

MIAMI BEACH

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

LAND USE BOARD HEARING APPLICATION

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

- ☐ BOARD OF ADJUSTMENT
- ☐ VARIANCE FROM A PROVISION OF THE LAND DEVELOPMENT REGULATIONS
 - ☐ APPEAL OF AN ADMINISTRATIVE DECISION
- ☒ DESIGN REVIEW BOARD
- ☒ DESIGN REVIEW APPROVAL
 - ☒ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY DRB.
- ☐ HISTORIC PRESERVATION BOARD
- ☐ CERTIFICATE OF APPROPRIATENESS FOR DESIGN
 - ☐ CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
 - ☐ HISTORIC DISTRICT / SITE DESIGNATION
 - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY HPB.
- ☐ PLANNING BOARD
- ☐ CONDITIONAL USE PERMIT
 - ☐ LOT SPLIT APPROVAL
 - ☐ AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
 - ☐ AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP
- ☐ FLOOD PLAIN MANAGEMENT BOARD
- ☐ FLOOD PLAIN WAIVER
- ☐ OTHER _____

SUBJECT PROPERTY ADDRESS: 5777 La Gorce Drive & 5774 Pine Tree Drive

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

FOLIO NUMBER (s) 02-3214-003-0520 & 02-3214-003-0510

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

NAME Sonia Kashuk & Daniel Kaner
 ADDRESS 5774 Pine Tree Drive, Miami Beach, FL 33140
 BUSINESS PHONE (917) 282-3965 CELL PHONE _____
 E-MAIL ADDRESS dkaner@oribe.com

OWNER IF DIFFERENT THAN APPLICANT:

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

2. AUTHORIZED REPRESENTATIVE(S):

☒ ATTORNEY:

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

☐ AGENT:

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

☐ CONTACT:

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

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

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

NAME Allan Shulman, Shulman & Associates
 ADDRESS 100 NE 38th St #2, Miami, FL 33137
 BUSINESS PHONE (305) 438-0609 CELL PHONE _____
 E-MAIL ADDRESS Allan@shulman-design.com

FILE NO. _____

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

Unification of two properties for one single-family home. Existing 1-story building at 5774 Pine Tree Dr. to be retained. Existing 2-story building at 5777 La Gorce Dr. to be replaced with a 2-story structure that will connect to the remaining building in the east with a 1-story entrance feature. Applicant requests variances associated with lot coverage and side facing a street setback. See letter of intent for more details.

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

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

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

PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

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

FILE NO. _____

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

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

SIGNATURE: _____

PRINT NAME: Sonia Kashuk

FILE NO. _____

- IN ACCORDANCE WITH SEC.118-31. - DISCLOSURE REQUIREMENT. EACH PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION FROM THE PLANNING BOARD, DESIGN REVIEW BOARD, HISTORIC PRESERVATION BOARD (INCLUDING THE JOINT DESIGN REVIEW BOARD/HISTORIC PRESERVATION BOARD), OR THE BOARD OF ADJUSTMENT SHALL DISCLOSE, AT THE COMMENCEMENT (OR CONTINUANCE) OF THE PUBLIC HEARING(S), ANY CONSIDERATION PROVIDED OR COMMITTED, DIRECTLY OR ON ITS BEHALF, FOR AN AGREEMENT TO SUPPORT OR WITHHOLD OBJECTION TO THE REQUESTED APPROVAL, RELIEF OR ACTION, EXCLUDING FROM THIS REQUIREMENT CONSIDERATION FOR LEGAL OR DESIGN PROFESSIONAL SERVICES RENDERED OR TO BE RENDERED. THE DISCLOSURE SHALL: (i) BE IN WRITING, (ii) INDICATE TO WHOM THE CONSIDERATION HAS BEEN PROVIDED OR COMMITTED, (iii) GENERALLY DESCRIBE THE NATURE OF THE CONSIDERATION, AND (iv) BE READ INTO THE RECORD BY THE REQUESTING PERSON OR ENTITY PRIOR TO SUBMISSION TO THE SECRETARY/CLERK OF THE RESPECTIVE BOARD. UPON DETERMINATION BY THE APPLICABLE BOARD THAT THE FOREGOING DISCLOSURE REQUIREMENT WAS NOT TIMELY SATISFIED BY THE PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION AS PROVIDED ABOVE, THEN (i) THE APPLICATION OR ORDER, AS APPLICABLE, SHALL IMMEDIATELY BE DEEMED NULL AND VOID WITHOUT FURTHER FORCE OR EFFECT, AND (ii) NO APPLICATION FROM SAID PERSON OR ENTITY FOR THE SUBJECT PROPERTY SHALL BE REVIEWED OR CONSIDERED BY THE APPLICABLE BOARD(S) UNTIL EXPIRATION OF A PERIOD OF ONE YEAR AFTER THE NULLIFICATION OF THE APPLICATION OR ORDER. IT SHALL BE UNLAWFUL TO EMPLOY ANY DEVICE, SCHEME OR ARTIFICE TO CIRCUMVENT THE DISCLOSURE REQUIREMENTS OF THIS SECTION AND SUCH CIRCUMVENTION SHALL BE DEEMED A VIOLATION OF THE DISCLOSURE REQUIREMENTS OF THIS SECTION.
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THE AFOREMENTIONED IS ACKNOWLEDGED BY: ☒ OWNER OF THE SUBJECT PROPERTY
☐ AUTHORIZED REPRESENTATIVE

SIGNATURE: Daniel Kaner

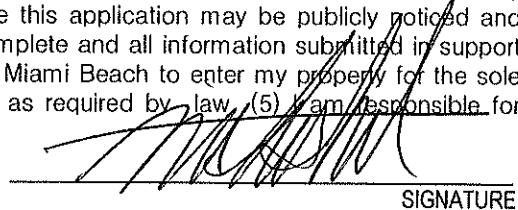
PRINT NAME: Daniel Kaner

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

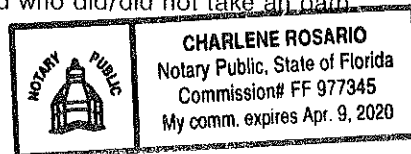
STATE OF
COUNTY OF

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


SIGNATURE

Sworn to and subscribed before me this 16th day of MARCH, 2017. The foregoing instrument was acknowledged before me by Sonia Kashuk, who has produced LICENSE as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP




NOTARY PUBLIC

My Commission Expires: 04/09/2020

CHARLENE ROSARIO
PRINT NAME

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

STATE OF
COUNTY OF

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

SIGNATURE

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

NOTARY SEAL OR STAMP:

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF
COUNTY OF

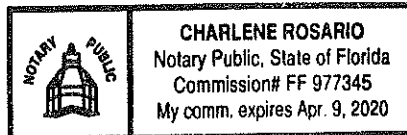
I, Daniel Kaner, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true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

Daniel Kaner

SIGNATURE

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NOTARY SEAL OR STAMP



Charlene Rosario

NOTARY PUBLIC

My Commission Expires: 04/09/2020

CHARLENE ROSARIO

PRINT NAME

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

STATE OF
COUNTY OF

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SIGNATURE

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

NOTARY SEAL OR STAMP:

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

FILE NO. _____

POWER OF ATTORNEY AFFIDAVIT

STATE OF
COUNTY OF

I, Sonia Kashuk, being duly sworn and deposed, certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Jeffrey Bercow, Matthew Amster, Allan Shulman to be my representative before the DRB Board. (3) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (4) I am responsible for removing this notice after the date of the hearing.

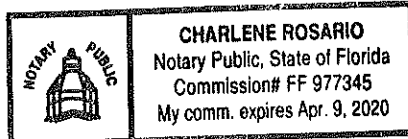
Sonia Kashuk

PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 16th day of MARCH, 2017. The foregoing instrument was acknowledged before me by Sonia Kashuk of _____ who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



[Signature]
NOTARY PUBLIC

My Commission Expires 04/09/2020

CHARLENE ROSARIO
PRINT NAME

CONTRACT FOR PURCHASE

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

N/A

NAME

DATE OF CONTRACT

NAME, ADDRESS, AND OFFICE

% OF STOCK

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

FILE NO. _____

POWER OF ATTORNEY AFFIDAVITSTATE OF
COUNTY OF

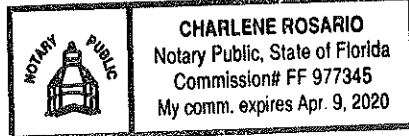
I, Daniel Kaner, being duly sworn and deposed, certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Jeffrey Bercow, Matthew Amster, Allan Shulman to be my representative before the DRB Board. (3) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (4) I am responsible for removing this notice after the date of the hearing.

Daniel Kaner
PRINT NAME (and Title, if applicable)

Daniel Kaner
SIGNATURE

Sworn to and subscribed before me this 16th day of MARCH, 2017. The foregoing instrument was acknowledged before me by Daniel Kaner of owner who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



Charlene Rosario
NOTARY PUBLIC

My Commission Expires 04/09/2020

CHARLENE ROSARIO
PRINT NAME

CONTRACT FOR PURCHASE

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N/A

NAME

DATE OF CONTRACT

NAME, ADDRESS, AND OFFICE

% OF STOCK

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

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

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

N/A

NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

NOTE: Notarized signature required on page 9

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION
DISCLOSURE OF INTEREST

2. TRUSTEE

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

N/A

TRUST NAME

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

NOTE: Notarized signature required on page 9

FILE NO. _____

3. COMPENSATED LOBBYIST:

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

	NAME	ADDRESS	PHONE #
a.	Jeffrey Bercow	200 S. Biscayne Blvd, Suite 850, Miami	(305) 374-5300
b.	Matthew Amster	200 S. Biscayne Blvd, Suite 850, Miami	(305) 374-5300
c.	Allan Shulman	100 NE 38th St #2, Miami, FL 33137	(305) 438-0609

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

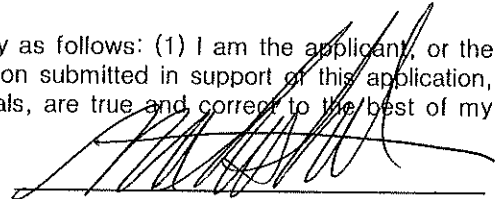
*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership or other entity, consisting of more than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

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

APPLICANT AFFIDAVIT

STATE OF
COUNTY OF

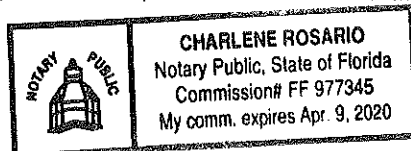
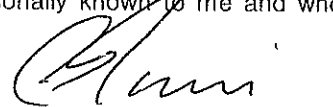
I, Sonia Kashuk, being first duly sworn, depose and certify as follows: (1) I am the applicant, or the representative of the applicant. (2) This application and all information submitted in support of this application, including disclosures, sketches, data, and other supplementary materials, are true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



SIGNATURE

Sworn to and subscribed before me this 16th day of MARCH, 2017. 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

NOTARY PUBLIC

My Commission Expires: 04/09/2020

CHARLENE ROSARIO

PRINT NAME

FILE NO. _____

3. COMPENSATED LOBBYIST:

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	NAME	ADDRESS	PHONE #
a.	<u>Jeffrey Bercow</u>	<u>200 S. Biscayne Blvd, Suite 850, Miami</u>	<u>(305) 374-5300</u>
b.	<u>Michael Larkin</u>	<u>200 S. Biscayne Blvd, Suite 850, Miami</u>	<u>(305) 374-5300</u>
c.	<u>Allan Shulman</u>	<u>100 NE 38th St #2, Miami, FL 33137</u>	<u>(305) 438-0609</u>

