

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

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

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

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

- FLOOD PLAIN MANAGEMENT BOARD
 - FLOOD PLAIN WAIVER

- OTHER _____

SUBJECT PROPERTY ADDRESS: 1344 15th Terrace
Miami Beach, FL 33139

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

FOLIO NUMBER (S) 02-32-33-016-0090

1. APPLICANT: OWNER OF THE SUBJECT PROPERTY TENANT ARCHITECT LANDSCAPE ARCHITECT
 ENGINEER CONTRACTOR OTHER _____

NAME 1344 15th Terrace Townhomes, LLC
ADDRESS 9341 Collins Ave #1107 Surfside, FL 33154
BUSINESS PHONE 305-281-3421 CELL PHONE 305-281-3421
E-MAIL ADDRESS gregg@1000museum.com

OWNER IF DIFFERENT THAN APPLICANT:

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

2. AUTHORIZED REPRESENTATIVE(S):

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

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

CONTACT:
NAME Gregg Covin
ADDRESS 9341 Collins Ave #1107 Surfside, FL 33154
BUSINESS PHONE 305-281-3421 CELL PHONE 305-281-3421
E-MAIL ADDRESS gregg@1000museum.com

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

ARCHITECT LANDSCAPE ARCHITECT ENGINEER CONTRACTOR OTHER: _____
NAME Greg Neville - NVL Architecture
ADDRESS 5150 SW 75 Street Miami, FL 33143
BUSINESS PHONE 305-788-3230 CELL PHONE _____
E-MAIL ADDRESS gnevillefl@yahoo.com

FILE NO. _____

1. APPLICANT: OWNER OF THE SUBJECT PROPERTY TENANT ARCHITECT LANDSCAPE ARCHITECT
 ENGINEER CONTRACTOR OTHER _____

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

OWNER IF DIFFERENT THAN APPLICANT:

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

2. AUTHORIZED REPRESENTATIVE(S):

- ATTORNEY:

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

- AGENT:

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

- CONTACT:

NAME Joshua D. Katz
 ADDRESS 624 SW 10 Street Unit B Fort Lauderdale, FL 33315
 BUSINESS PHONE 954-817-6931 CELL PHONE 954-817-6931
 E-MAIL ADDRESS jdkatz71@gmail.com

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

ARCHITECT LANDSCAPE ARCHITECT ENGINEER CONTRACTOR OTHER: _____
 NAME Barry Miller, ASLA - Sevino & Miller Design Studio
 ADDRESS 12345 NE 6th Ave A Miami, FL 33161
 BUSINESS PHONE 305-895-9032 x302 CELL PHONE 305-299-9076
 E-MAIL ADDRESS barry@savinomiller.com

FILE NO. _____

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

The project consists of 3 new construction attached townhomes.

The driveway access will be located on 15th Terrace.

Residents vehicles will be parked such that they will not be seen from either Bay Road or 15th Terrace.

- 4A. IS THERE AN EXISTING BUILDING(S) ON THE SITE YES NO
- 4B. DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION YES NO
- 4C. PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICABLE) 7438.75 SQ. FT.
- 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE). 12,702 SQ. FT.

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

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

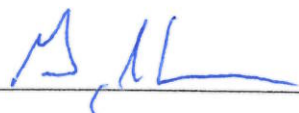
PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

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

FILE NO. _____

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

THE AFOREMENTIONED IS ACKNOWLEDGED BY: OWNER OF THE SUBJECT PROPERTY
 AUTHORIZED REPRESENTATIVE

SIGNATURE: 

PRINT NAME: Greggory Covin

FILE NO. _____

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

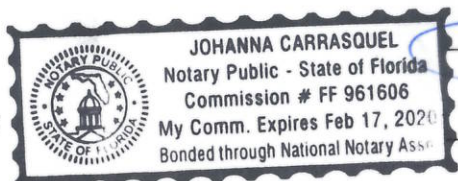
NOTARY SEAL OR STAMP _____ SIGNATURE
My Commission Expires: _____ NOTARY PUBLIC
PRINT NAME

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

STATE OF
COUNTY OF

I, Greggory Covin being duly sworn, depose and certify as follows: (1) I am the Manager (print title) of 1344 15th Terrace Townhomes, LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner 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.

Sworn to and subscribed before me this 10 day of August, 2016. The foregoing instrument was acknowledged before me by _____ of _____, on behalf of such entity, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP:  _____ SIGNATURE
My Commission Expires: 2/17/20 Johanna Carrasquel NOTARY PUBLIC
PRINT NAME

FILE NO. _____

POWER OF ATTORNEY AFFIDAVIT

STATE OF
COUNTY OF

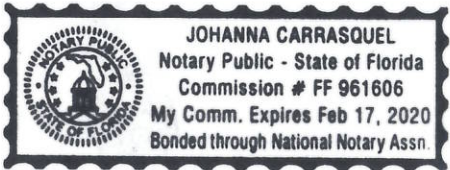
I, Gregg Covin, being duly sworn and deposed, certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Gregory Neville to be my representative before the Design Review Board. (3) I also hereby authorize 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.

Gregg Covin, Manager
PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 19 day of August, 2016. The foregoing instrument was acknowledged before me by Gregg Covin of _____ who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires

Johanna Carrasquel
NOTARY PUBLIC
Johanna Carrasquel
PRINT NAME

CONTRACT FOR PURCHASE

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

NAME	DATE OF CONTRACT
NAME, ADDRESS, AND OFFICE	% OF STOCK
_____	_____
_____	_____
_____	_____

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

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

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

South Beach Townhouses, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Gregg Covin

50%

9341 Collins Ave #1107 Surfside, FL 33154

LMP Townhomes, LLC

50%

Luis M. Perez - Manager

12285 SW 4th Terrace Miami, FL 33184

RJ1 Group, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Jose Hernandez

50%

2930 Biscayne Blvd Miami, FL 33137

Raphael Godoy

50%

2930 Biscayne Blvd Miami, FL 33137

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

NOTE: Notarized signature required on page 9

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION
DISCLOSURE OF INTEREST

2. TRUSTEE

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

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

NOTE: Notarized signature required on page 9

FILE NO. _____

3. COMPENSATED LOBBYIST:

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

	NAME	ADDRESS	PHONE #
a.	Greg Neville	5150 SW 75 Street Miami, FL 33143	305-788-3230
b.	Barry Miller	12345 NE 6th Ave Miami, FL 33161	305-895-9082 x 302
c.			

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

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

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

APPLICANT AFFIDAVIT

STATE OF
COUNTY OF

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

[Signature]
SIGNATURE

Sworn to and subscribed before me this 10 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



My Commission Expires:
2/17/20

Johanna Carasquel
NOTARY PUBLIC
Johanna Carasquel
PRINT NAME

FILE NO. _____

Exhibit "A"

1344 15th Terrace Miami Beach, FL 33139

Legal Description:

Lot 1, Block 67-B 'ALTON BEACH BAY FRONT SUBDIVISION', according to the Plat thereof, as recorded in the Plat Book 16, Page 1 of the Public Records of Miami-Dade County, Florida

**CITY OF MIAMI BEACH
 CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT**

1700 Convention Center Drive
 Miami Beach, Florida 33139-1819

TRADE NAME: LINDA G JELINEK
 IN CARE OF: LINDA JELINEK
 ADDRESS: 280 S COCONUT LN
 MIAMI BEACH, FL 33139-5164

RECEIPT NUMBER: RL-10008190
 Beginning: 10/01/2014
 Expires: 09/30/2015
 Parcel No: 0232330160090

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

A certificate of Use / Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

This Receipt may be transferred:

- A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.
- B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information

Storage Locations

TRADE ADDRESS: 1344 15TH TER

Code 000900 btrapp	Certificate of Use/Occupation APARTMENT ROOMS BUSINESS TAX RECEIPT APPLICATION FEE
---------------------------------	---

CERTIFICATE OF USE	100
C_U # OF UNITS	4
# OF APARTMENT ROOMS	4

FROM: CITY OF MIAMI BEACH
 1700 CONVENTION CENTER DRIVE
 MIAMI BEACH, FL 33139-1819

PRESORTED FIRST CLASS U.S. POSTAGE PAID MIAMI BEACH, FL PERMIT No 1525

LINDA G JELINEK
 1722 JUDSON AVE
 EVANSTON, IL 60201



1344 15th Terrace Townhomes, LLC
9341 Collins Ave #1107 Surfside, FL 33154
305-281-3421: Gregg@1000museum.com

7/28/2016

RE: Hardship Letter DRB Application for 1344 15th Terrace Miami Beach, FL 33139

To whom it may concern:

We are requesting the following Variances due to hardships which exist that are unique to this site. Specifically, the Developer and the City wish to save a specimen Banyan tree located on the site.

Variance Requests:

1. *Setback Encroachment for existing driveway slab and new rock driveway*

Existing specimen Banyan tree. Project and City goals are to save the tree. This will require the reduction of a driveway width.

2. *One way driveway width reduced from 11'-00" to 9'-00"*

Existing concrete driveway and curb cut. This driveway is existing and encroaches on the required setback. Goal is to keep the driveway as it cannot be widened without removing the tree.

3. *Garage door width reduced to 16'-0"*

Parking back-out dimension and reduction in garage door width. Supported by minimal use as there is very low density of only three residential units sharing one driveway.

4. *Reduce driveway/back-out dimension from 22'-0" to 18'-3" rock driveway.*

Parking back-out dimension and reduction in garage door width. Supported by minimal use as there is very low density of only three residential units sharing one driveway.

After several meetings with City Staff and the project architect, Applicant states the following:

That 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;

That the special conditions and circumstances do not result from the action of the applicant;

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

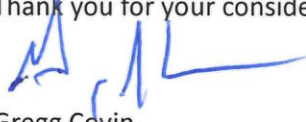
That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

That 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.

