challenges. The Applicant has proposed a residential home with a contemporary design and lush landscaping that simultaneously provides the utmost privacy and buffering. The Applicant is also aggressively and pro-actively addressing sea-level rise. Accordingly, the Applicant respectfully requests the following variances:

1. Variance of Section 142-105(b)(1) to permit lot coverage of 44.4% where 30% is the maximum allowed ("Variance 1")
2. Variance of Section 142-105(b)(1) to permit a unit size of 58.4% where 50% is the maximum allowed ("Variance 2")
3. Variance of Section 142-105(b)(7)(f) to permit an elevator bulkhead at a height of 12 feet above the roofline where a maximum height of 10 feet is allowed ("Variance 3")
4. Variance of maximum elevation of portions of the required interior side yards (Code Section 142-105(b)(8)b.2.) ("Variance 4"), as follows:
 - a. A variance to exceed by 5.54' the maximum elevation allowed of 8.11' NGVD within the interior south side yard in order to construct a driveway and portions of the required yard up to 13.65' NGVD.

- b. A variance to exceed by 1.39' the maximum elevation allowed of 8.11' NGVD within the interior north side yard for portions of the required yard up to 9.5' NGVD.

Satisfaction of Hardship Criteria. The Applicant's requests satisfy the hardship criteria 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;**

As the Property is a waterfront lot, it essentially has two (2) frontages. This is a condition that is peculiar to the Property and creates challenges for development. Further, Variance 4 is the immediate result of addressing sea-level rise issues. The main residence will be raised above BFE to protect the home from the inevitable flooding events and the City's future plans to raise all roads and properties.

- (2) **The special conditions and circumstances do not result from the action of the applicant;**

The Property's location on the waterfront, as well as imminent sea-level rise and flooding issues and the City's recent actions to address these situations, all which call for elevating structures on the Property, do not the result from any action taken by the Applicant. Nevertheless, the Applicant has acted to minimize the effects of these variances.

- (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;**

Other properties, including waterfront lots, often face similar development difficulties. In order to seek relief from the strict requirements of the Code, these other property owners often seek variances. Further, to permit the raising of first floors of new structures to address sea-level rise and flooding issues, the City has treated structures on other properties the same and granted similar variances related to the treatment of height.

- (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 land development regulations would deprive the Applicant of the ability to redevelop the Property in a way that sufficiently addresses sea-level rise and flooding issues, while simultaneously allowing for privacy and enjoyment of the land caused by dual frontage. The Applicant proposes a striking, contemporary home with substantial vegetation that essentially presents as a single-story home due to the Applicant's utilization of sloping green roofs for the one-story structures at the front of the Property and pushing the 2-story portion very far to the rear of the Property.

In regards to Variance 1, a substantial amount of the lot coverage provided stems from the front yard design feature, which is covered by roof projections to provide shading. These low-profile green structures on the edges of the large lagoon require the lagoon area to be counted as lot coverage. However, the lagoon area is not enclosed and is clearly seen as an expansive open area when viewed from the street and does not negatively impact the adjacent neighbors. Notably, if the lagoon area was not included, the lot coverage would be 34.2%.

Further, one-story structures may have up to 50% lot coverage. As the proposed home will have the appearance of a one-story structure and the proposed lot coverage does not exceed 50%, a literal interpretation of the Code would result in an unnecessary or undue hardship to the Applicant.

In regards to Variance 2, the Applicant's proposal provides a significant amount of covered open area that will not detract from views into the Property from the sides. The Applicant's proposal includes lush, sloping green roofs and extensive landscaping, which work to provide a one-story appearance for the two-story residence. Further, the second floor volume is merely 33.5%, far less than the maximum permitted of 70%. Not only is the main residence located at the far rear of the Property, its appearance will also be minimized by the green roofs and the substantial side setbacks. As such, a literal interpretation of the unit size regulations would cause an undue or unnecessary hardship for the Applicant.

