MIAMI BEACH

Planning Department, 1700 Convention Center Drive, 2ND Floor Miami Beach, Florida 33139, www.miamibeachfl.gov 305–673–7550

LAND USE BOARD HEARING APPLICATION

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

BOARD OF ADJUSTMENT

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

X DESIGN REVIEW BOARD

- X DESIGN REVIEW APPROVAL
- X 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: 1688 Meridian Avenue

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

FOLIO NUMBER (S) 02-3234-007-0600

1. APPLICANT: MOWNER OF THE SUBJECT PROPERTY DITENANT DIARCHITECT DIANDSCAPE ARCHITECT

ADDRESS 102 Chestnut Ridge Road, Suite 204, 1	
BUSINESS PHONE (201) 264-6093	CELL PHONE
E-MAIL ADDRESS _jcosenza@Ivy-Realty.com	
OWNER IF DIFFERENT THAN APPLICANT:	
NAME	
ADDRESS	
BUSINESS PHONE	CELL PHONE
E-MAIL ADDRESS	
2. AUTHORIZED REPRESENTATIVE(S):	
NAME_Michael W. Larkin & Matthew Amster, I	Bercow Radell & Fernandez PLLC
ADDRESS 200 S. Biscayne Blvd, Suite 850, Miami	i FI 33131
BUSINESS PHONE (305) 374-5300 E-MAIL ADDRESS mlarkin@brzoninglaw.com & m	amster@brzoninglaw.com
<u> </u>	
G 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	
X ARCHITECT C LANDSCAPE ARCHITECT C EN	GINEER CONTRACTOR OTHER:
X ARCHITECT CLANDSCAPE ARCHITECT C ENG NAME Allan Shulman & Alyssa Kriplen, Shulma	n + Associates
▲ ARCHITECT □ LANDSCAPE ARCHITECT □ ENG NAME <u>Allan Shulman & Alyssa Kriplen, Shulma</u> ADDRESS <u>100 NE 38th Street, #2, Miami, FL 3313</u>	n + Associates 37
X ARCHITECT CLANDSCAPE ARCHITECT C ENC NAME <u>Allan Shulman & Alyssa Kriplen, Shulma</u> Address 100 NE 38th Street, #2, Miami, FL 3313 BUSINESS PHONE (305) 438-0609	37 CELL PHONE
ADDRESS 100 NE 38th Street, #2, Miami, FL 3313	37 CELL PHONE

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

<u>The Applicant seeks design review approval as well as variance approvals to permit the</u> <u>renovation of the existing building and proposed signage.</u>

4A. IS THERE AN EXISTING BUILDING(S) ON THE SITE	X YES		
4B. DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION	X YES		□ NO
4C. PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICABLE)		0	SQ. FT.
4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDIN	G REQUIRE		KING AND ALL
USEABLE FLOOR SPACE).		0	SO 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.

3

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

XAUTHORIZED REPRESENTATIVE

SIGNATURE:

PRINT NAME: Anthony P. DiTOMMASD, Jr.

4

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 removing this notice after the date of the hearing.

Sworn to and subscribed before me thisday of, acknowledged before me by, personally known to me and who did/did not take an	SIGNATURE , 20 The foregoing instrument was who has producedas identification and/or is oath.
	who has producedas identification and/or is oath.

NOTARY SEAL OR STAMP

My Commission Expires:

STATE OF NEW JERSEY

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

(Circle one)

COUNTY OF <u>Anthory PDiTrance</u> being duly sworn, depose and certify as follows: (1) I am the <u>Manager</u> (print title) of <u>IVY MBT Property, LLC</u> (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

NOTARY PUBLIC

PRINT NAME

5

Sworn to and subscribed before me this 24th day of Aubuch	,20 16. The foregoing instrument was acknowledged before me by
Millony r. Di Tommesost. Manager o	IVY MBT Property, LLC, 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:

		1	1.	
Sa	tricii	a	Bole	

My Commission Expires: APRIL 24, 2018

NOTARY PUBLIC Patricia A Bole

PRINT NAME

PATRICIA A. BOLE NOTARY PUBLIC OF NEW JERSEY MY COMMISSION EXPIRES APRIL 24, 2018

FILE NO.____

POWER OF ATTORNEY AFFIDAVIT

STATE OF NEW JERSEY COUNTY OF BERGEN

I, <u>Anthony P. D. Tommeso JK</u>, 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 Michael Larkin & Matthew Amster to be my representative before the DRB 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.

Anthony P. Di Tommaso Tr. Manager PRINT NAME (and Title, if applicable)

identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires

PATRICIAA, BOLE NOTARY PUBLIC OF NEW JERSEY MY COMMISSION EXPIRES APRIL 24 2018

APRIL 24, 2018

Patricia A. Bole

SIGNATURE

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

NAME, ADDRESS, AND OFFICE

DATE OF CONTRACT

% 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.

6

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.*

IVY MBT Property, LLC	
NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP
See Exhibit B	
NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP

IF THERE ARE ADDITIONAL CORPORATE OWNERS, LIST ALL SUCH OWNERS, INCLUNG 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

7

FILE NO._____

CITY OF MIAMI BEACH DEVELOPMENT REVIEW BOARD APPLICATION <u>DISCLOSURE OF INTEREST</u>

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.*

TRUST NAME

NAME AND ADDRESS

% INTEREST

NOTE: Notarized signature required on page 9

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. b. c.	Michael W. Larkin & Matthew Amster Allan Shulman & Alyssa Kriplen	200 S <u>. Biscayne Blvd, Suite 850, M</u> iami 100 <u>NE 38th Street, #2, Miami</u>	(305) 374-5300 (305) 438-0609

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 NEW JERSEY COUNTY OF BEKGEN

Anthony P. D. Tommeso, "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

9

Sworn to and subscribed before me this 24th day of AUGUST , 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

Patricia A. Bole Patricia A. Bole

PRINT NAME

PATRICIAA. BOLE **DTARY PUBLIC OF NEW JERSEY** Y COMMISSION EXPIRES APRIL 24, 2018

My Commission Expires: APRIL 24, 2018

FILE NO._____

Exhibit A to Application

Lots 8 and the North 1/2 of Lot 7, Block 36, of AMENDED PLAT OF GOLF COURSE SUBDIVISION OF THE ALTO BEACH REALTY COMPANY, according to the Plat thereof, recorded in Plat Book 6 at Page 26 of Public Records of Miami-Dade County, Florida.

Containing 11,205 Square Feet or 0.26 Acres more or less by calculations.

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Exhibit B to Application

Ivy MBT Property, LLC

Ownership Chart As of August 25, 2016



10%+ Owners of Ivy Realty Fund IV, L.P.	
Ellipse Holdings, LLC - 20 Horseneck Lane, Greenwich, CT 06830	42.7% (1)
Texas Christian University - 2800 S. University Drive, Fort Worth, TX 76129	11.4% (2)
Federal Insurance Company - 15 Mountain View Road, Warren, NJ 07059	22.8% (3)
Total 10%+ Owners	76.8%
76 Various Individuals, Trusts and LLCs	23.2%
Total	100.0%

- (1) Ellipse Holdings, LLC is a pass-thru investment holding company. Majority owners are Stephen Friedman (35%) of NY, NY and Charles Davis (35%) of Greenwich, CT.
- (2) TCU is a 501(C)(3) Tax Exempt Organization
- (3) Federal Insurance Company is a 100% wholly owned subsidiary of Chubb Ltd (NYSE: CB)



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

VIA ELECTRONIC SUBMITTAL & HAND DELIVERY

September 9, 2016

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

Re: Design Review and Variance Approvals for the Property Located at 1688 Meridian Avenue in Miami Beach, Florida

Dear Tom:

This law firm represents Ivy MBT Property, LLC (the "Applicant"), the owner of the property located at 1688 Meridian Avenue ("Property") in the City of Miami Beach, Florida ("City"). See Exhibit A, Property Appraiser Summary Report. This letter shall serve as the revised letter of intent in connection with a request for design review approval and requests for variance approvals to allow for the renovation of the existing building and proposed signage.

