

# INVOICE (00020832)

## BILLING CONTACT

Erin Sutherland  
Three Brickell City Center  
98 Se 7  
Miami, FL 33131

**MIAMI BEACH**

1700 Convention Center Drive  
Miami Beach, Florida 33139  
305.673.7000

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
00020832	08/10/2016	08/10/2016	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
ZBA16-0019	New Application	\$2,500.00
1340 Bay Dr Miami Beach, FL -331413628		
	<b>SUB TOTAL</b>	\$2,500.00

**TOTAL** \$2,500.00

## Payments

Receipt Number	Status	Transaction Type	Payment Type	Payment Amount	Payment Date
TRC-010409-10-08-2016	Complete	Fee Payment	Credit Card	\$2,500.00	8/10/2016

Displaying Items 1 - 1 of 1

Any refund associated with this invoice will only be issued to the billing contact listed herein.

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

**Address: 1340 Bay Drive**

**Date:**

**File:**

## 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 <u>(Aug 9, 2016)</u>	X	✓
2	Two completed Board Application forms, Affidavits & Disclosures of interests (One with original signatures, and one copy)	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	Two letters of intent (One original, dated and signed letter and one copy). Letter of intent shall explain in detail how the request relates to each variance criteria on Section 118-353 (d) of the City Code.	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	One original, dated, signed and sealed survey (dated no less than 6 months old at the time of application) including lot area and grade (If no sidewalk exists, provide a letter from Public Works, establishing grade).	X	✓
11	Provide two (2), 11"x17" collated set of plans, (one original, dated, signed and sealed and one copy) including the following:	X	✓
12	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date	X	✓
13	All Applicable Zoning Information in the Planning Department format	X	✓
14	Location Plan-- Colored aerial showing name of streets and project site identified.	X	✓
15	Copy of original Survey (minimum 11x17)	X	✓
16	Full legal Description of the property if not included in survey (For lengthy legal descriptions, attached as a separate document if necessary)	X	✓
17	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X	✓
18	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X	✓
19	Site Plan (fully dimensioned with setbacks, existing and proposed) Indicate location of the area included in the application if applicable.	X	✓
20	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X	✓
21	Current, dated color photographs, min 4"x6" of interior space (no Google images)		
22	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	✓
23	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture and shelves if applicable.		

Indicate N/A If Not Applicable



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




24	Demolition Plans (Floor Plans & Elevations with dimensions)		
25	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks	X	✓
26	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	✓
27	Proposed Section Drawings	X	✓
28	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan	Optional	N/A
28	Hardscape Plan, i.e. paving materials, pattern, etc.		
29	Required yards open space calculations and shaded diagrams	X	✓
<b>ITEM #</b>	<b>FIRST SUBMITTAL ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE APPLICATION MEETING</b>	<b>Required</b>	<b>Provided</b>
30	Copy of original Building Permit Card, & Microfilm, if available		
31	Copy of previously approved building permits. (Provide Building Permit Number.)		
32	Copy of previous Recorded Final Orders		
33	Floor Plan shall indicate area where alcoholic beverages will be displayed.		
34	Color Renderings (elevations and three dimensional perspective drawings).		
35	Detailed sign(s) with dimensions and elevation drawings showing exact location.		
36	Elevation drawings showing area of building façade for sign calculation (Building ID signs)		
37	Daytime and Nighttime renderings for illuminated signs		
38	Proposed lighting plan, including photometric calculations		
39	Plans shall show total projection from seawall inclusive of dock, mooring piles, boat lift and boat dimensions and location.		
40	Business hours of Operations & Restaurant menu if applicable		
41	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.		
42	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		
43	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.		
44	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		
45	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)		
46	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated)		
47	Line of Sight studies		
48	Structural Analysis of existing building including methodology for shoring and bracing		
49	Exploded Axonometric Diagram (showing second floor in relationship to first floor)		

Indicate N/A If Not Applicable



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

50	Neighborhood Context Study		
51	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		
52	Sound Study report (Hard copy) with 1 CD		
53	Set of plans 24"x 36"		
52	<b>Site Plan (Identify streets and alleys)</b>		
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	<b>Floor Plan (dimensioned)</b>		
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 _____		
	<b>In the Letter of Intent for Planning Board include and respond to all review guidelines in the code as follows:</b>		
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		
	<b>Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A</b>		
	<b>Other information/documentation required for first submittal (to be identified during pre application meeting).</b>		

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. A CD with proper format of all documents and plans 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 all documents and final application package ( plans, application, letter, etc.) . 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.**

Indicate N/A If Not Applicable

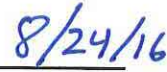


# MIAMI BEACH

Planning Department, 1700 Convention Center Drive  
Miami Beach, Florida 33139, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)  
305.673.7550



APPLICANT'S OR DESIGNEE'S SIGNATURE



DATE



## Florida Real Estate Decisions, Inc.



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

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

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

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

July 8, 2016

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

Re: Property Owners List  
Within 375 feet of:

OCEAN SIDE SEC ISLES OF NORMANDY PB 25-60  
E1/2 LOT 7 & ALL LOT 8  
& WLY 10FT LOT 9 BLK 14  
1340 BAY DR

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 375 feet of the subject property listed above.\* This reflects the most current records on file in the Miami-Dade County Tax Assessor's office.

Sincerely,

*Maureen E. Hudson*

Maureen E. Hudson

MEH/ms

cc: Erin Sutherland  
AKERMAN LLP  
Three Brickell City Centre  
98 Southeast Seventh Street  
Miami, Florida 33131

Number of Labels: 37

\*Duplicates removed.