The subject of Variance 3, the elevator bulkhead, will be hidden from view with the sloped green roofs and lush landscaping. As required, this bulkhead is located as close to the center of the roof as possible and is visually recessive. As such, this request will not negatively affect neighbors and, thus, a literal interpretation of the regulations would work an unnecessary and undue hardship on the Applicant.

In regards to Variance 4, as the Applicant is preemptively addressing sea-level rise by raising the first floor of the residence, the Property's resulting sloping side elevation must be addressed accordingly. The side yards of the Property are very wide, 30 feet in the north and 45 feet in the south, and allow for appropriate transition from the residence, the associated driveway and the property line in order to mitigate the effects of raising the residence to address sea-level rise and flooding concerns.

(5) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

In order to design a home that is appropriate in size and in scale with the existing neighborhood context and Property size, the requests are the minimum necessary to address the Property's location on the waterfront. The requests are also the minimum necessary to address sea-level rise concerns.

Specifically, if the primary residence were treated as the one-story building it will appear to be, Variance 1 would not be necessary and the lot coverage would be significantly below 50% allowed. Aside from the variances requested, the main home and accessory structures either comply with or exceed all other Code regulations, such as the expansive side setbacks and sum of side yards requirements. Although the Applicant seeks Variance 2, the second floor volume of the residence is merely 33.5% where up to 70% is permitted, which is less than one-half of the permitted second floor volume.

In regards to Variance 3, the request is the minimum necessary in order to accommodate an elevator for a structure of the scope proposed. However, this bulkhead is centrally located and will be hidden from view with the assistance of the extensive landscaping and sloped green roofs.

Variance 4 is the minimum request necessary to provide adequate and requisite sloping on the north and south sides of the Property in order to preemptively address sea-level rise concerns and the freeboard ordinance. Notably, in the north, only a very small area at the northwest area of the property exceeds the maximum in order to provide the necessary transition from the required rear yard to the required side yard. In the south, the areas that exceed the maximum elevation are pushed significantly from the east (front) and south property lines, with extensive terracing to progressively transition the elevation from the south property line to the residence, which is a total distance of 45 feet, and the motor court. The required yards will also be extensively landscaped with trees and shrubs that will serve to buffer the adjacent properties from the views of the sloping yards.

- (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**

The single-family regulations were enacted to encourage the reasonable, tasteful design of new homes which do not dwarf their neighbors and are cohesive with neighborhood character. The proposed design strives to accommodate the Applicant's needs without offending the sensibilities of the community. When viewed from the street, the home appears like it is a single-story. The second level of the home is not apparent from view on the street due to the sloping green roofs on the accessory structures. As such, Variance 1 and Variance 2 met the intent of the Code and will not be injurious to the neighborhood. Viewed from the waterway or the front, the Property has generous open space and expansive view corridors through the side yards and into the front courtyard. As the exceeding lot coverage is not due to an enclosed structure and the two-story home will have the appearance of a one-story structure, the Applicant's proposal meets the intent of the City Code. Further, the second floor volume is only 33.5% where the maximum is 70%, far less than the maximum permitted. Further, not only is the main residence located at the far rear of the Property, its appearance will be further minimized by the sloping green roofs.

Variance 3, which relates to the elevator bulkhead, meets the intent of the Code as it will be hidden from view with the sloped green roofs and landscaping. As required, this bulkhead is located as close to the center of the roof as possible and is visually recessive. As such, this request will not negatively affect neighbors and, thus, meets the intent of the Code.

In regards to Variance 4, the intent of the Code is met as the Applicant is preemptively addressing sea-level rise concerns and appropriately transitioning the elevations of the required yards to accommodate existing conditions on the adjacent properties. In order to do so, the Applicant must provide the requisite sloping necessary for a small portion of the north side yard and along the south side of the Property for portions of the driveway and motor court. Extensive landscaping will also help buffer the sloping side yards from the adjacent properties. As such, this request meets the intent of the Code and will not be injurious to the neighborhood.

- (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.**

These variance requests are consistent with the City's comprehensive plan and do not reduce the levels of service as set forth in the plan.