<u>Description of the Property</u>. The Property, which is identified by Miami-Dade County Folio No. 02-3234-007-0600, is located at the southwest corner of the Meridian Avenue and 17 Street intersection. The Property is approximately 11,250 square feet in size and contains a ten-story office building with ground level retail built in 1961.

The Property is designated for CD-3, Commercial, High Intensity use pursuant to the City's Official Future Land Use Map. The Property is located within the CD-3, Commercial, High Intensity Zoning District pursuant to the City's Official Zoning Map. The Property is neither designated as a historic site nor located within a historic district.

Macy's is located directly east of the Property. A multi-family apartment building and a parking lot are located to the west of the Property, while the Montclair Condominium is located to the north of the Property across 17 Street. A

six-story office building is located directly to the south of the Property. City Hall is located to the northeast of the Property.

<u>Description of the Development Program</u>. The Applicant seeks to renovate the existing structure on the Property in order to provide a more integrated mix of uses. As the Property has not been renovated for many years, the existing structure requires updating and modernization in order to create a more appealing appearance that is more consistent with the neighborhood, as well as to introduce an additional mix of uses.

Under Option A, the Applicant proposes to reconfigure the ground level retail space and renovate the second floor from office space to retail space, while preserving the existing office uses on the remaining levels. The development program also includes the reconfiguration of the lobby area to relocate the main entrance from Meridian Avenue to the west side of the building. An alternative option, Option B, will maintain the lobby in its current location with main access from Meridian Avenue. In either option, the ground level will include at least one (1) retail tenant, while the second floor will include one (1) retail tenant.

In order to modernize the Property and provide an exterior appearance that is more consistent with the neighborhood, the Applicant seeks to replace the stone accent elements along the 17 Street building facade with vitrine elements to introduce a more open and transparent concept for the retail spaces. The vitrine elements will allow for the retail space(s) to be viable endeavors where pedestrians walking along 17 Street and Meridian Avenue can view the storefronts where that is not possible today. This will also add to the pedestrian experience of the neighborhood. The Applicant also seeks to update the existing column features along 17 Street, removing the existing paneling features with a more sleek design.

In a further effort to increase pedestrianism in the area, the Applicant seeks to reverse the existing configuration of trees and sidewalk along 17 Street. Specifically, the Applicant seeks to relocate the sidewalk to be directly adjacent to the building where the sidewalk is currently adjacent to the roadway. Accordingly, the Applicant seeks to relocate the existing trees along 17 Street to provide buffering.

The Applicant also seeks to introduce an awning feature and eyebrow feature to enhance the pedestrian experience for its visitors and tenants, in addition to maintaining the existing awning feature on Meridian Avenue. Specifically, the Applicant proposes the addition an awning feature at the northern end of Meridian Avenue, which will be north of the existing awning. The



Applicant also proposes to incorporate an eyebrow feature at the new, west lobby entrance on the Property's western building facade. The proposed awnings incorporate modern and sleek design elements that are consistent with the neighborhood, which has seen a significant revitalization in recent years. These features will also provide much needed shade and protection from natural elements, such as rain. As minor portions of the two (2) proposed new awnings project onto the City's right-of-way, the Applicant will seek a revocable permit under a separate process in the future for these minimal projections over the rights-of-way.

Last, as part of Option A, the Applicant seeks to provide a total of five (5) signs on the Property, two (2) projecting signs on the new awning on Meridian Avenue, two (2) projecting signs on 17 Street (one of which is a building identification sign on the new eyebrow facing 17 Street), and one (1) flat sign on the western building façade. As part of Option B, the Applicant seeks to provide a total of six (6) signs on the Property, three (3) projecting signs on Meridian Avenue, two (2) projecting signs on 17 Street (one of which is a building identification sign on the new eyebrow facing 17 Street), and one (1) flat sign at the west entrance on the building facade.

For both Options, the sign at the west entrance is proposed to be a flat sign on the building wall. For uniformity for the entire building, all proposed signs are thirty (30) square feet.

<u>Variance Requests</u>. In an effort to redevelop this centrally located Property, the Applicant seeks variances from the City Code. Specifically, the Applicant seeks the following:

OPTION A:

- 1. A variance from City Code Section 138-1132(o) to exceed the maximum projection of an eyebrow at the rear yard to permit a projection of 5'-0" where the maximum permissible projection is 1'-3".
- A variance from City Code Section 138-172 to exceed the maximum area for two (2) projecting signs facing Meridian Avenue for Tenant 1 to permit 60 square feet of such signage where the maximum permissible is 15 square feet.
- 3. A variance from City Code Section 138-172 to relocate a building identification sign facing 17th Street.



- 4. A variance from City Code Section 138-172 to allow a building identification sign as a projecting sign facing 17th Street.
- 5. A variance from City Code Section 138-172 to relocate allowable projecting sign from 17th Street to the west side of the building for Tenant 2.
- 6. A variance from City Code Section 138-172 to exceed the maximum area for projecting signs facing 17th Street for building identification sign to permit a 30 square foot sign where the maximum permissible is 15 square feet.
- 7. A variance from City Code Section 138-172 to relocate one allowable projecting sign above the first floor for Tenant 2.

OPTION B:

- 1. A variance from City Code Section 138-1132(o) to exceed the maximum projection of an eyebrow at the rear yard to permit a projection of 5'-0" where the maximum permissible projection is 1'-3''.
- 2. A variance from City Code Section 138-172 to exceed the maximum area for two (2) projecting signs facing Meridian Avenue for Tenant 1 to permit 60 square feet of such signage where the maximum permissible is 15 square feet.
- 3. A variance from City Code Section 138-172 to relocate allowable projecting sign from 17th Street to the west side of the building for Tenant 1.
- 4. A variance from City Code Section 138-172 to exceed the maximum area for projecting signs facing 17th Street for building identification sign to permit a 30 square foot sign where the maximum permissible is 15 square feet.
- 5. A variance from City Code Section 138-172 to relocate one allowable projecting sign above the first floor for Tenant 1.
- 6. A variance from City Code Section 138-172 to exceed the maximum area for projecting signs facing Meridian Avenue for Tenant 2 to permit a 30 square foot sign where the maximum permissible is 15 square feet.
- 7. A variance from City Code Section 138-172 to relocate a building identification sign facing 17th Street.
- 8. A variance from City Code Section 138-172 to allow a building identification sign as a projecting sign facing 17th Street.



<u>Satisfaction of Hardship Criteria</u>. The Applicant's requests satisfy all 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;

Special conditions exist on the Property as the structure is an existing and prominently located that should be preserved. In addition, the abovementioned variances are requested due to the existing conditions and location of the Property, whereby the Property is a corner lot that is located on two (2) heavily traversed public rights-of-ways, for which proper and adequate signage is a necessity for safety of people utilizing the streets.

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

The Property located on a corner lot and being surrounding by two (2) heavily traversed public rights-of-ways are conditions that do not result from action of the Applicant. Thus, the need for the three (3) requested variances directly results from the Property's physical location, which is not the result of any action by the Applicant. Further, the need for the three (3) variances directly results from the architectural design of Property, location and appearance within the building façade.

(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;

To the contrary, the variance process exists in order to vary the specifications of City Code when special circumstances necessitate. The City's land use boards regularly grant variances for any number of reasons, including the following: when property conditions require permissible yard projections, such as the proposed northwestern awning, to project slightly further than permissible by the City Code; permitted signage would not be easily viewed by passing motorists because existing building design, trees, traffic, or other obstructions block it from view; when permitted signage is not readily viewed by passing motorists in time to safely react and stop at the business; when natural land features would have to be removed or severely altered if a conforming sign was constructed, such as the removal of trees; or when a taller or larger sign than allowed by the Code would be more appropriate in scale because of the large size or frontage of the parcel or



building. Sign variances, in particular, are often granted to architecturally significant structures within the nearby historic district and the City Code provides latitude for discretionary waivers of such requirements.