0232100131850  
6825 RUE NOTRE DAME  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 1 BLK 12  
LOT SIZE 74.400 X 125

GARY C STEVENSON &W SUSANNE KIRSCH  
6825 RUE NOTRE DAME  
MIAMI BEACH, FL 33141-3642

0232100132080  
1195 BAY DR  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 25 & W30FT LOT 24 BLK 12  
LOT SIZE 81.700 X 140

IRENE MANUECO  
1195 BAY DR  
MIAMI BEACH, FL 33141-3624

0232100132090  
1199 BAY DR  
2-3-10-11 53 42  
PB 25-60 OCEAN SIDE SEC ISLE OF NORMANDY  
LOT 26 BLK 12

1199 BAY DRIVE PROPERTY LLC  
1199 BAY DR  
MIAMI BEACH, FL 33141-3624

0232100132100  
1200 BAY DR  
2-3-10-11 53 42  
PB 25-60 OCEAN SIDE SEC ISLE OF NORMANDY  
LOT 1 & BEG SW COR LOT 2 ELY30FT NLY170FT  
TO PT THAT IS 32.921FT ELY FROM NW COR  
LOT 2 NW32.921FT S TO POB  
LOT SIZE 85.000 X 170

VILLAMYWAY PROPERTIES LLC  
1200 BAY DR  
MIAMI BEACH, FL 33141-3626

0232100132110  
1190 BAY DR  
OCEAN SIDE SEC ISLE OF NORMANDY  
LOT 3 & BEG SE COR LOT 2 WLY20FT NLY170FT  
TO PT THAT IS 21.789FT WLY FROM NE COR  
LOT 2 NE21.789FT SLY TO POB PB 25-60  
LOT SIZE 72.850 X 170

JEAN CHRISTOPHE BABIN &W MARZIA PORTA  
ROUTE DE GENEVE 4  
1028 PREVERGENES  
SWITZERLAND

0232100132200  
1398 BAY DR  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 1 BLK 14  
LOT SIZE 64.000 X 170

JOHN KUNKEL &W JENNIFER A  
1398 BAY DR  
MIAMI BEACH, FL 33141-3628

0232100132210  
1396 BAY DR  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 2 BLK 14  
LOT SIZE 52.000 X 170

ADAM SENDER  
1396 BAY DR  
MIAMI BEACH, FL 33141-3628

0232100132220  
1390 BAY DR  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 3 BLK 14  
LOT SIZE 52.000 X 170

DAVID S WIEDER &W CATHERINE H  
1390 BAY DR  
MIAMI BEACH, FL 33141-3628

0232100132230  
1370 BAY DR  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 4 & WLY20.29FT LOT 5 BLK 14  
LOT SIZE 70.710 X 170

LUIS A ABUDO  
1370 BAY DR  
MIAMI BEACH, FL 33141-3628

0232100132240  
1354 BAY DR  
2-3-10-11 53 42  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
ELY34.42FT LOT 5 ALL LOT 6 & W1/2 LOT 7  
BLK 14  
LOT SIZE 109.420 X 170

ALBERT JACOBS  
1354 BAY DR  
MIAMI BEACH, FL 33141-3628

0232100132260  
1340 BAY DR  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
E1/2 LOT 7 & ALL LOT 8 & WLY 10FT LOT 9  
BLK 14  
LOT SIZE 85.000 X 170

DAVID E EISENBERG  
CINDY DAYTON EISENBERG  
PO BOX 546200  
MIAMI BEACH, FL 33154-0200

0232100132270  
1330 BAY DR  
2-3-10-11 53 42  
PB 25-60 OCEAN SIDE SEC ISLE OF NORMANDY  
LOT 9 LESS WLY10FT & WLY30FT LOT 10 BLK 14  
LOT SIZE 70.000 X 170

ERIC MARK MARTINEZ  
1330 BAY DR  
MIAMI BEACH, FL 33141-3628

0232100132280  
1310 BAY DR  
2-3-10-11 53 42  
PB 25-60 OCEAN SIDE SEC ISLE OF NORMANDY  
LOT 10 LESS WLY 30FT  
& ALL LOTS 11 & 12 BLK 14  
LOT SIZE 128.500 X 170

HAROLD MILLER  
1310 BAY DR  
MIAMI BEACH, FL 33141-3628

0232100132300  
1414 BIARRITZ DR  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 2 BLK 15  
LOT SIZE 54.950 X 125

ANGEL P FERNANDEZ SR  
1540 BIARRITZ DR  
MIAMI BEACH, FL 33141-4722

0232100132310  
1400 BIARRITZ DR  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 3 BLK 15  
LOT SIZE 54.950 X 125

ELANA SEIPEL  
1400 BIARRITZ DR  
MIAMI BEACH, FL 33141-3638



0232100132320  
1390 BIARRITZ DR  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 4 BLK 15  
LOT SIZE 54.950 X 125

OASIS INVEST LLC  
1390 BIARRITZ DR  
MIAMI BEACH, FL 33141-3636

0232100132330  
1384 BIARRITZ DR  
2 3 10 11 53 42 PB 25-60 OCEAN SIDE SEC  
ISLE OF NORMANDY LOT 5 BLK 15  
LOT SIZE 55.000 X 125

SURESH TEWANI  
1741 NW 20TH ST  
MIAMI, FL 33142-7429

0232100132340  
1376 BIARRITZ DR  
2-3-10-14-53 42 PB 25-60 OCEANSIDE SEC  
ISLE OF NORMANDY LOT 6 BLK 15  
LOT SIZE 55.000 X 125