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

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

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

APPLICANT AFFIDAVIT

STATE OF _____
COUNTY OF _____

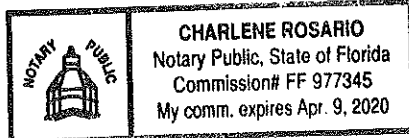
I, Daniel Kaner, being first duly sworn, depose and certify as follows: (1) I am the applicant, or the representative of the applicant. (2) This application and all information submitted in support of this application, including disclosures, sketches, data, and other supplementary materials, are true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

Daniel Kaner

SIGNATURE

Sworn to and subscribed before me this 16th day of MARCH, 2017. 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



Charlene Rosario

NOTARY PUBLIC

My Commission Expires: 04/09/2020

CHARLENE ROSARIO

PRINT NAME

FILE NO. _____

Exhibit A

Lot 9, in Block 2, "BEACH VIEW SUBDIVISION", according to the plat thereof, as recorded in Plat Book 9, at Page 158, of the Public Records of Miami-Dade County Florida.

And

Lot 8, in Block 2, "BEACH VIEW SUBDIVISION", according to the plat thereof, as recorded in Plat Book 9, at Page 158, of the Public Records of Miami-Dade County Florida.

Containing 20,524 Square Feet more or less by calculation.



BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

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

VIA E-SUBMISSION & HAND DELIVERY

April 6, 2017

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

Re: Request for Design Review and Variance Approvals for a Single-Family Home to be Located at 5774 Pine Tree Drive and 5777 La Gorce Drive, Miami Beach, Florida

Dear Tom:

This firm represents Daniel Kaner and Sonia Kashuk (collectively, the "Applicants"), the owners of the above-referenced properties (collectively, the "Property"). This letter shall serve as the Applicants' required letter of intent in support of requests for design review as well as variance approvals by the Design Review Board ("DRB") in connection with replacement of the existing structure located on 5777 La Gorce Drive ("La Gorce Lot") with a new 2-story structure to be connected by a gallery and central pavilion to the existing 1-story residence located on 5774 Pine Tree Drive ("Pine Tree Lot"), which will be subject to a very small addition and minor renovations .

The Property. The Property, which consists of the La Gorce Lot and Pine Tree Lot, is located in the RS-4, Single Family Residential Zoning District. The Property, which is identified by Miami-Dade County Folio Nos. 02-3214-003-0520 and 02-3214-003-0510, is approximately 20,523 square feet in size. See Exhibit A. The Property is located on the south side of West 58 Street, between La Gorce Drive and Pine Tree Drive. Notably, the Property is surrounded by public rights-of-way on three (3) sides. The Applicants will unify the two lots with a Unity of Title to create one building site for one single family residence.

There is currently a two-story residential structure on the La Gorce Lot that is approximately 2,977 square feet and was constructed in 1925. There is also currently a one-story residential structure on the Pine Tree Lot that was constructed in 1954, which is approximately 3,754 square feet. The Applicants have resided in the Pine Tree Lot residence with their family for many years and are expanding their home by combining the 2 lots. The Property is surrounded by RS-4 zoned properties to the north, west and south. RS-3 zoned properties are east of the Property.

Applicants' Proposal. The Applicants' propose to demolish the existing 2-story residential structure on the La Gorce Lot to construct a modest 2-story addition to the Pine Tree Lot residence and renovate the remaining structure into a more contemporary-style residence that remains respectful of the existing architecture. While the majority of the proposed home will remain one-story in height, a portion of the new design will be two-stories in height. The proposal also provides an open air pavilion in the center of the Property to connect to the proposed front entrance as well as an open air gallery on the north. A new pool will be located adjacent to the 2-story addition. There is no active roof deck proposed.

With a unit size of only 43.1% where 50% is permitted and a second floor volume of approximately 28.3% where 70% allowed, the Applicants are not maximizing development and have designed the home in character with the neighborhood. The Applicants do not seek any waiver. While the Applicants request a lot coverage variance, which is discussed further below, the proposal would comply with the City Code if the individual lots were treated separately.

Variance Requests. By combining the 2 lots together and connecting the new 2-story addition in the west to the existing 1-story residence in the east with a low profile, extensively open to the air gallery and central pavilion, the vast majority of the open space located in the central and southern portions of the Property, by Code, technically must be counted towards lot coverage even though these very large areas are completely open to the sky and do not add to the massing of the residence. Also, the Applicants propose to fill in a small portion of the north side of the 1-story area (56 square feet) of the existing home that is currently under the roof overhang and will match the existing setback. However, this area does not presently meet the required setback. As a result, the Applicants respectfully request the following variances:

1. Variance of Section 142-105(b)(1) to permit lot coverage of 53.4% where a maximum of 30% is allowed ("Variance 1").

Variance of Section 142-106(2)(b) to permit a side facing a street setback of 12'-4" feet for the single family residence where 15 feet is required ("Variance 2").

Satisfaction of Hardship Criteria. The Applicants' requests satisfy the hardship criteria as follows:

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

The Property is surrounded by public rights-of-way on three sides, which creates a situation of two fronts and amounts to a special condition peculiar to this Property. Due to the Property's existing structure and aforementioned special condition of the Property, the requested variances are necessary in order for the Applicants to construct an addition to the existing Pine Tree Lot residence while allowing for the enhancement and renovation of same.

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

The need for the requested variances directly results from the Property's physical location and the existing structure, the north side of which protrudes into the currently required setback area. These conditions are not the result of any action by the Applicants. Nevertheless, the Applicants have acted to minimize the effects of these variances.

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

Other single family residences often face similar development difficulties. In order to seek relief from the strict requirements of the Code, these other property owners often also seek variances. The Code allows other similarly situated property owners to seek similar variances to accommodate the preservation of existing structures while allowing for the construction of additional features. The granting of these variances is in line with the purpose and intent of the Code and does not confer any special privilege on the Applicants.