(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;

The three (3) requested variances will enhance the Property's façade and allow for the project's viability. Adequate protection from the natural elements is crucial for a viable commercial property, as is visible signage. In this instance, the Applicant has worked closely with its representatives and City staff to renovate an existing structure that not only respects, but also enhances, the existing architectural features. Rather than demolish the existing structure, the Applicant has worked to maintain the charm of the building, while at the same time providing the much needed upgrades that will make this a viable endeavor. The City has long recognized properties' needs for projecting awnings for protection from the elements as well as visible signage. The City has repeatedly determined that a literal interpretation of the provisions of the land development regulations would work an unnecessary and undue hardship on similarly situated properties.

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

Marketable use of the Property means one that can be easily accessed and viewed not just by residential members of the community but also visitors and tourists who are unfamiliar with the area. The aforementioned three (3) modest variances to permit a slight projection of the western awning and slightly more prominent signage is the most minimal way to effectuate a reasonable use of the land and provide for the safety of all users of the adjacent rights-of-way. Further, the requests are the minimum necessary to ensure the project's viability.

(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 public interest is concerned with safety and welfare. The Applicant believes that public safety will be improved with the requested variances because patrons will be provided much-needed protection from natural elements, and



patrons of the Property that are looking for the building will more readily identify the structure as they navigate the district's lively streetscape. Otherwise, in regards to the signage related variances, unfamiliar drivers will be forced to make dangerous U-turns when the streets traversing the area are already heavily traversed. The proposed sign allows for visibility through the voluminous sidewalk trees and area landscaping. The three (3) requested variances will not be injurious to the area or otherwise detrimental to the public welfare.

(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.

The variances requested are consistent with the City's comprehensive plan and does not reduce the levels of service as set forth in the plan.

<u>Conclusion</u>. The Applicant's proposed renovation of the existing structure will be a much-welcomed enhancement to the neighborhood in a manner that is more consistent with the developments in the area. Further, the proposed awnings and signage are in line with the built environment of the neighborhood.

We respectfully request your prompt review and favorable recommendation of the proposed design and the requested variances. If you have any questions or comments with regard to the application, please do not hesitate to contact me at (305) 377-6236.

Sincerely,

Matthew Amster

Enclosure

cc: Mr. Michael Belush Mr. James Murphy Ms. Irina Villegas



Property Search Application - Miami-Dade County



OFFICE OF THE PROPERTY APPRAIS

Summary Report

Generated On : 8/22/2016

EXHIBIT

Property Information	tior	1				
Folio:			02-3234-007-0600			
Property Address:			1688 MERIDIAN AVE Miami Beach, FL 33139-2710			
Owner	1			MBT PROPE	RTY LLC	
Mailing Address			102 CHESTNUT RIDGE RD STE 204 MONTVALE, NJ 07645 USA			TE 204
Primary Zone			660	0 COMMERC	AL - LIBERA	L
Primary Land Use			1.000	13 OFFICE BU		DING
Beds / Baths / Half			0/	0/0		
Floors			9			
Living Units			0			
Actual Area			Sq	.Ft		
Living Area			Sq	.Ft		
Adjusted Area			92,664 Sq.Ft			
Lot Size			11,250 Sq.Ft			
Year Built			196	61		
Assessment Info	rma	tion				
Year		20	16	20	15	2014
Land Value		\$4,500,0	00	\$3,375,0	00 \$1,4	02,648
Building Value		\$9,900,0	00	\$7,365,6	84 \$9,5	31,250
XF Value			\$0		\$0	\$0
Market Value		\$14,400,0	00	\$10,740,6	84 \$10,9	33,898
Assessed Value		\$13,230,0	15	\$8,490,6	84 \$10,9	33,898
Benefits Informat	ion					
Benefit	Ту	pe		2016	2015	2014
Non-Homestead Cap		Assessment Reduction		\$1,169,985	\$2,250,000	
Note: Not all benefits School Board, City,			all 1	Taxable Values	(i.e. County,	
Short Legal Desc	ript	tion				
34 53 42						



Taxable Value Infor	mation		
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$13,230,015	\$8,490,684	\$10,933,898
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$14,400,000	\$10,740,684	\$10,933,898
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$13,230,015	\$8,490,684	\$10,933,898
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$13,230,015	\$8,490,684	\$10,933,898

Sales Information					
Previous Sale	Price	OR Book- Page	Qualification Description		
07/14/2016	\$48,750,000	30158-2137	Qual on DOS, multi-parcel sale		
10/01/2004	\$19,550,000	22781-0366	Other disqualified		
03/01/2000	\$13,000,000	19027-4950	Deeds that include more than one parcel		
07/01/1975	\$2,200,000	00000-00000	Sales which are qualified		

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:

GOLF COURSE SUB AMD PL PB 6-26 N1/2 LOT 7 & ALL LOT 8 BLK 36

LOT SIZE 75.000 X 150 OR 19027-4950 0300 2 (2)



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

August 23, 2016

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

Re: Property Owners List within 375 feet of:

SUBJECT: 1688 Meridian Avenue, Miami Beach, FL 33139 FOLIO NUMBER: 02-3234-007-0600 LEGAL DESCRIPTION: GOLF COURSE SUB AMD PL PB 6-26 N1/2 LOT 7 & ALL LOT 8 BLK 36

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

n bli

Diana B. Rio

Total number of property owners without repetition: **152 total, including 5 international**