VICTOR I RODRIGUEZ &W MARIA A  
1376 BIARRITZ DR  
MIAMI BEACH, FL 33141-3636

0232100132350  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 7 BLK 15  
LOT SIZE 55.000 X 125

CONFIDENTIAL

0232100132360  
1356 BIARRITZ DR  
2-3-10-11-53 42  
PB 25-60 OCEAN SIDE SEC ISLE OF NORMANDY  
LOT 8 BLK 15  
LOT SIZE 55.000 X 125

GLADYS V RODRIGUEZ PEREZ  
1356 BIARRITZ DR  
MIAMI BEACH, FL 33141-3636

0232100132370  
1346 BIARRITZ DR  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 9 BLK 15  
LOT SIZE 55.000 X 125

PHILIP F BALBI TR  
2841 NE 163RD ST APT 807  
NORTH MIAMI BEACH, FL 33160-4429

0232100132380  
1336 BIARRITZ DR  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 10 BLK 15  
LOT SIZE 55.000 X 125

ANA L LANLER & SALOMAO MESQUITA  
1336 BIARRITZ DR  
MIAMI BEACH, FL 33141-3636

0232100132390  
1328 BIARRITZ DR  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 11 BLK 15  
LOT SIZE 55.000 X 125

JOSE A VAZQUEZ  
1328 BIARRITZ DR  
MIAMI BEACH, FL 33141-3636

0232100132400  
1320 BIARRITZ DR  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 12 BLK 15  
LOT SIZE 55.000 X 125

WILLIAM CAPEL BROWN  
1320 BIARRITZ DR  
MIAMI BEACH, FL 33141-3636

0232100132410  
6830 RUE NOTRE DAME  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 13 BLK 15  
LOT SIZE 78.550 X 125

MICHAEL TOWLE  
6830 RUE NOTRE DAME  
MIAMI BEACH, FL 33141-3643

0232100132420  
1301 BAY DR  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 14 BLK 15  
LOT SIZE 10080 SQ FT

CARMEN SANTAMARINA URSO  
1301 BAY DR  
MIAMI BEACH, FL 33141-3627

0232100132425  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 15 BLK 15  
LOT SIZE 7239 SQ FT M/L

BKT HOLDING LLC  
20533 BISCAYNE BLVD STE 143  
MIAMI, FL 33180-1529

0232100132430  
1325 BAY DR  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 16 BLK 15  
LOT SIZE 51.700 X 140

MB 325 LLC  
300 71ST ST STE 528A  
MIAMI BEACH, FL 33141-3087

0232100132440  
1331 BAY DR  
2-3-10-11-53 42 PB 25-60 OCEAN SIDE SEC  
ISLE OF NORMANDY LOT 17 BLK 15  
LOT SIZE 51.700 X 140

HOWARD CHASE  
1331 BAY DR  
MIAMI BEACH, FL 33141-3627

0232100132450  
1341 BAY DR  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 18 BLK 15  
LOT SIZE 51.700 X 140

JULIANNE L BURGOS  
1341 BAY DR  
MIAMI BEACH, FL 33141-3627

0232100132460  
1345 BAY DR  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 19 BLK 15  
LOT SIZE 51.700 X 140

LUCIANO BERTI  
PAMELA FUERTES  
1345 BAY DR  
MIAMI BEACH, FL 33141-3627



0232100132470  
1355 BAY DR  
2-3-10-11-53 42 PB 25-60 OCEAN SIDE SEC  
ISLE OF NORMANDY LOT 20 BLK 15  
LOT SIZE 51.710 X 140

ORLANDO CABALLERO  
1355 BAY DR  
MIAMI BEACH, FL 33141-3627

0232100132480  
1365 BAY DR  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 21 BLK 15  
LOT SIZE 51.710 X 140

ANTHONY V CERVONE &W MINOOSH FARHANGI  
1365 BAY DR  
MIAMI BEACH, FL 33141-3627

0232100132490  
1375 BAY DR  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 22 BLK 15  
LOT SIZE 51.710 X 140

HARVEY R ROSENBLATT &W BARBARA  
1375 BAY DR  
MIAMI BEACH, FL 33141-3627

0232100132500  
1379 BAY DR  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 23 BLK 15  
LOT SIZE 51.710 X 140

MICHAEL P CORRISS  
1379 BAY DR  
MIAMI BEACH, FL 33141-3627

0232100132510  
1389 BAY DR  
2 3 10 11 53 42  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 24 BLK 15  
LOT SIZE 51.710 X 140