Practical Difficulty. The location of the Property on the waterfront, which essentially creates a second frontage for the Property as well as the effects of addressing sea-level rise concerns, represent practical difficulties inhibiting the Applicant from meeting all Code requirements.

Conclusion. The Applicant's proposed new home is consistent with the character of the neighborhood, as well as the intent of the Code and its design considerations. The variances are the minimal necessary to address the challenges of development on a waterfront lot and pro-actively addressing sea-level rise. On behalf of the Applicant, we look forward to your favorable review. If you have any questions or comments with regard to the application, please do not hesitate to phone me at 305-377-6236.

Sincerely,



Matthew Amster

Attachment



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 5/10/2016

Property Information	
Folio:	02-4204-001-0100
Property Address:	10 STAR ISLAND DR Miami Beach, FL 33139-5147
Owner	BRIAN L BILZIN TRS
Mailing Address	200 S BISCAYNE BLVD # 2500 MIAMI, FL 33131-5340
Primary Zone	2200 ESTATES - 25000 SQFT LOT
Primary Land Use	0066 VACANT RESIDENTIAL : EXTRA FEA OTHER THAN PARKING
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	40,000 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	\$9,000,000	\$7,680,000	\$6,900,000
Building Value	\$0	\$0	\$0
XF Value	\$6,039	\$6,100	\$6,100
Market Value	\$9,006,039	\$7,686,100	\$6,906,100
Assessed Value	\$6,450,159	\$5,863,781	\$5,330,710

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$2,555,880	\$1,822,319	\$1,575,390

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

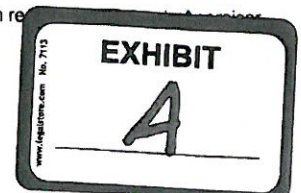
Short Legal Description	
CORRECTED PL OF STAR ISLAND	
PB 31-60	
LOT 10	
LOT SIZE 100.000 X 400	
OR 18029-3728 0398 5	

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$6,450,159	\$5,863,781	\$5,330,710
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$9,006,039	\$7,686,100	\$6,906,100
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$6,450,159	\$5,863,781	\$5,330,710
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$6,450,159	\$5,863,781	\$5,330,710

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/01/2006	\$27,000,000	24432-2852	Deeds that include more than one parcel
03/01/1998	\$0	18029-3728	Sales which are disqualified as a result of examination of the deed

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

Version:





OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 5/10/2016

Property Information	
Folio:	02-4204-001-0110
Property Address:	
Owner	BRIAN L BILZIN TRS
Mailing Address	200 S BISCAYNE BLVD # 2500 MIAMI, FL 33131-5340
Primary Zone	2200 ESTATES - 25000 SQFT LOT
Primary Land Use	0066 VACANT RESIDENTIAL : EXTRA FEA OTHER THAN PARKING
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	80,000 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	\$18,000,000	\$15,360,000	\$13,800,000
Building Value	\$0	\$0	\$0
XF Value	\$120,275	\$121,503	\$122,730
Market Value	\$18,120,275	\$15,481,503	\$13,922,730
Assessed Value	\$13,063,768	\$11,876,153	\$10,796,503

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	\$5,056,507	\$3,605,350	\$3,126,227
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
CORRECTED PL OF STAR ISLAND	
PB 31-60	
LOTS 11 & 12	
LOT SIZE 200.000 X 400	
OR 18029-3728 0398 5	

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$13,063,768	\$11,876,153	\$10,796,503
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$18,120,275	\$15,481,503	\$13,922,730
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$13,063,768	\$11,876,153	\$10,796,503
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$13,063,768	\$11,876,153	\$10,796,503

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/01/2006	\$27,000,000	24432-2852	Deeds that include more than one parcel
03/01/1998	\$0	18029-3728	Sales which are disqualified as a result of examination of the deed

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

Version:

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

Address: 11 Star Island Drive

Date: 5/6/16
File: BOA

VARIANCE APPLICATION CHECK LIST

A pre-application meeting must be scheduled with staff to review all submittals. Pre-application meetings are scheduled on a first come first serve basis and must occur no later than five (5) business days PRIOR to the First Submittal deadline. Incomplete or submittals found to be insufficient will not be placed on a Board agenda.