Thank you for your consideration,



Gregg Covin
Manager, 1344 15th Terrace Townhomes, LLC (Applicant)

DRB16-0049 : Location Address: 1344 15th Terrace

PL - New Application Fees	7/29/2016	\$2500.00
PL - ZBA Each Additional Variance	8/10/2016	\$2000.00
Application for Design Review Board approval (per gross square foot of new construction)	8/10/2016	\$3680.00
Advertisement (Additional fees may apply based on notice requirement for LDR, Comp. Plan and corresponding map amendments)	8/10/2016	\$1500.00
Courier (per package)	8/10/2016	\$70.00
Posting (per site)	8/10/2016	\$100.00
PL - Mail Notice Per Label	8/9/2016	\$2824.00

Total Application Fees

(as of 8/12/16) \$12,674.00

Carlos J. Maradiaga

Georgina Cabrera

Property Owners Data Research

3802 SW 79th Avenue, #117

Miami, Florida 33155

Phone: (305) 262-8965 Fax: (305) 269-3801

E-mail: DataResearchAssociates@gmail.com

Date: July 20, 2016

Number of Owners: 706 including Subject)

COVER LETTER & CERTIFICATION

To: CITY OF MIAMI BEACH.
Department OF COMMUNITY PLANNING
& ZONING.
1700 CONVENTION CENTER DR.
MIAMI BEACH, FL 33139

RE: Property Owners within a 375' Foot Radius OF:
1344 15th Ter. MIAMI BEACH, FL

Legal Description: As described in Exhibit "A"
ALTON BEACH BAY FRONT RE-SUB PB 16-1 LOT 1
BLK 67 B LOT SIZE 60.000 X 100 OR 18457-0775 01
1999 6 COC 26073-1217 11207 5

I hereby certify that I have prepared the attached ownership list, map, and mailing labels which are a complete and accurate representation of all real estate property and property owners live (or own) real estate property within abutting **375' FOOT RADIUS** of the external boundaries of the subject property listed above. All of which reflects the latest ad-valorem tax records on file in the Miami-Dade County Tax Assessor's Office.

NOTE: Unless otherwise specified, all property owners are listed in numerical order by folio number.

Sincerely,


DATA RESEARCH ASSOCIATES.

NAME	ADDRESS	CITY	STATE	ZIP
Stephen H Goodman	4300 Demisonneuve W #1216	Montreal	Qc	H3z3c7
Patrick Kevin Fleury	204 church Rd Hove	East	Sussex	Bn3 2dj
Hai Baron Patrick	52 Rue De Paris	Posey		
Richard H Guest	7 Townshend Rd	Richmond	London	Tw9 1xf
Federal Natl Mtg Assn	1400 turbine Dr	Rapid City	SD	57703-4719
Angela Vasilitsa	Portugal 600 Dept 504	Quito		63025-2075
Jawahar Sawardeker	416 Cerromar Dr	Eureka	MO	2075
Mark Caron Trs	Richard Meloche Dollard Des	Ormeaux	Qc	H9a2y8
Philippe Langzam	149 Ave De Wagram	Paris		17e 75
Edgar Schrader	Nawijnlaan 121	Zaanvoort		2042pz
Flamingo 1230 LLC	10 Cite Jfl Alexandre De Colnet	8061 Bartreng	Luxembourg	
Carina Lindvall Jtrs	Hornsbergs Strand 37	112 16 Stockholm	Sweden	
Bert Dana Trs	205 Rue Trinidad	Ormeaux	Qc	H9G 2X
Nicola Camillo Lorenzi	Via Flaminia 785	Roma		OO191
Denny Di Marino Trs	338 Rue Du Golf	L'ile Bizard	Qc	H9C2Y8
Richard Collins	Via Loncio 35	Verona		37121
Fabio Frizzi	Via Decio Filliponi # 6	Rome		OO136
George J Murphy	23 Lyndworth close	Oxford		Ox3 9er
Mark Hammerschlag	11 Woodvalley Crescent	Maple		L6a4j6
Sagnard Luc	44 Bis Bld Anatole	Meudon		
Anthony R Costa	341 Logan Ave	Toronto	ON	M4m3p
Flamingo 1274 Corp	Via Boiardi #12	Reggio Emilia	Italy	421
Alessandro Lopez	Via R R Perira 183	Rome		OO136
Sergio Alvarez Vicuna	10350 Park Meadows Dr	Littleton	CO	80124-6800
Filippo Palumbi	Via Azzurra 16 40138	Bologna	Italy	
Ivo Pukanic	Vlaska 40 Hr 10000	Zagreg		10000
Ewan Invest Inc	East 53 St Marbella Swiss Bank Bldg2	Floor Panama Dc		
Gregory G Mourot	39 bis Avenue De Montceleux	Villepints	Villepints	
Christian Sadoch	16 Rue Cuvier	Preseau		59990
Sara Spaggiari	Villa Sibilla Aleramo # 12	Reggio Emilia		42100
George Bervin	2166 Brulart	Quebec	QC	G1t1g4
Mariana Ghitulescu	Piazza Municipio	4-33098	Arzene	
Mark Slankard	27 Three Colt St	Limehouse	London	E 14 8h
Andrea De Vita	Via Giuseppe Berto	6 00142	Roma	
Daniel Klein	3 Rue De Fosse Des Orphelins	Strasborg 6700	France	
Antonio Reyes Miras	3 Maynards Quay Garnet St	London	Uk	E 1 w 3

Karen Yamin	Via Di Castelnuovo,19	59100 Prato PO	Italy	
Skyscraper Corp	14 First Floor Trinity House	Victoria Mahe	Seychelles	
George Bervin	1200 Stillwater Dr	Miami Beach	FL	33141
Y Cheung	1580 West Ave Apt 202	Miami Beach	FL	33139
Lourdes Valdes	1235 Mariola Ct	Coral Gables	FL	33134
R Diaz Roberto	1580 West Ave apt 204	Miami Beach	FL	33139
Vincenzo Gramuglia Jtrs	1580 West Ave apt 301	Miami Beach	FL	33139
Alter System Management LLC	901 Brickell Key Blvd Apt 1706	Miami	FL	33131
Daniel S Martin	PO BOX 398711	Miami Beach	FL	33239
Sara Shames	177 Bal Cross Dr	Bal Harbour	FL	33154
Elda Santana Allen	1580 West Ave apt 303	Miami Beach	FL	33139
Alvaro M Solis	1580 West Ave apt 304	Miami Beach	FL	33139
Del Carmen Roberto Maria	1580 West Ave	Miami Beach	FL	33139
Rita Frank	po box 398391	Miami Beach	FL	33239
Enriquez Edgar	1580 West Ave Apto 307	Miami Beach	FL	33139
Jacob Kagan	108 Mossman Rd	Sudbury	MA	01776
Juan C Amundaray	1580 West Ave Apt 401	Miami Beach	FL	33139
Richard T Mccormick	1580 West Ave Apt 402	Miami Beach	FL	33139
Eirys odriguez	1580 West Ave Apt 403	Miami Beach	FL	33139
Irma Collazo	1580 West Ave APT 404	Miami Beach	FL	33139
M Fiesel Eric Trust	868 Saint Clair St	Costa Mesa	CA	92626
Gregg G Van Ryzin	2 Washington Square Vlg Apt 15f	New York	NY	10012
Alejandro Tugender	2775 Biscayne Blvd 1	Miami	FL	33137
Allstate Mtg Solutions Inc	8000 East Dr Apt 304	North Bay Village	FL	33141
John R Strain	1580 West Ave Apt 501	Miami Beach	FL	33139
Ramon Candido Alvarez	1346 W 40th St	Hialeah	FL	33012
Martha Loffel	1580 West Ave Apt 503	Miami Beach	FL	33139
Malo real State Inc	1580 West Ave	Miami Beach	FL	33139
Viviana Mabel Fernandez Le	7800 Ne Bayshore Ct Apt 12	Miami	FL	33138
Carlos F Driggs	3 Monroe Ave	Dumont	NJ	07628
J L C Brothers LLC	12948 SW 143rd Ter	Miami	FL	33186
Eric M Fiesel Trs	Po Box 1422	Costa Mesa	FL	92628
Itzhak Gindi	1510 West Ave Apt 3	Miami Beach	FL	33139
Eric J Grabois	6568 Villa Sonrisa Dr Apt 1420	Boca Raton	FL	33433
Mgmt Denis kelly Aaro Da Buddy	7600 Collins Ave Apt 605	Miami Beach	FL	33141
Belkys Rose Di Benedetto Trs	1510 West Ave Apt 2	Miami Beach	FL	33139
Jonathan Dann	1520 West Ave Apt 6	Miami Beach	FL	33139
Ronald Basallo	1520 West Ave Apt 8	Miami Beach	FL	33139
Amani Yacoub	1320 15th St Apt 1	Miami Beach	FL	33139
Andrea L Davis	Po Box 402336	Miami Beach	FL	33140
Jeffrey M Rodriguez	1320 15th St Apt 3	Miami Beach	FL	33139
Gino Paino	1320 15th St Apt 4	Miami Beach	FL	33139
Grupo M LLC	1124 Kane Concourse	Bay Harbor Islands	FL	33154
Gary R Twist	300 W 41 st Ste 213	Miami Beach	FL	33140
Franco Brindisi	199 State St unit 11c	Brooklyn	NY	11201