DANIEL HADAR  
DEENA HADAR  
1389 BAY DR  
MIAMI BEACH, FL 33141-3627

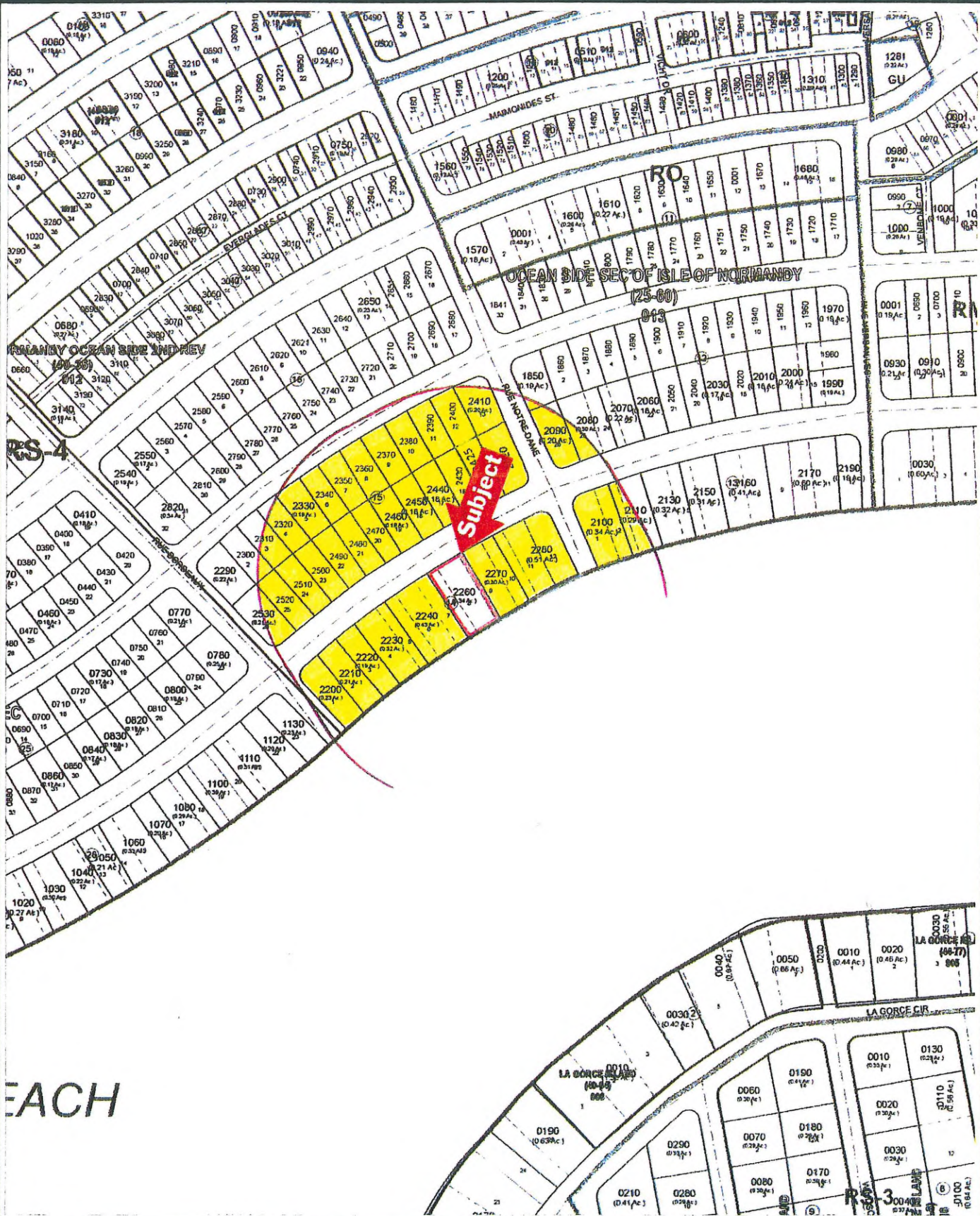
0232100132520  
1395 BAY DR  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 25 BLK 15  
LOT SIZE 51.710 X 140

RUBEN ARBER LE  
ESTHER ARBER LE  
REM FABIO ARBER  
1395 BAY DR  
MIAMI BEACH, FL 33141-3627

0232100132530  
1405 BAY DR  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 26 BLK 15  
LOT SIZE 71.440 X 140