ITEM #	FIRST SUBMITTAL CHECK LIST ALL PLANS MUST BE LEGIBLE AND DIMENSIONED.	Required	Provided
1	Make an appointment with Board Liaison at least 2 days in advance of the submittal deadline	X	
2	One original and one copy of the completed Board Application, Affidavits & Disclosures of Interest (original signatures)	X	
3	Check-list provided by staff indicating documents provided and signed by the applicant or representative.	X	
4	Copies of all current or previously active Business Tax Receipts	X	
5	One original and one copy letter of Intent with details explaining how the request relates to each variance criteria on Section 118-353 (d) of the City Code. Letter shall be dated and signed.	X	
6	DERM recommendation/approval		
7	Application Fees	X	
8	Mailing Labels - 2 sets and a CD including: Property owner's list and Original certified letter from provider.	X	
9	School Concurrency Application, for projects with a net increase in residential units (no SFH)		
10	Provide three (3), 11"x17" collated sets, one (1) of which to be dated, signed & sealed, to include the following: <u>2</u>	X	
11	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date	X	
12	All Applicable Zoning Information	X	
13	Location Plan-- Colored aerial with streets and project site identified.	X	
14	Survey (minimum 11x17) , signed & sealed and dated less than 6 months old at the time of application (lot area shall be provided by surveyor), identifying grade (If no sidewalk, provide a letter from Public Works, establishing grade) , spot elevations and Elevation Certificate	X	
15	Full legal Description of the property if not included in survey (For lengthy legal descriptions, attached as a separate document if necessary)	X	
16	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X	
17	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X	
18	Site Plan (fully dimensioned with setbacks, existing and proposed) Indicate location of the area included in the application if applicable.	X	
19	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X	
20	Current, dated color photographs, min 4"x6" of interior space (no Google images)		
21	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	X	
22	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture and shelves if applicable.		
23	Demolition Plans (Floor Plans & Elevations with dimensions)		
24	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks	X	

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Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

25	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable) . Building height to be measured from flood elevation.	X	
26	Proposed Section Drawings	X	
27	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan	X	
27	Hardscape Plan, i.e. paving materials, pattern, etc.		
28	Required yards open space calculations and shaded diagrams	X	
ITEM #	FIRST SUBMITTAL ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE APPLICATION MEETING	Required	Provided
29	Copy of original Building Permit Card, & Microfilm, if available		
30	Copy of previously approved building permits. (Provide Building Permit Number.)		
31	Copy of previous Recorded Final Orders		
32	Floor Plan shall indicate area where alcoholic beverages will be displayed.		
33	Color Renderings (elevations and three dimensional perspective drawings).		
34	Detailed sign(s) with dimensions and elevation drawings showing exact location.		
35	Elevation drawings showing area of building façade for sign calculation (Building ID signs)		
36	Daytime and Nighttime renderings for illuminated signs		
37	Proposed lighting plan, including photometric calculations		
38	Plans shall show total projection from seawall inclusive of dock, mooring piles, boat lift and boat dimensions and location.		
39	Business hours of Operations & Restaurant menu if applicable		
40	Provide a complete operational plan for the building, including delivery and trash pickup times, sizes of delivery trucks (length & width), scheduling of various tenants and deliveries, garbage truck (length & width) information, store hours, number of employees. Provide maneuvering plan for loading within the existing/proposed conditions if applicable.		
41	Survey shall include spot elevations in rear yard and Elevation points on the Dune adjacent to the property. Provide highest elevation point on the Dune within the property. Erosion Control Line and Bulkhead Line shall be indicated if present		
42	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.		
43	Vacant or Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Department		
44	Historic Resources Report (This report shall include, but shall not be limited to, copy of the original Building Permit Card and any subsequent evolution, Microfilm, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure)		
45	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated)		
46	Line of Sight studies		
47	Structural Analysis of existing building including methodology for shoring and bracing		
48	Exploded Axonometric Diagram (showing second floor in relationship to first floor)		
49	Neighborhood Context Study		