- (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 provisions of these land development regulations would work an unnecessary and undue hardship on the Applicants. The variances are requested in order to effectuate the enhancement and restoration of the Pine Tree Lot residence while permitting the addition of other features to allow for enjoyment of the Property. Other property owners have sought and been approved for setback and lot coverage variances, for example, in order to construct additional amenities on their properties.

The Applicant proposes a modest home that is primarily a single-story structure, and which complements the neighborhood and retains compatibility with adjacent homes. Notably, the new 2-story addition replaces an existing 2-story home in the same location, but the new construction will be setback 10 feet further from La Gorce Drive than the existing structure, thus having a smaller impact. Unfortunately, the combination of the two lots into one building site and connecting the new and existing structures with an open gallery along the north means that the open spaces in the center and southern portions of the Property, the vast majority of which today are open areas and will remain open areas with the proposed project, by Code technically need to be counted in lot coverage as a courtyard and results in a 53.4% lot coverage. Importantly, when not counting this expansive courtyard, the lot coverage is a much more modest 33.6%.

This open area faces away from the three adjacent rights-of-way and does not in any way add to the scale and massing of the residence as it is completely invisible from the streets. Further, this open area provides a significant separation between this project and the two single-family homes located to the south. Therefore, this is the most appropriate place for a "courtyard" and it is of significant size and mostly mimics the existing conditions that it is entirely compatible with and sensitive to the surrounding neighborhood.

Further, by Code due to the connection along the north the small two-story portion on the west side of the Property results in the entirety of the structure being treated as a two-story home. As a one-story home, the proposed 33.6% lot coverage when not counting the courtyard would be far below the alternatively permitted lot coverage of 50% for one-story residences. Furthermore, when treated separately, each lot complies with the required lot coverage: La Gorce Lot as 2-story structure - 29.9% where 30% allowed; Pine Tree Lot as 1-story structure - 37.2% where 50% allowed.

The comparatively small size of the 2nd floor is evident when examining certain benchmarks important under the Code: the 2nd level portions of the proposed home occupy only approximately 28.3% of the volume of the 1st floor, a mere 9.5% of the total Property. The side lengths of the 2-story portion are also quite narrow, about 45 feet, which are significantly below the 60 foot maximum without providing additional open space.

Further, the 56 square foot area that triggers the side facing a street setback request is a space that currently exists under the roof today and which is merely proposed to be enclosed to match the existing setback. Enclosure of this area will allow for more appropriate transition from the renovated existing home to the gallery resulting in an aesthetically pleasing north elevation. As other property owners have sought and been approved for similar setback variances to enclose existing portions of structures, literal interpretation of this setback regulation would deprive the Applicants of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship.

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

In order to design a home that is appropriate in size and in scale with the existing neighborhood context, the requests are the minimum variances necessary to address the Property's existing conditions. If the proposed residence was treated as a one-story building, Variance 1 would not be necessary. The actual footprint of the home without the courtyard is only 33.6%, which is well below the 50% maximum unit size for one-story homes. Also, if each lot was taken separately, then Variance 1 would not be necessary, as each lot appears to comply. However, it is the inclusion of the courtyard, which faces what amounts to the "rear" of the Property but is treated as an interior side that results in the lot coverage exceeding the permitted threshold. The resulting 53.4% lot coverage is modest in that the majority of the home is single-story and as a single-story home the lot coverage could be as high as 50%. By comparison, the residence is dramatically below maximum unit size at 43.1% where 50% is permitted. Further, the open areas of the courtyard, which have a similar configuration as the existing open areas today, do not in any way add to the scale and massing of the home and they provide substantial separation from the neighbors to the south. Therefore, the open space is placed exactly where it should be, meets the intent and purpose of the Code and means that the variance request is the minimal necessary.

In regards to Variance 2, the majority of the residence complies with the side facing a street setback requirements, and it is only the existing 56 square foot portion that is proposed to be enclosed and match the smaller portion of the existing home that protrudes slightly into the setback area that triggers the necessity for the variance. This area is already under the roof overhang, which is not proposed to be extended. As such, the requested variance is the minimum variance necessary. It is important to note that the new 1-story gallery and pavilion and 2-story structure on the Property comply with the sum of side yard requirements.

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

The controls in the single-family regulations were enacted to encourage the reasonable, tasteful design of new homes, which do not dwarf their neighbors and are cohesive with existing neighborhood character. The proposed design strives to accommodate the Applicants' needs without offending the sensibilities of their neighbors and the community. When viewed from the street, the majority of the home appears like it is a single-story. The second level of the home is not apparent from the Pine Tree Drive facade, but it is the second level which necessitates the variance of lot coverage; as a one-story structure no lot coverage variance would be necessary. The purpose of the lot coverage provisions is to maintain the scale and massing consistent with the neighboring residences, and the proposal meets the intent of this provision. Further, the requested setback variance is merely due to enclosure of 56 square feet that is already under the existing roof today, and all other new construction complies with the setbacks. As such, the granting of the requested variances will not be injurious to the area or detrimental to the public welfare.

- (7) **The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.**

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

Practical Difficulty. The Property's special conditions and resulting difficulty complying with each of the exacting limitations put on new construction of single family homes represent practical difficulties inhibiting the Applicant from meeting all Code regulations. However, the Applicants'

Thomas Mooney, Planning Director
April 6, 2017
Page 7 of 7

proposal satisfies the intent and purpose of the Code by ensuring a low-scale, non-intrusive single-family home that is compatible with the neighborhood and provides adequate safeguards for the privacy of the neighbors to the south.

Conclusion. The Applicant's proposed new home is consistent with the character of the neighborhood, as well as the intent of the Code and its design considerations. We believe that approval of this well-designed residence will be an improvement from the existing structure on the Property and will benefit the neighborhood. Accordingly, we look forward to your expeditious review and favorable recommendation. If you have any questions or comments with regard to the application, please do not hesitate to phone me at 305-377-6236.

Sincerely,



Matthew Amster

Attachment

cc: Michael Larkin, Esq.
Gianeli Mestre Zacarias, Esq.