EZRA KASSIN  
155 N SHORE DR APT 103  
MIAMI BEACH, FL 33141-3925







JEAN CHRISTOPHE BABIN  
&W MARZIA PORTA  
ROUTE DE GENEVE 4  
1028 PREVERGENES  
SWITZERLAND

1199 BAY DRIVE PROPERTY LLC  
1199 BAY DR  
MIAMI BEACH, FL 33141-3624

ADAM SENDER  
1396 BAY DR  
MIAMI BEACH, FL 33141-3628

ALBERT JACOBS  
1354 BAY DR  
MIAMI BEACH, FL 33141-3628

ANA L LANLER & SALOMAO MESQUITA  
1336 BIARRITZ DR  
MIAMI BEACH, FL 33141-3636

ANGEL P FERNANDEZ SR  
1540 BIARRITZ DR  
MIAMI BEACH, FL 33141-4722

ANTHONY V CERVONE  
&W MINOOSH FARHANGI  
1365 BAY DR  
MIAMI BEACH, FL 33141-3627

BKT HOLDING LLC  
20533 BISCAYNE BLVD STE 143  
MIAMI, FL 33180-1529

CARMEN SANTAMARINA URSO  
1301 BAY DR  
MIAMI BEACH, FL 33141-3627

DANIEL HADAR  
DEENA HADAR  
1389 BAY DR  
MIAMI BEACH, FL 33141-3627

DAVID E EISENBERG  
CINDY DAYTON EISENBERG  
PO BOX 546200  
MIAMI BEACH, FL 33154-0200

DAVID S WIEDER &W CATHERINE H  
1390 BAY DR  
MIAMI BEACH, FL 33141-3628

ELANA SEIPEL  
1400 BIARRITZ DR  
MIAMI BEACH, FL 33141-3638

ERIC MARK MARTINEZ  
1330 BAY DR  
MIAMI BEACH, FL 33141-3628

EZRA KASSIN  
155 N SHORE DR APT 103  
MIAMI BEACH, FL 33141-3925

GARY C STEVENSON  
&W SUSANNE KIRSCH  
6825 RUE NOTRE DAME  
MIAMI BEACH, FL 33141-3642

GLADYS V RODRIGUEZ PEREZ  
1356 BIARRITZ DR  
MIAMI BEACH, FL 33141-3636

HAROLD MILLER  
1310 BAY DR  
MIAMI BEACH, FL 33141-3628

HARVEY R ROSENBLATT &W BARBARA  
1375 BAY DR  
MIAMI BEACH, FL 33141-3627

HOWARD CHASE  
1331 BAY DR  
MIAMI BEACH, FL 33141-3627

IRENE MANUECO  
1195 BAY DR  
MIAMI BEACH, FL 33141-3624

JOHN KUNKEL &W JENNIFER A  
1398 BAY DR  
MIAMI BEACH, FL 33141-3628

JOSE A VAZQUEZ  
1328 BIARRITZ DR  
MIAMI BEACH, FL 33141-3636

JULIANNE L BURGOS  
1341 BAY DR  
MIAMI BEACH, FL 33141-3627

LUCIANO BERTI  
PAMELA FUERTES  
1345 BAY DR  
MIAMI BEACH, FL 33141-3627

LUIS A ABUDO  
1370 BAY DR  
MIAMI BEACH, FL 33141-3628

MB 325 LLC  
300 71ST ST STE 528A  
MIAMI BEACH, FL 33141-3087

MICHAEL P CORRISS  
1379 BAY DR  
MIAMI BEACH, FL 33141-3627

MICHAEL TOWLE  
6830 RUE NOTRE DAME  
MIAMI BEACH, FL 33141-3643

OASIS INVEST LLC  
1390 BIARRITZ DR  
MIAMI BEACH, FL 33141-3636

**ORLANDO CABALLERO**  
1355 BAY DR  
MIAMI BEACH, FL 33141-3627

**PHILIP F BALBI TR**  
2841 NE 163RD ST APT 807  
NORTH MIAMI BEACH, FL 33160-4429

**RUBEN ARBER LE**  
**ESTHER ARBER LE**  
**REM FABIO ARBER**  
1395 BAY DR  
MIAMI BEACH, FL 33141-3627

**SURESH TEWANI**  
1741 NW 20TH ST  
MIAMI, FL 33142-7429

**VICTOR I RODRIGUEZ & W MARIA A**  
1376 BIARRITZ DR  
MIAMI BEACH, FL 33141-3636

**VILLAMYWAY PROPERTIES LLC**  
1200 BAY DR  
MIAMI BEACH, FL 33141-3626

**WILLIAM CAPEL BROWN**  
1320 BIARRITZ DR  
MIAMI BEACH, FL 33141-3636





## Florida Real Estate Decisions, Inc.



July 8, 2016

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

Re: Property Owners List  
Within 375 feet of:

OCEAN SIDE SEC ISLES OF NORMANDY PB 25-60  
E1/2 LOT 7 & ALL LOT 8  
& WLY 10FT LOT 9 BLK 14  
1340 BAY DR

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 375 feet of the subject property listed above.\* This reflects the most current records on file in the Miami-Dade County Tax Assessor's office.

Sincerely,

*Maureen E. Hudson*

Maureen E. Hudson

MEH/ms

cc: Erin Sutherland  
AKERMAN LLP  
Three Brickell City Centre  
98 Southeast Seventh Street  
Miami, Florida 33131

Number of Labels: 37

\*Duplicates removed.

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

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

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

WWW.FREDIFL.COM



0232100131850  
6825 RUE NOTRE DAME  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 1 BLK 12  
LOT SIZE 74.400 X 125

GARY C STEVENSON &W SUSANNE KIRSCH  
6825 RUE NOTRE DAME  
MIAMI BEACH, FL 33141-3642

0232100132080  
1195 BAY DR  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 25 & W30FT LOT 24 BLK 12  
LOT SIZE 81.700 X 140

IRENE MANUECO  
1195 BAY DR  
MIAMI BEACH, FL 33141-3624

0232100132090  
1199 BAY DR  
2-3-10-11 53 42  
PB 25-60 OCEAN SIDE SEC ISLE OF NORMANDY  
LOT 26 BLK 12

1199 BAY DRIVE PROPERTY LLC  
1199 BAY DR  
MIAMI BEACH, FL 33141-3624

0232100132100  
1200 BAY DR  
2-3-10-11 53 42  
PB 25-60 OCEAN SIDE SEC ISLE OF NORMANDY  
LOT 1 & BEG SW COR LOT 2 ELY30FT NLY170FT  
TO PT THAT IS 32.921FT ELY FROM NW COR  
LOT 2 NW32.921FT S TO POB  
LOT SIZE 85.000 X 170

VILLAMYWAY PROPERTIES LLC  
1200 BAY DR  
MIAMI BEACH, FL 33141-3626

0232100132110  
1190 BAY DR  
OCEAN SIDE SEC ISLE OF NORMANDY  
LOT 3 & BEG SE COR LOT 2 WLY20FT NLY170FT  
TO PT THAT IS 21.789FT WLY FROM NE COR  
LOT 2 NE21.789FT SLY TO POB PB 25-60  
LOT SIZE 72.850 X 170

JEAN CHRISTOPHE BABIN &W MARZIA PORTA  
ROUTE DE GENEVE 4  
1028 PREVERGENES  
SWITZERLAND

0232100132200  
1398 BAY DR  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 1 BLK 14  
LOT SIZE 64.000 X 170

JOHN KUNKEL &W JENNIFER A  
1398 BAY DR  
MIAMI BEACH, FL 33141-3628

0232100132210  
1396 BAY DR  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 2 BLK 14  
LOT SIZE 52.000 X 170

ADAM SENDER  
1396 BAY DR  
MIAMI BEACH, FL 33141-3628

0232100132220  
1390 BAY DR  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 3 BLK 14  
LOT SIZE 52.000 X 170