205 MONTCLAIR LLC 860 CASA 3 SAN ISIDRO SEGUNDO FERNANDEZ **BUENOS AIRES** ARGENTINA

STEVEN & HOWARD & SHEILA OLIVER % SHEILA OLIVER 2 COVINGTON ROAD PH208 TORONTO ON M6A 3E2 CANADA

1685 JEFFERSON LLC C/O OCTAZON MANAGEMENT LLC 1835 MIAMI GARDENS DR #176 NORTH MIAMI BEACH, FL 33179

VILLE AILIO PERAMIEHENKATU 2 C 18 HELSINKI 00150 FINLAND

4 GUYS PRIVATE PROPERTY INC

22 RUE PAUL BERT SAINT OUEN

NAA 93400

FRANCE

1691 MICHIGAN AVE INVESTMENT LP CITY MIAMI BEACH ECON DEV 1185 AVE OF THE AMERICAS 18TH FLR NEW YORK, NY 10036-2601

ANDRZEJ DULCET &W RENATA DULCET **STRZYZAWA 28** DABROWA CHELMINSKA POLAND

1680 COSTA LLC C/O DANIEL WARMAN 7600 RED RD STE 102 MIAMI, FL 33143

> 1700 JEFFERSON AVE LLC 2700 SW 8 STREET MIAMI, FL 33135

ADRIANA BARBOSA CECILEO CLEIDE

ALMEIDA FARIA

290 CANYON DR

DALY CITY, CA 94014

401 MONTCLAIR LLC 1700 MERIDIAN AVE UNIT 401 MIAMI BEACH, FL 33139

BOCA RATON, FL 33434

ADAM BEN MEIRAS

8390 BRUSSELS WAY

ADRIENNE I HARROW 3700 WINDMEADOWS BLVD #215 GAINESVILLE, FL 32608

ANA ARRISSO ALONSO JTRS ANA MARIA ALONSO JTRS 1698 JEFFERSON AVE # 12-A MIAMI BEACH, FL 33139

> ARMANDO ALVAREZ 1698 JEFFERSON AVE UNIT 18 MIAMI BEACH, FL 33139-7639

BG WRIGHT 1700 MERIDIAN AVE #304 MIAMI, FL 33138

CATHERINE WEBB 1732 MERIDIAN AVE #605 MIAMI BEACH, FL 33139-1871

CITY OF MIAMI BEACH FLA BAY SHORE CLUB COURSE MIAMI, FL 33125

AKRAM ELFEKI & AHNED ELFEKI & NAWAL DFUTSCH 1710 JEFFERSON AVE MIAMI BEACH, FL 33139-2444

BEACH TOWER LLC C/O TERRANOVA CORPORATION 801 ARTHUR GODFREY RD #600 MIAMI BCH, FL 33140-3323

> BOBBY BELL CECILIA BELL 2615 LARKIN ST SAN FRANCISCO, CA 94109

CHRISTOPHER HANDLEY 1698 JEFFERSON AVE #15 MIAMI BEACH, FL 33139-7639

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

AMANDA B CAMARA 5775 COLLINS AVE #1105 MIAMI BEACH, FL 33140-2320

ANTHONY MELILLO 1700 MERIDIAN AVE #212 MIAMI BEACH, FL 33139-1843

BELLE VIE PROPERTIES LLC 1700 MERIDIAN AVE #202 MIAMI BEACH, FL 33139

C&C INVESTORS LLC 1732 MERIDIAN AVE #304 MIAMI BEACH, FL 33139

CINDY A MATTSON 1700 MERIDIAN AVE #403 MIAMI BEACH, FL 33139-1842

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

ANA MORJAIN 2014 NE 122 RD N MIAMI BEACH, FL 33181

CLEIDE A FARIA ADRIANA CECILIO 290 CANYON DR DALY CITY, CA 94014

> DENIS KELLY LLC 1722 JEFFERSON AVE MIAMI BEACH, FL 33139

DORAL LEONE LLC 5025 COLLINS AVE #1806 MIAMI BEACH, FL 33139

EMERSON FORTH & MICHAEL WOLOFSKY 1700 MERIDIAN AVE #312 MIAMI BEACH, FL 33139-1843

ENRIQUE MERLE PRATS 1504 BAY RD APT 1517 CENTER MIAMI BEACH, FL 33139

FEDERATED DEPT STORES LESSEE TAX

DFPT

7 WEST 7 ST

CINCINNATI, OH 45202

CONRADO ALPIZAR & MARIA B DE LA

CAMARA JTRS

1698 JEFFERSON AVE #7

MIAMI BCH, FL 33139-7639

DIGNA S DICKERSON & FELICIANO

SALABARRIA

1732 MERIDIAN AVE #203

MIAMI BEACH, FL 33139-1801

ELIZABETH A PICOT JTRS DANIEL PICOT

JTRS

1307 CASTLE PINES CIR

ST AUGUSTINE, FL 32092

FABIANO GODOY 555 BARTLETT ST #202 SAN FRANCISCO, CA 94110

> FILIPA LLC 650 NE 52 TER

FRANK HOLTHAM JR 29 W CHURCH RD SADDLE RIVER, NJ 07458

HANS G SCHENK

1700 MERIDIAN AVE #208

MIAMI BEACH, FL 33139

HAIM YEHEZKEL JTRS ERIK YEHEZKEL JTRS 210 71 ST #309 MIAMI BEACH, FL 33141

> HORTENSIA PEREZ 1698 JEFFERSON AVE 38 MIAMI BEACH, FL 33139-7640

> IMAD W KEMP 1775 JEFFERSON AVE MIAMI BEACH, FL 33139-2445

IZABELA KRUCZEK 1732 MERIDIAN AVE 504 MIAMI BEACH, FL 33139

IZABELA KRUCZEK PO BOX 402442 MIAMI BEACH, FL 33140 DAUPHIN MUTEBA KAZADI NATHALIE MULAND N FUND 1740 JEFFERSON AVE 1 MIAMI BEACH, FL 33139

DORA L CARDENAS EUNICE FERNANDEZ 1 HORIZON RD 401 FORT LEE, NJ 07024

> ELVIRA D LOPEZ 1740 JEFFERSON AVE UNIT 3 MIAMI BEACH, FL 33139-2466

ERNA BERGER 6770 INDIAN CREEK DR #TS-E MIAMI BEACH, FL 33140

> FEDO LLC 1112 N MIAMI AVE 2 FL MIAMI, FL 33136

GODWIN OLOWU 1732 MERIDIAN AVE #402 MIAMI BEACH, FL 33139-1802

HOMEJOY LLC 1732 MERIDIAN AVE #403 MIAMI BEACH, FL 33139

HUGO FERNANDEZ 1698 JEFFERSON AVE #49 MIAMI BEACH, FL 33139-7640

IVY MBT PROPERTY LLC C/O IVY REALTY 102 CHESTNUT RIDGE RD STE 204 MONTVALE, NJ 07645

> JASMINE PRISCILLA KRIPALANI 7990 CRESPI BLVD MIAMI BEACH, FL 33141

ISABELLA ARCHER

1698 JEFFERSON AVE UNIT 37

HOWARD STEVEN AXELMAN TRS MIAMI BEACH, FL 33139

1698 JEFFERSON AVE #17

MIAMI BEACH, FL 33139-7640

MIAMI, FL 33137

JEFFREY W CHUNG PORNPUN V MARISI	JOSE M GABILONDO JR	JOSE Y VAZQUEZ &W LINDA S VAZQUEZ
1698 JEFFERSON AVE APT 1	1698 JEFFERSON AVE #34	200 PARK AVE SOUTH 8TH FLR
MIAMI BEACH, FL 33139	MIAMI BEACH, FL 33139-7640	NEW YORK, NY 10003
JOSEPH BARUCH &W FANNY	JUAN A FERNANDEZ LORI A FERNANDEZ	JUAN LUIS BARGIELA VAZ
9455 BAY HARBOR TERR #4-N	219 SCHOOL HOUSE RD	1700 MERIDIAN AVE #303
BAY HARBOR, FL 33154-2321	LANCASTER, PA 17603	MIAMI BEACH, FL 33139-1843
JULIANNE M LAKE &H RYAN M POGOZALSKI 1087 MORSE AVE CINCINNATI, OH 45246	JULIO MARTINEZ &W ANA D REBECCA TRIFF 1732 MERIDIAN AVE #302 MIAMI BEACH, FL 33139-1869	JULIO SOTO &W JESUS ADELIADA 11040 NW 2 AVE MIAMI SHORES, FL 33168-4304
JUSTIN PANZARELLA	KALVIN SOKOL &W HILDA R	KARIM RASHID &W IVANA RASHID
1698 JEFFERSON AVE #22	1698 JEFFERSON AVE UNIT 36	1700 MERIDIAN AVE #407
MIAMI BEACH, FL 33139	MIAMI BEACH, FL 33139-7640	MIAMI BEACH, FL 33139
KEITH RYAN SHEAFFER	KELLY ADELIA MCCAFFERTY	KENNETH DAVIS JULIE DAVIS
2206 SIANT JAMES STREET	1700 MERIDIAN AVE UNIT 508	1700 MERIDIAN AVE #102
PHILADELPHIA, PA 19103	MIAMI BEACH, FL 33139	MIAMI BEACH, FL 33139
LEANDRO GARCIA	LEANDRO R BARBUSCIO	LINCOLN 845 LLC % JENEL MGMT CORP
1698 JEFFERSON AVE UNIT 23	10 VENETIAN WAY #801	275 MADISON AVE # 702
MIAMI BEACH, FL 33139	MIAMI BEACH, FL 33139	NEW YORK, NY 10016
LORENZO DE LEO ALLISON CLARE DE LEO	LUCINDA MARIA ALONSO	LUCY A ARITA
1700 MERIDIAN AVE 101	1698 JEFFERSON AVE UNIT 33	1698 JEFFERSON AVE #48
MIAMI BEACH, FL 33139	MIAMI BEACH, FL 33139	MIAMI BEACH, FL 33139-7640
LUIS E FERNANDEZ LOZADA LESLIE LYNN ANN FERNANDEZ 1700 MERIDIAN AVE #207 MIAMI BEACH, FL 33139	LUZ H LATORRE 1735 JEFFERSON AVE MIAMI BEACH, FL 33139-2445	MAGDIEL PADRON MARTHA CHINEA 1698 JEFFERSON AVE # 21 MIAMI BEACH, FL 33139
MARIA B GALANO MAUGHAN 1698 JEFFERSON AVE #10 MIAMI BEACH, FL 33139	MARIA E ALVAREZ 1698 JEFFERSON AVE # 19 MIAMI BEACH, FL 33139	MARIA ELENA ALVAREZ ARMANDO ERNESTO ALVAREZ 1698 JEFFERSON AVE 16 MIAMI BEACH, FL 33139
MARIA R FIERRO LE REM ISABEL FIERRO KILFOYLE ET AL 1732 MERIDIAN AVE #604 MIAMI BEACH, FL 33139	MARY J HOLLAND 1698 JEFFERSON AVE #24 MIAMI BEACH, FL 33139-7639	MARY JANE HOLLAND 1698 JEFFERSON AVE UNIT 24 MIAMI BEACH, FL 33139-7639