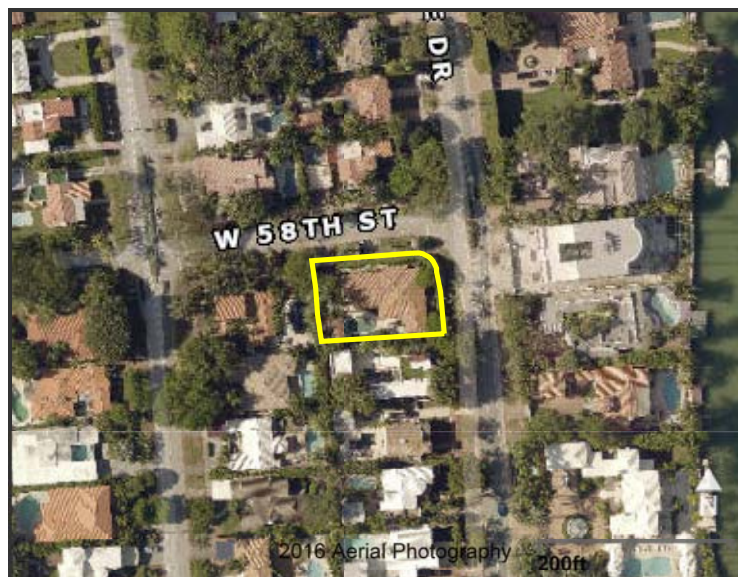
OFFICE OF THE PROPERTY APPRAISER

Summary Report

EXHIBIT A

Generated On : 2/3/2017

Property Information	
Folio:	02-3214-003-0510
Property Address:	5774 PINE TREE DR Miami Beach, FL 33140-2152
Owner	DANIEL KANER SONIA KASHUK
Mailing Address	114 LIBERTY ST 5 FLOOR NEW YORK, NY 10016 USA
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 3 / 0
Floors	1
Living Units	1
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	3,754 Sq.Ft
Lot Size	10,501.25 Sq.Ft
Year Built	1954



Assessment Information			
Year	2016	2015	2014
Land Value	\$1,124,054	\$1,124,054	\$598,991
Building Value	\$578,136	\$584,631	\$567,549
XF Value	\$32,463	\$22,933	\$23,197
Market Value	\$1,734,653	\$1,731,618	\$1,189,737
Assessed Value	\$1,439,581	\$1,308,710	\$1,189,737

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$295,072	\$422,908	
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
BEACH VIEW PB 9-158 LOT 8 BLK 2 LOT SIZE 84.010 X 125 OR 16917-3268 0995 1 COC 22784-3478 10 2004 1	

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,439,581	\$1,308,710	\$1,189,737
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,734,653	\$1,731,618	\$1,189,737
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,439,581	\$1,308,710	\$1,189,737
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,439,581	\$1,308,710	\$1,189,737

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/01/2013	\$1,580,000	28756-0241	Qual by exam of deed
09/12/2008	\$10	26597-3289	Sales which are disqualified as a result of examination of the deed
10/01/2004	\$915,000	22784-3478	Sales which are qualified
09/01/1995	\$270,000	16917-3268	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:

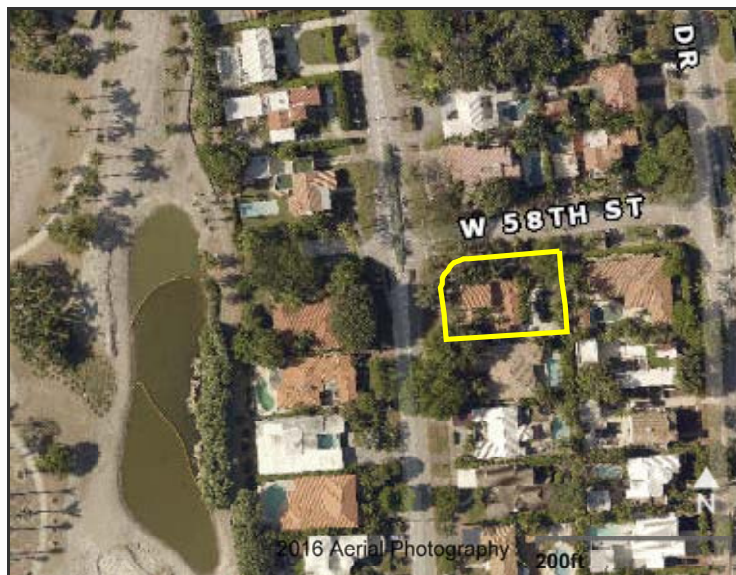


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 2/3/2017

Property Information	
Folio:	02-3214-003-0520
Property Address:	5777 LA GORCE DR Miami Beach, FL 33140-2141
Owner	DANIEL KANER SONIA KASHUK
Mailing Address	5774 PINETREE DR MIAMI BEACH, FL 33140 USA
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0802 MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
Beds / Baths / Half	4 / 4 / 0
Floors	2
Living Units	2
Actual Area	2,977 Sq.Ft
Living Area	2,977 Sq.Ft
Adjusted Area	2,838 Sq.Ft
Lot Size	10,193.75 Sq.Ft
Year Built	1925



Assessment Information			
Year	2016	2015	2014
Land Value	\$1,091,139	\$1,091,139	\$764,939
Building Value	\$263,934	\$266,133	\$257,946
XF Value	\$48,667	\$31,703	\$32,037
Market Value	\$1,403,740	\$1,388,975	\$1,054,922
Assessed Value	\$764,788	\$759,472	\$753,445

Benefits Information				
Benefit	Type	2016	2015	2014
Save Our Homes Cap	Assessment Reduction	\$638,952	\$629,503	\$301,477
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
BEACH VIEW PB 9-158 LOT 9 BLK 2 LOT SIZE 81.550 X 125 OR 20477-1263 06 2002 1 COC 25920-3372 08 2007 1	