DAVID S WIEDER &W CATHERINE H  
1390 BAY DR  
MIAMI BEACH, FL 33141-3628

0232100132230  
1370 BAY DR  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 4 & WLY20.29FT LOT 5 BLK 14  
LOT SIZE 70.710 X 170

LUIS A ABUDO  
1370 BAY DR  
MIAMI BEACH, FL 33141-3628

0232100132240  
1354 BAY DR  
2-3-10-11 53 42  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
ELY34.42FT LOT 5 ALL LOT 6 & W1/2 LOT 7  
BLK 14  
LOT SIZE 109.420 X 170

ALBERT JACOBS  
1354 BAY DR  
MIAMI BEACH, FL 33141-3628

0232100132260  
1340 BAY DR  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
E1/2 LOT 7 & ALL LOT 8 & WLY 10FT LOT 9  
BLK 14  
LOT SIZE 85.000 X 170

DAVID E EISENBERG  
CINDY DAYTON EISENBERG  
PO BOX 546200  
MIAMI BEACH, FL 33154-0200

0232100132270  
1330 BAY DR  
2-3-10-11 53 42  
PB 25-60 OCEAN SIDE SEC ISLE OF NORMANDY  
LOT 9 LESS WLY10FT & WLY30FT LOT 10 BLK 14  
LOT SIZE 70.000 X 170

ERIC MARK MARTINEZ  
1330 BAY DR  
MIAMI BEACH, FL 33141-3628

0232100132280  
1310 BAY DR  
2-3-10-11 53 42  
PB 25-60 OCEAN SIDE SEC ISLE OF NORMANDY  
LOT 10 LESS WLY 30FT  
& ALL LOTS 11 & 12 BLK 14  
LOT SIZE 128.500 X 170

HAROLD MILLER  
1310 BAY DR  
MIAMI BEACH, FL 33141-3628

0232100132300  
1414 BIARRITZ DR  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 2 BLK 15  
LOT SIZE 54.950 X 125

ANGEL P FERNANDEZ SR  
1540 BIARRITZ DR  
MIAMI BEACH, FL 33141-4722

0232100132310  
1400 BIARRITZ DR  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 3 BLK 15  
LOT SIZE 54.950 X 125

ELANA SEIPEL  
1400 BIARRITZ DR  
MIAMI BEACH, FL 33141-3638



0232100132320  
1390 BIARRITZ DR  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 4 BLK 15  
LOT SIZE 54.950 X 125

OASIS INVEST LLC  
1390 BIARRITZ DR  
MIAMI BEACH, FL 33141-3636

0232100132330  
1384 BIARRITZ DR  
2 3 10 11 53 42 PB 25-60 OCEAN SIDE SEC  
ISLE OF NORMANDY LOT 5 BLK 15  
LOT SIZE 55.000 X 125

SURESH TEWANI  
1741 NW 20TH ST  
MIAMI, FL 33142-7429

0232100132340  
1376 BIARRITZ DR  
2-3-10-14-53 42 PB 25-60 OCEANSIDE SEC  
ISLE OF NORMANDY LOT 6 BLK 15  
LOT SIZE 55.000 X 125

VICTOR I RODRIGUEZ &W MARIA A  
1376 BIARRITZ DR  
MIAMI BEACH, FL 33141-3636

0232100132350  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 7 BLK 15  
LOT SIZE 55.000 X 125

CONFIDENTIAL

0232100132360  
1356 BIARRITZ DR  
2-3-10-11-53 42  
PB 25-60 OCEAN SIDE SEC ISLE OF NORMANDY  
LOT 8 BLK 15  
LOT SIZE 55.000 X 125

GLADYS V RODRIGUEZ PEREZ  
1356 BIARRITZ DR  
MIAMI BEACH, FL 33141-3636

0232100132370  
1346 BIARRITZ DR  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 9 BLK 15  
LOT SIZE 55.000 X 125

PHILIP F BALBI TR  
2841 NE 163RD ST APT 807  
NORTH MIAMI BEACH, FL 33160-4429

0232100132380  
1336 BIARRITZ DR  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 10 BLK 15  
LOT SIZE 55.000 X 125

ANA L LANLER & SALOMAO MESQUITA  
1336 BIARRITZ DR  
MIAMI BEACH, FL 33141-3636

0232100132390  
1328 BIARRITZ DR  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 11 BLK 15  
LOT SIZE 55.000 X 125

JOSE A VAZQUEZ  
1328 BIARRITZ DR  
MIAMI BEACH, FL 33141-3636

0232100132400  
1320 BIARRITZ DR  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 12 BLK 15  
LOT SIZE 55.000 X 125

WILLIAM CAPEL BROWN  
1320 BIARRITZ DR  
MIAMI BEACH, FL 33141-3636

0232100132410  
6830 RUE NOTRE DAME  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 13 BLK 15  
LOT SIZE 78.550 X 125

MICHAEL TOWLE  
6830 RUE NOTRE DAME  
MIAMI BEACH, FL 33141-3643

0232100132420  
1301 BAY DR  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 14 BLK 15  
LOT SIZE 10080 SQ FT

CARMEN SANTAMARINA URSO  
1301 BAY DR  
MIAMI BEACH, FL 33141-3627

0232100132425  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 15 BLK 15  
LOT SIZE 7239 SQ FT M/L

BKT HOLDING LLC  
20533 BISCAYNE BLVD STE 143  
MIAMI, FL 33180-1529

0232100132430  
1325 BAY DR  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 16 BLK 15  
LOT SIZE 51.700 X 140