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

50	Traffic Study (Hard copy) with 3 CDs, including calculations for peer review. Send digital version as an attachment via e mail to: Xfalconi@miamibeachfl.gov		
51	Sound Study report (Hard copy) with 1 CD		
52	Set of plans 24"x 36"		
52	Site Plan (Identify streets and alleys)		
a	Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____		
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 _____		
53	Floor Plan (dimensioned)		
a	Total floor area _____		
a	Identify # seats indoors _____ outdoors _____ seating in public right of way _____ Total _____		
b	Occupancy load indoors and outdoors per venue _____ Total when applicable _____		
	In the Letter of Intent for Planning Board include and respond to all review guidelines in the code as follows:		
54	For Conditional Use -Section 118-192 (a)(1)-(7) + (b)(1)-(11)		
55	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)		
56	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)		
57	CU - Structures over 50,000 SQ.FT. - Section 118-192(b) (1)-(11)		
58	CU - Religious Institutions - Section 118-192 (c) (1)-(11)		
	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 information/documentation required for first submittal (to be identified during pre application meeting).		

ITEM #	FINAL SUBMITTAL CHECK LIST:	Required	Provided
59	One (1) signed and sealed 11"x17" unbound collated set of all the required documents , as revised and/or supplemented to address Staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. With a CD of this document 11"x17" as a PDF compatible with Adobe 8.0 or higher at 300 DPI resolution.	X	
60	14 collated copies of all the above documents	X	
61	One (1) CD/DVD with electronic copy of entire final application package. See details for CD/DVD formatting.	X	

NOTES:

Is the responsibility of the applicant to make sure that the sets, 14 copies and electronic version on CD are consistent.

Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline

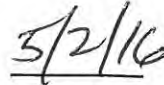
ALL DOCUMENTS ARE TO BE PDF'D ON TO A MASTER DISK, WHICH DISK SHALL BE CONSIDERED THE OFFICIAL FILE COPY TO BE USED AT HEARING. ALL MODIFICATIONS, CORRECTIONS, OR ALTERATIONS MUST BE REFLECTED ON THE MASTER DISK. APPLICANT CERTIFIES COMPLIANCE WITH THE FOREGOING. FAILURE TO COMPLY MAY RESULT IN A REHEARING BEFORE THE APPLICABLE BOARD.

MIAMI BEACH

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



APPLICANT'S OR DESIGNEE'S SIGNATURE



DATE



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

April 25, 2016

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

Re: Property Owners List within 375 feet of:

SUBJECT: 10 Star Island Drive, Miami Beach, FL 33139

FOLIO NUMBER: 02-4204-001-0100

LEGAL DESCRIPTION: CORRECTED PL OF STAR ISLAND PB 31-60 LOT 10

FOLIO NUMBER: 02-4204-001-0110

LEGAL DESCRIPTION: CORRECTED PL OF STAR ISLAND PB 31-60 LOTS 11 & 12

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

Sincerely,

Rio Development Resources, LLC

Diana B. Rio

Total number of property owners without repetition: **17**

Rio Development Resources, LLC ("RDR") has used its best efforts in collecting the information published in this report and the findings contained in the report are based solely and exclusively on information provided by you and information gathered from public records and that local government. By acceptance of this report, you agree to hold RDR harmless and indemnify RDR from any and all losses, damages, liabilities and expenses which can be claimed against RDR caused by or related to this report.