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$714,788	\$709,472	\$703,445
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$739,788	\$734,472	\$728,445
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$714,788	\$709,472	\$703,445
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$714,788	\$709,472	\$703,445

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/09/2017	\$1,550,000	30382-4120	Qual by exam of deed
07/23/2009	\$950,000	26966-3956	Qual by exam of deed
08/01/2007	\$1,125,000	25920-3372	Sales which are qualified
11/01/2003	\$0	21882-3346	Sales which are disqualified as a result of examination of the deed

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

Version:



zoning public notification packages | lists of property owners within a specific radius + radius maps + mailing labels
www.rdrmiami.com | diana@rdrmiami.com | 305.498.1614

February 16, 2017

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

Re: Property Owners List within 375 feet of:

SUBJECT: 5777 La Gorce Drive, Miami Beach, FL 33140

FOLIO NUMBER: 02-3214-003-0520

LEGAL DESCRIPTION: BEACH VIEW PB 9-158 LOT 9 BLK 2

SUBJECT: 5774 Pine Tree Drive, Miami Beach, FL 33140

FOLIO NUMBER: 02-3214-003-0510

LEGAL DESCRIPTION: BEACH VIEW PB 9-158 LOT 8 BLK 2

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

Sincerely,

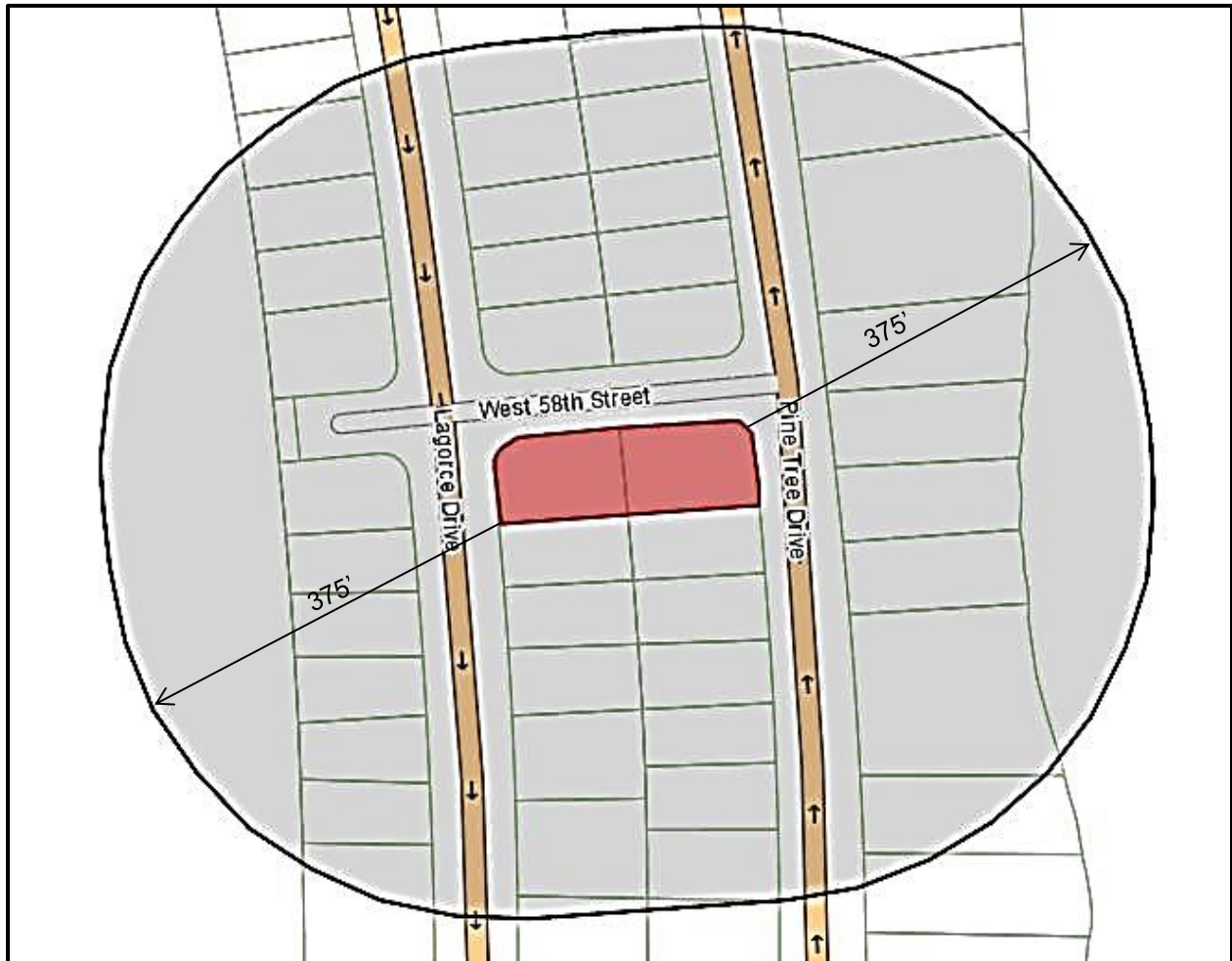
Rio Development Resources, LLC

Diana B. Rio

Total number of property owners without repetition: **51**

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

375' RADIUS MAP



SUBJECT: 5777 La Gorce Drive, Miami Beach, FL 33140

FOLIO NUMBER: 02-3214-003-0520

LEGAL DESCRIPTION: BEACH VIEW PB 9-158 LOT 9 BLK 2

SUBJECT: 5774 Pine Tree Drive, Miami Beach, FL 33140

FOLIO NUMBER: 02-3214-003-0510

LEGAL DESCRIPTION: BEACH VIEW PB 9-158 LOT 8 BLK 2

Name	Address	City	State	Zip	Country
5711 MIAMI BEACH LLC	355 ALHAMBRA CIR STE 801	CORAL GABLES	FL	33134	USA
5725 LA GORCE PARTNERS LLC	333 NE 24 ST #308	MIAMI	FL	33137	USA
5736 INVESTMENT AND DEVELOPMENT GROUP LLC	5736 LA GORCE DR	MIAMI BEACH	FL	33140	USA
5800 PARTNERS LLC	4045 SHERIDAN AVE # 240	MIAMI BEACH	FL	33140	USA
AG REAL ESTATE ENTERPRISES LLC	5201 BLUE LAGOON DR #930	MIAMI	FL	33126	USA
ANDREW SCHULTZ DIANA SCHULTZ	5835 PINETREE DR	MIAMI BEACH	FL	33140	USA
ANTHONY K SHRIVER ALINA M SHRIVER	100 SE 2 ST STE 2200	MIAMI	FL	33131	USA
ATOMIC USA INC	5201 BLUE LAGOON DR 930	MIAMI	FL	33126	USA
BABAK ARVANAGHI ELAHEH TABAR	4736 NEPTUNE DR	ALEXANDRIA	VA	22309	USA
BAROS LLC	5768 PINETREE DR	MIAMI BEACH	FL	33140	USA
BRIAN M TORRES ELSA MARIA TORRES	5747 LA GORCE DR	MIAMI BEACH	FL	33139	USA
CATHERINE ROSE BURKETT	5818 LA GORCE DR	MIAMI BEACH	FL	33140	USA