MB 325 LLC  
300 71ST ST STE 528A  
MIAMI BEACH, FL 33141-3087

0232100132440  
1331 BAY DR  
2-3-10-11-53 42 PB 25-60 OCEAN SIDE SEC  
ISLE OF NORMANDY LOT 17 BLK 15  
LOT SIZE 51.700 X 140

HOWARD CHASE  
1331 BAY DR  
MIAMI BEACH, FL 33141-3627

0232100132450  
1341 BAY DR  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 18 BLK 15  
LOT SIZE 51.700 X 140

JULIANNE L BURGOS  
1341 BAY DR  
MIAMI BEACH, FL 33141-3627

0232100132460  
1345 BAY DR  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 19 BLK 15  
LOT SIZE 51.700 X 140

LUCIANO BERTI  
PAMELA FUERTES  
1345 BAY DR  
MIAMI BEACH, FL 33141-3627

0232100132470  
1355 BAY DR  
2-3-10-11-53 42 PB 25-60 OCEAN SIDE SEC  
ISLE OF NORMANDY LOT 20 BLK 15  
LOT SIZE 51.710 X 140

ORLANDO CABALLERO  
1355 BAY DR  
MIAMI BEACH, FL 33141-3627

0232100132480  
1365 BAY DR  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 21 BLK 15  
LOT SIZE 51.710 X 140

ANTHONY V CERVONE &W MINOOSH FARHANGI  
1365 BAY DR  
MIAMI BEACH, FL 33141-3627

0232100132490  
1375 BAY DR  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 22 BLK 15  
LOT SIZE 51.710 X 140

HARVEY R ROSENBLATT &W BARBARA  
1375 BAY DR  
MIAMI BEACH, FL 33141-3627

0232100132500  
1379 BAY DR  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 23 BLK 15  
LOT SIZE 51.710 X 140

MICHAEL P CORRISS  
1379 BAY DR  
MIAMI BEACH, FL 33141-3627

0232100132510  
1389 BAY DR  
2 3 10 11 53 42  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 24 BLK 15  
LOT SIZE 51.710 X 140

DANIEL HADAR  
DEENA HADAR  
1389 BAY DR  
MIAMI BEACH, FL 33141-3627

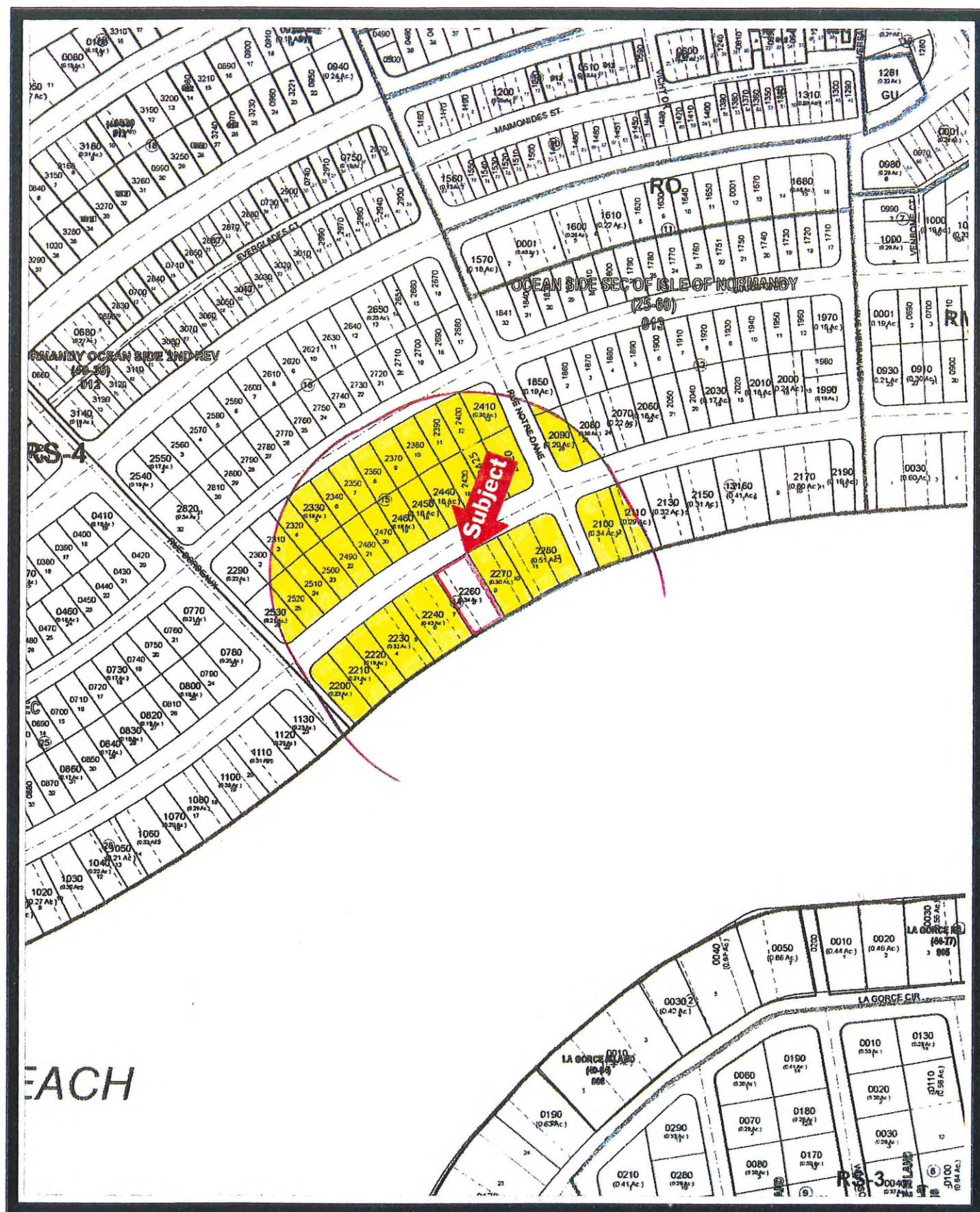
0232100132520  
1395 BAY DR  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 25 BLK 15  
LOT SIZE 51.710 X 140