MATTHEW & ROSS YASGUR 71 MEETING HOUSE RD **BEDFORD CORNERS, NY 10549**

MEDICAL IMAGING PROPERTY MANAGEMENT LLC 200 E 36 ST 11C NEW YORK, NY 10016

MICHAEL J LIPMAN 1700 MERIDIAN AVE #510 MIAMI BEACH, FL 33139

MIRIAM JACQUELINE DE LA TORRE 1030 SW 75 AVE MIAMI, FL 33144

MIAMI T LLC 1700 MERIDIAN AVE SUITE 203 MIAMI BEACH, FL 33139

MATTHEW B SCHERR IVETTE MARIA

RODRIGUEZ

530 SW 24 RD

MIAMI, FL 33129

MICHAEL THORNLEY GROVES 1700 MERIDIAN AVE #405 MIAMI BEACH, FL 33139-1842

MIRIAM SEGAL 1740 JEFFERSON AVE #4 MIAMI BEACH, FL 33139-2466

MONTCLAIR 305 LLC 777 BRICKELL AVE STE 1110 MIAMI, FL 33131

NAWAL DEUTSCH AKRAM ELFEKI 1698 JEFFERSON AVE #20 MIAMI BEACH, FL 33139

ORLAN BOSTON TOMAS A MIKUZIS BOSTON 17 MURRAY ST 2 NEW YORK, NY 10007

OSCAR CAMARA JTRS OSCAR J CAMARA JTRS 1698 JEFFERSON AVE APT 31 MIAMI BEACH, FL 33139

> PIAFOX LLC 3449 NE 1 AVE #L35 MIAMI, FL 33137

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

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

> RAFAEL VITALI JR 1740 JEFFERSON AVE #5 MIAMI BEACH, FL 33139-2466

MAYRA E CASTELL 1740 JEFFERSON AVE UNIT 11 MIAMI BEACH, FL 33139-2467

MICHAEL J HALL 1700 MERIDIAN AVE #505 MIAMI BEACH, FL 33139-1842

MICHELLE OKA DONER CO-TRS & STEPHANIE OKA FREED CO-TRS 2288 SUNSET DR #3 MIAMI BEACH, FL 33140-4546

> MKI INVESTMENTS FL LLC 1264 E 68 ST 2 FLOOR BROOKLYN, NY 11234

NATIVIDAD TALAMAS 1698 JEFFERSON AVE #32 MIAMI BEACH, FL 33139-7640

ORLAN BOSTON 1700 MERIDIAN AVE #402 MIAMI BEACH, FL 33139-1842

ORLANDO F ESTOPINAN 1732 MERIDIAN AVE UNIT 401 MIAMI BEACH, FL 33139-1802

PENSCO TRUST COMPANY PO BOX 173859 **DENVER, CO 80217**

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

RAQUEL BENTOLILA DE DAGANI LE RALPH DAGAMI LE 1740 JEFFERSON AVE #8 MIAMI BEACH, FL 33139

BOSTON 1700 MERIDIAN AVE 504 MIAMI BEACH, FL 33139

OSCAR MUSIBAY LISSETTE MENDEZ 1740 JEFFERSON AVE #6 MIAMI BEACH, FL 33139

MOSHE SAS DALIA SAS 290-174 ST UNIT 1805 SUNNY ISLES BEACH, FL 33160

> NEWELL STREET LLC 942 LAFAYETTE AVE BROOKLYN, NY 11221

ORLAN BOSTON TOMAS A MIKUZIS

RENATA DULCET PO BOX 402442 MIAMI BEACH, FL 33140

MIAMI BEACH, FL 33139

RICARDO GIMENEZ 2929 SW 3 AVE STE 210 MIAMI, FL 33129

ROBERT WILLIAM TIMMS TRS 1211 CONSTITUTION AVE NE WASHINGTON, DC 20002

RONALD MIAMI LLC C/O MASSAT CONSULTING GROUP 44 WEST FLAGLER ST STE #1100 MIAMI, FL 33130

> SAXO LLC 765 W 41 ST MIAMI BEACH, FL 33140

SOUTH MERIDIAN INVESTMENTS CORP 354 SEVILLA AVE CORAL GABLES, FL 33134

STUART H SORKIN JESSICA A SORKIN 1700 MERIDIAN AVE # 507 MIAMI BEACH, FL 33139

> TERRY ZAMOJSKI ROBERT G PUDDICOMBE 1730 JEFFERSON AVE MIAMI BEACH, FL 33139

THOMAS MICHAEL REIMANN 1698 JEFFERSON AVE #8 MIAMI BEACH, FL 33139-7639

> TIMOTHY J MILLER 310 W 55 ST #3J NEW YORK, NY 10019

RICHARD FRANK 1698 JEFFERSON AVE 29 MIAMI BEACH, FL 33139

REYNOLD L STONE &W ANN E STONE

1698 JEFFERSON AVE #27

ROBERTO CROSS SILVA LE (JTRS) VALERIA CABRAL DA ROCHA LE (JTRS) 1732 MERIDIAN AVE #602 MIAMI BEACH, FL 33139

> ROSA MAIRENA 1740 JEFFERSON AVE #12 MIAMI BEACH, FL 33139-2467

SIMON C DIAZ &W LUISA E 1740 JEFFERSON AVE UNIT 2 MIAMI BEACH, FL 33139-2466

SOUTHSTAR LLC 600 WASHINGTON AVE #2500 ST LOUIS, MO 63101

SUSAN GOLDSTEIN 1311 BRIGHTWATER #2B BROOKLYN, NY 11235

THE MERIDIAN CONDO LLC 98 DELANO ST SAN FRANCISCO, CA 94112

THOMAS SONGIN 1698 JEFFERSON AVE UNIT 46 MIAMI BEACH, FL 33139

> UV GROUP LLC 1125 NE 125 ST 101 MIAMI, FL 33161

RICARDO E PUJALS 1698 JEFFERSON AVE #42 MIAMI BEACH, FL 33139-7640

ROBERT A RIONDA TRS ROBERT A RIONDA 1700 MERIDIAN AVE #412 MIAMI BEACH, FL 33139

> ROMINA NAPARSTEK 1698 JEFFERSON AVE #12 MIAMI BEACH, FL 33139

> SABRINA J WAINBERG 220 E Flamingo Rd Unit 404 Las Vegas, NV 89169-0303

SOBE GORGEOUS INC 250 E RIVO ALTO DR MIAMI BEACH, FL 33139

STEPHEN H BOURIE &W MICHELLE A BOURIE 1698 JEFFERSON AVE #44 MIAMI BEACH, FL 33139

SUSANA PENA PEDRO PABLO PORBEN 938 MANITOBA DR BOWLING GREEN, OH 43402

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

THOMAS WEI & GEOFFREY HOEFFER JTRS 1700 MERIDIAN AVE #502 MIAMI BEACH, FL 33139-1842

> VIVIAN BEATRIZ GONZALEZ 6481 SW 85 ST MIAMI, FL 33143-7939

WILLIAM B DE YAMPERT III 1700 MERIDIAN AVENUE #302 MIAMI BEACH, FL 33139 XAVIER DE AMEZOLA 12555 SW 69 AVE MIAMI, FL 33156