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CORINNA U KELLER	5800 PINETREE DR	MIAMI BEACH	FL	33140-2123	USA
DANIEL F VELASQUEZ JENNIFER L VELASQUEZ	5758 PINETREE DR	MIAMI BEACH	FL	33140	USA
DANIEL KANER SONIA KASHUK	114 LIBERTY ST 5 FLOOR	NEW YORK	NY	10016	USA
DANIEL KANER SONIA KASHUK	5774 PINETREE DR	MIAMI BEACH	FL	33140	USA
DIANA COPELIA DORANTES ALEJANDRO DIAZ BAZAN	5750 LAGORCE DRIVE	MIAMI BEACH	FL	33140	USA
EVAN KOORSE LENA MAKURATH	5736 PINE TREE DR	MIAMI BEACH	FL	33140	USA
GERALD J SHALLO	155 EAST 55 STREET	NEW YORK	NY	10022	USA
GLENDON HALL MICHELLE V HALL	5748 PINETREE DR	MIAMI BEACH	FL	33140-2152	USA
GLORIA B & DENIS R WEINBERG TR DENIS & GLORIA WEINBERG (BEN)	5728 PINETREE DR	MIAMI BEACH	FL	33140-2152	USA
JAMES P FABER &W LESLEY F	5825 LA GORCE DR	MIAMI BEACH	FL	33140-2112	USA
JONATHAN MAYER &W ELISE LIPOFF	5720 LA GORCE DR	MIAMI BEACH	FL	33140-2142	USA
JORGE A HERNANDO &W GLADYS R	5760 LA GORCE DR	MIAMI BEACH	FL	33140-2142	USA
JUDY ARAGUNDE	5812 PINETREE DR	MIAMI BEACH	FL	33140-2123	USA
LA GORCE COUNTRY CLUB INC	5685 ALTON RD	MIAMI BEACH	FL	33140	USA
LAURIE S HOLTZ MONA HOLTZ	5846 LA GORCE DRIVE	MIAMI BEACH	FL	33140	USA
LINDA G JELINEK TRS	1722 JUDSON AVE	EVANSTON	IL	60201	USA
MARJAN KATZ &H BURTON	5700 LA GORCE DR	MIAMI BEACH	FL	33140-2142	USA
MATTHEW M MACDONALD	5830 LA GORCE DR	MIAMI BEACH	FL	33140-2113	USA
MIAMI WATERFRONT DEVELOPMENT & RETAIL LLC	2201 COLLINS AVE # 1627	MIAMI BEACH	FL	33139	USA
MICHAEL R BAND &W MARICE	5735 LAGORCE DRIVE	MIAMI BEACH	FL	33140-2141	USA
MICHAEL SIMKINS NICOLE SIMKINS	5869 PINETREE DR	MIAMI BEACH	FL	33140	USA
MITCHELL P KORUS	5757 LA GORCE DR	MIAMI BEACH	FL	33140-2141	USA

NORMANDY SHORES REALTY INC	925 NORTH SHORE DR	MIAMI BEACH	FL	33141	USA
PAUL A SACK	5700 PINETREE DR	MIAMI BEACH	FL	33140	USA
PINETREE HOLDING CORP C/O MENICUCCI VILLA	2040 VICTORY BLVD	STATEN ISLAND	NY	10314	USA
REBUILD MIAMI LLC	2915 BISCAYNE BLVD #300	MIAMI	FL	33137	USA
SANDRO BACCHELLI &W ANTONELLA M	5840 LA GORCE DR	MIAMI BEACH	FL	33140-2113	USA
SCOTT GERAGHTY CAROL GERAGHTY	5801 LA GORCE DR	MIAMI BEACH	FL	33140	USA
SIAVOSH SEDIGHIM &W CLAUDIA E	5746 LA GORCE DR	MIAMI BEACH	FL	33140-2142	USA
SIMON CRUZ MARIANA MORGAN	5828 PINETREE DR	MIAMI BEACH	FL	33140	USA
SIRGA MERCADER	PO BOX 402153	MIAMI	FL	33140-2112	USA
SPANISH GOLD INVESTMENTS LLC	5456 NW 37 TER	FORT LAUDERDALE	FL	33309	USA
STANLEY H. APTE	5780 LA GORCE DR	MIAMI BEACH	FL	33140	USA
THOMAS STEVEN SCHWARTZ	5745 PINETREE DR	MIAMI BEACH	FL	33140	USA
TOD TARRANT	5840 PINETREE DR	MIAMI BEACH	FL	33140-2123	USA
TOMAS DATORRE SR	410 - 16 ST	MIAMI BEACH	FL	33139-3001	USA
TRACEY HUNTER	5801 PINETREE DR	MIAMI BEACH	FL	33140-2122	USA
WILFREDO RAMOS SIERRA NEYSA M CHEA LOPEZ	5830 PINETREE DRIVE	MIAMI BEACH	FL	33140	USA

