

MIAMI BEACH

PLANNING DEPARTMENT

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

LAND USE BOARD HEARING APPLICATION

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

Application Information			
FILE NUMBER HPB21-0467		Is the property the primary residence & homestead of the applicant/property owner? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (if "Yes," provide office of the Property Appraiser Summary Report)	
Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision		Design Review Board <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance	
Planning Board <input type="checkbox"/> Conditional use permit <input type="checkbox"/> Lot split approval <input type="checkbox"/> Amendment to the Land Development Regulations or zoning map <input type="checkbox"/> Amendment to the Comprehensive Plan or future land use map		Historic Preservation Board <input checked="" type="checkbox"/> Certificate of Appropriateness for design <input checked="" type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic district/site designation <input type="checkbox"/> Variance	
<input type="checkbox"/> Other:			
Property Information - Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 7801 Atlantic Way			
FOLIO NUMBER(S) 02-3202-004-0230			
Property Owner Information			
PROPERTY OWNER NAME Susan Assaad Wahba			
ADDRESS 8030 Los Pinos Circle	CITY Coral Gables	STATE FL	ZIPCODE 33143
BUSINESS PHONE (646) 641-7676	CELL PHONE	EMAIL ADDRESS suzywahba@yahoo.com	
Applicant Information (if different than owner)			
APPLICANT NAME Same			
ADDRESS	CITY	STATE	ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Certificate of Appropriateness for new, two-story home. See Letter of Intent for additional details.			

Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project include interior or exterior demolition?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Provide the total floor area of the new construction.			SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).			SQ. FT.
Party responsible for project design			
NAME Luis Jauregui		<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS 2727 Salzedo St.		CITY Coral Gables	STATE FL ZIPCODE 33134
BUSINESS PHONE (305)648-2006	CELL PHONE	EMAIL ADDRESS info@eastshore.net	
Authorized Representative(s) Information (if applicable)			
NAME Michael Larkin		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Boulevard, Suite 300		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE 305-377-6231	CELL PHONE	EMAIL ADDRESS mlarkin@brzoninglaw.com	
NAME Matthew Amster		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Boulevard, Suite 300		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE 305-377-6236	CELL PHONE	EMAIL ADDRESS mamster@brzoninglaw.com	
NAME Emily Balter		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Boulevard, Suite 300		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE 305-377-6232	CELL PHONE	EMAIL ADDRESS ebalter@brzoninglaw.com	

Please note the following information:

- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the affidavit if they will not be present at the hearing, or if other persons are speaking on their behalf.
- To request this material in alternate format, sign language interpreter (five-day notice is required), information on access for persons with disabilities, and accommodation to review any document or participate in any City sponsored proceedings, call 305.604.2489 and select (1) for English or (2) for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).

Please read the following and acknowledge below:

- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".
- All disclosures must be submitted in CMB Application format and be consistent with CMB Code Sub-part A Section 2-482(c):
 - (c) If the lobbyist represents a corporation, partnership or trust, the chief officer, partner or beneficiary shall also be identified. Without limiting the foregoing, the lobbyist shall also identify all persons holding, directly or indirectly, a five percent or more ownership interest in such corporation, partnership, or trust.
- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.
- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the forgoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.
- When the applicable board reaches a decision a final order will be issued stating the board's decision and any conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part of the plans submitted for a building permit.

The aforementioned is acknowledged by:

Owner of the subject property Authorized representative



SIGNATURE

Susan Assaad Wahba

PRINT NAME

5/18/2021

DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF Florida

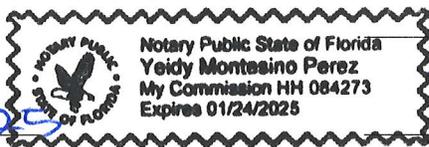
COUNTY OF Miami Dade

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

SIGNATURE

Sworn to and subscribed before me this 18 day of May, 2021. The foregoing instrument was acknowledged before me by Susan Assaad Wahba, 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: 1/24/2025

NOTARY PUBLIC
Yeidy Montesino Perez
PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

STATE OF _____

COUNTY OF _____

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

SIGNATURE

Sworn to and subscribed before me this _____ 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

My Commission Expires: _____

NOTARY PUBLIC

PRINT NAME

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

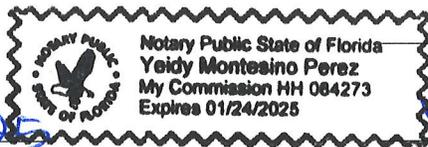
I, Susan Assaad Wahba, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize *Susan Assaad Wahba to be my representative before the Historic Preservation Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

Susan Assaad Wahba
PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 18 day of May, 2021. The foregoing instrument was acknowledged before me by Susan Assaad Wahba, 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: 1/24/2025

[Signature]
NOTARY PUBLIC
Yeidy Montesino Perez
PRINT NAME

*Michael Larkin, Matthew Amster, Emily Balter, Bercow Radell Fernandez Larkin & Tapanes, PLLC.

CONTRACT FOR PURCHASE

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

N/A

NAME _____ **DATE OF CONTRACT** _____

NAME, ADDRESS AND OFFICE

% OF STOCK

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application if

filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

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

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

N/A

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

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

DISCLOSURE OF INTEREST
TRUSTEE

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

N/A

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

COMPENSATED LOBBYIST

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

NAME	ADDRESS	PHONE
Michael Larkin	200 S. Biscayne Boulevard, Suite 300	305-374-5300
Matthew Amster	200 S. Biscayne Boulevard, Suite 300	305-374-5300
Emily Balter	200 S. Biscayne Boulevard, Suite 300	305-374-5300
Luis Jauregui	2727 Salzedo Street	305-648-2006

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

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

APPLICANT AFFIDAVIT

STATE OF Florida
COUNTY OF Miami Dade

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

[Signature]
SIGNATURE

Sworn to and subscribed before me this 18 day of May, 2021. The foregoing instrument was acknowledged before me by Susan Assaad Wahba, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

[Signature]
NOTARY PUBLIC

My Commission Expires: 1/24/2025

Yeidy Montecino Perez
PRINT NAME

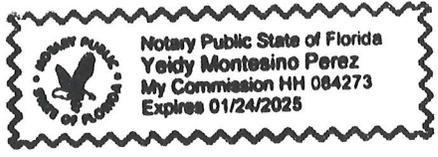


Exhibit A

LEGAL DESCRIPTION:

Lot 6, Block 5, of Corrected Plat Altos Del Mar No. 1, according to the Plat thereof, as recorded in Plat Book 31, Page 40, of the Public Records of Miami-Dade County, Florida. Lot 6 bounded as follows: Bounded on the North by the dividing line between Lots 5 and 6; Bounded on the South by the Southerly line of Lot 6, said Southerly line also being the Northerly line of 78th Street; Bounded on the West by the Westerly line of Lot 6, said Westerly line also being the Easterly line of Atlantic Way; Bounded on the East by the Erosion Control Line of the Atlantic Ocean, as recorded in Plat Book 105, at Page 62, of the Public Records of Miami-Dade County, Florida.



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 5/17/2021

Property Information	
Folio:	02-3202-004-0230
Property Address:	7801 ATLANTIC WAY Miami Beach, FL 33141-2120
Owner	SUSAN ASSAAD
Mailing Address	8030 LOS PINOS CIR CORAL GABLES, FL 33143 USA
PA Primary Zone	0800 SGL FAMILY - 1701-1900 SQ
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	4 / 4 / 0
Floors	2
Living Units	1
Actual Area	2,542 Sq.Ft
Living Area	2,109 Sq.Ft
Adjusted Area	2,124 Sq.Ft
Lot Size	16,000 Sq.Ft
Year Built	1935



Assessment Information			
Year	2020	2019	2018
Land Value	\$4,600,148	\$4,600,148	\$4,600,148
Building Value	\$132,538	\$132,538	\$126,422
XF Value	\$10,828	\$10,914	\$3,260
Market Value	\$4,743,514	\$4,743,600	\$4,729,830
Assessed Value	\$4,743,514	\$625,477	\$610,794

Benefits Information				
Benefit	Type	2020	2019	2018
Save Our Homes Cap	Assessment Reduction		\$4,118,123	\$4,119,036
Homestead	Exemption		\$25,000	\$25,000
Second Homestead	Exemption		\$25,000	\$25,000
Widow	Exemption		\$500	\$500

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

Short Legal Description
ALTOS DEL MAR NO 1 PB 31-40 LOT 6 BLK 5 & PORT LYING EAST & ADJACENT WEST OF EROSION LINE PER PB 105-62 LOT SIZE 16000 SQ FT M/L

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$0	\$50,500	\$50,500
Taxable Value	\$4,743,514	\$574,977	\$560,294
School Board			
Exemption Value	\$0	\$25,500	\$25,500
Taxable Value	\$4,743,514	\$599,977	\$585,294
City			
Exemption Value	\$0	\$50,500	\$50,500
Taxable Value	\$4,743,514	\$574,977	\$560,294
Regional			
Exemption Value	\$0	\$50,500	\$50,500
Taxable Value	\$4,743,514	\$574,977	\$560,294

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/14/2019	\$6,120,000	31699-3407	Trustees in bankruptcy, executors or guardians
03/01/1993	\$0	16127-1943	Sales which are disqualified as a result of examination of the deed
08/01/1990	\$0	14683-2739	Sales which are disqualified as a result of examination of the deed
07/01/1971	\$95,000	00000-00000	Sales which are qualified

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

Version:

BOARD APPLICATION CHECKLIST

A Pre-Application meeting must be scheduled via CAP to obtain a plan case number and for board staff review of all submittals.

Pre-Application meetings for applications that do not require a traffic study are scheduled on a first come-first served basis and must occur no later than five (5) business days prior to CAP First submittal.

Applications requiring a traffic study must meet with the Transportation Department and peer reviewer thirty (30) calendar days prior to the CAP First Submittal deadline to determine the methodology for the traffic impact study and obtain the Transportation Department's checklist. Fifteen (15) days prior to the First submittal the applicant must submit the traffic study via CAP. Seven (7) days prior to First submittal the Transportation Department/Peer Reviewer will provide first round of comments to the applicant. The applicant must address the comments and submit revised traffic study/plans by the CAP First Submittal deadline including a narrative responding to Transportation/Peer Reviewer comments.

Incomplete, or submittals found to be insufficient will not be placed on a Board agenda.