RUBEN ARBER LE  
ESTHER ARBER LE  
REM FABIO ARBER  
1395 BAY DR  
MIAMI BEACH, FL 33141-3627

0232100132530  
1405 BAY DR  
OCEAN SIDE SEC ISLE OF NORMANDY PB 25-60  
LOT 26 BLK 15  
LOT SIZE 71.440 X 140

EZRA KASSIN  
155 N SHORE DR APT 103  
MIAMI BEACH, FL 33141-3925







JEAN CHRISTOPHE BABIN  
&W MARZIA PORTA  
ROUTE DE GENEVE 4  
1028 PREVERGENES  
SWITZERLAND

1199 BAY DRIVE PROPERTY LLC  
1199 BAY DR  
MIAMI BEACH, FL 33141-3624

ADAM SENDER  
1396 BAY DR  
MIAMI BEACH, FL 33141-3628

ALBERT JACOBS  
1354 BAY DR  
MIAMI BEACH, FL 33141-3628

ANA L LANLER & SALOMAO MESQUITA  
1336 BIARRITZ DR  
MIAMI BEACH, FL 33141-3636

ANGEL P FERNANDEZ SR  
1540 BIARRITZ DR  
MIAMI BEACH, FL 33141-4722

ANTHONY V CERVONE  
&W MINOOSH FARHANGI  
1365 BAY DR  
MIAMI BEACH, FL 33141-3627

BKT HOLDING LLC  
20533 BISCAYNE BLVD STE 143  
MIAMI, FL 33180-1529

CARMEN SANTAMARINA URSO  
1301 BAY DR  
MIAMI BEACH, FL 33141-3627

DANIEL HADAR  
DEENA HADAR  
1389 BAY DR  
MIAMI BEACH, FL 33141-3627

DAVID E EISENBERG  
CINDY DAYTON EISENBERG  
PO BOX 546200  
MIAMI BEACH, FL 33154-0200

DAVID S WIEDER &W CATHERINE H  
1390 BAY DR  
MIAMI BEACH, FL 33141-3628

ELANA SEIPEL  
1400 BIARRITZ DR  
MIAMI BEACH, FL 33141-3638

ERIC MARK MARTINEZ  
1330 BAY DR  
MIAMI BEACH, FL 33141-3628

EZRA KASSIN  
155 N SHORE DR APT 103  
MIAMI BEACH, FL 33141-3925

GARY C STEVENSON  
&W SUSANNE KIRSCH  
6825 RUE NOTRE DAME  
MIAMI BEACH, FL 33141-3642

GLADYS V RODRIGUEZ PEREZ  
1356 BIARRITZ DR  
MIAMI BEACH, FL 33141-3636

HAROLD MILLER  
1310 BAY DR  
MIAMI BEACH, FL 33141-3628

HARVEY R ROSENBLATT &W BARBARA  
1375 BAY DR  
MIAMI BEACH, FL 33141-3627

HOWARD CHASE  
1331 BAY DR  
MIAMI BEACH, FL 33141-3627

IRENE MANUECO  
1195 BAY DR  
MIAMI BEACH, FL 33141-3624

JOHN KUNKEL &W JENNIFER A  
1398 BAY DR  
MIAMI BEACH, FL 33141-3628

JOSE A VAZQUEZ  
1328 BIARRITZ DR  
MIAMI BEACH, FL 33141-3636

JULIANNE L BURGOS  
1341 BAY DR  
MIAMI BEACH, FL 33141-3627

LUCIANO BERTI  
PAMELA FUERTES  
1345 BAY DR  
MIAMI BEACH, FL 33141-3627

LUIS A ABUDO  
1370 BAY DR  
MIAMI BEACH, FL 33141-3628

MB 325 LLC  
300 71ST ST STE 528A  
MIAMI BEACH, FL 33141-3087

MICHAEL P CORRISS  
1379 BAY DR  
MIAMI BEACH, FL 33141-3627

MICHAEL TOWLE  
6830 RUE NOTRE DAME  
MIAMI BEACH, FL 33141-3643

OASIS INVEST LLC  
1390 BIARRITZ DR  
MIAMI BEACH, FL 33141-3636



ORLANDO CABALLERO  
1355 BAY DR  
MIAMI BEACH, FL 33141-3627

PHILIP F BALBI TR  
2841 NE 163RD ST APT 807  
NORTH MIAMI BEACH, FL 33160-4429

RUBEN ARBER LE  
ESTHER ARBER LE  
REM FABIO ARBER  
1395 BAY DR  
MIAMI BEACH, FL 33141-3627

SURESH TEWANI  
1741 NW 20TH ST  
MIAMI, FL 33142-7429

VICTOR I RODRIGUEZ & W MARIA A  
1376 BIARRITZ DR  
MIAMI BEACH, FL 33141-3636

VILLAMYWAY PROPERTIES LLC  
1200 BAY DR  
MIAMI BEACH, FL 33141-3626

WILLIAM CAPEL BROWN  
1320 BIARRITZ DR  
MIAMI BEACH, FL 33141-3636