375' RADIUS MAP



SUBJECT: 10 Star Island Drive, Miami Beach, FL 33139

FOLIO NUMBER: 02-4204-001-0100

LEGAL DESCRIPTION: CORRECTED PL OF STAR ISLAND PB 31-60 LOT 10

FOLIO NUMBER: 02-4204-001-0110

LEGAL DESCRIPTION: CORRECTED PL OF STAR ISLAND PB 31-60 LOTS 11 & 12

Name	Address	City	State	Zip	Country
36 STAR ISLAND HOLDINGS LLC C/O LOURDES C CAMBO	999 BRICKELL AVE PH 1101	MIAMI	FL	33131	USA
BRIAN L BILZIN TRS	200 S BISCAYNE BLVD # 2500	MIAMI	FL	33131-5340	USA
CITY OF MIAMI BEACH CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
E & A ESTATES LLC	13 STAR ISLAND DR	MIAMI BEACH	FL	33139	USA
ELISA VERASTEGUI DE GOSSELIN TRS	14 STAR ISLAND DR	MIAMI BEACH	FL	33139	USA
FCC PROPERTIES INC	1395 BRICKELL AVE #720	MIAMI	FL	33131	USA
GERALD ROBINS &W JOAN	33 STAR IS	MIAMI BEACH	FL	33139-5146	USA
IDA KIRSNER TRS HARRY M KIRSNER TRS STEVEN A KIRSNER TRS	34 STAR ISLAND DR	MIAMI BEACH	FL	33139	USA
LOURDES R SANJENIS	9 STAR ISLAND DR	MIAMI	FL	33139	USA
MIP 28 STAR ISLAND LLC C/O RODRIGO V MOSCOSO	5 E 59TH ST 4TH FLOOR	NEW YORK	NY	10022	USA
PAUL L CEJAS TRS PAUL L CEJAS	29 STAR ISLAND DR	MIAMI BEACH	FL	33139	USA
PHILLIP FROST &W PATRICIA	21 STAR ISLAND DR	MIAMI BEACH	FL	33139-5147	USA
STARBOARD FLORIDA IV LLC	27 STAR ISLAND DR	MIAMI	FL	33134	USA
STAR FIFTEEN LLC	505 S FLAGLER DR STE #900	WEST PALM BEACH	FL	33401	USA
STUART A MILLER	7 STAR ISLAND DR	MIAMI BEACH	FL	33139-5147	USA
WAYNE HOLMAN WENDY HOLMAN	30 STAR ISLAND DR	MIAMI BEACH	FL	33139	USA
YALE R BROWN	37 E STAR ISLAND DR	MIAMI BEACH	FL	33139	USA

36 STAR ISLAND HOLDINGS LLC C/O
LOURDES C CAMBO
999 BRICKELL AVE PH 1101
MIAMI, FL 33131

BRIAN L BILZIN TRS
200 S BISCAYNE BLVD # 2500
MIAMI, FL 33131-5340

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

E & A ESTATES LLC
13 STAR ISLAND DR
MIAMI BEACH, FL 33139

ELISA VERASTEGUI DE GOSSELIN TRS
14 STAR ISLAND DR
MIAMI BEACH, FL 33139

FCC PROPERTIES INC
1395 BRICKELL AVE #720
MIAMI, FL 33131

GERALD ROBINS &W JOAN
33 STAR IS
MIAMI BEACH, FL 33139-5146

IDA KIRSNER TRS HARRY M KIRSNER TRS
STEVEN A KIRSNER TRS
34 STAR ISLAND DR
MIAMI BEACH, FL 33139

LOURDES R SANJENIS
9 STAR ISLAND DR
MIAMI, FL 33139

MIP 28 STAR ISLAND LLC C/O RODRIGO V
MOSCOSO
5 E 59TH ST 4TH FLOOR
NEW YORK, NY 10022

PAUL L CEJAS TRS PAUL L CEJAS
29 STAR ISLAND DR
MIAMI BEACH, FL 33139

PHILLIP FROST &W PATRICIA
21 STAR ISLAND DR
MIAMI BEACH, FL 33139-5147

STARBOARD FLORIDA IV LLC
27 STAR ISLAND DR
MIAMI, FL 33134

STAR FIFTEEN LLC
505 S FLAGLER DR STE #900
WEST PALM BEACH, FL 33401

STUART A MILLER
7 STAR ISLAND DR
MIAMI BEACH, FL 33139-5147

WAYNE HOLMAN WENDY HOLMAN
30 STAR ISLAND DR
MIAMI BEACH, FL 33139

YALE R BROWN
37 E STAR ISLAND DR
MIAMI BEACH, FL 33139