Property address: 7801 Atlantic Way Board: HPB Date: 11/08/2021

ITEM #	ITEM DESCRIPTION	REQUIRED
CAP FIRST SUBMITTAL		
To be uploaded online (CAP) by the applicant before 12:00 pm by First submittal deadline. ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.		
1	Application Fee and Peer review fees shall be paid after Pre-Application meeting and before the First submittal. It is the applicant's responsibility to make this payment, if an invoice is not generated by the CAP system, the applicant should contact staff prior to first submittal to be invoiced and make payment.	✓
a	Is the property the primary residence & homestead of the applicant/property owner? (If yes, provide office of the Property Appraiser Summary Report).	✓
2	Copy of signed and dated check list issued at Pre-Application meeting.	✓
3	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	✓
4	Signed and dated Letter of Intent. Letter must outline application details and identify hardships if Variances are requested. (see also Items # 42,43 and 44).	✓
5	Mailing Labels: Upload property owner's list and copy of original certified letter from provider. See #52 for submittal of Hard copy / originals of these items.	✓
6	Copies of all current or previously active Business Tax Receipts.	
7	School Concurrency Application for projects with a net increase in residential units (no SFH). Provide Planning Department - Miami Dade - School Concurrency Application for Transmittal	
8	Survey: Electronic version of original signed & sealed, dated no more than six months from date of application. Survey must provide: lot area, grade per Section 114-1 of the City Code. (If no sidewalk exists, provide the elevation of the crown of the road) and spot elevations.	✓
9	Architectural Plans and Exhibits (must be 11"x 17")	✓
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date. Include copies of previous recorded board orders, if applicable.	✓

Property address: 7801 Atlantic Way Board: HPB Date: 11/08/2021

ITEM #	ITEM DESCRIPTION	REQUIRED
b	Copy of the original survey included in plan package. See No. 8 above for survey requirements	✓
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	✓
d	Context Location Plan, Min 8.5"X11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images)	✓
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	✓
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable	✓
g	Proposed FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable.	✓
h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	✓
i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	✓
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	
k	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	✓
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	✓
m	Demolition Plans (Floor Plans & Elevations with dimensions)	✓
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	✓
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	✓
p	Proposed Section Drawings	✓
q	Color Renderings (elevations and three dimensional perspective drawings).	✓
10	Landscape Plans and Exhibits (must be 11"x 17")	✓
a	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan, as well as underground and overhead utilities when street trees are required.	✓
b	Hardscape Plan, i.e. paving materials, pattern, etc.	✓
11	Copy of original Building Permit Card, & Microfilm, if available.	
12	Copy of previously approved building permits (provide building permit number) and/or Board Orders.	
13	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recording data. See Part 1 / Section 1 / A. Surveying & Mapping Standards and submittal Requirements of the Public Works Manual. http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920	
14	Vacant/Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Dept.	

Property address: 7801 Atlantic Way Board: HPB Date: 11/08/2021

ITEM #	ITEM DESCRIPTION	REQUIRED
15	Historic Resources Report (This report shall include, but not be limited to, copy of the original Building Permit Card and subsequent modifications, Microfilm records, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure and any other related information on the property.	✓
16	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	
17	Line of Sight studies.	
18	Structural Analysis of existing building including methodology for shoring and bracing.	
19	Proposed exterior and interior lighting plan, including photometric calculations.	
20	Exploded Axonometric Diagram (showing second floor in relationship to first floor).	
21	Neighborhood Context Study. (Planning will provide guidance if necessary for application.)	
22	Required yards open space calculations and shaded diagrams.	
23	Required yards section drawings.	
24	Variance and/or Waiver Diagram	✓
25	Schematic signage program	
26	Detailed sign(s) with dimensions and elevation drawings showing exact location.	
27	Elevation drawings showing area of building façade for sign calculation (Building ID signs).	
28	Daytime and nighttime renderings for illuminated signs.	
29	Floor Plan Indicating area where alcoholic beverages will be displayed.	
30	Survey showing width of the canal (Dimension shall be certified by a surveyor)	
31	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	
32	DERM recommendation/preliminary approval. Docks or any structures shall have approval stamp from DERM or other regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended.	
33	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
34	Survey shall include spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the due within the property. Erosion control line and Bulkhead line shall be indicated if present.	
35	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
36	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable).	
37	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	
38	Traffic Study, Site plan(s) : Revised version and narrative addressing first round of comments from Transportation Department and peer review, provide a narrative. (See Transportation Department check list for requirements.)	
39	Sound Study report (Hard copy) with 1 CD.	
40	Site Plan (Identify streets and alleys)	
a	Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____	

Property address: 7801 Atlantic Way Board: HPB Date: 11/08/2021

ITEM #	ITEM DESCRIPTION	REQUIRED
b	# parking spaces & dimensions_____ Loading spaces locations & dimensions_____	
c	# of bicycle parking spaces_____	
d	Interior and loading area location & dimensions_____	
e	Street level trash room location and dimensions_____	
f	Delivery route_____ Sanitation operation_____ Valet drop-off & pick-up_____ Valet route in and out_____	
g	Valet route to and from_____ auto-turn analysis for delivery and sanitation vehicles_____	
h	Indicate any backflow preventer and FPL vault if applicable	
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan	
41	Floor Plan (dimensioned)	
a	Total floor area	
b	Identify # seats indoors_____ outdoors_____ seating in public right of way_____ Total_____	
c	Occupancy load indoors and outdoors per venue_____ Total when applicable_____	
42	The letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.	✓
43	The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:	
a	Section 118-53 (d) of the City Code for each Variance.	✓
44	The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows:	
a	For Conditional Use -Section 118-192 (a)(1)-(7)	
b	CU - NIE and or outdoor Entertainment Establishments - Section 142-1362 (a)(1)-(9)	
c	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)	
d	CU - Structures over 50,000 SQ.FT. - Section 118-192 (b) (1)-(11)	
e	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	
f	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions	
	Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A	
Other	Images of proposed materials and finishes	✓
Other	Staff recommends providing a prelim structural eval of existing home.	✓
Other		

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

Property address: 7801 Atlantic Way Board: HPB Date: 11/08/2021

ITEM #	ITEM DESCRIPTION	REQUIRED
FINAL SUBMITTAL (CAP & PAPER)		
Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. Final Submittal Documents must be uploaded to the CAP and hard copies must be submitted to the Planning Department prior to 12:00 P.M. on final submittal deadline. Staff will review and issue a notice to proceed or to continue submittal to a future meeting if the application is found incomplete.		
45	Traffic Study, Site plan(s): This is the final traffic study including any modifications required to address comments from the City's Transportation Department. City's required permit by FDOT should be obtained prior to Final submittal (via CAP).	
	PAPER FINAL SUBMITTAL:	✓
46	Original application with all signed and notarized applicable affidavits and disclosures.	✓
47	Original of all applicable items.	✓
48	One (1) signed and sealed 11"X17" bound, collated set of all the required documents.	✓
49	14 collated copies of all required documents	✓
50	One (1) CD/DVD with electronic copy of entire final application package (plans, application, Letter of Intent, traffic/sound study, etc.) see CD/DVD formatting attached, for instructions.	
51	Traffic Study (Hard copy)	✓
52	Mailing Labels -2 sets of gummed labels and a CD including: Property owner's list and Original certified letter from provider.	✓

ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS

- A. Other information/documentation required for First submittal will be identified during Pre-Application meeting but may be modified based on further analysis.
- B. It is the responsibility of the applicant to confirm that documents submitted via CAP, Paper Submittal sets (14 copies), and electronic version on CD are consistent with each other and legible.
- C. Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- D. All documents required for Board applications must be submitted in an electronic format (PDF) via CD in the manner prescribed herein. The CD is considered the "Formal Submission", and must include the electronic version of all hard copy documents associated with the application. A new Updated CD will be required if any modifications are made before or after hearing. Failure to comply with the aforementioned may result in a rehearing before the applicable board at the applicant's expense.
- E. Please note that the applicant will be required to submit revised plans pursuant to applicable Board Conditions no later than 60 days after Board Approval. (If applicable)

Emily Balter

Applicant or Designee's Name

Emily Kay Balter

Applicant or Designee's Signature

11/8/2021

Date

[Handwritten mark]



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mlarkin@brzoninglaw.com

VIA ELECTRONIC SUBMITTAL AND HAND-DELIVERY

December 6, 2021

Deborah Tackett, Historic Preservation & Architecture
Officer
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

RE: **HPB21-0467** Certificate of Appropriateness for
Demolition and Design of a New Single-Family Home at
7801 Atlantic Way, Miami Beach, Florida

Dear Ms. Tackett,

This firm represents Susan Assaad Wahba (the "Applicant"), the owner of the oceanfront property located at 7801 Atlantic Way (the "Property") in the City of Miami Beach (the "City"). Please consider this letter the Applicant's letter of intent in connection with a Certificate of Appropriateness for demolition of the existing single-family home and design of a new single-family home, with associated Variances related to the proposed height necessary to address the City's new construction flood hazard regulations, Florida Building Code, and Federal Emergency Management Act requirements.

Property Description. The Miami-Dade County Property Appraiser has assigned Folio No. 02-3202-004-0230 to this Property. See Exhibit A, Property Appraiser Summary Report. The Property is approximately 16,000 square feet in size, and located on the northeast corner of Atlantic Way and Dalia Street (78th Street). It is located in the RS-3 Single Family Residential District, and in the Altos Del Mar Historic District (the "ADM District"). According to the Miami Beach Historic Properties Database, the existing structure on the Property is

classified as Contributing within the ADM District. See below Figure 1, Historic Properties Database Excerpt.

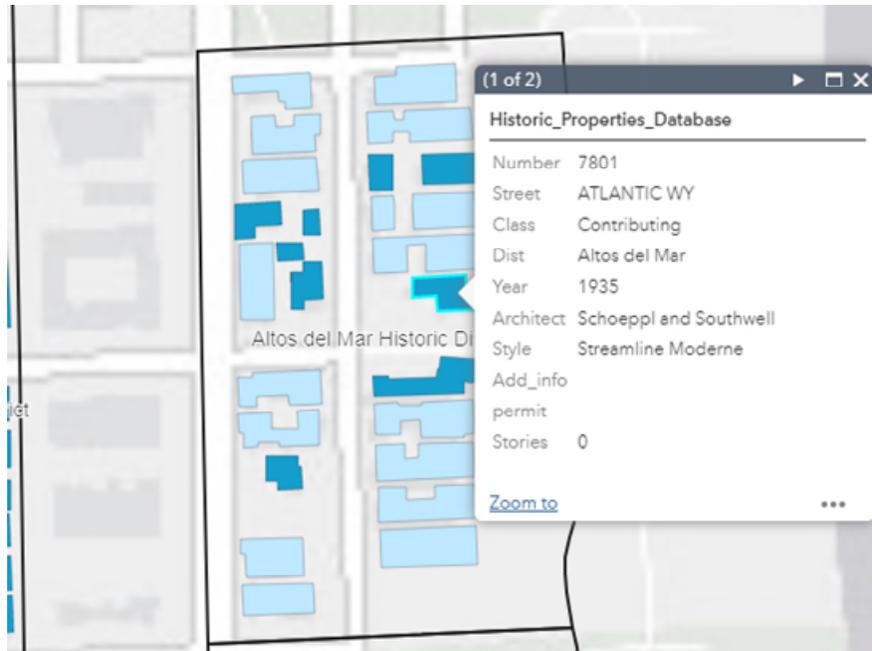


Figure 1, Historic Properties Database Excerpt

Existing ADM District and Structure. The Historic Resources Report, prepared by Heritage Architectural Associates and included in the application materials, provides that when the ADM District was created eleven (11) of the lots were vacant and thirteen (13) were developed with single-family homes built over a number of years. Two of the buildings dated from the 1920s, six dated from the 1930s, three dated from the 1940s, one dated from the 1950s, and one was constructed after 1951. Meaning, the ADM District did not have an entirely developed typical style at its inception, but rather, a set of aspirational guidelines for future development, which the Applicant intends to follow. Further, the Historic Resources Report explains that of the original seven (7) waterfront structures that were built when the ADM District was created, only three (3) remain.