Luigi N Razeto	11 Island Ave Apt 904	Miami Beach	FL	33139
Lorena Comesana	1341 15th St Apt 105	Miami Beach	FL	33139
7f LLC	1941 NE 51 st ST Apt 26	Fort Lauderdale	FL	33308
Timothy R Redmond	1341 15th St	Miami Beach	FL	33139
Paul Fischman Ave Apt 305	1559 Michigan Ave Apt 305	Miami Beach	FL	33139
Federal Natl Mtg Assn	14523 Sw Millikan Way 200	Beaverton	OR	97005
Aaron G Lawson	1341 15th St Apt 204	Miami Beach	FL	33139
Evgeniy Binev	1341 15th St Apt 205	Miami Beach	FL	33139
David Maurrresse	145 E 15th St Apt 6r	New York	NY	10003
Mary A Collins Jtrs	1577 Bay Rd Apt 201	Miami Beach	FL	33139
Anita Gupta	1577 Bay Rd Apt 202	Miami Beach	FL	33139
Carato LLC	Po Box 414377	Miami Beach	FL	33141
Blixit LLC	1691 Michigan Ave Ste 320	Miami Beach	FL	33139
Patricia Fuller	1577 Bay Rd Apt 205	Miami Beach	FL	33139
Alejandro Ribalta	10710 Nw 66th St Apt 506	Doral	FL	33178
Gipsy Consulting LLC	301 W 41 st St Ste 402	Miami Beach	FL	33140
Gipsy Consulting LLC	1551 Stilwater Dr	Miami Beach	FL	33141
Novalis LLC	5740 Sw 111th Ter	Pincrest	FL	33156
David L Brinton	619 Lancaster Ave	Harrisburg	PA	17112
Genflat LLC	301 W 41 st St Ste 500	Miami Beach	FL	33140
Beth A Longenecker	1335 15th St Apt #3	Miami Beach	FL	33139
C E Dominguez Adriana	1333 15th St Apt # 4	Miami Beach	FL	33139
Raezer Barry	1335 15th st Apt #5	Miami Beach	FL	33139
Ana M Mamone	1335 15th st Apt #6	Miami Beach	FL	33139
Brandon L Fogel	1335 15th st Apt #7	Miami Beach	FL	33139
Thomas Hoehn	211 E 35th St Apt 3b	New York	NY	10016
Felix Vega	1335 15th St Apt 9	Miami Beach	FL	33139
Bruno Leboucher	1455 West Ave Apt 202	Miami Beach	FL	33139
Angel A Sanchez	1575 W Ave Apt 1	Miami Beach	FL	33139
Michelle D Hernandez	1575 W Ave Apt 2	Miami Beach	FL	33139
Orlando Marrero	1840 James Ave Apt 26	Miami Beach	FL	33139
Julia Gattorno	1575 West Ave Apt 4	Miami Beach	FL	33139
Patricia Hidalgo	1575 West Ave Apt 5	Miami Beach	FL	33139
Mega Liberty Mgmt LLC	4311 Sw 97th Ave	Miami	FL	33165
Danielle Gattorno	1575 West Ave Apt 8	Miami Beach	FL	33139
Carole Michelle Gardoncini	1575 West Ave Apt 8	Miami Beach	FL	33139
Leo Kingston	1575 West Ave Apt 9	Miami Beach	FL	33139
Mark Stoutenberg	1575 West Ave Apt 10	Miami Beach	FL	33139
Soto Abelardo	7705 Abbott Ave Apt 401	Miami Beach	FL	33141
Liberty Mgmt Mega	4311 Sw 97th Ave	Miami	FL	33165
Isabel Anderson	1455 West Ave Apt 203	Miami Beach	FL	33139
Diedrik Jacobs	1455 West Ave Apt 204	Miami Beach	FL	33139
Carlos de Leon	1455 West Ave Apt 301	Miami Beach	FL	33139
Erasmus Almagno	1455 West Ave Apt 302	Miami Beach	FL	33139
Linda Marano	1455 West Ave Apt 303	Miami Beach	FL	33139

Marcelo Perez	1455 West Ave Apt 402	Miami Beach	FL	33139
Daniel Peralta	1455 West Ave Apt 304	Miami Beach	FL	33139
Oliver Waltman	2238 Nw 1st Pl	Miami	FL	33127
Jairo A Estrada	1455 West Ave Apt 403	Miami Beach	FL	33139
Norma Perez	1455 West Ave Apt 501	Miami Beach	FL	33139
Carlos R Verdecia	1455 West Ave Apt 502	Miami Beach	FL	33139
Sara M Aedo	1455 West Ave Apt 503	Miami Beach	FL	33139
Dana M Gryniuk	1455 West Ave Apt 504	Miami Beach	FL	33139
Antonio Mendez	277 W 10th St Apt 2c	New York	NY	10014
Gloria Carratala	1455 West Ave Apt 602	Miami Beach	FL	33139
Gabriel Bovea	1455 West Ave Apt 603	Miami Beach	FL	33139
Dennis B BOLT	1455 West Ave Apt 604	Miami Beach	FL	33139
Armando Rafael & Catherine C Lopez	47 W Main St	Mesa	AZ	85201
William J Toledo	1455 West Ave Apt 703	Miami Beach	FL	33139
James C Anderson	1455 West Ave Apt 704	Miami Beach	FL	33139
Ashraf Soltan	1455 West Ave Apt 801	Miami Beach	FL	33139
Ramzi Zaghoul	301 Ocean Dr Apt 202	Miami Beach	FL	33139
Restrepo Ruben	1455 West Ave Apt 803	Miami Beach	FL	33139
Monica Acevedo	1455 West Ave Apt 804	Miami Beach	FL	33139
Juan Sardi	1455 West Ave Apt 901	Miami Beach	FL	33139
Rene Revuelta	1455 West Ave Apt 902	Miami Beach	FL	33139
Ludwing F Abello	1455 West Ave Apt 903	Miami Beach	FL	33139
Leonor Verite	1455 West Ave Apt 904	Miami Beach	FL	33139
William G Mcelrath	1455 West Ave Apt 1001	Miami Beach	FL	33139
John M Crittenden	1455 West Ave Apt 1002	Miami Beach	FL	33139
P M Sanrtangelo	1455 West Ave Apt 1003	Miami Beach	FL	33139
Charlie Winston Marler	1455 West Ave Apt 1004	Miami Beach	FL	33139
Hans Keeling	1500 Bay Rd # L40s	Miami Beach	FL	33139
Stephan Good man	1500 Bay Rd # L42s	Miami Beach	FL	33139
Steven Koutsouras	5224 Redfiels St	Little Neck	NY	11362
Raymel Investments Co Inc	3357 Tamiami Trl N	Naples	FL	34103
Optibase Fmc LLC	Po Box 448	Mountain View	CA	94042
Angel D Alessandro	1500 Bay Rd Apt 402s	Miami Beach	FL	33139
Flamingo South Acquisitions LLC	4582 s Ulster St ste 1100	Denver	CO	80237
Solano	6250 Blue Lagoon Dr #130	Miami	FL	33126
Anthony Mastropasqua	1500 Bay Rd APT 802S	Miami Beach	FL	33139
Scott Conant	359 E 62nd St APT 10d	New York	NY	10065
Jeffrey Pardo	1443 W 21st ST	Miami Beach	FL	33140
Ann A amos	1500 Bay Rd Apt 1102s	Miami Beach	FL	33139
David Cutrona	899 Manor Rd	Staten Island	NY	10314
Flamingo 1230 LLC	1500 Bay Rd Unit 1502s	Miami Beach	FL	33139
Gjon Dedvukaj	18 Rolling Hills Ln	Harrison	NY	10528
Naveen Bikkasani	4520 W Woodmere Rd	Tampa	FL	33609
Wendy C Smith	1500 Bay Rd Apt 404	Miami Beach	FL	33139

Erika Leins	1500 Bay Rd Apt 504s	Miami Beach	FL	33139
Grace Klin	103 Heritage Ct	Lynn Heaven	FL	32444
Joanna Weinz	1500 Bay Rd Apt 704s	Miami Beach	FL	33139
Sunbay Trust LLC	4649 Ponce De Leon Blvd Ste 404	Coral Gables	FL	33146
Antonio Meza	1500 Bay Rd Apt 904s	Miami Beach	FL	33139
James Dee Michael	33 Carlisle Avenue St	Miami Beach	FL	
Lazur JSG LLC	1500 Bay Rd Apt 1122	Miami Beach	FL	33139
South Acquisitions LI Flamingo	1500 Bay R Apt 1240s	Miami Beach	FL	33139
Nedan Real Estate LLC	2601 S Bashore Dr Ste 725	Miami	FL	33133
Chebi Investment Group LLC	1390 Brickell Ave Ste 104	Miami	FL	33131
Senties Palacio Alberto	1500 Bay Rd Apt 206s	Miami Beach	FL	33139
Infinity International LLC	2855 Nw 112th Ave Ste 5	Doral	FL	33172
German Arroyo	1500 Bay Rd Apt 606	Miami Beach	FL	33139
Nikola Camaj	434 E 66th St Apt 2e	New York	NY	10065
Diana Espino	1500 Bay Rd Apt 806s	Miami Beach	FL	33139
Nicholas Bournazos	61 Eastchester Rd	New Rochelle	NY	10801
James C La Greca	1500 Bay Rd Apt 1006s	Miami Beach	FL	33139
Oren Galchen	1500 Bay Rd Apt 1106s	Miami Beach	FL	33139
Ruth Gilbert	PO Box 553	Provincetown	MA	2657
Elizabeth Grandjacquet	72 fieldstone Dr	Gansevoort	NY	12831
Michelle Flagge	2945 Wendy Ln	Marietta	Ga	30062
Scott Andonian	20 Bayberry Ave	Provincetown	Ma	02657
Roger Brenes	8003 Sw 158th Place	Miami	FL	33193
1500 Bay Road 508s LLC	1500 Bay Rd Apt 508s	Miami Beach	FL	33139
Osmyl Sletman	1500 Bay Rd Apt 608s	Miami Beach	FL	33139
Adcla Corp	1110 Brickell Ave Ste 800	Miami	FL	33131
Gerard Holdings LLC	180 Varick St	New York	NY	10014
1500 Bay Road 908s Miami LLC	1500 Bay Rd 908s	Miami Beach	FL	33139
Carmencita Alcid	1500 Bay Rd Apt 1008s	Miami Beach	FL	33139
Federal Natl Mtg Assn	Po Box 5170	Simi Valley	CA	93062
Lagtapon Enrico	3029 Settlers Pkwy	Elgin	IL	60124
Gale K Grossman	332 Oval Rd	Manasquan	NJ	08736
Ricardo Alberto & De Ada B				33131
Husulak T	1200 Brickell Ave Ste 1800	Miami	FL	
Zeno Calisti	1500 Bay Rd Apt 210s	Miami Beach	FL	33139
Franagos Group LLC	14505 Commerce Way Ste 750	Miami Lakes	FL	33016
Malgorzata Cwierzdzinska	1500 Bay Rd Apt 410s	Miami Beach	FL	33139
Roberto Carrai	1500 Bay Rd Apt 610s	Miami Beach	FL	33139
Federal Natl Mtg Assn	3900Wisconsin Ave Nw	Washington	DC	20016
Misha Invest LLC	177 Holston Dr	Lancaster	CA	93535
M Baptista Coelho Paula	1500 Bay Rd Apt 1010s	Miami Beach	FL	33139
Chiyo Kaneko	1500 Bay Rd Apt 1210	Miami Beach	FL	33139
Hwgc LLC	225 Collins Ave	Miami Beach	FL	33139
Lazur JSG LLC	7105 Corporate Dr	Plano	TX	75024
Flamingo S Beach I Condo Assn Inc	800 S Douglas Rd Ste 880	Coral Gables	FL	33134