Name	Address	City	State	Zip	Country
205 MONTCLAIR LLC	860 CASA 3 SAN ISIDRO SEGUNDO FERNANDEZ	BUENOS AIRES			ARGENTINA
4 GUYS PRIVATE PROPERTY INC	22 RUE PAUL BERT SAINT OUEN	NAA 93400			FRANCE
ANDRZEJ DULCET &W RENATA DULCET	STRZYZAWA 28	DABROWA CHELMINSKA			POLAND
STEVEN & HOWARD & SHEILA OLIVER % SHEILA OLIVER	2 COVINGTON ROAD PH208	TORONTO ON M6A 3E2			CANADA
VILLE AILIO	PERAMIEHENKATU 2 C 18	HELSINKI 00150			FINLAND
1680 COSTA LLC C/O DANIEL WARMAN	7600 RED RD STE 102	MIAMI	FL	33143	USA
1685 JEFFERSON LLC C/O OCTAZON MANAGEMENT LLC	1835 MIAMI GARDENS DR #176	NORTH MIAMI BEACH	FL	33179	USA
1691 MICHIGAN AVE INVESTMENT LP CITY MIAMI BEACH ECON DEV	1185 AVE OF THE AMERICAS 18TH FLR	NEW YORK	NY	10036-2601	USA
1700 JEFFERSON AVE LLC	2700 SW 8 STREET	MIAMI	FL	33135	USA
401 MONTCLAIR LLC	1700 MERIDIAN AVE UNIT 401	MIAMI BEACH	FL	33139	USA
ADAM BEN MEIRAS	8390 BRUSSELS WAY	BOCA RATON	FL	33434	USA
ADRIANA BARBOSA CECILEO CLEIDE ALMEIDA FARIA	290 CANYON DR	DALY CITY	CA	94014	USA
ADRIENNE I HARROW	3700 WINDMEADOWS BLVD #215	GAINESVILLE	FL	32608	USA
AKRAM ELFEKI & AHNED ELFEKI & NAWAL DEUTSCH	1710 JEFFERSON AVE	MIAMI BEACH	FL	33139-2444	USA
AMANDA B CAMARA	5775 COLLINS AVE #1105	MIAMI BEACH	FL	33140-2320	USA
ANA ARRISSO ALONSO JTRS ANA MARIA ALONSO JTRS	1698 JEFFERSON AVE # 12-A	MIAMI BEACH	FL	33139	USA
ANA MORJAIN	2014 NE 122 RD	N MIAMI BEACH	FL	33181	USA
ANTHONY MELILLO	1700 MERIDIAN AVE #212	MIAMI BEACH	FL	33139-1843	USA
ARMANDO ALVAREZ	1698 JEFFERSON AVE UNIT 18	MIAMI BEACH	FL	33139-7639	USA
BEACH TOWER LLC C/O TERRANOVA CORPORATION	801 ARTHUR GODFREY RD #600	MIAMI BCH	FL	33140-3323	USA
BELLE VIE PROPERTIES LLC	1700 MERIDIAN AVE #202	MIAMI BEACH	FL	33139	USA
BG WRIGHT	1700 MERIDIAN AVE #304	MIAMI	FL	33138	USA
BOBBY BELL CECILIA BELL	2615 LARKIN ST	SAN FRANCISCO	CA	94109	USA
C&C INVESTORS LLC	1732 MERIDIAN AVE #304	MIAMI BEACH	FL	33139	USA
CATHERINE WEBB	1732 MERIDIAN AVE #605	MIAMI BEACH	FL	33139-1871	USA
CHRISTOPHER HANDLEY	1698 JEFFERSON AVE #15	MIAMI BEACH	FL	33139-7639	USA
CINDY A MATTSON	1700 MERIDIAN AVE #403	MIAMI BEACH	FL	33139-1842	USA
CITY OF MIAMI BEACH	FLA BAY SHORE CLUB COURSE	MIAMI	FL	33125	USA
CITY OF MIAMI BEACH	1130 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139-1819	USA
CLEIDE A FARIA ADRIANA CECILIO	290 CANYON DR	DALY CITY	CA	94014	USA
CONRADO ALPIZAR & MARIA B DE LA CAMARA JTRS	1698 JEFFERSON AVE #7	MIAMI BCH	FL	33139-7639	USA
DAUPHIN MUTEBA KAZADI NATHALIE MULAND N FUND	1740 JEFFERSON AVE 1	MIAMI BEACH	FL	33139	USA
DENIS KELLY LLC	1722 JEFFERSON AVE	MIAMI BEACH	FL	33139	USA
DIGNA S DICKERSON & FELICIANO SALABARRIA	1732 MERIDIAN AVE #203	MIAMI BEACH	FL	33139-1801	USA
DORA L CARDENAS EUNICE FERNANDEZ	1 HORIZON RD 401	FORT LEE	NJ	07024	USA
DORAL LEONE LLC	5025 COLLINS AVE #1806	MIAMI BEACH	FL	33139	USA
ELIZABETH A PICOT JTRS DANIEL PICOT JTRS	1307 CASTLE PINES CIR	ST AUGUSTINE	FL	32092	USA
ELVIRA D LOPEZ	1740 JEFFERSON AVE UNIT 3	MIAMI BEACH	FL	33139-2466	USA
EMERSON FORTH & MICHAEL WOLOFSKY	1700 MERIDIAN AVE #312	MIAMI BEACH	FL	33139-1843	USA
ENRIQUE MERLE PRATS	1504 BAY RD APT 1517 CENTER	MIAMI BEACH	FL	33139	USA

ERNA BERGER	6770 INDIAN CREEK DR #TS-E	MIAMI BEACH	FL	33140	USA
FABIANO GODOY	555 BARTLETT ST #202	SAN FRANCISCO	CA	94110	USA
FEDERATED DEPT STORES LESSEE TAX DEPT	7 WEST 7 ST	CINCINNATI	ОН	45202	USA
FEDO LLC	1112 N MIAMI AVE 2 FL	MIAMI	FL	33136	USA
FILIPA LLC	650 NE 52 TER	ΜΙΑΜΙ	FL	33137	USA
FRANK HOLTHAM JR	29 W CHURCH RD	SADDLE RIVER	NJ	07458	USA
GODWIN OLOWU	1732 MERIDIAN AVE #402	MIAMI BEACH	FL	33139-1802	USA
HAIM YEHEZKEL JTRS ERIK YEHEZKEL JTRS	210 71 ST #309	MIAMI BEACH	FL	33141	USA
HANS G SCHENK	1700 MERIDIAN AVE #208	MIAMI BEACH	FL	33139	USA
HOMEJOY LLC	1732 MERIDIAN AVE #403	MIAMI BEACH	FL	33139	USA
HORTENSIA PEREZ	1698 JEFFERSON AVE 38	MIAMI BEACH	FL	33139-7640	USA
HOWARD STEVEN AXELMAN TRS	1698 JEFFERSON AVE #17	MIAMI BEACH	FL	33139	USA
HUGO FERNANDEZ	1698 JEFFERSON AVE #49	MIAMI BEACH	FL	33139-7640	USA
IMAD W KEMP	1775 JEFFERSON AVE	MIAMI BEACH	FL	33139-2445	USA
ISABELLA ARCHER	1698 JEFFERSON AVE UNIT 37	MIAMI BEACH	FL	33139-7640	USA
IVY MBT PROPERTY LLC C/O IVY REALTY	102 CHESTNUT RIDGE RD STE 204	MONTVALE	NJ	07645	USA
IZABELA KRUCZEK	1732 MERIDIAN AVE 504	MIAMI BEACH	FL	33139	USA
IZABELA KRUCZEK	PO BOX 402442	MIAMI BEACH	FL	33140	USA
JASMINE PRISCILLA KRIPALANI	7990 CRESPI BLVD	MIAMI BEACH	FL	33141	USA
JEFFREY W CHUNG PORNPUN V MARISI	1698 JEFFERSON AVE APT 1	MIAMI BEACH	FL	33139	USA
JOSE M GABILONDO JR	1698 JEFFERSON AVE #34	MIAMI BEACH	FL	33139-7640	USA
JOSE Y VAZQUEZ &W LINDA S VAZQUEZ	200 PARK AVE SOUTH 8TH FLR	NEW YORK	NY	10003	USA
JOSEPH BARUCH &W FANNY	9455 BAY HARBOR TERR #4-N	BAY HARBOR	FL	33154-2321	USA
JUAN A FERNANDEZ LORI A FERNANDEZ	219 SCHOOL HOUSE RD	LANCASTER	PA	17603	USA
JUAN LUIS BARGIELA VAZ	1700 MERIDIAN AVE #303	MIAMI BEACH	FL	33139-1843	USA
JULIANNE M LAKE &H RYAN M POGOZALSKI	1087 MORSE AVE	CINCINNATI	ОН	45246	USA
JULIO MARTINEZ &W ANA D REBECCA TRIFF	1732 MERIDIAN AVE #302	MIAMI BEACH	FL	33139-1869	USA
JULIO SOTO &W JESUS ADELIADA	11040 NW 2 AVE	MIAMI SHORES	FL	33168-4304	USA
JUSTIN PANZARELLA	1698 JEFFERSON AVE #22	MIAMI BEACH	FL	33139	USA
KALVIN SOKOL &W HILDA R	1698 JEFFERSON AVE UNIT 36	MIAMI BEACH	FL	33139-7640	USA
KARIM RASHID &W IVANA RASHID	1700 MERIDIAN AVE #407	MIAMI BEACH	FL	33139	USA
KEITH RYAN SHEAFFER	2206 SIANT JAMES STREET	PHILADELPHIA	PA	19103	USA
KELLY ADELIA MCCAFFERTY	1700 MERIDIAN AVE UNIT 508	MIAMI BEACH	FL	33139	USA
KENNETH DAVIS JULIE DAVIS	1700 MERIDIAN AVE #102	MIAMI BEACH	FL	33139	USA
LEANDRO GARCIA	1698 JEFFERSON AVE UNIT 23	MIAMI BEACH	FL	33139	USA
LEANDRO R BARBUSCIO	10 VENETIAN WAY #801	MIAMI BEACH	FL	33139	USA
LINCOLN 845 LLC % JENEL MGMT CORP	275 MADISON AVE # 702	NEW YORK	NY	10016	USA
LORENZO DE LEO ALLISON CLARE DE LEO	1700 MERIDIAN AVE 101	MIAMI BEACH	FL	33139	USA
LUCINDA MARIA ALONSO	1698 JEFFERSON AVE UNIT 33	MIAMI BEACH	FL	33139	USA
LUCY A ARITA	1698 JEFFERSON AVE #48	MIAMI BEACH	FL	33139-7640	USA
LUIS E FERNANDEZ LOZADA LESLIE LYNN ANN FERNANDEZ	1700 MERIDIAN AVE #207	MIAMI BEACH	FL	33139	USA
LUZ H LATORRE	1735 JEFFERSON AVE	MIAMI BEACH	FL	33139-2445	USA