The Property was originally developed in 1935 with a two-story single-family home. In 1994, there were some significant modifications to the home including enclosing a porch on the east elevation, a new shingle roof, kitchen, electric, plumbing, windows and doors, floors, and air condition. In 2014, due to excavation and construction activities of the neighboring home, the then-owner of the Property obtained permits for the demolition of a failing site wall and installation of helical piles to reinforce the existing footing. The Applicant has included a Structure Condition Assessment, prepared by Youssef Hachem Consulting Engineering, with the application materials. In addition to

the compromised structure, the existing home, as many of the neighboring homes, is at serious risk of flooding and damage. The majority of the existing habitable space is located below City flood hazard requirements, Florida Building Code, and Federal Emergency Management Act standards. The Applicant's goal is to address the existing and continued structural issues with a beautiful new design.

Proposed Project. The Applicant proposes to demolish the existing, at-risk home, and construct an exquisitely designed, Neo-Classical Mediterranean style two-story residence that complies with local, state, and federal building requirements for oceanfront homes (the "Project"). Additionally, the design addresses many of the specific ADM District Design Guidelines for new homes. The multi-frontage home is oriented with the main entrance facing Atlantic Way, making it immediately visibly to pedestrians and vehicles. However, each frontage is purposefully designed and distinct to accommodate the Applicant and her guests. The flow of the home with two distinct buildings and a courtyard effectively breaks the massing and provides significant additional open space, as is the suggested layout in the ADM District Design Guidelines. The home features an attractive lower-scale structure, with garage entrance on the west façade, and connecting guest rooms above. The design ensures light sources on two sides of every room.

The purposeful layout of the home, with varying projections, cut-outs, window shapes, balconies, and overhangs, provides substantial movement and minimal impact on abutting neighbor. The proposed outdoor spaces are distinct and have definite shape, as suggested in the ADM District Design Guidelines. Also, as preferred, the outdoor living areas are designed to be part of the major habitable space and these additions are at the edges of the building in an effort to soften the building's presence in the neighborhood. The design includes a pool and pool deck in the rear yard, as well as 4,000 square feet of beautiful, lush landscaping between the pool and rear property line. Further, the building is merged with the land around its entire periphery and the courtyard area cascades down to seamlessly integrate with the natural landscape and dunes. The Applicant is not proposing any rooftop activity.

The two structures, courtyard, and rear yard will feature typical Mediterranean-style finishes such as barrel tile roof, varying stucco and stone cladding exterior walls, columns and arches, and stacked tile elements on the balconies. The design continues to the rear yard with lush landscaping and significant shrubbery that is all native. The proposed home is sited similarly to the neighboring residences and adheres to the historical massing of the neighborhood.

The Project size complies with the City Code of Ordinances (the "Code"), and the more specific ADM District requirements. The size of the proposed home is approximately 4,697 square feet, which is below the maximum allowable 4,700 square feet. The non-habitable space and garage are also below the maximum permitted of 1,700 square feet and 600 square feet, at 1,638 square feet and 503 square feet respectively. The ADM District regulations also require for every one (1) square foot of floor area above 25' in height, there must be one square foot of courtyard or garden space, open to the sky, at the ground level within the building area of the lot. In this case, the home more than complies with only 1,563 square feet above 25' and courtyard areas that are open to the sky of 1,695 square feet. Additionally, the home is centrally located on the narrow 50' wide lot with side setbacks of 5'-8" on the north and south, which minimizes any potential impacts on the neighboring lots. The design sufficiently addresses the intent of the Code with the massing centrally located and significant courtyard space.

Compliance with Certificate of Appropriateness Criteria. The Project satisfies the applicable criteria for demolition and new construction in a local historic district. The design, scale, and massing of the new-home more closely complies with the ADM District Land Development Regulations and Design Guidelines remains sensitive to and compatible with the surrounding area, which contains similar newly constructed homes. Section 118-564 of the Code provides that the examination of architectural drawings for consistency with the certificate of appropriateness criteria includes aesthetics, appearances, safety, and function of any new or existing structure, public interior space and physical attributes of the project in relation to the site, adjacent structures and properties, and surrounding community. Safety, in this case, is of the utmost importance due to the Property's oceanfront location, and the proposed design does not sacrifice any aesthetic integrity with a more architecturally detailed home.

Variance Requests. Although the Project substantially complies with the Code, there are extreme confining characteristics and true hardships based on the existing conditions of the Property to fully comply with all of the unique District regulations. The requested variances are necessary to develop this modestly-sized, resilient home. In order to fully realize its development and due to the Property's confining characteristics, the Applicant requests the following variances:

1. A Variance of Code Section 142-107(e), to permit a maximum height of 40' for a sloped roof when 37' from grade is permitted ("Variance 1");
2. A Variance of Code Section 142-107(g), to permit the front structure with a height of 28' for a sloped roof to be setback 13'-4" from Atlantic Way and a balcony

portion of the main structure at 31'-2" in height to be setback approximately 69'-8" from Atlantic Way, when a setback of 75' is required ("Variance 2");

3. A Variance of Code Section 142-107(h), to permit a portion of the rear structure with a height of 27'-6" to be setback 131'-6" from the Ocean, when a setback of 140' is required ("Variance 3"); and
4. A Variance of Code Section 142-107(l)(2), to permit a retaining wall at 42" in height from existing grade height of Dalia Street, within 130' west of the Miami Beach Bulkhead Line ("Variance 4").

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

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

The drastic difference in elevation from Atlantic Way and Dalia Street, abutting public beach access, and minimum habitable space elevation requirements of local, state, and federal regulations are all extreme special conditions and circumstances peculiar to this corner lot and not applicable to other lands. All of the required deviations from the Code result from the drastic elevations and need to protect the home from flooding and storm surge. The existing elevation of Atlantic Way is at 8.06' NGVD and Dalia Street is at 12.76' NGVD. This approximately 4' height difference is a special condition peculiar to this unique Property, and creates a hardship in complying with the measurement of height from grade in the District. The requested three feet in height, which impacts both structures, front and rear setbacks, and new wall, would prevent the excavation and displacement of 66,000 cubic feet of existing earth. The careful placement of habitable space and new retaining wall remedies these conditions with a home that is consistent with the abutting homes, complies with state and federal elevation requirements, and is attractive and safe from the abutting public beach access.

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

The special circumstances, in this case, do not result from the actions of the Applicant. The Applicant wishes to create a new home that is resilient, sensitive to the neighbors, and also protected from the immediately abutting public beach access at a 4' higher elevation. Further, although this is the only oceanfront single-family community, the ADM District regulations have not been amended to address Base Flood Elevation

requirements. The Applicant's goal is to construct an architecturally beautiful homes that fits the needs of her family, without maximizing development potential, and complying with the intent of the District.

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

The Code allows other similarly situated property owners to seek similar variances to accommodate sensitive development. The Variances ensure that the Project minimizes excavation and displacement of earth to accommodate the difference in existing elevations. Strict compliance with the District regulations would require displacing an additional 23,000 cubic feet of earth, which many of the Applicant's neighbors have done and resulted in damage to the foundation of the Property and weakening of the structure's integrity.

The design, with Variances 1, 2, and 3 specifically, does not result in a home that is any taller than the modern home immediately to the north. Also, the spacing of the home, as suggested in the ADM Design Guidelines is in line with all of the newly built homes in the district. Variances 2 and 3 are only requested because in the ADM regulations setbacks are conditioned on the placement of height, not because the Project attempts to exceed the development potential area. Similarly, Variance 4 is only necessary because constructing a 42" wall on Dalia Street measures from the extremely low existing grade on Atlantic Way would be completely underground and provide no protection or privacy from the existing public beach access. If not measured against the natural grade of Dalia Street, any wall would be useless for the Applicant and public.

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

A literal interpretation of the specific ADM land development regulations would deprive the Applicant rights enjoyed by other properties in the same zoning district and City-wide. Of the thirteen (13) oceanfront homes in the District, all but three (3) have been demolished and reconstructed with modern homes, and one (1) remains unimproved. Denying the Applicant's requested Variances, which are a direct result of the measurement of height and need to accommodate various flood and building

regulations, would be an unnecessary and undue hardship on the Applicant. Further, the Variances do not result in a larger home or reduced setbacks. Rather, the Variances are directly caused by literal interpretation of the ADM land development regulations, which have not been updated to measure height from Base Flood Elevation.

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

The Variances requested are the minimum variations of the Code that will make possible reasonable use of the Property. The Applicant is proposing an architecturally beautiful home that is no taller than the new construction to the north and is setback consistent with all other new homes in the ADM. Further, the design ensures minimal excavation of the earth. Variance 4 is unique to this corner lot because 42" from the measured grade would be entirely underground when placed fronting Dalia Street, which is 4' NGVD higher than grade at 8.06' NGVD. The additional height, which impacts the measurement of the front and rear setbacks, are a direct result of the literal interpretation of the Code, would result in massive unsafe excavation, and are therefore, the minimum variations needed to allow for an architecturally beautiful home that is compatible with the surrounding homes and complies with the ADM Design Guidelines.

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

Granting of Variances will be in harmony with the general intent and purpose of the unique ADM land development regulations and design guidelines. The Variances ensure that the new home is not injurious to the area involved or detrimental to the public welfare because it complies with all respective flood elevation requirements and has a minimal impact in the area.

7. The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan. The planning and zoning director may require applicants to submit documentation to support this requirement prior to the scheduling of a public hearing or any time prior to the board of adjustment voting on the applicant's request.

The variance request is consistent with the City's Comprehensive Plan and does not reduce the levels of service as set forth in the plan.

Practical Difficulty. The drastic variation of elevations, strict measurement of height from grade, and oceanfront flood requirements are all practical difficulties inhibiting the Applicant from meeting the strict requirements ADM land development regulations. The Applicant is proposing to reduce the displacement of 23,000 cubic feet of existing earth. A slight increase in the maximum permitted height, ensures minimal displacement of earth, approximately 1,700 square of courtyard space, and is compatible with the new construction to the north and public beach access to the south. The Applicant's proposal satisfies the intent and purpose of the Code, ADM land development regulations, and design guidelines to provide a beautifully designed home that is compatible with the neighborhood. The Variances allow the new construction to more seamlessly integrate with the natural landscape and dunes.

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

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

A recycling and salvage plan for the partial demolition proposed will be provided at permitting.

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

New windows will be hurricane proof impact windows.

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

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

4. Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.

All landscaping will be Florida friendly and resilient.

5. Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the

Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.

The Applicant is proactively addressing sea level rise projections by raising the first floor of the new home above Wave Crest Height at Base Flood Elevation plus 13.5'.