5711 MIAMI BEACH LLC
355 ALHAMBRA CIR STE 801
CORAL GABLES, FL 33134

5725 LA GORCE PARTNERS LLC
333 NE 24 ST #308
MIAMI, FL 33137

5736 INVESTMENT AND DEVELOPMENT
GROUP LLC
5736 LA GORCE DR
MIAMI BEACH, FL 33140

5800 PARTNERS LLC
4045 SHERIDAN AVE # 240
MIAMI BEACH, FL 33140

AG REAL ESTATE ENTERPRISES LLC
5201 BLUE LAGOON DR #930
MIAMI, FL 33126

ANDREW SCHULTZ DIANA SCHULTZ
5835 PINETREE DR
MIAMI BEACH, FL 33140

ANTHONY K SHRIVER ALINA M SHRIVER
100 SE 2 ST STE 2200
MIAMI, FL 33131

ATOMIC USA INC
5201 BLUE LAGOON DR 930
MIAMI, FL 33126

BABAK ARVANAGHI ELAHEH TABAR
4736 NEPTUNE DR
ALEXANDRIA, VA 22309

BAROS LLC
5768 PINETREE DR
MIAMI BEACH, FL 33140

BRIAN M TORRES ELSA MARIA TORRES
5747 LA GORCE DR
MIAMI BEACH, FL 33139

CATHERINE ROSE BURKETT
5818 LA GORCE DR
MIAMI BEACH, FL 33140

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

CORINNA U KELLER
5800 PINETREE DR
MIAMI BEACH, FL 33140-2123

DANIEL F VELASQUEZ JENNIFER L
VELASQUEZ
5758 PINETREE DR
MIAMI BEACH, FL 33140

DANIEL KANER SONIA KASHUK
114 LIBERTY ST 5 FLOOR
NEW YORK, NY 10016

DANIEL KANER SONIA KASHUK
5774 PINETREE DR
MIAMI BEACH, FL 33140

DIANA COPELIA DORANTES ALEJANDRO
DIAZ BAZAN
5750 LAGORCE DRIVE
MIAMI BEACH, FL 33140

EVAN KOORSE LENA MAKURATH
5736 PINE TREE DR
MIAMI BEACH, FL 33140

GERALD J SHALLO
155 EAST 55 STREET
NEW YORK, NY 10022

GLENDON HALL MICHELLE V HALL
5748 PINETREE DR
MIAMI BEACH, FL 33140-2152

GLORIA B & DENIS R WEINBERG TR DENIS &
GLORIA WEINBERG (BEN)
5728 PINETREE DR
MIAMI BEACH, FL 33140-2152

JAMES P FABER &W LESLEY F
5825 LA GORCE DR
MIAMI BEACH, FL 33140-2112

JONATHAN MAYER &W ELISE LIPOFF
5720 LA GORCE DR
MIAMI BEACH, FL 33140-2142

JORGE A HERNANDO &W GLADYS R
5760 LA GORCE DR
MIAMI BEACH, FL 33140-2142

JUDY ARAGUNDE
5812 PINETREE DR
MIAMI BEACH, FL 33140-2123

LA GORCE COUNTRY CLUB INC
5685 ALTON RD
MIAMI BEACH, FL 33140

LAURIE S HOLTZ MONA HOLTZ
5846 LA GORCE DRIVE
MIAMI BEACH, FL 33140

LINDA G JELINEK TRS
1722 JUDSON AVE
EVANSTON, IL 60201

MARJAN KATZ &H BURTON
5700 LA GORCE DR
MIAMI BEACH, FL 33140-2142

MATTHEW M MACDONALD
5830 LA GORCE DR
MIAMI BEACH, FL 33140-2113

MIAMI WATERFRONT DEVELOPMENT &
RETAIL LLC
2201 COLLINS AVE # 1627
MIAMI BEACH, FL 33139

MICHAEL R BAND &W MARICE
5735 LAGORCE DRIVE
MIAMI BEACH, FL 33140-2141

MICHAEL SIMKINS NICOLE SIMKINS
5869 PINETREE DR
MIAMI BEACH, FL 33140

MITCHELL P KORUS
5757 LA GORCE DR
MIAMI BEACH, FL 33140-2141

NORMANDY SHORES REALTY INC
925 NORTH SHORE DR
MIAMI BEACH, FL 33141

PAUL A SACK
5700 PINETREE DR
MIAMI BEACH, FL 33140

PINETREE HOLDING CORP C/O MENICUCCI
VILLA
2040 VICTORY BLVD
STATEN ISLAND, NY 10314

REBUILD MIAMI LLC
2915 BISCAYNE BLVD #300
MIAMI, FL 33137

SANDRO BACCHELLI &W ANTONELLA M
5840 LA GORCE DR
MIAMI BEACH, FL 33140-2113

SCOTT GERAGHTY CAROL GERAGHTY
5801 LA GORCE DR
MIAMI BEACH, FL 33140

SIAVOSH SEDIGHIM &W CLAUDIA E
5746 LA GORCE DR
MIAMI BEACH, FL 33140-2142

SIMON CRUZ MARIANA MORGAN
5828 PINETREE DR
MIAMI BEACH, FL 33140

SIRGA MERCADER
PO BOX 402153
MIAMI, FL 33140-2112

SPANISH GOLD INVESTMENTS LLC
5456 NW 37 TER
FORT LAUDERDALE, FL 33309

STANLEY H. APTE
5780 LA GORCE DR
MIAMI BEACH, FL 33140

THOMAS STEVEN SCHWARTZ
5745 PINETREE DR
MIAMI BEACH, FL 33140

TOD TARRANT
5840 PINETREE DR
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