MAGDIEL PADRON MARTHA CHINEA	1698 JEFFERSON AVE # 21	MIAMI BEACH	FL	33139	USA
MARIA B GALANO MAUGHAN	1698 JEFFERSON AVE #10	MIAMI BEACH	FL	33139	USA
MARIA E ALVAREZ	1698 JEFFERSON AVE # 19	MIAMI BEACH	FL	33139	USA
MARIA ELENA ALVAREZ ARMANDO ERNESTO ALVAREZ	1698 JEFFERSON AVE 16	MIAMI BEACH	FL	33139	USA
MARIA R FIERRO LE REM ISABEL FIERRO KILFOYLE ET AL	1732 MERIDIAN AVE #604	MIAMI BEACH	FL	33139	USA
MARY J HOLLAND	1698 JEFFERSON AVE #24	MIAMI BEACH	FL	33139-7639	USA
MARY JANE HOLLAND	1698 JEFFERSON AVE UNIT 24	MIAMI BEACH	FL	33139-7639	USA
MATTHEW & ROSS YASGUR	71 MEETING HOUSE RD	BEDFORD CORNERS	NY	10549	USA
MATTHEW B SCHERR IVETTE MARIA RODRIGUEZ	530 SW 24 RD	MIAMI	FL	33129	USA
MAYRA E CASTELL	1740 JEFFERSON AVE UNIT 11	MIAMI BEACH	FL	33139-2467	USA
MEDICAL IMAGING PROPERTY MANAGEMENT LLC	200 E 36 ST 11C	NEW YORK	NY	10016	USA
MIAMI T LLC	1700 MERIDIAN AVE SUITE 203	MIAMI BEACH	FL	33139	USA
MICHAEL J HALL	1700 MERIDIAN AVE #505	MIAMI BEACH	FL	33139-1842	USA
MICHAEL J LIPMAN	1700 MERIDIAN AVE #510	MIAMI BEACH	FL	33139	USA
MICHAEL THORNLEY GROVES	1700 MERIDIAN AVE #405	MIAMI BEACH	FL	33139-1842	USA
MICHELLE OKA DONER CO-TRS & STEPHANIE OKA FREED CO-TRS	2288 SUNSET DR #3	MIAMI BEACH	FL	33140-4546	USA
MIRIAM JACQUELINE DE LA TORRE	1030 SW 75 AVE	MIAMI	FL	33144	USA
MIRIAM SEGAL	1740 JEFFERSON AVE #4	MIAMI BEACH	FL	33139-2466	USA
MKI INVESTMENTS FL LLC	1264 E 68 ST 2 FLOOR	BROOKLYN	NY	11234	USA
MONTCLAIR 305 LLC	777 BRICKELL AVE STE 1110	MIAMI	FL	33131	USA
MOSHE SAS DALIA SAS	290-174 ST UNIT 1805	SUNNY ISLES BEACH	FL	33160	USA
NATIVIDAD TALAMAS	1698 JEFFERSON AVE #32	MIAMI BEACH	FL	33139-7640	USA
NAWAL DEUTSCH AKRAM ELFEKI	1698 JEFFERSON AVE #20	MIAMI BEACH	FL	33139	USA
NEWELL STREET LLC	942 LAFAYETTE AVE	BROOKLYN	NY	11221	USA
ORLAN BOSTON	1700 MERIDIAN AVE #402	MIAMI BEACH	FL	33139-1842	USA
ORLAN BOSTON TOMAS A MIKUZIS BOSTON	17 MURRAY ST 2	NEW YORK	NY	10007	USA
ORLAN BOSTON TOMAS A MIKUZIS BOSTON	1700 MERIDIAN AVE 504	MIAMI BEACH	FL	33139	USA
ORLANDO F ESTOPINAN	1732 MERIDIAN AVE UNIT 401	MIAMI BEACH	FL	33139-1802	USA
OSCAR CAMARA JTRS OSCAR J CAMARA JTRS	1698 JEFFERSON AVE APT 31	MIAMI BEACH	FL	33139	USA
OSCAR MUSIBAY LISSETTE MENDEZ	1740 JEFFERSON AVE #6	MIAMI BEACH	FL	33139	USA
PENSCO TRUST COMPANY	PO BOX 173859	DENVER	CO	80217	USA
PIAFOX LLC	3449 NE 1 AVE #L35	MIAMI	FL	33137	USA
PPF 723 LINCOLN LANE LLC C/O STEPHEN H BITTEL	801 ARTHUR GODFREY RD #600	MIAMI BEACH	FL	33140	USA
PPF LRIII PORTFOLIO LLC C/O LINCOLN ROAD MM LLC	801 ARTHUR GODFREY RD #600	MIAMI BEACH	FL	33140	USA
PPF MBL PORTFOLIO LLC C/O LINCOLN ROAD MM LLC	801 ARTHUR GODFREY RD #600	MIAMI BEACH	FL	33140	USA
RAFAEL VITALI JR	1740 JEFFERSON AVE #5	MIAMI BEACH	FL	33139-2466	USA
RAQUEL BENTOLILA DE DAGANI LE RALPH DAGAMI LE	1740 JEFFERSON AVE #8	MIAMI BEACH	FL	33139	USA
RENATA DULCET	PO BOX 402442	MIAMI BEACH	FL	33140	USA
REYNOLD L STONE &W ANN E STONE	1698 JEFFERSON AVE #27	MIAMI BEACH	FL	33139	USA
RICARDO E PUJALS	1698 JEFFERSON AVE #42	MIAMI BEACH	FL	33139-7640	USA
RICARDO GIMENEZ	2929 SW 3 AVE STE 210	MIAMI	FL	33129	USA
RICHARD FRANK	1698 JEFFERSON AVE 29	MIAMI BEACH	FL	33139	USA