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

The raised first-floor ensures that the home is adaptable to the raising of both abutting public rights-of-ways and adjacent land in the future.

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

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

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

The proposed home is entirely new construction located well-above base flood elevation.

9. When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.

No habitable space is located below base flood elevation.

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

Where feasible, water retention systems will be provided.

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

Cool pavement or porous pavement materials will be utilized where any new pavement is proposed.

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

The proposed design provides significant landscaping, courtyard spaces, and non-air-conditioned shaded living areas to strategically minimize the potential for heat island effects on site.

Conclusion. Granting this Certificate of Appropriateness with associated variances for height, setbacks, and a new retaining wall will permit the development of a beautifully-designed, Neo-Classical Mediterranean single-family home that will add much more value to the surrounding neighborhood and be resilient to sea level rise. The layout of the Property is consistent with the ADM Design Guidelines, ensuring compatibility with the neighborhood. Most of the oceanfront homes in the District have been reconstructed in order to address the changing environmental conditions.

We look forward to your favorable review of the application. If you have any questions or comments in the interim, please give me a call at 305-377-6231.

Sincerely,



Michael Larkin

cc: Emily K. Balter



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 11/15/2021

Property Information	
Folio:	02-3202-004-0230
Property Address:	7801 ATLANTIC WAY Miami Beach, FL 33141-2120
Owner	SUSAN ASSAAD
Mailing Address	8030 LOS PINOS CIR CORAL GABLES, FL 33143 USA
PA Primary Zone	0800 SGL FAMILY - 1701-1900 SQ
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	4 / 4 / 0
Floors	2
Living Units	1
Actual Area	2,542 Sq.Ft
Living Area	2,109 Sq.Ft
Adjusted Area	2,124 Sq.Ft
Lot Size	16,000 Sq.Ft
Year Built	1935



Assessment Information			
Year	2021	2020	2019
Land Value	\$4,880,168	\$4,600,148	\$4,600,148
Building Value	\$132,538	\$132,538	\$132,538
XF Value	\$10,742	\$10,828	\$10,914
Market Value	\$5,023,448	\$4,743,514	\$4,743,600
Assessed Value	\$5,023,448	\$4,743,514	\$625,477

Benefits Information				
Benefit	Type	2021	2020	2019
Save Our Homes Cap	Assessment Reduction			\$4,118,123
Homestead	Exemption			\$25,000
Second Homestead	Exemption			\$25,000
Widow	Exemption			\$500

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

Short Legal Description
ALTOS DEL MAR NO 1 PB 31-40 LOT 6 BLK 5 & PORT LYING EAST & ADJACENT WEST OF EROSION LINE PER PB 105-62 LOT SIZE 16000 SQ FT M/L

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$0	\$0	\$50,500
Taxable Value	\$5,023,448	\$4,743,514	\$574,977
School Board			
Exemption Value	\$0	\$0	\$25,500
Taxable Value	\$5,023,448	\$4,743,514	\$599,977
City			
Exemption Value	\$0	\$0	\$50,500
Taxable Value	\$5,023,448	\$4,743,514	\$574,977
Regional			
Exemption Value	\$0	\$0	\$50,500
Taxable Value	\$5,023,448	\$4,743,514	\$574,977

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/14/2019	\$6,120,000	31699-3407	Trustees in bankruptcy, executors or guardians
03/01/1993	\$0	16127-1943	Sales which are disqualified as a result of examination of the deed
08/01/1990	\$0	14683-2739	Sales which are disqualified as a result of examination of the deed
07/01/1971	\$95,000	00000-00000	Sales which are qualified

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

Version:



7801 ATLANTIC WAY:
ARCHITECT'S RESPONSE TO COMMENTS ISSUED ON 11/24/2021

HPB PLAN REVIEW COMMENTS

A. Provide engineering analysis structural/coastal that demonstrates feasibility of retaining/raising to meet current regulations. If possible, diagrams would be helpful.

INCLUDED IN APPLICATION MATERIALS.

B. The Altos del Mar Historic District has additional design guidelines. Within the LOI or plans please provide a narrative response to each guideline.

PLEASE FIND BELOW THE ADM GUIDELINES AND OUR NARRATIVE RESPONSE TO ARCHITECTURAL COMPLIANCE WITH THE GUIDELINES. ALSO SEE LETTER OF INTENT FOR ADDITIONAL DETAILS.

ZONING COMMENTS

1. Provide a narrative responding to staff comments.

ATTACHED HERE WITHIN.

2. Grade elevation (elevation of the crown of the road at the center front of the property) shall be indicated in survey.

THE GRADE ELEVATION OF THE CROWN OF THE ROAD AT THE CENTER OF THE PROPERTY (ATLANTIC WAY) IS ON THE SURVEY CIRCLED IN RED ON PAGE A-003.

3. Revise zoning information data. Indicate grade elevation, as noted in survey. Lot depth of the property shall be 320'-0". as registered, measured and corresponding with lot area noted.

SHEET A-005 HAS BEEN CORRECTED WITH THE 320' PROPERTY LENGTH.

4. The project as proposed appears to need the following variances:

1. A variance to exceed the maximum 25'-0" in height for a structure with minimum front setback of 12'-0". **REQUESTED.**
2. A variance to exceed the maximum building height of 37'-0" for a structure setback 75'-0" from the front. **REQUESTED.**
3. A variance from the required front setback of 75' for structures above 25'-0" in height. **REQUESTED.**
4. A variance to construct a fence 42" in height within 130'-0" from the bulkhead line. **EXISTING FENCES TO REMAIN AS PERMITTED (PERMIT # BR1903759).**
5. A variance to exceed 1/3 of the total area of major habitable structures located above 25'-0". **SEE RESPONSE TO COMMENT #8. VARIANCE NOT NEEDED DUE TO MEASUREMENT OF HABITABLE SPACE.**

5. Provide details of the area east of the pool deck. Indicate setbacks, materials, and finish elevations.

SEE LANDSCAPE SHEET L-6.

6. Note that the total area of major habitable structures shall be..

SEE SHADED AREAS OF HABITABLE SPACE ON SHEET A-005.

7. The area of the courtyard proposed appears to not comply with section 142-107 (e) 2. Provide a diagram showing dimensions on all sides and calculations of the required courtyard. The total area required of the courtyard shall be 1276.3 sf, unless another variance is requested. See definition of courtyard- means that portion of a lot whether sodded, landscaped or paved, unoccupied by any part of a structure and open to the sky, which is substantially surrounded by a single building or group of buildings on three or more sides.

SEE SHEET A-005 - THE OPEN TO THE SKY AREA HAS BEEN CORRECTED. IT IS NOW 1,695 SQ FT. CALCULATION BASED ON PRESIDENCE AND CONVERSATIONS WITH STAFF.

8. The area above 25'-0" in height exceeds 1/3 of the total area of the 'major habitable structures', which appears to be $703 + 1563 + 1563 = 3,829$. 1/3 of that area is 1,276.3 sf

1/3 OF 4,700 MAX ALLOWABLE IS =1,566.67 SQ FT- OUR PROPOSED AREA ABOVE 25' IS 1,563 SQ FT – IT IS 3.66 SQ FT LESS THAN THE MAXIMUM.

9. Based on section 142-107. (e) 2. Fences are not allowed east of the bulkhead line. Existing fence east of the bulkhead line shall be removed.

EXISTING FENCES EAST OF THE BULKHEAD WAS APPROVED BY PERMIT # BR1903759.

10. Provide a detailed plan and grading plan of the property showing improvements within the Dune and Oceanfront overlay districts.

SEE LANDSCAPE SHEET L-6.

ADM NEIGHBORHOOD DESIGN GUIDELINES:

a. Perimeter Walls and Fences - Metal picket fences should be kept low and should be setback from the property line to allow for a traditional landscape barrier; largely transparent. CBS/ Stucco walls shall not exceed three (3) feet in height and may incorporate metal picket fencing above.

ALL FENCES ARE EXISTING AND PERMITTED (PERMIT # BR1903759). THE ONLY NEW FENCE IS ALONG THE SOUTH PROPERTY LINE AND SERVES AS A COMBINATION RETAINING WALL AND FENCE. WE ARE LIMITING IT'S HEIGHT TO 42" ABOVE THE NATURAL GRADE ALONG THE PEDESTRIAN BEACH ACCESS.

b. Flowering Street Plants - Whenever possible, the actual flowering plant corresponding to the original street name shall be planted along that street and used as a decorative landscape theme.

DAHLIA'S ARE NOT NATIVE PLANTS, INSTEAD WE HAVE USED NATIVE SIMPSON STOPPERS FOR THE STREET TREES WHICH HAVE SMALL WHITE FLOWERS.

c. Landscaping - Those areas east of the rear terrace setback (eighty [80] feet west of the Miami Beach Bulkhead line) shall be landscaped with vegetation native to the South Florida coastal region.

THE AREA EAST OF THE REAR TERRACE HAS PROPOSED LANDSCAPING THAT IS ALL NATIVE. ADDITIONALLY, WE HAVE MAINTAINED THE EXISTING COCONUT TREES ON THE PROPERTY. PLEASE SEE LANDSCAPE SHEET L-1.

d. Landscaping at Street Ends - Ground covers, shrubs and vines should be kept low in order to maintain views through to the ocean. Shade should be provided by palms, sea grape or other non-invasive canopy trees.

THE EXISTING STREET END LANDSCAPING HAS BEEN KEPT AS-IS WITH THE EXCEPTION OF ADDING THE REQUIRED STREET TREES (SIMPSON STOPPERS).

ADM BUILDING AND SITE DESIGN GUIDELINES (for new homes):

e. Relationship to Adjacent Buildings - Houses should be designed in a manner which is sensitive to the massing and siting of adjacent structures. In particular, taller portions of new houses shall be kept to a minimum and should endeavor not to broadside the outdoor spaces of adjacent properties.

THE PROPOSED RESIDENCE IS SITED SIMILARLY TO THE NEIGHBORING RESIDENCES AND ADHERES TO THE HISTORICAL MASSING OF THE ALTOS DEL MAR NEIGHBORHOOD HISTORIC PATTERN.

f. Positive Outdoor Space - Outdoor spaces should be designed to have a distinct and definite shape and should have a good degree of enclosure whether for aesthetic or security purposes. Whenever possible views through to other spaces should be encouraged.

THE PROPOSED OUTDOOR SPACES ARE DISTINCT. AROUND THE PERIMETER OF THE BUILDING, FACING THE STREET, A BUFFER HAS BEEN CREATED TO SOFTEN AND DISTINGUISH THE PUBLIC REALM FROM THE SEMI-PRIVATE REALM. THE OUTDOOR SPACES ALSO HAVE A DEFINITIVE SHAPE, THE MOST NOTEWORTHY IS THE CENTRAL COURTYARD WITH GLIMPSES AND VISTAS OF THE OCEAN AND STREET.

g. Courtyards and Half-Hidden Gardens - Gardens and other small outdoor spaces should be designed to be semi-private; neither placed fully in front of the house, nor fully in the back. Gardens should occur in a halfway position, side-by-side with the house, in a location which is half hidden from the street, and half exposed. Similarly, courtyards should not be fully enclosed and should have at least one view out to some larger open space. Active courtyards are encouraged and should incorporate foot paths which connect rooms which open directly onto the space.

OUR COURTYARD IS CONVENIENTLY SITUATED BETWEEN THE GUEST HOUSE AND THE MAIN HOUSE, IT PROMOTES THE IDEA OF AN OUTDOOR ROOM, EASILY ACCESSIBLE FROM ANY INDOOR ROOM, IT PROVIDES DAPPLED PRIVACY, INCORPORATES SHADE TREES, AND A WATER FEATURE TO ENSURE HARMONY WITH NATURE. THE COURTYARD OFFERS VISTAS TO THE OCEAN AND THE STREET IT FACES.

h. Main Entrances - Collins Avenue buildings should have a clearly recognizable front entrance facing the avenue while oceanfront buildings should have this entrance facing Atlantic Way. Entrances should be immediately visible to pedestrians and vehicles even if vehicular entrances are located elsewhere. In this regard, each facade of the house should be given equal dignity to that of the front facade and the front entrance should further incorporate a bold, visible shape which stands out from the facade of the building and is distinguishable as the main entrance.

BOTH THE MAIN ENTRANCE ALONG ATLANTIC AVE AND THE SECONDARY ENTRANCE ALONG DAHLIA STREET ARE CLEARLY RECOGNIZABLE PORTICOS THAT HERALD THE ENTRY POINTS TO THE MAIN RESIDENCE.

i. Entrance Transition - A transition space between the street and the front door is encouraged to subtly demarcate the gradient from public to private. It is recommended that the path which connects the street and entrance be brought through this transition space (such as a half-hidden garden), and the space should be marked by a change of light, a change of direction, a change of surface, a change of level, and perhaps by gateways which make a change of enclosure, and above all with a change of view.

THE ENTRANCE FROM THE STREET TO THE FRONT DOOR IS SUBTLY DEMARCATED WITH A CHANGE IN ELEVATION, BY THE USE OF THE WALKWAY MATERIAL, AND THEIR SURROUNDING LANDSCAPING. UPON ENTERING YOU ENCOUNTER AN UNEXPECTED COURTYARD AND A THROUGH-VIEW (ENFILADE) TO THE OCEAN.

j. Car Ports and Garages - Place car ports and garages in such a relationship to the house that the shortest route from the parked car into the house is always through the main entrance. For non-oceanfront lots, locate the garage off Atlantic Way or a side street, and for oceanfront properties off Atlantic Way or a side street. Make the parking space for the car into an actual room which creates a positive and graceful place where the car stands.

THE GARAGE IS ADJACENT TO THE RESIDENCE'S MAIN ENTRANCE AND IT CONNECTS DIRECTLY WITH THE ENTRY BREEZEWAY. THIS ALLOWS THE ENTRY TO THE MAIN HOUSE, FROM THE PARKED CAR, TO BE THROUGH THE MAIN ENTRANCE.

k. Building Wings - Houses should be designed so that their massing breaks down into wings which correspond, approximately, to the most important natural social grouping within the house. Make each wing long and narrow never more than 30' feet in width.

THE BUILDING'S MASSING IS ORCHESTRATED VERTIACALLY BY IT'S CLASSICALLY DISTINGUISHABLE LEVELS. TO BREAK THE MASSING AND CREATE THE NATURAL SOCIAL GROUPINGS, WE CREATED A RUSTICATED UNDERSTORY, A TALLER & MORE REFINED SOCIAL FLOOR (PIANO NOBILE), AND A SHORTER ATTIC STORY... A CLASSIC ARRANGEMENT FOR VILLAS.

l. Long Thin House - Design the wings of the house to be narrow such that rooms occur one after the other rather than clustered into a large volume. The result will produce a surprisingly narrow house which embraces the site.

SEE COMMENT "g." ABOVE.

m. Private Cottage - A cottage or wing with some sort of autonomy from the main house should be provided. It is recommended the cottage or wing be connected but visibly distinct from the main house and far away from the master bedroom. It should perhaps have its own private entrance and roof.

OUR DESIGN INCORPORATES A PRIVATE COTTAGE WITH ITS OWN AUTONOMY AND INDIVIDUAL ROOF. THE COTTAGE HAS A LOVELY STAIR LEADING TO THE COURTYARD CAPTURING BEAUTIFUL AND CHANGING VISTAS OF THE COURTYARD.

n. Cascade of Roofs - The building complex should be designed with a coherent system of roofs; the largest, widest roofs over those parts of the building which are most significant and the lesser roofs cascading off the large roofs in a manner congruent with the hierarchy of social spaces underneath them.

THE WIDEST AND TALLEST ROOF OF THE PROPOSED RESIDENCE CORRESPONDS TO THE PRINCIPAL BUILDING AND THE SECONDARY AND LOWER ROOF CORRESPONDS TO THE GUEST COTTAGE, WHICH IS CONGRUENT WITH THE HIEARCHY OF THE SOCIAL SPACES BENEATH THEM.

o. Usable Roofs - Some portion of almost every roof system should be made usable for a terrace or garden. Place the roof garden or terrace at various stories, and always make it possible to walk directly out onto the roof garden or terrace from some lived-in part of the building.

ALL OF THE ROOFS ON THE FIRST FLOOR STRUCTURES ARE USABLE TERRACES AND BALCONIES FOR THE SECOND FLLOR ROOMS.

p. Light on Two Sides of Every Room - It is recommended that each room be located so that it is adjacent to an outdoor space on at least two (2) sides so natural light and air circulation is prevalent in every room from more than one direction.

ALL PRINCIPAL ROOMS ARE "CORNER ROOMS" ADJACENT TO OUTDOOR SPACES ON TWO SIDES.

q. Outdoor Terraces, Galleries and Balconies - Outdoor terraces, balconies and galleries should be designed as habitable, outdoor rooms with a depth of at least six feet. Whenever possible these and other small additions such as arcades, balconies, niches, outdoor seats, awnings, trellised rooms, and the like are recommended at the edges of the buildings in an effort to soften the building's presence in the neighborhood.

THE ENTIRE EAST FAÇADE (OCEAN SIDE) OF THE PRINCIPAL RESIDENCE HAS A BALCONY, COVERED TERRACE, OR OPEN TERRANCE ON ALL LEVELS TO CAPTURE THE VIEW, ACTIVATE THE FAÇADE, AND SOFTEN THE BUILDING'S PRESENCE. ADDITIONALLY, THE PRINCIPAL RESIDENCE HAS A WALK-OUT BALCONY FACING THE COURTYARD AND THE GUEST COTTAGE HAS A LOVELY BREEZEWAY FACING THE COURTYARD.

r. Connection to the Site - Merge the building to the land around it by including paths, terraces, and steps around its edges. Place them deliberately to make the boundaries between house and yard somewhat ambiguous; so that it is impossible to say exactly where the building stops, and earth begins.

THE BUILDING IS MERGED WITH THE LAND AROUND ITS ENTIRE PERIPHERY. THE COURTYARD IS TREATED LIKE AN OUTDOOR ROOM, OPEN TO THE SKY, AND ACCESSIBLE FROM MULTIPLE POINTS. THE UNDERSTORY COVERED PORCH OPENS UP TO THE POOL PATIO, WHICH IN TURNS CASCADES DOWN TO SEAMLESSLY INTEGRATE WITH THE NATURAL LANDSCAPE AND DUNES.



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certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

May 10, 2021

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

Re: Property owners within 375 feet of:

SUBJECT: 7801 Atlantic Way, Miami Beach, FL 33141

FOLIO NUMBER: 02-3202-004-0230

ABBREV. LEGAL DESCRIPTION: ALTOS DEL MAR NO 1 PB 31-40 LOT 6 BLK 5 & PORT LYING EAST & ADJACENT WEST OF EROSION LINE PER PB 105-62 - Please see boundary survey for full Legal Description

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

Sincerely,

Diana B. Rio

Total number of property owners without repetition: **143, including 1 international**



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certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

375' RADIUS MAP



SUBJECT: 7801 Atlantic Way, Miami Beach, FL 33141

FOLIO NUMBER: 02-3202-004-0230

ABBREV. LEGAL DESCRIPTION: ALTOS DEL MAR NO 1 PB 31-40 LOT 6 BLK 5 & PORT LYING EAST & ADJACENT WEST OF EROSION LINE PER PB 105-62 - Please see boundary survey for full Legal Description

Name	Address	City	State	Zip	Country
KADEY FAMILY BEACH LP	33 CHARLES ST EAST #3604	TORONTO ON M4Y 0A2			CANADA
7717 OCEANSIDE LLC	1401 BRICKELL AVE 420	MIAMI	FL	33131	USA
7725 ATLANTIC WAY LLP	8500 SW 8 ST STE 228	MIAMI	FL	33141-2119	USA
7822 COLLINS CORPORATION	1621 BAY RD APT 904	MIAMI BEACH	FL	33139-3260	USA
7832 COLLINS AVE 504 LLC	2675 SW 183 AVE	MIRAMAR	FL	33029	USA
ALBERTO D CRUZ RACHEL A CRUZ	7744 COLLINS AVE 21	MIAMI BEACH	FL	33141	USA
ALEJANDRO AMADOR	7832 COLLINS AVE #505	MIAMI BEACH	FL	33141	USA
ALEXANDER SPOOV IRENE SPOOV	2233 CALAIS DR UNIT 35A	MIAMI BEACH	FL	33141	USA
ALEXIS JOAQUIN SERRA SERGIO OMAR SERRA	7832 COLLINS AVE 606	MIAMI BEACH	FL	33141	USA
ALFREDO R MISSAIR & ANDRES MISSAIR JTRS	7728 COLLINS AVE #11	MIAMI BEACH	FL	33141-5922	USA
ALTOS DEL MAR ASSOCIATION INC	7815 ATLANTIC WAY	MIAMI BEACH	FL	33141	USA
AMY SANTANA	7728 COLLINS AVE #21	MIAMI BEACH	FL	33141-2125	USA
ANA MARIA TORO	7800 COLLINS AVE 504	MIAMI BEACH	FL	33141	USA
ANABELLA GOMEZ	7800 COLLINS AVE # 501	MIAMI BEACH	FL	33140	USA
ANGELA PAOLA ROSSO	7744 COLLINS AVE #17	MIAMI BEACH	FL	33141-2971	USA
ANTON KOLOBOV	7832 COLLINS AVE #407	MIAMI BEACH	FL	33141-2173	USA
ANTONIO BARCIA	7800 COLLINS AVE #509	MIAMI BEACH	FL	33141	USA
ANTONIO MEDARDO HERNANDEZ JR	7832 COLLINS AVE 203	MIAMI BEACH	FL	33141	USA
BEACH PARK LLC	3389 SHERIDAN ST 181	HOLLYWOOD	FL	33021	USA
BELKIS SHAH	11930 N DAYSHORE DR #603	NORTH MIAMI	FL	33181	USA
BERTA M VARELA	7832 COLLINS AVE #201	MIAMI BEACH	FL	33141-2165	USA
BLANCHE P ESKIN EST OF % DONALDSON	1255 AVE	MARRERO	LA	70072	USA
BLUE COAST DESIGNS FIRM INC	932 LENOX AVENUE #2009	MIAMI BEACH	FL	33139	USA
BONITA S BONA-MOLINE	101 - 78 ST	MIAMI BEACH	FL	33141-2115	USA
BRIDGET JOVANOVIH ALEXANDAR JOVANOVIH	7801 COLLINS AVE	MIAMI BEACH	FL	33141	USA
CARIDAD & BELKYS NEREY	8855 COLLINS AVE 4C	SURFSIDE	FL	33154	USA
CARLOS F ALVAREZ MARIA E ALVAREZ MARIANELLA ALVAREZ	7800 COLLINS AVE 209	MIAMI BEACH	FL	33141	USA
CARLOS MEJIA	7800 COLLINS AVE UNIT 206	MIAMI BEACH	FL	33141	USA
CHATEAU AZURE LLC	15 E PUTNAM AVE #3080	GREENWICH	CT	06830	USA
CHRISTOPHER J DECELLES KRISTIE A DECELLES	10 ADAMS RD	LONDONDERRY	NH	03053	USA
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CLAUDIA HARGROVE	234 W MONTGOMERY AVE APT 5	HAVERFORD	PA	19041	USA
CLIFFORD PETER SMALLMAN	7732 ATLANTIC WAY	MIAMI BEACH	FL	33141	USA
CONRADO GOMEZ JR	7800 COLLINS AVE 406	MIAMI BEACH	FL	33141	USA
CRISTIAN RAMOS &W MELITA C ITURRIAGA	7800 COLLINS AVE #401	MIAMI BEACH	FL	33141-6107	USA
CRISTIANA AGHINII VASILE AGHINII	1326 SPRUCE ST 2903	PHILADELPHIA	PA	19107	USA

DANIEL DOMASZEWKI SILVIA VITALE	7744 COLLINS AVE #5	MIAMI BEACH	FL	33141-2965	USA
DANIEL RAFFO CAROLINA BAENA MARULANDA	7728 COLLINS AVE 2	MIAMI BEACH	FL	33141	USA
DANIEL W KIRK	7744 COLLINS AVE #15	MIAMI BEACH	FL	33141	USA
DAVID LAING	4826 CUMBRIAN LAKES DR	KISSIMMEE	FL	34746	USA
DIEGO J ORAMAS	7832 COLLINS AVE 301	MIAMI BEACH	FL	33141	USA
DMHA INVESTMENT LLC	7832 COLLINS AVE #601	MIAMI BEACH	FL	33141	USA
EDUARDO KATZ	7832 COLLINS AVE APT 303	MIAMI BEACH	FL	33141-2165	USA
EDWARD GUTIERREZ &W MIREYA	69-05 UTOPIA PARKWAY	FRESH MEADOWS	NY	11365	USA
ELENA WOLTIN	7744 COLLINS AVE # 10	MIAMI BEACH	FL	33141	USA
ENRIQUE GUSTAVO AMES LUCIANA AMES	7832 COLLINS AVE UNIT 603	MIAMI BEACH	FL	33141-2164	USA
ESTY LLC	500 EAST 77 ST 1907	NEW YORK	NY	10162	USA
EUGENIA FREGOSO JIMENEZ	7832 COLLINS AVE #204	MIAMI BEACH	FL	33141-2165	USA
EULIMAR M NUNEZ MARYELINA PRIMERA GARCES	7800 COLLINS AVE 408	MIAMI BEACH	FL	33141	USA
EUSTASIO ALBERTI LE MARCIA ALBERTI LE REM JORGE ENRIQUE ALBERTI	7832 COLLINS AVE UNIT 401	MIAMI BEACH	FL	33141	USA
EVGENY A DOBROVOLSKIY CESAR E DIAZ	7800 COLLINS AVE 502	MIAMI BEACH	FL	33141	USA
FAUSTINO NICIEZA &W BARBARA NICIEZA	587 E 14 ST	HIALEAH	FL	33010-3217	USA
FLAVIA V HAKKERS	7800 COLLINS AVE #302	MIAMI BEACH	FL	33141	USA
FLAVIO LAZO GUZMAN	2780 NE 183 ST 2012	AVENTURA	FL	33160	USA
GAETANO CIANCIO TRS GUTIERREZ AND CIANCIO FAMILY REVOCABLE TRUST	7490 SW 61 ST	MIAMI	FL	33143	USA
GALA GROUP INVESTMENTS 2016 LLC	11458 NW 79 LN	DORAL	FL	33178	USA
GIL GARCIA	7824 COLLINS AVE # 402	MIAMI BEACH	FL	33141	USA
GILL KANDEL DONNA KANDEL	7838 ATLANTIC WAY	MIAMI BEACH	FL	33141	USA
GIUSI PROPERTIES INC	150 SE 2 AVE #1010	MIAMI	FL	33131	USA
GLORIA SENS TRS GLORIA SENS REV LIVING TR	7744 COLLINS AVE #9	MIAMI BEACH	FL	33141	USA
GREGORY L PICCOLO NADIA PICCOLO	2320 NW 42 AVE	COCONUT CREEK	FL	33066	USA
HENRY KOHN CYNTHIA KOHN	7740 ATLANTIC WAY	MIAMI BEACH	FL	33141	USA
HERBERT H LECKIE KAREN L LECKIE	349 MOUNTAIN RD	LEBANON	NJ	08833	USA
HORUS HOLDINGS LC	12760 SW 187 ST	MIAMI	FL	33177	USA
HOWARD L FRIEDBERG TRS 7825 ATLANTIC WAY TRUST	7825 ATLANTIC WAY	MIAMI BEACH	FL	33141	USA
HUGO A ARAGON &W MARY C	7832 COLLINS AVE #601	MIAMI BEACH	FL	33141-2173	USA
IMPRE SIONANTE INC	2275 BISCAYNE BLVD STE 1	MIAMI	FL	33137	USA
JANET ACOBES	250 WEST 103 STREET #1 D	NEW YORK	NY	10025	USA
JAVIER TRUYOL & SUZANA RODRIGUES	7744 COLLINS AVE #8	MIAMI BEACH	FL	33141-2968	USA
JCMY AND ASSOCIATES LLC	640 MARSH REED DR	WINTER GARDEN	FL	34787	USA
JEAN PAUL RODRIGUEZ	7728 COLLINS AVE # 6	MIAMI BEACH	FL	33141	USA
JEFFERY E MILLS YOKO UOZUMI MILLS	PO BOX 416600	MIAMI BEACH	FL	33141-8600	USA
JOHN E HILSMAN	324 E 4TH AVE	WINDERMERE	FL	34786-8620	USA

JOHN P LEONARDI DANET M LEONARDI	47 SUTTON RD	LEBANON	NJ	08833	USA
JORGE ESTEBAN	7744 COLLINS AVE # 14	MIAMI BEACH	FL	33141	USA
JOSE DIAZ	7728 COLLINS AVE APT 9	MIAMI BEACH	FL	33141-5922	USA
JOSE L ABREU &W CARMEN CRUZ	1111 LISBON ST	CORAL GABLES	FL	33134	USA
JOSE MENCHERO TRS JOSE MENCHERO 2014 REV TRUST	1810 POLK ST 306	SAN FRANCISCO	CA	94109	USA
JOSE UBALDO BAIÃO MARGARET BESSA BAIÃO BRUNO BESSA BAIÃO	7800 COLLINS AVE #506	MIAMI BEACH	FL	33141	USA
JOSEPH COLELLA	7832 COLLINS AVE #501	MIAMI BEACH	FL	33141-2173	USA
JUAN C URIBE	6899 COLLINS AVE 1503	MIAMI BEACH	FL	33141	USA
JULIO LUIS &W BARBARA	7832 COLLINS AVE UNIT 602	MIAMI BEACH	FL	33141-2173	USA
KATYA & LIESA SEGOVIA JTRS	7744 COLLINS AVE #4	MIAMI BEACH	FL	33141-2965	USA
KELLY CANTLEY	7800 COLLINS AVE #403	MIAMI BEACH	FL	33141-6112	USA
KIRILL AYZENBERG	7830 ATLANTIC WAY	MIAMI BEACH	FL	33141	USA
LAURA L FEMINO	7728 COLLINS AVE 10	MIAMI BEACH	FL	33141	USA
LINETTE GUERRA	1247 ALTON RD	MIAMI BEACH	FL	33139-3809	USA
LOXODONTA VENTURES LLC	141 BEACHSIDE DR	ORCHID	FL	32963	USA
LOXODONTA VENTURES LLC	141 BEACHSIDE DR	VERO BEACH	FL	32963	USA
LUIS CARRASQUILLO MARIA T CARRASQUILLO	3820 SW 134 AVE	MIAMI	FL	33175	USA
LUIS E PAEZ &W SORAYA TORRES	951 BRICKELL AVE #2011	MIAMI	FL	33131	USA
LUIS M SUAREZ	7220 SW 163RD AVE	MIAMI	FL	33193-5150	USA
LUIZ F CAVALCANTI	7800 COLLINS AVE #101	MIAMI BEACH	FL	33141	USA
MARCO PAULO BETTENCOURT	7824 COLLINS AVE 501	MIAMI BEACH	FL	33141	USA
MARIA JULIA MARE JTRS KRISTEN MARE BERMUDEZ JTRS	7832 COLLINS AVE #305	MIAMI BEACH	FL	33141	USA
MARIA LAS TRES LLC	7824 COLLINS AVE 2A	MIAMI BEACH	FL	33141	USA
MARIANELA J PEREZ	7800 COLLINS AVE UNIT 308	MIAMI BEACH	FL	33141	USA
MARIANO G DALL'ORSO &W SUSANA H PARODI	7729 COLLINS AVE	MIAMI BEACH	FL	33141-2124	USA
MARIELA D CHIRIBOGA C/O ANDRES ISAIAS	7737 ATLANTIC WAY	MIAMI BEACH	FL	33141	USA
MARIO QUADROS TRS	2001 BISCAYNE BLVD #3502	MIAMI	FL	33137	USA
MASSARI SYLVIE LLC	20200 NE 12 CT	MIAMI	FL	33179	USA
MATILDA GREMI	7800 COLLINS AVE #405	MIAMI BEACH	FL	33141-6112	USA
MATTHEW G MILLMAN KRISTEN N SPILLANE	7728 COLLINS AVE 8	MIAMI BEACH	FL	33141	USA
MAURICIO DONELLI	7832 COLLINS AVE 404	MIAMI BEACH	FL	33141	USA
MERCEDES M DIAZ	7832 COLLINS AVE UNIT 604	MIAMI BEACH	FL	33141-2173	USA
MICHAEL MOORE MARICELES MENDOZA	7800 COLLINS AVE 208	MIAMI BEACH	FL	33141	USA
MICHAEL RUIZ TRS RUIZ TRUST	13727 SW 152 ST 303	MIAMI	FL	33177	USA
MIRIAM ESTEVEZ	7832 COLLINS AVE #205	MIAMI BEACH	FL	33141-2165	USA
NANCY J BONA	7837 ATLANTIC WAY	MIAMI BEACH	FL	33141	USA
NANCY OJEDA	7728 COLLINS AVE 4	MIAMI BEACH	FL	33141-5922	USA

NATASHA LITVINOV	PO BOX 970647	MIAMI	FL	33197-0647	USA
NENAD SELIMOV KARINA CORDERO	7832 COLLINS AVE 607	MIAMI BEACH	FL	33141	USA
NORMA J GUERRA	90 ALTON RD #1811	MIAMI BEACH	FL	33139-6707	USA
OSCAR LAGOS ESPERANZA TORRES NUNEZ	7824 COLLINS AVE 601	MIAMI BEACH	FL	33141	USA
PAOLO BERGOMI &W BEATRIZE SEGNI	7800 COLLINS AVE #402	MIAMI BEACH	FL	33141-6112	USA
PARK BEACH LLC	999 PONCE DE LEON BLVD 650	CORAL GABLES	FL	33134	USA
PEDRO MENCIA &W MARIE MENCIA	7824 COLLINS AVE APT 5B	MIAMI BEACH	FL	33141	USA
PEDRO R MENCIA &W MARIE DAVAL MENCIA	7824 COLLINS AVE APT 302	MIAMI BEACH	FL	33141	USA
PETER N HIEBERT ELAINE IDA CHAN	3207 ROLLING ROAD	CHEVY CHASE	MD	20815	USA
RAQUEL M RODRIGUEZ	43 12 39 PL	SUNNYSIDE	NY	11104	USA
RAYMOND EDWARD ALLEN JACLYN ALLEN	7744 COLLINS AVE 20	MIAMI BEACH	FL	33141	USA
RICHARD BONA	7728 COLLINS AVE 15	MIAMI BEACH	FL	33141	USA
ROBERT SWEDROE &W RITA SWEDROE	12000 BISCAYNE BLVD	MIAMI	FL	33181	USA
ROBERTO RODRIGUES	7800 COLLINS AVE #207	MIAMI BEACH	FL	33141	USA
RONBY DEVELOPMENTS CORP	7841 COLLINS AVE	MIAMI BEACH	FL	33141	USA
ROXANNE RIZZO	568 GRAND ST J1704	NEW YORK	NY	10002	USA
RUTH DESIREE QUIROGA REYES VILLA	7800 COLLINS AVE #503	MIAMI BEACH	FL	33141-6112	USA
S & S INVESTMENTS USA INC	6515 COLLINS AVE 1201	MIAMI BEACH	FL	33141	USA
SERGIO QUINONES ALESSA DE LA FUENTE	7800 COLLINS AVE #508	MIAMI BEACH	FL	33141	USA
SHAYNE D HAUGLUM ANN B MILLER	81 NORTH SHORE DR	MIAMI BEACH	FL	33141	USA
SIFGROD LLC	1567 BAY DR	MIAMI BEACH	FL	33141	USA
SILVANO VELOZA TRS VELOZA LIVING TRUST BERTHA VELOZA TRS	7832 COLLINS AVE 406	MIAMI BEACH	FL	33141	USA
SILVIA ELIAS TRS SILVIA ELIAS REVOCABLE LIVING TR	12 COUNTRY CLUB LANE 307	ELIZABETH	NJ	07208	USA
SONNY MERABAN ALICE GORODETSKY	7701 COLLINS AVE	MIAMI BEACH	FL	33141	USA
SUSAN ASSAAD	8030 LOS PINOS CIR	CORAL GABLES	FL	33143	USA
SUZAN F LAM	7832 COLLINS AVE # 507	MIAMI BEACH	FL	33141	USA
TANGO CERO UNO LLC	3951 194 TRAIL	SUNNY ISLES BEACH	FL	33160	USA
TARA O WEST TRS TARA O WEST BEN	7800 COLLINS AVE UNIT 404	MIAMI BEACH	FL	33141	USA
TIGUANI LLC	9157 ABBOTT AVE	SURFSIDE	FL	33154	USA
TIMOTHY SHAWN SYLEVESTER	7832 COLLINS AVE #405	MIAMI BEACH	FL	33141-2165	USA
UNIT 1015 SUNSET HARBOUR S LLC	1200 S BISCAYNE POINT RD	MIAMI BEACH	FL	33141	USA
VANESSA REZOLA	7824 COLLINS AVE #202	MIAMI BEACH	FL	33141-6116	USA
WALTER MARQUEZ	7800 COLLINS AVE 309	MIAMI BEACH	FL	33141	USA

KADEY FAMILY BEACH LP
33 CHARLES ST EAST #3604
TORONTO ON M4Y 0A2
CANADA

7717 OCEANSIDE LLC
1401 BRICKELL AVE 420
MIAMI, FL 33131

7725 ATLANTIC WAY LLP
8500 SW 8 ST STE 228
MIAMI, FL 33141-2119

7822 COLLINS CORPORATION
1621 BAY RD APT 904
MIAMI BEACH, FL 33139-3260

7832 COLLINS AVE 504 LLC
2675 SW 183 AVE
MIRAMAR, FL 33029

ALBERTO D CRUZ
RACHEL A CRUZ
7744 COLLINS AVE 21
MIAMI BEACH, FL 33141

ALEJANDRO AMADOR
7832 COLLINS AVE #505
MIAMI BEACH, FL 33141

ALEXANDER SPOOV
IRENE SPOOV
2233 CALAIS DR UNIT 35A
MIAMI BEACH, FL 33141

ALEXIS JOAQUIN SERRA
SERGIO OMAR SERRA
7832 COLLINS AVE 606
MIAMI BEACH, FL 33141

ALFREDO R MISSAIR &
ANDRES MISSAIR JTRS
7728 COLLINS AVE #11
MIAMI BEACH, FL 33141-5922

ALTOS DEL MAR ASSOCIATION INC
7815 ATLANTIC WAY
MIAMI BEACH, FL 33141

AMY SANTANA
7728 COLLINS AVE #21
MIAMI BEACH, FL 33141-2125

ANA MARIA TORO
7800 COLLINS AVE 504
MIAMI BEACH, FL 33141

ANABELLA GOMEZ
7800 COLLINS AVE # 501
MIAMI BEACH, FL 33140

ANGELA PAOLA ROSSO
7744 COLLINS AVE #17
MIAMI BEACH, FL 33141-2971

ANTON KOLOBOV
7832 COLLINS AVE #407
MIAMI BEACH, FL 33141-2173

ANTONIO BARCIA
7800 COLLINS AVE #509
MIAMI BEACH, FL 33141

ANTONIO MEDARDO HERNANDEZ JR
7832 COLLINS AVE 203
MIAMI BEACH, FL 33141

BEACH PARK LLC
3389 SHERIDAN ST 181
HOLLYWOOD, FL 33021

BELKIS SHAH
11930 N DAYSHORE DR #603
NORTH MIAMI, FL 33181

BERTA M VARELA
7832 COLLINS AVE #201
MIAMI BEACH, FL 33141-2165

BLANCHE P ESKIN EST OF
% DONALDSON
1255 AVE
MARRERO, LA 70072

BLUE COAST DESIGNS FIRM INC
932 LENOX AVENUE #2009
MIAMI BEACH, FL 33139

BONITA S BONA-MOLINE
101 - 78 ST
MIAMI BEACH, FL 33141-2115

BRIDGET JOVANOVICH
ALEXANDAR JOVANOVICH
7801 COLLINS AVE
MIAMI BEACH, FL 33141

CARIDAD & BELKYS NEREY
8855 COLLINS AVE 4C
SURFSIDE, FL 33154

CARLOS F ALVAREZ
MARIA E ALVAREZ
MARIANELLA ALVAREZ
7800 COLLINS AVE 209
MIAMI BEACH, FL 33141

CARLOS MEJIA
7800 COLLINS AVE UNIT 206
MIAMI BEACH, FL 33141

CHATEAU AZURE LLC
15 E PUTNAM AVE #3080
GREENWICH, CT 06830

CHRISTOPHER J DECELLES
KRISTIE A DECELLES
10 ADAMS RD
LONDONDERRY, NH 03053

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

CLAUDIA HARGROVE
234 W MONTGOMERY AVE APT 5
HAVERFORD, PA 19041

CLIFFORD PETER SMALLMAN
7732 ATLANTIC WAY
MIAMI BEACH, FL 33141

CONRADO GOMEZ JR
7800 COLLINS AVE 406
MIAMI BEACH, FL 33141

CRISTIAN RAMOS &W
MELITA C ITURRIAGA
7800 COLLINS AVE #401
MIAMI BEACH, FL 33141-6107

CRISTIANA AGHINII
VASILE AGHINII
1326 SPRUCE ST 2903
PHILADELPHIA, PA 19107

DANIEL DOMASZEWKI
SILVIA VITALE
7744 COLLINS AVE #5
MIAMI BEACH, FL 33141-2965

DANIEL RAFFO
CAROLINA BAENA MARULANDA
7728 COLLINS AVE 2
MIAMI BEACH, FL 33141

DANIEL W KIRK
7744 COLLINS AVE #15
MIAMI BEACH, FL 33141

DAVID LAING
4826 CUMBRIAN LAKES DR
KISSIMMEE, FL 34746

DIEGO J ORAMAS
7832 COLLINS AVE 301
MIAMI BEACH, FL 33141

DMHA INVESTMENT LLC
7832 COLLINS AVE #601
MIAMI BEACH, FL 33141

EDUARDO KATZ
7832 COLLINS AVE APT 303
MIAMI BEACH, FL 33141-2165

EDWARD GUTIERREZ &W MIREYA
69-05 UTOPIA PARKWAY
FRESH MEADOWS, NY 11365

ELENA WOLTIN
7744 COLLINS AVE # 10
MIAMI BEACH, FL 33141

ENRIQUE GUSTAVO AMES
LUCIANA AMES
7832 COLLINS AVE UNIT 603
MIAMI BEACH, FL 33141-2164

ESTY LLC
500 EAST 77 ST 1907
NEW YORK, NY 10162

EUGENIA FREGOSO JIMENEZ
7832 COLLINS AVE #204
MIAMI BEACH, FL 33141-2165

EULIMAR M NUNEZ
MARYELINA PRIMERA GARCES
7800 COLLINS AVE 408
MIAMI BEACH, FL 33141

EUSTASIO ALBERTI LE
MARCIA ALBERTI LE
REM JORGE ENRIQUE ALBERTI
7832 COLLINS AVE UNIT 401
MIAMI BEACH, FL 33141

EVGENY A DOBROVOLSKIY
CESAR E DIAZ
7800 COLLINS AVE 502
MIAMI BEACH, FL 33141

FAUSTINO NICIEZA &W
BARBARA NICIEZA
587 E 14 ST
HIALEAH, FL 33010-3217

FLAVIA V HAKKERS
7800 COLLINS AVE #302
MIAMI BEACH, FL 33141

FLAVIO LAZO GUZMAN
2780 NE 183 ST 2012
AVENTURA, FL 33160

GAETANO CIANCIO TRS
GUTIERREZ AND CIANCIO
FAMILY REVOCABLE TRUST
7490 SW 61 ST
MIAMI, FL 33143

GALA GROUP INVESTMENTS 2016 LLC
11458 NW 79 LN
DORAL, FL 33178

GIL GARCIA
7824 COLLINS AVE # 402
MIAMI BEACH, FL 33141

GILL KANDEL
DONNA KANDEL
7838 ATLANTIC WAY
MIAMI BEACH, FL 33141

GIUSI PROPERTIES INC
150 SE 2 AVE #1010
MIAMI, FL 33131

GLORIA SENS TRS
GLORIA SENS REV LIVING TR
7744 COLLINS AVE #9
MIAMI BEACH, FL 33141

GREGORY L PICCOLO
NADIA PICCOLO
2320 NW 42 AVE
COCONUT CREEK, FL 33066

HENRY KOHN
CYNTHIA KOHN
7740 ATLANTIC WAY
MIAMI BEACH, FL 33141

HERBERT H LECKIE
KAREN L LECKIE
349 MOUNTAIN RD
LEBANON, NJ 08833

HORUS HOLDINGS LC
12760 SW 187 ST
MIAMI, FL 33177

HOWARD L FRIEDBERG TRS
7825 ATLANTIC WAY TRUST
7825 ATLANTIC WAY
MIAMI BEACH, FL 33141

HUGO A ARAGON & W MARY C
7832 COLLINS AVE #601
MIAMI BEACH, FL 33141-2173

IMPRE SIONANTE INC
2275 BISCAYNE BLVD STE 1
MIAMI, FL 33137

JANET ACOBES
250 WEST 103 STREET #1 D
NEW YORK, NY 10025

JAVIER TRUYOL & SUZANA RODRIGUES
7744 COLLINS AVE #8
MIAMI BEACH, FL 33141-2968

JCMY AND ASSOCIATES LLC
640 MARSH REED DR
WINTER GARDEN, FL 34787

JEAN PAUL RODRIGUEZ
7728 COLLINS AVE # 6
MIAMI BEACH, FL 33141

JEFFERY E MILLS
YOKO UOZUMI MILLS
PO BOX 416600
MIAMI BEACH, FL 33141-8600

JOHN E HILSMAN
324 E 4TH AVE
WINDERMERE, FL 34786-8620

JOHN P LEONARDI
DANET M LEONARDI
47 SUTTON RD
LEBANON, NJ 08833

JORGE ESTEBAN
7744 COLLINS AVE # 14
MIAMI BEACH, FL 33141

JOSE DIAZ
7728 COLLINS AVE APT 9
MIAMI BEACH, FL 33141-5922

JOSE L ABREU & W
CARMEN CRUZ
1111 LISBON ST
CORAL GABLES, FL 33134

JOSE MENCHERO TRS
JOSE MENCHERO 2014 REV TRUST
1810 POLK ST 306
SAN FRANCISCO, CA 94109

JOSE UBALDO BAIÃO
MARGARET BESSA BAIÃO
BRUNO BESSA BAIÃO
7800 COLLINS AVE #506
MIAMI BEACH, FL 33141

JOSEPH COLELLA
7832 COLLINS AVE #501
MIAMI BEACH, FL 33141-2173

JUAN C URIBE
6899 COLLINS AVE 1503
MIAMI BEACH, FL 33141

JULIO LUIS & W BARBARA
7832 COLLINS AVE UNIT 602
MIAMI BEACH, FL 33141-2173

KATYA & LIESA SEGOVIA JTRS
7744 COLLINS AVE #4
MIAMI BEACH, FL 33141-2965

KELLY CANTLEY
7800 COLLINS AVE #403
MIAMI BEACH, FL 33141-6112

KIRILL AYZENBERG
7830 ATLANTIC WAY
MIAMI BEACH, FL 33141

LAURA L FEMINO
7728 COLLINS AVE 10
MIAMI BEACH, FL 33141

LINETTE GUERRA
1247 ALTON RD
MIAMI BEACH, FL 33139-3809

LOXODONTA VENTURES LLC
141 BEACHSIDE DR
ORCHID, FL 32963

LOXODONTA VENTURES LLC
141 BEACHSIDE DR
VERO BEACH, FL 32963

LUIS CARRASQUILLO
MARIA T CARRASQUILLO
3820 SW 134 AVE
MIAMI, FL 33175

LUIS E PAEZ &W SORAYA TORRES
951 BRICKELL AVE #2011
MIAMI, FL 33131

LUIS M SUAREZ
7220 SW 163RD AVE
MIAMI, FL 33193-5150

LUIZ F CAVALCANTI
7800 COLLINS AVE #101
MIAMI BEACH, FL 33141

MARCO PAULO BETTENCOURT
7824 COLLINS AVE 501
MIAMI BEACH, FL 33141

MARIA JULIA MARE JTRS
KRISTEN MARE BERMUDEZ JTRS
7832 COLLINS AVE #305
MIAMI BEACH, FL 33141

MARIA LAS TRES LLC
7824 COLLINS AVE 2A
MIAMI BEACH, FL 33141

MARIANELA J PEREZ
7800 COLLINS AVE UNIT 308
MIAMI BEACH, FL 33141

MARIANO G DALL'ORSO &W
SUSANA H PARODI
7729 COLLINS AVE
MIAMI BEACH, FL 33141-2124

MARIELA D CHIRIBOGA
C/O ANDRES ISAIAS
7737 ATLANTIC WAY
MIAMI BEACH, FL 33141

MARIO QUADROS TRS
2001 BISCAYNE BLVD #3502
MIAMI, FL 33137

MASSARI SYLVIE LLC
20200 NE 12 CT
MIAMI, FL 33179

MATILDA GREMI
7800 COLLINS AVE #405
MIAMI BEACH, FL 33141-6112

MATTHEW G MILLMAN
KRISTEN N SPILLANE
7728 COLLINS AVE 8
MIAMI BEACH, FL 33141

MAURICIO DONELLI
7832 COLLINS AVE 404
MIAMI BEACH, FL 33141

MERCEDES M DIAZ
7832 COLLINS AVE UNIT 604
MIAMI BEACH, FL 33141-2173

MICHAEL MOORE
MARICELES MENDOZA
7800 COLLINS AVE 208
MIAMI BEACH, FL 33141

MICHAEL RUIZ TRS
RUIZ TRUST
13727 SW 152 ST 303
MIAMI, FL 33177

MIRIAM ESTEVEZ
7832 COLLINS AVE #205
MIAMI BEACH, FL 33141-2165

NANCY J BONA
7837 ATLANTIC WAY
MIAMI BEACH, FL 33141

NANCY OJEDA
7728 COLLINS AVE 4
MIAMI BEACH, FL 33141-5922

NATASHA LITVINOV
PO BOX 970647
MIAMI, FL 33197-0647

NENAD SELIMOV
KARINA CORDERO
7832 COLLINS AVE 607
MIAMI BEACH, FL 33141

NORMA J GUERRA
90 ALTON RD #1811
MIAMI BEACH, FL 33139-6707

OSCAR LAGOS
ESPERANZA TORRES NUNEZ
7824 COLLINS AVE 601
MIAMI BEACH, FL 33141

PAOLO BERGOMI &W BEATRIZE SEGNI
7800 COLLINS AVE #402
MIAMI BEACH, FL 33141-6112

PARK BEACH LLC
999 PONCE DE LEON BLVD 650
CORAL GABLES, FL 33134

PEDRO MENCIA &W
MARIE MENCIA
7824 COLLINS AVE APT 5B
MIAMI BEACH, FL 33141

PEDRO R MENCIA &W
MARIE DAVAL MENCIA
7824 COLLINS AVE APT 302
MIAMI BEACH, FL 33141

PETER N HIEBERT
ELAINE IDA CHAN
3207 ROLLING ROAD
CHEVY CHASE, MD 20815

RAQUEL M RODRIGUEZ
43 12 39 PL
SUNNYSIDE, NY 11104

RAYMOND EDWARD ALLEN
JACLYN ALLEN
7744 COLLINS AVE 20
MIAMI BEACH, FL 33141

RICHARD BONA
7728 COLLINS AVE 15
MIAMI BEACH, FL 33141

ROBERT SWEDROE &W
RITA SWEDROE
12000 BISCAYNE BLVD
MIAMI, FL 33181

ROBERTO RODRIGUES
7800 COLLINS AVE #207
MIAMI BEACH, FL 33141

RONBY DEVELOPMENTS CORP
7841 COLLINS AVE
MIAMI BEACH, FL 33141

ROXANNE RIZZO
568 GRAND ST J1704
NEW YORK, NY 10002

RUTH DESIREE QUIROGA REYES VILLA
7800 COLLINS AVE #503
MIAMI BEACH, FL 33141-6112

S & S INVESTMENTS USA INC
6515 COLLINS AVE 1201
MIAMI BEACH, FL 33141

SERGIO QUINONES
ALESSA DE LA FUENTE
7800 COLLINS AVE #508
MIAMI BEACH, FL 33141

SHAYNE D HAUGLUM
ANN B MILLER
81 NORTH SHORE DR
MIAMI BEACH, FL 33141

SIFGROD LLC
1567 BAY DR
MIAMI BEACH, FL 33141

SILVANO VELOZA TRS
VELOZA LIVING TRUST
BERTHA VELOZA TRS
7832 COLLINS AVE 406
MIAMI BEACH, FL 33141

SILVIA ELIAS TRS
SILVIA ELIAS REVOCABLE LIVING TR
12 COUNTRY CLUB LANE 307
ELIZABETH, NJ 07208

SONNY MERABAN
ALICE GORODETSKY
7701 COLLINS AVE
MIAMI BEACH, FL 33141

SUSAN ASSAAD
8030 LOS PINOS CIR
CORAL GABLES, FL 33143

SUZAN F LAM
7832 COLLINS AVE # 507
MIAMI BEACH, FL 33141

TANGO CERO UNO LLC
3951 194 TRAIL
SUNNY ISLES BEACH, FL 33160

TARA O WEST TRS
TARA O WEST BEN
7800 COLLINS AVE UNIT 404
MIAMI BEACH, FL 33141

TIGUANI LLC
9157 ABBOTT AVE
SURFSIDE, FL 33154

TIMOTHY SHAWN SYLEVESTER
7832 COLLINS AVE #405
MIAMI BEACH, FL 33141-2165

UNIT 1015 SUNSET HARBOUR S LLC
1200 S BISCAYNE POINT RD
MIAMI BEACH, FL 33141

VANESSA REZOLA
7824 COLLINS AVE #202
MIAMI BEACH, FL 33141-6116

WALTER MARQUEZ
7800 COLLINS AVE 309
MIAMI BEACH, FL 33141