Ronny Suarez	10399 N kendall Dr Apt Aa5	Miami	FL	33176
Flamingo S Beach I Condo Assn Inc	1500 Bay Rd Apt 612 s	Miami Beach	FL	33139
John Gjolaj	83 Banksville Rd	Armonk	NY	10504
Mjr One Holdings LLC	25 Se 2nd Ave Ste 1235	Miami	FL	33131
Dale & Colleen Pecor	23 Adirondack St	South Burlington	VT	05403
Sixonine LLC	20315 NE 19TH Ct	Miami	FL	33179
Flamingo S Beach I Condo Assn Inc	PO BOX 415848	Miami Beach	FL	33141
Kirkor Kesapyan	1500 Bay Rd Apt 1512-S	Miami Beach	FL	33139
Hans Luik	1500 Bay Rd Apt 114s	Miami Beach	FL	33139
Ardr International LLC	1500 Bay Rd Apt 514s	Miami Beach	FL	33139
Isu Properties L P	100 S Broad St	Philadelphia	PA	19110
Joseph Raphael	150 Se 25th Rd	Miami	FL	33129
Unireal Us Corp Inc	44 W Flagler St#100	Miami	FL	33130
Vera Setrakian	15 W 53 rd St #44d	New York	NY	10019
Hans Luik	1500 Bay Rd Apt 1414	Miami Beach	FL	33139
Aa Miami Investment Group LLC	2605 Sw 115th Ave	Miami	FL	33165
Kenneth Rothly	1500 Bay Rd Apt 116s	Miami Beach	FL	33139
Joseph Giacchino	1026 Lathrop Ave	River Forest	IL	60305
Flamingo 316s LLC	1500 Bay Rd Apt 316s	Miami Beach	FL	33139
Ldtv Corp	1500 Bay Rd Apt 416s	Miami Beach	FL	33139
Laki Real Estate Holdings LLC	1111 Sw 1st Ave Apt 3320	Miami	FL	33130
Deborah Thevenin	1500 Bay Rd Apt 716s	Miami Beach	FL	33139
Chris Peters	325 5th Ave Apt 31f	New York	NY	10016
Steven Sandler	1500 Bay Rd Apt 916s	Miami Beach	FL	33139
Eva Mendez	1500 Bay Rd Apt 1016s	Miami Beach	FL	33139
Flamingo Ewing 1116 LLC	407 Lincoln Rd Ste 2K	Miami Beach	FL	33139
Maritza Avila	1500 Bay Rd Apt 1416s	Miami Beach	FL	33139
Elliot Kozer	301 E 79th St Apt 36k	New York	NY	10075
Ara Mansour	304 Mulberry St Apt Lm	New York	NY	10012
Francisco Flores	1500 Bay Rd Apt 218s	Miami Beach	FL	33139
David Posiadala	1500 Bay Rd Apt 318s	Miami Beach	FL	33139
Fernando Schwartz	31 W Maxwell Dr	West Hartford	CT	06107
Orlando Buldo	Via Cordonni 4 Gonars	Marathon	FL	33050
John K Carino	1500 Bay Rd Apt 618s	Miami Beach	FL	33139
Glenn Paulsen	5718 Fort Hamilton Pkwy Apt D5	Brooklyn	NY	11219
Michael Peters	2550 31st St	Astoria	NY	11102
Christopher Steven Perrillo	2332 Pond Rd	Ronkonkoma	NY	11779
Flamingo Bayside LLC	200 Biscayne Boulevard Way #3408	Miami	FL	33131
Abaco Usa Corp	1770 Sans Souci Blvd	North Miami	FL	33181
Eric Carra	200 Central Ave 290	St Petersburg	FL	33701
Colleen Goujjane	17 Barrow St	New York	NY	10014
Eddrian Burciaga	1500 Bay Rd Apt 1518s	Miami Beach	FL	33139
Mdr Property Rentals	1500 Bay Rd Apt 1122s	Miami Beach	FL	33139
Yaroma LLC	8345 Nw 66th #6697	Miami	FL	33166

Liu Ken	1087 Dover Rd Apt 620s	Edison	NJ	08820
Flamingo 520 LLC	17 N State St 1700	Chicago	IL	60602
William Carroll	1500 Bay Rd Apt 620s	Miami Beach	FL	33139
Moshe M Ovadya	9130 Norwalk Blvd	Santa Fe Springs	CA	90670
Ken y Marco LLC	927 Lincoln Rd Ste 200	Miami Beach	FL	33139
Jimmy Lewin Anders	1500 Bay Rd apt 920s	Miami Beach	FL	33139
Elizabeth Ribvero Patino	1500 Bay Rd Apt 1020s	Miami Beach	FL	33139
Franco Molina	10 W 15th St Apt 1107	New York	NY	10011
Little Fox LLC	150 Se 2nd Ave ste 1010	Miami	FL	33131
Grazia Zoffili Maria	1500 Bay Rd Apt 1520s	Miami Beach	FL	33139
Prima Miami Corp	2875 Ne 191st St	Aventura	FL	33180
Giovanni Lomaestro	510 Ocean Dr #201	Miami Beach	FL	33139
Andrea Ramseier	1500 Bay Rd Apt 422s	Miami Beach	FL	33139
Stephen W Fesik	31 Annandale	Nashville	TN	37215
Aurora Ln Svcs LLC	350 Highland Dr	Lewisville	TX	75067
		Southweat		33331
		Ranches	FL	
Integral Beach LLC	17611 Sw 48th St	Miami Beach	FL	33139
William Saedlo	1500 Bay Rd Apt 922s	Miami Beach	FL	33139
Richard Kramer	1500 Bay Rd Apt 1022s	Miami Beach	FL	33139
Michael Tersigni LLC	2943 Kenwood Blvd	Toledo	OH	43606
Aizpar Real Est Holdings No 2 LLC	3655 Nw 115th Ave	Doral	FL	33178
Flamingo Bayside LLC	1500 Bay Rd Apt 1422s	Miami Beach	FL	33139
Gregory Ferrara	1500 Bay Rd Apt 152s	Miami Beach	FL	33139
Isoncapital LLC	1500 Bay Rd Apt 326s	Miami Beach	FL	33139
Ominvestusa LLC	100 Biscayne Blvd Ste 500	Miami	FL	33132
Flamand Rose LLC	4568 Post Ave	Miami Beach	FL	33140
Michael Shaya	1500 Bay Rd Apt 624s	Miami Beach	FL	33139
Robert L & Angela Darlene Pope	2907 Sheridan Ave Apt 5	Miami Beach	FL	33140
Gg Flamingo LLC	1717 N Bayshore Dr Ste 215	Miami	FL	33132
Arroyo Real Estate Invest LLC	3320 Sw 94th Ct	Miami	FL	33165
Bert Dana	1500 Bay Rd Apt 1224s	Miami Beach	FL	33139
David Kalajian	1500 Bay Rd Apt 1524s	Miami Beach	FL	33139
Lateral Thinking LLC	1410 20th St Ste 214	Miami Beach	FL	33139
Martha Fantacci Jtrs	1000 Brickell Ave STE 640	Miami Beach	FL	33131
Erik C Sussman	1500 Bay Rd Apt 526s	Miami Beach	FL	33139
David Shames Scott	1500 Bay Rd Apt 726s	Miami Beach	FL	33139
Birsen Genceren	1500 Bay Rd Apt 826s	Miami Beach	FL	33139
Flamingo S Beach I Condo Assn Inc	1666 Kennedy Cswy#305	N Bay Village	FL	33141
Arroyo Anthony	Po Box 654433	Miami	FL	33265
Juana Miller Trs	12470 Sw 96th St	Miami	FL	33186
Franco Trust	1500 Bay Rd Apt 1526s	Miami Beach	FL	33139
Luik Selle	1500 Bay Rd Apt 114s	Miami Beach	FL	33139
Winterthur LLC	1500 Bay Rd Apt 328s	Miami Beach	FL	33139
Tarco Inc	150 Se 2nd Ave ste 1010	Miami	FL	33131
John Hudesman	165 W End Ave Apt 25n	New York	NY	10023

Andreas P Suma	1500 Bay Rd Apt 728s	Miami Beach	FL	33139
Alb Lab LLC	20815 NE 16th Ave ste B23	Miami	FL	33179
928 Flamingo LLC	630 N State St Apt 1006	Chicago	IL	60654
George B Gundes	1500 Bay Rd Apt 728 s	Miami Beach	FL	33139
Palmyra Holding Mgmt Ltd	1500 Bay Rd Apt 1128	Miami Beach	FL	33139
Garbel Usa Properties LLC	950 Brickell Bay Dr Apt 5505	Miami	FL	33131
Bayview 1528 LLC	1329 Alton Rd	Miami Beach	FL	33139
Fatma Kiroglu	13341 Sw 151 st Ter	Miami	FL	33186
Lazur JSG LLC	806 Starr Ave	Toledo	OH	43605
		North Miami		33160
Gregory Ferrara	2000 Islandn Blvdn Ph 1	Beach	FL	
Yesid & Stella Sanchez	11490 Bayshore Dr	North Miami	FL	33181
Cookies and Crackers Corp	15907 Nw 52nd Ave	Hialeah	FL	33014
Zlatan Lipovaca	1000 West Ave Apt Ts8	Miami Beach	FL	33139
Michel & Natalie Blanc	1500 Bay Rd Apt 830s	Miami Beach	FL	33139
		Southweat		33331
Love Me Do LLC	17611 Sw 48th St	Ranches	FL	
Luis F Villegas	1508 Bay Rd Apt 1449	Miami Beach	FL	33139
Michael Brown	1500 Bay Rd Apt 1430s	Miami Beach	FL	33139
Edelweiss Dev Corp	444 Madison Ave Ste 1206	New York	NY	10022
Arguelles Jose	6845 Sw 82nd Ave	Miami	FL	33143
Pb Capital LLC	4014 Chase Ave Ste 218	Miami Beach	FL	33140
Bobby Mahallati	1504 Bay Rd Apt 605	Miami Beach	FL	33139
Lucious Switzer	233 E 69th St#14k-L	New York	NY	10021
Sandinvest LLC	100 Biscayne Blvd Ste 500	Miami	FL	33132
Ariel Lupica Tondo Fernando	3530 Mystic Pointe Dr APT 1611	Aventura	FL	33180
Oren Galchen	225 W 83rd St Apt 14z	New York	NY	10024
Falkimmo LLC	36 NE 1st St 512	Miami	FL	33132
Yesid & David Sanchez	1500 Bay Rd Apt 1232	Miami Beach	FL	33139
Toritos Properties LLC	1500 Bay Rd Apt 1432s	Miami Beach	FL	33139
Hasan Kaya	10199 Nw 28th Ter	Doral	FL	33172
Silva Arguelles	6845 Se 82 Ave	Miami	FL	33143
Flamingo S Bch I Condo Assn Inc	3113 Stirling Rd Ste 201	Fort Lauderdale	FL	33312
Christian Poupart	1500 Bay Rd Apt 434	Miami Beach	FL	33139
Darren Kirkwood	1827 Grant St Unit 701	Denver	CO	80203
Martako Holdings Ltd	Po Box 11120	Fort Lauderdale	FL	33339
Sta Development LLC	649 Sw Saint Lucie Cres	Stuart	FL	34994
Andrew Pastewski	1500 Bay Rd Apt 834s	Miami Beach	FL	33139
Colleen Goujjane	1500 Bay Rd Apt 1034s	Miami Beach	FL	33139
Leam Real Estate LLC	1329 Alton Rd	Miami Beach	FL	33139
Arance Holdings LLC	100 Se 2nd St Ste 2610	Miami	FL	33131
Mohamed Hachem	1500 Bay Rd Apt 1434s	Miami Beach	FL	33139
Maxime 1534 LLC	100 Biscayne Blvd Ste 500	Miami	FL	33132
Manuel Marana	1500 Bay Rd Apt S136	Miami Beach	FL	33139
Gloria Nichtawitz Jtrs	1700 Meridian Ave Apt 101	Miami Beach	FL	33139

Mike Hezemans	1000 West Ave Apt 607	Miami Beach	FL	33139
James C La Greca	1500 Bay Rd Apt 436s	Miami Beach	FL	33139
Genaro Rodriguez	100 Lincoln Rd 734	Miami Beach	FL	33139
Yankee Kingdom Advisory LLC	293 Mile Point Rd	Vergennes	VT	05491
Richard Troia	1597 Se 8th St	Deerfield Beach	FL	33441
Sara Giovannoni Jtrs	1605 Meridian Ave Apt 204	Miami Beach	FL	33139
Adam Greenberg	1500 Bay Rd Apt 936s	Miami Beach	FL	33139
Douglas R Hansen	1500 Bay Rd Apt 1036s	Miami Beach	FL	33139
David Golberg	1500 Bay Rd Apt 1136s	Miami Beach	FL	33139
Elliot Weiner	17 N State St 1700	Chicago	IL	60602
Paul Tucker	788 Ashburton Dr	Naples	FL	34110
Thierry Coulon	1500 Bay Rd Apt 138s	Miami Beach	FL	33139
Frank A Falcon	1500 Bay Rd Apt 238s	Miami Beach	FL	33139
Powe T Nevada	1500 Bay Rd Apt 338s	Miami Beach	FL	33139
Linda Roleau	1500 Bay Rd Apt 438s	Miami Beach	FL	33139
Joseph Brown	1500 Bay Rd Apt 638s	Miami Beach	FL	33139
Flamingo 938 Inc	1500 Bay Rd Apt 938	Miami Beach	FL	33139
Michael Cholobel	1500 Bay Rd Apt 738s	Miami Beach	FL	33139
Ksenjia Gajoha	1500 Bay Rd Apt 1138s	Miami Beach	FL	33139
Peter Barret	600 W 9th St Apt 1403	Los Angeles	CA	90015
Marcus Fonseca	642 NE 69Th St	Miami	FL	33138
Miriann Guazzini	1500 Bay Rd Apt 240s	Miami Beach	FL	33139
Benkirane Kachtihi Asmaa	1500 Bay Rd Apt 340s	Miami Beach	FL	33139
R Letson David	1500 Bay Rd Apt 540s	Miami Beach	FL	33139
David Weissman	850 Little East Neck Rd Apt C6	West Babylon	NY	11704
Federal Natl Mtg Assn	350 Highland Dr	Lewisville	TX	75067
William Flagge	3707 Bellegrove Dr	Marietta	GA	30062
Joseph J Flagge	1500 Bay Rd Apt 940	Miami Beach	FL	33139
Mauricio Bottero	1500 Bay Rd Apt 1040s	Miami Beach	FL	33139
Christian Poupart	1500 Bay Rd Apt 1140s	Miami Beach	FL	33139
Jeffrey Schoeffner	115 Prince Royal Dr	Corte Madera	CA	94925
David Mayer	1500 Bay Rd Apt 1440s	Miami Beach	FL	33139
Avadi Invest LLC	5414 Nw 109th Ct	Doral	FL	33178
Leviatan 09 LLC	510 Ocean Dr #201	Miami Beach	FL	33139
Guy Gerby	1500 Bay Rd # 10665	Miami Beach	FL	33139
Kim Collins	1500 Bay Rd Apt 442	Miami Beach	FL	33139
F542s LLC	1000 5th St Ste 300	Miami Beach	FL	33139
		Grosse Pointe		48236
Fishman Robert	599 Ballantyne Rd	Shores	MI	
Javier Molinero Sanchez	1500 Bay Rd Apt 742s	Miami Beach	FL	33139
Matthew C Owen	1410 16th St	Miami Beach	FL	33139
Hong Chin Howk	2405 Greenwich St	San Francisco	CA	94123
Herejkova tichy Lenka	1500 Bay Rd Apt 142	Miami Beach	FL	33139
Willow Properties Of So Fla LLC	11516 Lake Potomac Dr	Potomac	MD	20854
Marisol Ledo	1500 Bay Rd Apt 1442s	Miami Beach	FL	33139

Cheryl Rosenthal	1446 Park St	Atlantic Beach	NY	11509
Little Fox LLC	150 Sw 2 Ave #1010	Miami	FL	33131
Frederic Bajol	3157 Indiana St	Miami	FL	33133
Jose Antonio Olivo	1500 Bay Rd Apt 644s	Miami Beach	FL	33139
Silvia Spagiari	1500 Bay Rd Apt 744s	Miami Beach	FL	33139
Robert Frances Betz	19766 E Highway 86	Neosho	MO	64850
Mem Invest Group LLC	8797 Estate Dr	Wellington	FL	33411
Miaplay LLC	19380 Collins Ave Apt 1509	Sunny Isles Beach	FL	33160
Michiyo Dickinson	1500 Bay Rd Apt 1544	Miami Beach	FL	33139
Courtney Anthony Thomas	1500 Bay Rd Apt 446s	Miami Beach	FL	33139
Jose A Olivo	1500 Bay Rd Apt 446s	Miami Beach	FL	33139
Flamingo 646s LLC	52 E End Ave Apt 22b	New York	NY	10028
Ryan Atkin	718 NE 4th Ct	Hallandale Beach	FL	33009
Leah Brown	1500 Bay Rd Apt 846s	Miami Beach	FL	33139
Tatiana Escalada	1500 Bay Rd Apt 946s	Miami Beach	FL	33139
Matthew C Owen	1500 Bay Rd Apt 1046s	Miami Beach	FL	33139
Ying Zuo	3145 Willow Ln	Weston	FL	33331
D & D Miami Beach LLC	1410 20th St Ste 214	Miami Beach	FL	33139
Stephen Plummer	1500 Bay Rd Apt 1546s	Miami Beach	FL	33139
Flamingo South Beach I Condo	1500 Bay Rd Apt 378	Miami Beach	FL	33139
Flamingo 448 LLC	1500 Bay Rd Apt 448s	Miami Beach	FL	33139
Acfl 1 LLC	1500 Bay Rd Apt 548s	Miami Beach	FL	33139
American Hm Mt Svcng Inc	1500 Bay Rd Apt 748s	Miami Beach	FL	33139
Alexandra Carmona Gdn Maria	16520 S Tamiami Trl #138-21	Fort Mayers	FL	33908
Flamingo 948 LLC	17 N State St 1700	Chicago	IL	60602
Flamingo 1048s LLC	1500 Bay Rd Apt 1048s	Miami Beach	FL	33139
Juan Carlos Ruiz	2301 Nw 87th Ave Ste 400	Doral	FL	33172
Raffaella Labantini	1329 Alton Rd	Miami Beach	FL	33139
Federal Natl Mtg Assn	1500 Bay Rd #2505	Miami Beach	FL	33139
Yaron Roth	1524 Bay Rd	Miami Beach	FL	33139
Gustavo Garcia	1500 Bay Rd Apt 450s	Miami Bach	FL	33139
Pamlau LLC	1500 Bay Rd Apt 550s	Miami Beach	FL	33139
R Pacheco Enrriquez Carlos	1500 Bay Rd Apt 650s	Miami Beach	FL	33139
Lowell Ranger	1500 Bay Rd APT 750s	Miami Beach	FL	33139
My dear Sons LLC	5757 Collins Ave Apt 901	Miami Beach	FL	33140
Mcra Usa Investments LLC	900 Biscayne Blvd Apt 1105	Miami	FL	33132
Luchis Of America Inc	20100 W Country Club Dr Apt 309	Aventura	FL	33180
Francky Gob	1500 Bay Rd Apt 120s	Miami Beach	FL	33139
Smrf Investment LLC	301 W 41 st Ste 402	Miami Beach	FL	33140
Inversiones Multiflorida I LLC	7171 Coral Way Ste 402	Miami	FL	33155
Hernan R Golod	1200 Brickell Ave Ste 1800	Miami	FL	33131
Marcelo Freire	1500 Bay Rd Apt 352s	Miami Beach	FL	33139
Maria del Pilar Gonzalez	11266 Nw 79th Ln	Medley	FL	33178
Murray Gottlieb	1500 Bay Rd Apt 652s	Miami Beach	FL	33139
Biff Consulting Group Corp	1390 Brickell Ave Ste 104	Miami	FL	33131

Claudia Campuzano	1500 Bay Rd Apt 952s	Miami Beach	FL	33139
Henry Palombizio	41 Se 5th St Apt 1517	Miami	FL	33131
Daxter Inc	1900 Nw 97th Ave Ste 051	Doral	FL	33172
Hsbc Bank Usa Na Series 2007-1 Tr	1615 S Congress Ave Ste 200	Delray Beach	FL	33445
Tuttiplen Invest I LLC	100 Se 2nd St Ste 2610	Miami	FL	33131
Bac Home Loans Servicing	8521 Fallbrook Ave	West Hills	CA	91304
Lc Geraci LLC	550 11th St	Miami Beach	FL	33139
Hector Lopez	130 Avenue Winston Churchill	San Juan	PR	00926
Domingo Sanfiorenzo	Caparra Hls	Guaynabo	PR	00968
Viviane Dascola	110 Washington Ave Apt 2618	Miami Beach	FL	33139
Francesco Di Giacomo	1900 N Bayshore Dr Apt 1002	Miami	FL	33132
Flamingo South Beach I Condo	1500 Bay Rd Apt 1054s	Miami Beach	FL	33139
Richard Kwan	1500 Bay Rd Apt 1154s	Miami Beach	FL	33139
Juan Samaniego	1500 Bay Rd Apt 1250	Miami Beach	FL	33139
Wells Fargo Bank Na 2006-12 Tr	3815 Sw Temple	South Salt Lake	UT	84115
Hernandez Family Holdings LLC	1500 Bay Rd Apt 1554s	Miami Beach	FL	33139
William Babik	6 Molsbury Ln	Clarksburg	NJ	08510
Corinne Fournier	4770 Biscayne Blvd Ste 1430	Miami	FL	33137
Sylvain Court	1900 N Bayshore Dr Apt 1901	Miami	FL	33132
Nestor Jesus Garcia	1699 Tigertail Ave	Miami	FL	33133
George Weinbaum	203 Frontier Ln	Nederland	CO	80466
Paola Tucciarone	9130 S Dadeland Blvd Ste 1600	Miami	FL	33156
Flamingo South Beach I Condo	1500 Bay Rd Apt 358s	Miami Beach	FL	33139
Multiflorid Ll Inversiones	7171 Coral Way Ste 402	Miami	FL	33155
Elaine Fields	145 Trails End	New York	NY	10956
Dagim Mortgage	Po Box 820	Hallandale	FL	33008
Vacances A Miami LLC	1330 West Ave Apt 3202	Miami Beach	FL	33139
Flamingo 958 Corp	2600 S Douglas Rd Ste 1100	Coral Gables	FL	33134
Gad3b Inc	16192 Coastal Hwy	Lewes	DE	19958
Jorge H Concepcion	16324 Sw 63rd Ter	Miami	FL	33193
Stella Paolo	432 Espanola Way	Miami Beach	FL	33139
Tocca Miami LLC	PO BOX 1731	Temecula	CA	92593
760s Land Trust Corp	1300 Sw 54th Ct	Miramar	FL	33027
Carbonell 3307 LLC	2750 Nw 79th Ave	Doral	FL	33122
Flamingo 1060s LLC	52 E End Ave Apt 22b	New York	NY	10028
Giancarlo Ranaldi	1500 Bay Rd Apt 126s	Miami Beach	FL	33139
A Charles Peruto	2101 Pine St	Philadelphia	PA	19103
Neven Perica	13505 Ne 20th CT	North Miami	FL	33181
Miamo LLC	19380 Collins Ave Apt 521	Sunny Isles Beach	FL	33160
Ryan C Daily	1500 Bay Rd Apt 762	Miami Beach	FL	33139
Vierrlo Concept Associates LLC	100 Lincoln Rd 929	Miami Beach	FL	33139
Robert Grossman	89 Sea Cove Rd	Northport	NY	11768
Jesold 3 Inc	1500 Bay Rd Apt 1162s	Miami Beach	FL	33139
Marie France Karam	1500 Bay Rd Apt 1262s	Miami Beach	FL	33139
Cristina Pasanisi	Po Box 448	Mountain View	CA	94042

Joel Vaccareza	1500 Bay Rd Apt 264s	Miami Beach	FL	33139
Martin Stapff	1500 Bay Rd Apt 364s	Miami Beach	FL	33139
Ganady Geskin	1500 Bay Rd Apt 664s	Miami Beach	FL	33139
Veronique S Perret	325 W 38th St Rm 1702	New York	NY	10018
Franco Rossi Jtrs	1500 Bay Rd Apt 864s	Miami Beach	FL	33139
Bank of America	1500 Bay Rd Apt 964	Miami Beach	FL	33139
Mark Haas	1500 Bay Rd Apt 1064s	Miami Beach	FL	33139
Flamingo South Beach I Condo	1500 Bay Rd Apt 1164s	Miami Beach	FL	33139
Michel Muszynski	1500 Bay Rd Apt 1264-s	Miami Beach	FL	33139
Sylke Krammer	1500 Bay Rd Apt 1464	Miami Beach	FL	33139
Flamingo 1564s LLC	1500 Bay Rd Apt 1564s	Miami Beach	FL	33139
Sol y Sur LLC	3111 N University Dr Ste 105	Coral Springs	FL	33065
Terry Jo Fry	1500 Bay Rd Apt 366s	Miami Beach	FL	33139
KallIN LLC	1500 Bay Rd Apt 466s	Miami Beach	FL	33139
Elizabeth Tefel	1500 Bay Rd Apt 766s	Miami Beach	FL	33139
Tali A Bashani	1500 Bay Dr # 866s	Miami Beach	FL	33141
Pax Investments Usa LLC	6538 Collins Ave #238	Miami Beach	FL	33141
Jacob Laurent	1500 Bay Rd Apt 1166s	Miami Beach	FL	33141
Flamingo 1266 LLC	17 n State St	Chicago	IL	60602
Jesse Belsky	1500 Bay Rd Apt 1466s	Miami Beach	FL	33139
Robyn Streisand	10 Mallard Ln	Ocean	NJ	07712
FI Realty Trust & Fund LLC	8350 Nw 52nd Ter Ste 109	Doral	FL	33166
Optibase Fmc LLC	200 Central Ave 290	St Petersburg	FL	33701
Willow Properties Of South	1500 Bay Rd Apt 668s	Miami Beach	FL	33139
Na Series 2007- Ar3 Citibank Trust	1500 Bay Rd Apt 868s	Miami Beach	FL	33139
Eugene L Exact Frederic	1500 Bay Rd Apt 1068s	Miami Beach	FL	33139
Ettore Fieramosca	44 Wall St FL 10	New York	NY	10005
Federal Natl Mtg Assn	950 E Paces Ferry Rd Ne Ste 1900	Atlanta	GA	30326
Federal Natl Mtg Assn	1500 Bay Rd Apt 370s	Miami Beach	FL	33139
Gellman Isaiah	7 E 35th St Apt 14f	New York	NY	10016
Jpmorgan Chase Bank Natl Assoc	7000 W Palmetto Park Rd Ste 307	Boca Raton	FL	33433
Bill Andreacos	427 Corbin Ave	Staten Island	NY	10308
Fiorito Melissa	1500 Bay Rd Apt 1570s	Miami Beach	FL	33139
James C La Greca	1500 Bay Rd Apt 272s	Miami Beach	FL	33139
Louis Lerman	201 Alhambra Cir	Coral Gables	FL	33134
Sofia Ornelas	540 West Ave Apt 1014	Miami Beach	FL	33139
Luigi A Palma	2127 Brickell Ave Apt 505	Miami	FL	33129
Ronald Rosenbaum	755 Arthur Godfrey Rd	Miami Beach	FL	33140
Keith Showstack	1509 Post Oak Dr	Bowie	MD	20721
Primi LLC	1500 Bay Rd Apt 972s	Miami Beach	FL	33139
Fliski Marius	200 177th Dr Apt 307	Sunny Isles Beach	FL	33160
Robert Novigrod	201 Alhambra Cir Ste 601	Coral Gables	FL	33134
Oscar Colindres	1500 Bay Rd Apt 1272s	Miami Beach	FL	33139
Franco Rossi Jtrs	1500 Bay Rd Apt 1472s	Miami Beach	FL	33139
Miichael Tersigni LLC	806 Starr Ave	Toledo	OH	43605

Herbert De Castro	286 E Middle Patent Rd	Greenwich	CT	06831
Fabrizio C Bragolusi	5 Island Ave Apt 14j	Miami Beach	FL	33139
Stumpp Ralph	9800 Sw 121 st St	Miami	FL	33176
De Nascimento Neto Rubens	1500 Bay Rd Apt 574s	Miami Beach	FL	33139
Nivia C Calvache	6301 Collins Ave Apt Lph03	Miami Beach	FL	33141
Raisa M Hannus	24 Judy PL	Key Largo	FL	33037
Andre Plante	1500 Bay Rd Apt 974s	Miami Beach	FL	33139
Juan Hernandez	3900 Nw 79th Ave Ste 438	Doral	FL	33166
Serge Ganem	1500 Bay Rd Apt 1474s	Miami Beach	FL	33139
Capital United LLC	1900 N Bayshore Dr Apt 1611	Miami	FL	33132
Aika LLC	2601 S Bashore Dr Ste 725	Miami	FL	33133
Jose Antonio Olivo	1500 Bay Rd Apt 476s	Miami Beach	FL	33139
Holding Zambetti LLC	20315 NE 19TH Ct	Miami	FL	33179
Mjs New Business LLC	8004 Nw 154th St#117	Miami Lakes	FL	33016
Navan & Glac LLC	1200 Brickell Ave Ste 1800	Miami	FL	33131
Stacy Morgan	1500 Bay Rd Apt 876	Miami Beach	FL	33139
Richard Alan Shapiro	1500 Bay Rd Apt 1076s	Miami Beach	FL	33131
Antoine Goetgheluck	808 Brickell Key Dr Apt 301	Miami	FL	33131
Nalene Rampersaud	800 West Ave Apt 635	Miami Beach	FL	33139
Flamingo 1176 LLC	495 Brickell Ave Apt 4608	Miami Beach	FL	33131
Mjr One Holdings LLC	25 Se 2nd Ave Ste 1235	Miami	FL	33131
Federal Natl Mtg Assn	12650 Ingenuity Dr	Orlando	FL	32826
Irina Koroleva	1500 Bay Rd Apt 478s	Miami Beach	FL	33139
Emilio J Ruiz	8215 Grand Canal Dr	Miami	FL	33144
Cv Management LLC	6805 W Commercial Blvd#327	Lauderhill	FL	33319
Karla E N Pedroza	1500 Bay Rd Apt 1178s	Miami Beach	FL	33139
Jovanna Correa	1500 Bay Rd Apt 1578s	Miami Beach	FL	33139
Jennifer Mc Donough	1500 Bay Rd Apt 1578s	Miami Beach	FL	33139
Als VII-rvc LLC	1500 Bay Rd Apt 680s	Miami Beach	FL	33139
Us Bank Na Series 2007-Ah13 Tr	3815 Sw Temple	Salt Lake City	UT	84115
Freddie Mac	1500 Bay Rd Apt 980s	Miami Beach	FL	33139
Noble Philip	3316 Francis Lewis Blvd	Flushing	NY	11358
Liliana Zacardi	1500 Bay Rd Apt 1180s	Miami Beach	FL	33139
Jesse C Zarate	888 NE 84th St	Miami	FL	33138
Karen A Betz	1500 Bay Rd Apt 1480s	Miami Beach	FL	33139
1720 Harrison 10d LLC	185 Se 14th Ter	Miami	FL	33131
Picarelli Russo Leite Gabriela	1500 Bay Rd Apt 382s	Miami Beach	FL	33139
David Uthe	1007 Curtin St	Houston	TX	77018
Flamingo Ewing 1116 LLC	100 Biscayne Blvd Ste 2904	Miami	FL	33132
Northstar Equities V LLC	1500 Bay Rd Apt 782s	Miami Beach	FL	31139
Flowers Investments 882s LLC	250 Bird Rd Ste 312	Coral Gables	FL	33146
Samuely Bernal Giselle	4510 Kisenna Blvd Apt 1	Flushing	NY	11355
Patricia Almeida	2500 NE 135th St Apt 906	North Miami	FL	33181
Blanca L Sanchez	1500 Bay Rd Apt 1182s	Miami Beach	FL	33139
Elizabeth Ribvero Patino	1500 Bay Rd Apt 1482s	Miami Beach	FL	33139

Kamran Majid Naweed	16 Sunset Ct	Montville	NJ	07045
Navan & Glac LLC	1200 Brickell Ave Ste 1800	Miami	FL	33131
Gustavo Garcia	3191 Coral Way Ste 504	Coral Gables	FL	33145
Raphael Rottgen	1500 Bay Rd Apt 584s	Miami Beach	FL	33139
Desmomiami Inc	1500 Bay Rd Apt 684s	Miami Beach	FL	33139
Ocwen Loan Servicing LLC	1675 Palm Beach Lakes Blvd#40	West Palm Beach	FL	33401
Spike Management LLC	181 S Franklin Ave	Valley Stream	NY	11581
Miglene Marrero	12945 Sw 133rd Ct	Miami	FL	33186
Primi LLC	2911 Cabana Ln Apt 301	Titusville	FL	32780
Baytack LLC	1523 West Ave Apt 304	Miami Beach	FL	33139
James L Ensley	1629 NE 16th Ave	Fort Lauderdale	FL	33305
Donald M Connor	12812 Sw 45th Ter	Miami	FL	33175
Doris Carabetta	1523 West Ave Apt 102	Miami Beach	FL	33139
Hammy Inc	251 N Coconut Ln	Miami Bach	FL	33139
Faride Karam	1523 West Ave Apt 302	Miami Beach	FL	33139
Fabian Banus	1523 West Ave Apt 103	Miami Beach	FL	33139
Baytack LLC	1523 West Ave Apt 203	Miami Beach	FL	33139
Jose Botero	1523 West Ave Apt 303	Miami Beach	FL	33139
Edward C Brown	1523 West Ave Apt 104	Miami Beach	FL	33139
R & E Juniors Inc	297 N Coconut Ln	Miami Beach	FL	33139
Miami Immobiliare Corp	2601 S Bashore Dr Ste 725	Miami	FL	33133
Empire Properties 1325 Inc	1754 Bay Rd	Miami Beach	FL	33139
Albareda Nelson	1410 Stillwater Dr	Miami Beach	FL	33141
Alto Beach LLC	3700Nw 27thAve	Miami	FL	33142
Linda G Jelinek Trs	1722 Judson Ave	Evanston	IL	60201
The Allan & Mildred Berk	8905 Sw 61st CT	Miami	FL	33156
Alfredo Jidy	1312 15th Ter	Miami Beach	FL	33139
Sara Silva	1530 West Ave	Miami Beach	FL	33139
Albarau Corporation	2363 N Meridian Ave	Miami Beach	FL	33140
Zephyrus LLC	1300 Pennsylvania Ave Apt 308	Miami Beach	FL	33139
Lucy Smith	11725 Sw 80th Rd	Miami	FL	33156
Daylightphoto L C	1370 Monad Ter	Miami Beach	FL	33139
Notus LLC	1300 Pennsylvania Ave Apt 308	Miami Beach	FL	33139
Andrea L Leslie	1326 15th St Apt 1	Miami Beach	FL	33139
L Burwick Annabelle Trust	1326 15 th St	Miami Beach	FL	33139
Andrew D Slawer	1326 15th St Apt 3	Miami Beach	FL	33139
Ser Michael	4606 Prairie Ave	Miami Beach	FL	33140
Silberg Simon	1310 15th St Apt 1	Miami Beach	FL	33139
Marcello L Barba	1775 Washington Ave Apt 1	Miami Beach	FL	33139
Frank Rodriguez	1310 15th St Apt 3	Miami Beach	FL	33139
Maria L Morales	1460 West Ave Apt 1	Miami Beach	FL	33139
Rosario Teresa Landmand	7553 Hispanola Ave	North Bay Village	FL	33141
Nares Apostolos	1351 Flamingo Way	Miami Beach	FL	33139
Maharaj Rookman	1321 Flamingo Way	Miami Beach	FL	33139
Stephen R Sandler	1331 Flamingo Way	Miami Beach	FL	33139

Deborah H Wiznitzer	1031 NE 176 Ter	Miami Beach	FL	33140
1445 Bay Rd L L C	777 Nw 72nd Ave # 211	Miami	FL	33126
Sj Realty Investments I LLC	5161 Collins Ave Apt 314	Miami Beach	FL	33140
Rs Realty Investments LLC	5161 Collins Ave Apt 314	Miami Beach	FL	33140
Francisco Carcasses	1330 Flamingo Way	Miami Beach	FL	33139
Kenneth M Ederle	1320 Flamingo Way	Miami Beach	FL	33139
Henry Berger	1310 Flamingo Way	Miami Beach	FL	33139
S Michael Faubion Jtrs	1311 14th Ter	Miami Beach	FL	33139
Regina Tirado	1321 14th Ter	Miami Beach	FL	33139
Anne Marie O'connor	149 S Barrington Ave #247	Los Angeles	CA	90049
Mohammad A Yektayi	1339-14 Terr	Miami Beach	FL	33139
Carlos E Sampera	Po Box 191434	Miami Beach	FL	33119
West Avenue Dev LLC	Po Box 6744	Delray Beach	FL	33482
Jeannette Varela	1400 West Ave	Miami Beach	FL	33139
Jv Holdings 1400 LLC	8315 Nw 64th St Ste 1	Miami	FL	33166
17 Owner L Sobe	9425 Harding Ave	Surfside	FL	33154
1681 West Ventures LLC	19501 Biscayne Blvd Ste 400	Aventura	FL	33180
Hardware Parking LLC	1668 Alton Rd	Miami Beach	FL	33139
National Deli Corp	12711 Ventura Blvd Ste 400	Studio City	CA	91604
Alton Jal Inc	523 Michigan Ave	Miami Beach	FL	33139
	Pedro R Gonzalez 2 1 1 1 Lucern			33140
Southbeach Apartments LLC	Ave	Miami Beach	FL	
Elsa Urquiza	227 E Rivo Alto Dr	Miami Beach	FL	33139
1311 West Corp	2122 Bay Avenue Sunset Is # 4	Miami Beach	FL	33140
R Lagrasta	568 Roma Ct	Naples	FL	34110
Playasol Properties LLC	325 S Biscayne Blvd Apt 523	Miami	FL	33131
Aned Padron	12251 Sw 205th Ter	Miami	FL	33177
Robert Grummet	224 S Coconut Ln	Miami Beach	FL	33139
1247 Bayview Corp	3850 Bird Rd Ph 1	Coral Gables	FL	33146
1235 West Investments LLC	20900 NE 30th Ave Ste 200	Miami	FL	33180
LLLP 1201 Chelsea	1395 Brickell Ave Ste 862	Miami	FL	33131
L Burwick Annabelle Trust	1326 15th St	Miami Beach	FL	33139
Andrew D Sklawer	1326 15th St Apt 3	Miami Beach	FL	33139
Ser Michael	4606 Prairie Ave	Miami Beach	FL	33140
Silberg Simon	1310 15th St Apt 1	Miami Beach	FL	33139
Marcello L Barba	1775 Washington Ave Apt 1	Miami Beach	FL	33139
Frank Rodriguez	1310 15th St Apt 3	Miami Beach	FL	33139
Maria L Morales	1460 West Ave Apt 1	Miami Beach	FL	33139
Rosario Teresa Landmand	7553 Hispanola Ave	North Bay Village	FL	33141
Maharaj Rookman	1321 Flamingo Way	Miami Beach	FL	33139
Stephen R Sandler	1331 Flamingo Way	Miami Beach	FL	33139
Deborah H Wiznitzer	1031 NE 176 Ter	Miami Beach	FL	33140
1445 Bay Rd L L C	777 Nw 72nd Ave # 211	Miami	FL	33126
Bp 1600 LLC	1100 10th St Apt 2	Miami Beach	FL	33139
Michael Benware	3321 Henderson Blvd	Tampa	FL	33609

Dave De Forrest	1644 Mcduff Ave S	Jacksonville	FL	32205
William Stites	1561 West Ave	Miami Beach	FL	33139
Art Deco Management	1760 Bay Dr	Miami Beach	FL	33141
Heritage Investors LLC	100 S Pointe Dr Apt 1705	Miami Beach	FL	33139
Shorty	1520 Alton Rd	Miami Beach	FL	33139
L & A Alton Corp	1228 Alton Rd	Miami Beach	FL	33139
Romeo Manny	333 W 55th St	New York	NY	10019
Cima Management Corp	2140 W Flagler St	Miami	FL	33135
Greenberg Yeshaya	2038 Alton Rd	Miami Beach	FL	33140
M Capote Carlos	109 E Rivo Plto Dr	Miami Beach	FL	33139
S F Real Est LLC	110 4th Sn Marino Ter	Miami Beach	FL	33139
Lilian Kurtzman Le	1425 16th St Apt 4	Miami Beach	FL	33139
Lawrence Welkovich	1450 16th St	Miami Beach	FL	33139
Coombs Rupert	1770 Mcfarlane Ave	Deltona	FL	32738
Benjamin Ginsburg	1430 16th St	Miami Beach	FL	33139
Ana L Santalla	7440 Miami View Dr	North Bay Village	FL	33141
Rettink Sobe LLC	Po Box 331838	Miami	FL	33233
Nancy M Mcshane	1605 Bay Rd Apt 201	Miami Beach	FL	33139
Nelson F Lafayette	1605 Bay Rd Apt 301	Miami Beach	FL	33139
Hamadeh Properties Inc	1605 Bay Rd Apt 401	Miami Beach	FL	33139
John Voaden	1605 Bay Rd Apt 501	Miami Beach	FL	33139
Carmen	1605 Bay Rd Apt 302	Miami Beach	FL	33139
Jeordan Legon	1605 Bay Rd Apt 402	Miami Beach	FL	33139
Robert Wolfarth	1605 Bay Rd Apt 502	Miami Beach	FL	33139
Rosa A Bonilla	1605 Bay Rd Apt 203	Miami Beach	FL	33139
Henry De Arcos Trs	801 N Venetian Dr Apt 1102	Miami Beach	FL	33139
Hmh Enterprises LLC	8788 Sw 8th St	Miami	FL	33174
William R Tobon	1605 Bay Rd Apt 503	Miami Beach	FL	33139
Eric Encarnacion	1605 Bay Rd Apt 204	Miami Beach	FL	33139
Eduardo J Guart	1605 Bay Rd Apt 304	Miami Beach	FL	33139
Pedro A Mascaro	1605 Bay Rd Apt 404	Miami Beach	FL	33139
Chaku LLC	1605 Bay Rd Apt 205	Miami Beach	FL	33139
Rosa Gonzalez	1605 Bay Rd Apt 305	Miami Beach	FL	33139
Rogelio Lopez	1605 Bay Rd Apt 405	Miami Beach	FL	33139
Susana Lampon	1605 Bay Rd Apt 505	Miami Beach	FL	33139
Allison Green Jtrs	5810 Cowen Pl Ne Apt 303	Seattle	WA	98105
Salomon Mizrahi	1605 Bay Rd Apt 306	Miami Beach	FL	33139
Giancarlo Palladino	1524 Euclid Ave Apt 3	Miami Beach	FL	33139
John S Jordan	1605 Bay Rd Apt 506	Miami Beach	FL	33139
Dennis Griffin	1605 Bay Rd Apt 207	Miami Beach	FL	33139
J Deepetris Federico	1605 Bay Rd Apt 307	Miami Beach	FL	33139
Daniela Scordia	362 Georgetown St	Beaumont	TX	77707
David I Abramson	410 W 23rd St Apt 3a	New York	NY	10011
Guido Marandella	250 W 50th St Apt 16	New York	NY	10019
Nancy Sancho	1605 Bay Rd Apt 308	Miami Beach	FL	33139

Mark N Schafer	1605 Bay Rd Apt 408	Miami Beach	FL	33139
Steven Bagenski	555 NE 15th St Apt 31c	Miami	FL	33132
Valerie & Matthew Owen	14 Hillside St	Roxbury	MA	02120

MIAMI DADE - SCHOOL CONCURRENCY LIST

Below is the established process for the Planning Department’s review of applications where new residential units are proposed.

Whenever a building permit application or Land Use Board application is reviewed which involves new residential units (not individual single family homes), the below information is transmitted to Miami-Dade County Schools through their online portal system. (including building permits where a school concurrency evaluation was previously done as part of a land use board application).

Please provide the following information:

Applicant Name (owners):	1344 15th Terrace Townhomes, LLC
Applicant Phone (owners):	305-281-3421
Applicant Email(owners):	
Project Address :	1344 15th Terrace Miami Beach, FL 33139
Contact Name:	Joshua D. Katz
Contact Phone:	954-817-6931
Contact Email:	jdkatz71@gmail.com
Local Government Application Number (Board Number or Permit number):	
Master Folio Number:	02-32-33-016-0090
Additional Folio Numbers:	
Total Acreage:	0.1377
Proposed Use (number of units)*:	-1
SFH (Existing/Proposed):	
TH (Existing/Proposed):	3 Proposed
Multyfamily (Existing/Proposed):	4 units existing

The Planning Department will not approve building permits involving an increase in residential units unless the County School Board has issued a school concurrency determination and concludes that the development satisfies the school concurrency requirements. Without this, a building permit cannot be issued.

*The number of units is the ADDITIONAL number of residential units proposed vs. the number of current existing units on the site. For example, if an existing building contains 8 residential units, and is being replaced with a 20 unit project, the number of units would be 12.

DESIGN REVIEW APPLICATION CHECKLIST

The following checklist was developed by Design Review Board staff to help ensure the application package submitted is complete. Every applicant is required to review this list **and return it to staff with the final submission package**. You will need 15 complete collated sets (one original set and 14 copies).


DRB MEETING OF: DRB16-0049 - Address: 1344 15th Terrace

Date	Pre-application	Conference
Held: <u>7/25/2016</u>		
1. 15 copies of Disclosure of Interest Form & Completed Application (Signed & Notarized):		<u>✓</u>
2. Valid Preliminary Concurrency Determination (if applicable):		<u> </u>
3. Valid School Concurrency Determination (if applicable):		<u>✓</u>
4. 15 copies of Survey (less 6 mos):		<u>✓</u>
5. 15 copies of Site Plan:		<u>✓</u>
6. 15 copies of Locational Site Plan: (see exhibit "A")		<u> </u> ✓
7. 15 copies of Elevations (all sides):		<u>✓</u>
8. 15 copies of Contextual Sketch: (see exhibit "B")		<u>✓</u>
9. 15 copies of Color Elevations/Perspective:		<u>✓</u>
10. 15 copies of 3-D, Axonometrics or Perspective:		<u> </u>
11. 15 copies of Landscape Plan:		<u> </u> ✓
12. 15 copies of Floor Plans:		<u>✓</u>
13. 15 copies of Existing Condition Drawings:		<u> </u>
14. 15 copies of Color Photos of Site/Surrounding Area:		<u>✓</u>
15. 15 copies of Tabulation of Zoning Data: (Annotated floor plans for FAR, Building Heights, Open Space calculations (if applicable), Setbacks (on <u>ALL</u> plans), Minimum and Average unit size calculations.		<u>✓</u>

- 16. 15 copies of demolition plans (if applicable): _____
- 17. Building card and microfilm or letter from Building Dept. attesting to lack of availability: ✓
- 18. 15 copies of Sign drawings (if necessary): _____
- 19. CD/DVD with electronic copy of entire application package: ✓
- 20. Mailing Labels: ✓
- 21. Fees: ✓
 - a. Application (\$860.00 + .10 of new floor area, up to A maximum of \$10,000. ✓
 - b. Revisions to previously approved plans (\$160.00 plus ½ of the original fee) _____
 - c. Appeal of staff denial (\$860.00) _____
 - d. After-the-Fact (3 x a) _____
 - e. Other _____
 - f. In addition to the filing fees, all applications are required to pay \$1.60 per mailing address. The fee per mailing address for single-family residences is \$1.00 (calculated on one set of labels only). ✓

EXHIBITS FOR BOARD HEARING

- 1. _____ Full color renderings of all elevations.
- 2. _____ A full-sized contextual sketch or photo montage of the surrounding area, drawn to scale, which clearly delineates the height, scale and window/door placement/ alignment of neighboring buildings.
- 3. _____ A material board showing samples of paint colors, roof and building surface materials, awning materials and any other materials as may be deemed appropriate.

Signed: 
 Joshua D. Katz
 Project Executive