ROBERT A RIONDA TRS ROBERT A RIONDA	1700 MERIDIAN AVE #412	MIAMI BEACH	FL	33139	USA
ROBERT WILLIAM TIMMS TRS	1211 CONSTITUTION AVE NE	WASHINGTON	DC	20002	USA
ROBERTO CROSS SILVA LE (JTRS) VALERIA CABRAL DA ROCHA LE (JTRS)	1732 MERIDIAN AVE #602	MIAMI BEACH	FL	33139	USA
ROMINA NAPARSTEK	1698 JEFFERSON AVE #12	MIAMI BEACH	FL	33139	USA
RONALD MIAMI LLC C/O MASSAT CONSULTING GROUP	44 WEST FLAGLER ST STE #1100	MIAMI	FL	33130	USA
ROSA MAIRENA	1740 JEFFERSON AVE #12	MIAMI BEACH	FL	33139-2467	USA
SABRINA J WAINBERG	220 E Flamingo Rd Unit 404	Las Vegas	NV	89169-0303	USA
SAXO LLC	765 W 41 ST	MIAMI BEACH	FL	33140	USA
SIMON C DIAZ &W LUISA E	1740 JEFFERSON AVE UNIT 2	MIAMI BEACH	FL	33139-2466	USA
SOBE GORGEOUS INC	250 E RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
SOUTH MERIDIAN INVESTMENTS CORP	354 SEVILLA AVE	CORAL GABLES	FL	33134	USA
SOUTHSTAR LLC	600 WASHINGTON AVE #2500	ST LOUIS	MO	63101	USA
STEPHEN H BOURIE &W MICHELLE A BOURIE	1698 JEFFERSON AVE #44	MIAMI BEACH	FL	33139	USA
STUART H SORKIN JESSICA A SORKIN	1700 MERIDIAN AVE # 507	MIAMI BEACH	FL	33139	USA
SUSAN GOLDSTEIN	1311 BRIGHTWATER #2B	BROOKLYN	NY	11235	USA
SUSANA PENA PEDRO PABLO PORBEN	938 MANITOBA DR	BOWLING GREEN	ОН	43402	USA
TERRY ZAMOJSKI ROBERT G PUDDICOMBE	1730 JEFFERSON AVE	MIAMI BEACH	FL	33139	USA
THE MERIDIAN CONDO LLC	98 DELANO ST	SAN FRANCISCO	CA	94112	USA
THE STERLING BUILDING INC	927 LINCOLN RD #214	MIAMI BEACH	FL	33139-2606	USA
THOMAS MICHAEL REIMANN	1698 JEFFERSON AVE #8	MIAMI BEACH	FL	33139-7639	USA
THOMAS SONGIN	1698 JEFFERSON AVE UNIT 46	MIAMI BEACH	FL	33139	USA
THOMAS WEI & GEOFFREY HOEFFER JTRS	1700 MERIDIAN AVE #502	MIAMI BEACH	FL	33139-1842	USA
TIMOTHY J MILLER	310 W 55 ST #3J	NEW YORK	NY	10019	USA
UV GROUP LLC	1125 NE 125 ST 101	MIAMI	FL	33161	USA
VIVIAN BEATRIZ GONZALEZ	6481 SW 85 ST	MIAMI	FL	33143-7939	USA
WILLIAM B DE YAMPERT III	1700 MERIDIAN AVENUE #302	MIAMI BEACH	FL	33139	USA
XAVIER DE AMEZOLA	12555 SW 69 AVE	MIAMI	FL	33156	USA

375' RADIUS MAP



<u>SUBJECT</u>: 1688 Meridian Avenue, Miami Beach, FL 33139 <u>FOLIO NUMBER</u>: 02-3234-007-0600 <u>LEGAL DESCRIPTION</u>: GOLF COURSE SUB AMD PL PB 6-26 N1/2 LOT 7 & ALL LOT 8 BLK 36

MIAMIBEACH

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

Address: 1674 +1688 Merilian Are. File Number:

BOARD APPLICATION CHECK LIST

A pre-application meeting must be scheduled with Board 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.

‡	 FIRST SUBMITTAL CHECK LIST ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE 	Required	Provided
1	Make an appointment with Board Liaison at least 2 days in advance of the submittal deadline	x	
2	Completed Board Application, Affidavits & Disclosures of Interest (original signatures)		
3	Copies of all current or previously active Business Tax Receipts		
4	Letter of Intent with details of application request, hardship, etc.	X	
5	Application Fee	X	
6	Mailing Labels - 2 sets and a CD including: Property owner's list and Original certified letter from provider.	x	
-7	School Concurrency Application, for projects with a net increase in residential units (no SFH)		
8	Provide four (4), 11"X17" collated sets, two (1) of which are signed & sealed, to include the following:	x	
9	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date	x	
10	All Applicable Zoning Information (see Zoning Data requirements)	X	
11	Location Plan, Min 4"x 6" Aerial 1/2 mile radius, colored with streets and project site identified	X	
12	Survey (original signed & sealed) 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	
13	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)		
	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)		~
15	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths)	Х	
15 a		Χ.	
16	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X	
17	Current, dated color photographs, min 4"X6" of interior space (no Google images)		
18	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	
19	Existing Conditions Drawings (Floor Plans & Elevations with dimensions)		
20	Demolition Plans (Floor Plans & Elevations with dimensions)		
21	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks	X	;
22	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	х	
23	Proposed Section Drawings	Х	
24	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.	х	
25	Hardscape Plan, i.e. paving materials, pattern, etc.	X	
26	Color Renderings (elevations and three dimensional perspective drawings)	X	

Initials

Indicate N/A If Not Applicable

Date: 8/22/15

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

Address:

#	A FIRST SUBMITTAL ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE APPLICATION MEETING	Required	Provideo
27	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		
28	Copy of original Building Permit Card, & Microfilm, if available		
29	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)		
30	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated)	X	
31	Line of Sight studies		
32	Structural Analysis of existing building including methodology for shoring and bracing		
33	Proposed exterior and interior lighting plan, including photometric calculations		
34	Exploded Axonometric Diagram (showing second floor in relationship to first floor)		
35	Neighborhood Context Study		
36	Open Space calculations and shaded diagrams	X	
37	Proposed Operational Plan	1	
88	Traffic Study (Hard copy), Site plan(s) and AutoCAD in 3 CDs, including calculations for peer review. Send		
	digital version as an attachment via e mail to: Xfalconi@miamibeachfl.gov		
	Sound Study report (Hard copy) with 1 CD		
	Set of plans 24"x 36" (when requested by staff)		
	Copies of previous Recorded Final Orders		
2	Location Plan, Aerial or survey indicating width of canals (Dimension shall be certified by a surveyor)		
3	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation)	1	
4			
	Site Plan (Identify streets and alleys)		
	Identify: setbacksHeightDrive aisle widthsStreets and sidewalks widths		
	# parking spaces & dimensions Loading spaces locations & dimensions		
	# of bicycle parking spaces	1	
	Interior and loading area location & dimensions		
	Street level trash room location and dimensions		
	Delivery routeSanitation operation Valet drop-off & pick-upValet route in and out		
	/alet route to and fromauto-turn analysis for delivery and sanitation vehicles		
į			
	loor Plan (dimensioned)		
	otal floor area		
	dentify # seats indoors outdoors seating in public right of way Total		
0	Occupancy load indoors and outdoors per venue Total when applicable		

Initials: <u>M</u>

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

Address:

ITEM

File Number:

46	In the Letter of Intent for Planning Board include and respond to all review guidelines in the code as follows:	
47	For Conditional Use -Section 118-192 (a)(1)-(7) + (b)(1)-(11)	
48	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)	
49	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)	
50	CU - Structures over 50,000 SQ.FT Section 118-192(b) (1)-(11)	
51	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	
52	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	

#	FINAL SUBMITTAL CHECK LIST:	Required Provided
53	One (1) signed and sealed 11"X17" bound 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.	
54	14 collated copies of all the above documents	X
55	One (1) CD/DVD with electronic copy of entire final application package	Χ
	and (2) by by b with electionic copy of entire final application package	X

NOTES:

- A. Other information/documentation required for first submittal will be identified during pre-application meeting.
- B. Is the responsibility of the applicant to make sure that the sets, 14 copies and electronic version on CD are consistent.
- C. Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- D. ALL DOCUMENTS 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
- E. Please note that the applicant will be required to submit revised plans pursuant to applicable
 - Board Conditions no later than 60 days after Board Approval, as applicable.

APPLICANT'S OR DESIGNEE'S SIGNATURE

8/22/16

Date

Initials: