

# MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2<sup>ND</sup> 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: 1701 Washington Avenue  
Miami Beach, FL 33139

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

FOLIO NUMBER (S) 02-3234-019-0210

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

NAME Leu Montessori (501C3)  
 ADDRESS 1701 Washington Avenue  
 BUSINESS PHONE 305-538-2503 CELL PHONE 305-773-0742  
 E-MAIL ADDRESS mussmontessori@gmail.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME Temple Emanu-El  
 ADDRESS 1701 Washington Avenue  
 BUSINESS PHONE 305-538-2503 CELL PHONE \_\_\_\_\_  
 E-MAIL ADDRESS \_\_\_\_\_

2. AUTHORIZED REPRESENTATIVE(S):

☒ ATTORNEY:  
 NAME Steven Polisar  
 ADDRESS 407 Lincoln Rd.  
 BUSINESS PHONE 305-788-7179 CELL PHONE \_\_\_\_\_  
 E-MAIL ADDRESS \_\_\_\_\_

☐ 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 \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 BUSINESS PHONE \_\_\_\_\_ CELL PHONE \_\_\_\_\_  
 E-MAIL ADDRESS \_\_\_\_\_

FILE NO. \_\_\_\_\_

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

Request variances for new Montessori Day Care

- 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: \_\_\_\_\_

*Jerry Jacobs*

FILE NO. \_\_\_\_\_

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF  
COUNTY OF

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

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

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

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

50/C3

STATE OF  
COUNTY OF

I, Jerry Jacobs, being duly sworn, depose and certify as follows: (1) I am the President (print title) of Temple Emanuel (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 21 day of March, 2017. The foregoing instrument was acknowledged before me by Jerry Jacobs, Pres. of Temple Emanuel, 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:



Diana B. Rio  
Commission # FF059657  
Expires: Oct. 03, 2017  
www.AARONNOTARY.com

Diana P. Rio

PRINT NAME

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: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

FILE NO. \_\_\_\_\_

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF  
COUNTY OF

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

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

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

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

50/C3

STATE OF  
COUNTY OF

I, Rebecca KryS, being duly sworn, depose and certify as follows: (1) I am the President (print title) of Leu Hontesson (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 21<sup>st</sup> day of March, 2017. The foregoing instrument was acknowledged before me by Rebecca KryS, Pies. of Leu Hontesson, 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



Diana B. Rio  
Commission # FF059657  
Expires: Oct. 03, 2017  
WWW.AARONNOTARY.COM

FILE NO. \_\_\_\_\_

POWER OF ATTORNEY AFFIDAVITSTATE OF  
COUNTY OF

I, Jerry Jacobs, 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 Steven Polisar/Harold Rosen my representative before the HPB 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.

Jerry Jacobs, Pres.

PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 21 day of March, 20 17. The foregoing instrument was acknowledged before me by Jerry Jacobs Pres. of Temple Emanuel 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



Diana B. Rio  
Commission # FF059657  
Expires: Oct 03, 2017  
WWW.AARONNOTARY.COM

Diana B. Rio.

PRINT NAME

CONTRACT FOR PURCHASE

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

NAME

DATE OF CONTRACT

NAME, ADDRESS, AND OFFICE

% OF STOCK

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

FILE NO. \_\_\_\_\_



CITY OF MIAMI BEACH  
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

**1. CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY**

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

Temple Emanu-El

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

See Exhibit B  
501 c 3

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. \_\_\_\_\_

# EXHIBIT B

## Temple Emanu-El

Dr. Phillip Frost - chairman of the board  
Jacqueline Simkin - vice chairman of the board  
Jerry Jacobs - president  
David Greenberg - president elect  
Joy Spill - 1st vice president  
Arthur Shifrin - 2nd vice president  
Jacqueline Simkin - secretary/treasurer

## Board of Directors

Geoffrey Aaronson  
Sandra Aaronson  
Ellen Brazer  
Earl Campos Devine  
Bruce Coane  
Betty Glarick  
Dedee Cohen  
Howard Cohen  
Ann-lynn Denker, ph d  
Brian Heller  
Tibor Hollo  
Steve Kaplan  
Kent Karosen  
Richard Lehrman  
Raul Moncarz, ph d  
Dr. Alberto Morjaim  
Jeffrey Rynor  
Lawrence Schantz  
Shayna Sirkin  
Leon Tenebaum  
George Weiss  
Janet Wolk  
Judith Wurtman, ph d

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.\*

Leu Montessori

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

See Exhibit C  
501 c 3

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. \_\_\_\_\_

# Exhibit C

The name of corporate entity is the non-profit school Lev Montessori, ..... The board members are:

1. President: Rebeca Kryz, 1701 Washington Ave., Miami Beach, FL 33139
2. Vice President: Natalia Hunt, 1701 Washington Ave., Miami Beach, FL 33139
3. Treasurer: Alex Kryz, 1701 Washington Ave., Miami Beach, FL 33139
4. Board Member: Steven Waserstein, 11 Brickell Ave., Suite 2200, Miami FL 33131

CITY OF MIAMI BEACH  
DEVELOPMENT REVIEW BOARD APPLICATION  
DISCLOSURE OF INTEREST

**2. TRUSTEE**

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

TRUST NAME

NAME AND ADDRESS

% INTEREST

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

*NOTE: Notarized signature required on page 9*

FILE NO. \_\_\_\_\_

**3. COMPENSATED LOBBYIST:**

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

	NAME	ADDRESS	PHONE #
a.	Steve Polisar	407 Lincoln Rd	305-788-7179
b.			
c.			

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

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

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

**APPLICANT AFFIDAVIT**

STATE OF  
COUNTY OF

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

[Signature]  
SIGNATURE

Sworn to and subscribed before me this 21<sup>st</sup> 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

[Signature]  
NOTARY PUBLIC

My Commission Expires:



Diana B. Rio  
Commission # FF059657  
Expires: Oct. 03, 2017  
www.AARONNOTARY.com

Diana B. Rio  
PRINT NAME

FILE NO. \_\_\_\_\_

## **EXHIBIT A**

LEGAL DESCRIPTION: ALTON BEACH 1ST SUB PB 2-77 LOTS 2 & 3 & S1/2 4 BLK 26

## **EXHIBIT A**

LEGAL DESCRIPTION: ALTON BEACH 1ST SUB PB 2-77 LOTS 2 & 3 & S1/2 4 BLK 26



March 23, 2017

Members of the Historic Preservation Board  
Mr. Thomas Mooney, Planning Director  
City of Miami Beach  
1700 Convention Center Drive  
Miami Beach, FL 33139

Dear Mr. Mooney and Members of the Historic Preservation Board:

The applicant, LEV Montessori, 501(c)(3), located at 1701 Washington Avenue, Miami Beach, is requesting a Certificate of Appropriateness and setback variances in order to operate a new daycare, the Muss Family Montessori School at Temple Emanu-El, for up to 25 children ages 2-6 at a facility located at the rear of the Temple, with a main entrance on James Avenue. The scope of work involves minor interior renovations, new driveways and parking areas, a tot lot with canvas cover, and landscaping improvements.

**Description of the property**

The property is located within the RM-2 residential multifamily, medium intensity district and the Museum Historic District. The Temple was constructed in 1947 by Albert Anis and Charles Greco, and is designated contributing. The proposed project is located in a later addition, built in 1984, facing James Avenue.

**Variance requests**

In order to have a successful and safe daycare operation, the applicant is requesting variances for the drive aisles and minor setback variances.

1. A variance to waive 1'-3" of the minimum required 6'-3" in order to locate a two-way drive aisle at 5'-0" from the south property line.

***Sec. 142-218. - Setback requirements.***

*At-grade parking lot on the same lot, side interior: 5 feet, or 5% of lot width, whichever is greater.*

2. A variance to waive 13'-0" of the minimum required two-way drive aisle width of 22'-0" in order to build a 9'-0" wide two-way drive on the south side of the property.

***Sec. 130-64. - Drives.***

*Drives shall have a minimum width of 22 feet for two-way traffic and 11 feet for one-way traffic.*

3. A variance to waive 8'-2" and 13'-9" of the required front setback of 20'-0" in order to provide 11'-10" and 6'-3" landscaped front setbacks from the east property line, facing James Avenue.

***Sec. 142-218. - Setback requirements.***

*At-grade parking lot on the same lot, front: 20 feet*

### **Satisfaction of Hardship Criteria**

**(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;**

*This property contains structures built in 1948 through 1984 which are being preserved, keeping the existing setbacks.*

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

*The property contains structures built in 1948 through 1984, not resulting as an action of the applicant.*

**(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 granting of the variance will allow the applicant to keep the existing structures and create a safe drive and parking conditions for its occupants and visitors.*

**(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;**

*Literal interpretation of the Code will not permit the location of drives to accommodate parking within the site.*

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

*These are minimal variances, providing for reasonable use of the space.*

**(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**

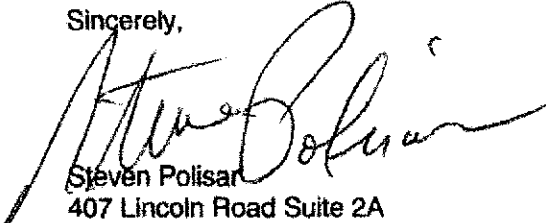
*These variances will not destroy the harmony of the Code not detrimental to our neighborhood.*

**(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.**

*These variances are consistent with the comprehensive plan and does not reduce the levels of service as set forth in that plan.*

Based on the foregoing, the submitted supporting material, which includes an application, current photographs of the buildings, and proposed interior floor plans, the applicant respectfully requests that the Board review and give favorable consideration to this project.

Sincerely,



Steven Polisar  
407 Lincoln Road Suite 2A  
Miami Beach, FL

# TEMPLE EMANU EL

Owner JEWISH COMMUNITY CENTER Mailing Address

LOTS 2, 3 & 4 of 4  
Lot 18, 19, 20 Block 26  
LOTS 16 & 17

Subdivision FISHER'S FIRST

Permit No. 24678

Cost \$ 350,000:

General Contractor Taylor Construction Co.

5030

Address 1701 Washington avenue

Bond No. 3504

Architect Charles Greco & Albert Anis

Engineer Zurwelle & Whitaker

Zoning Regulations: Use RE

Area 14

Lot Size 150 x 150

Building Size: Front 125'

Depth 140'

Height 96'

Stories

Certificate of Occupancy No. Approved-Zoning Board 1/24/47 Use SYNAGOGUE

Type of Construction #1 CBS

Foundation Concrete piling

Roof copper

Date June 6, 1947

Plumbing Contractor # 26420 Fixxit System

Sewer Connection 1 - 6"

Date April 1, 1948

Temporary Closet

Plumbing Contractor

Date

Water Closets 21

Bath Tubs

Floor Drains 6

Roof Drains 19

Lavatories 14

Showers 1

1 - Grease Traps 500 gals. & 2 bbls. Nov. 17, 1948

Urinals 11

Sinks 1- 3 (slop)

Drinking Fountains

Gas Stoves

Gas Heaters

Rough Approved

Date

Gas Radiators

Gas Turn On Approved T. A. O'NEILL Dec. 30, 1948

Septic Tank Contractor

Tank Size

Date

Oil Burner Contractor

Tank Size

Date

Sprinkler System

#26214 Unity Elec. - Partial Permit-May 1, 1948

Address

Date

Switch  
OUTLETS Light  
Receptacles

Range Motors  
HEATERS Water  
Space

Fans

Temporary Service

#24206 5/17/47  
B. Haskell

Centers of Distribution

#26191 Apr. 27, 1948  
1 temporary service  
1 motor  
Lowry Electric

# 24437 Fla. Power & Light:  
1 transformer vault- 7/7/47

Refrigerators

Sign Outlets

Date

No. FIXTURES

Electrical Contractor

FINAL APPROVED BY

Date of Service

Alterations or Repairs—Over

B.V. See file on "Corrective Measures" - 3/2/59

2-8-59 - Unity Electric released job to B. Haskell



BUILDING PERMITS: #32110 - 4-6-88 - Albert Glass Co. - Remove existing steel casement and replace with sash and fixed glass - \$2,950.00 *OK*

## COASTAL CONTROL ZONE

## CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.			BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL	%	COMMENTS	PERMIT NO.
4-6-88		Remove existing steel casement + replace w/ sash + fixed glass	\$2,950.00					32110



COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.			BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL	%	COMMENTS	PERMIT NO.
8-14-87		Sub divide exist offices add doorways	\$8,000.00					92217



**Plumbing Permits:**

#54601-Serota Plumbing-1 utility sewer-2-7-77

**Electrical Permits:**

#78270 Holbert Elect - work with

#82293 - Holbert Electric Inc. - 8 Receptacles, 25 Fixtures - 8-19-87

# ALTERATIONS OR REPAIRS

5030

Building Permits:

FILE NO: 1016 Applicant requests permission to waive the 11 required parking spaces, in order to construct a two-story YOUTH ACTIVITY CENTER BUILDING. Applicant requests permission to waive 25 ft. of the required 50 ft. side yard setback, in order to construct this building in a RM-125 Residential District. BOARD OF ADJUSTMENT ON AUGUST 1, 1975 GRANTED VARIANCE.

#3473-Airko A/C Co. - 1 40 tons cooling towers-\$5400-1-30-76

#08728-Capital Roofing-Re-roof 4 sqs-\$685-3-10-76

#89270-Owner-Rod 10 x 10 storage room to existing building-\$1500-2-11-77

#17795 Bill Tripp 30' 48" C.L. Fence \$226. 3-31-80  
#7/9/80 #18423 Complete Bldg. Maint. 117 squares \$12000.

#M05801 6/1/82 Quality Air Inc. - 1 range hood and fan, 1 m/a system (job cost 3,000)  
#M05815 6/15/82 Atlantic Fire - 1 fire sprinkler system (est cost 500.)

#M06473 11/9/83 Say Service - air cond central place exist 25 ton with new 25 ton  
#25491 6/25/84 Pass Painting - interior painting \$10,000.

#M06915 8/23/84 Miami Elevator Co - 1-elevator install 1 old hydraulic 2500# Marquis 3 stops

#28206 3/31/86 Jean A. Leroux in exist arch, replaster outside & patching plaster will no new const \$1,200.  
#28970 8/5/86 Biscayne Roof - reroof 35 sqs \$9,750.

#92217 - 8-14-87 - Manel Korman Corp. - Sub divide exist offices add doorways - \$8,000.00  
#M09255 - Say Service Inc. - Duck Work Only - 8-11-87

Owner Temple Emanuel- YOUTH BUILDING

Permit No. 89120

Cost \$108,000.00

Lot 2-3-S $\frac{1}{2}$  of Block 26

Subdivision Fishers First Sub  
Alton Beach

Address 1701 Washington Avenue

General Contractor Construction by Scott

Architect Gilbert Fein

Bond No.

Engineer Popick, Gopman, Poliquin

Zoning Regulations: Use RM125

Area

Lot Size

Building Size: Front 78'

Depth 38' 8"

Height 24'

Stories 2

Certificate of Occupancy No. 4792 dated 5-8-1978

Use

Type of Construction

I

Foundation

Roof built up

Date 7-27-76

PLUMBING Contractor #53962 Paul Prouty Plumbing

Sewer Connection

Date 8-5-76

Temporary Water Closet

Water Closets 6

Swimming Pool Traps

Down Spouts

Lavatories 6

Steam or Hot Water Boilers

Wells

Bath Tubs

ROUGH APPROVAL

Showers 2

FINAL APPROVAL

Urinals 1

Sinks 1

Dish Washing Machine 1

GAS Contractor

Date

Laundry Trays

Gas Ranges

Gas Frylators

Laundry Washing Machines

Gas Water Heaters

Gas Pressing Machine

Drinking Fountains 2

Gas Space Heaters

Gas Vents for Stove

Floor Drains 4

Gas Refrigerators

Grease Traps

Gas Steam Tables

Safe Wastes

Gas Broilers

GAS Rough APPROVAL

GAS FINAL APPROVAL

AIR CONDITIONING Contractor

SEPTIC TANK Contractor

1 water service

OIL BURNER Contractor

1 h~~wa~~ter-new installation

SPRINKLER Contractor

ELECTRICAL Contractor

Date

OUTLETS

Switches

Ranges

Temporary Service

Lights

Irons

Neon Transformers

Receptacles

Refrigerators

Sign Outlets

Fans

Meter Change

HEATERS

Water

Motors

Centers of Distributions

Space

Appliances

Service

Violations

FIXTURES

Electrical Contractor

Date

FINAL APPROVAL

By

Date

Building Permits: #3794-Airko Air Conditioning Co. - 120,000 central heating; 17 1/2 tons central a/c; \$700 mechanical ventilation-11-3-76

#10285-J F Cumberland Roofing-New roof 28 sqs-\$1800-11-23-76

8922K-Construction by Scott-Storage room to existing building-\$2000-12-7-76  
#17172-Tripie M Roofing-Re-roof 200 sqs-\$30,000-12-4-79

#27527 10/10/85 Capital Roof - reroof 10 sq SIBC 3403.2 use driveway only \$2,250.  
#M07834 1/15/86 Say Service Inc - 3-80 ton cooling towers replace all exist

Plumbing Permits:



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 1, 2017

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

**Re: Property Owners List within 375 feet of:**

**SUBJECT:** 1701 Washington Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-019-0210

**LEGAL DESCRIPTION:** ALTON BEACH 1ST SUB PB 2-77 LOTS 2 & 3 & S1/2 4 BLK 26

**FOLIO NUMBER:** 02-3234-019-0310

**LEGAL DESCRIPTION:** ALTON BEACH 1ST SUB PB 2-77 LOTS 18 TO 20 INC BLK 26

**FOLIO NUMBER:** 02-3234-019-0300

**LEGAL DESCRIPTION:** ALTON BEACH 1ST SUB PB 2-77 LOTS 16 & 17 BLK 26

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

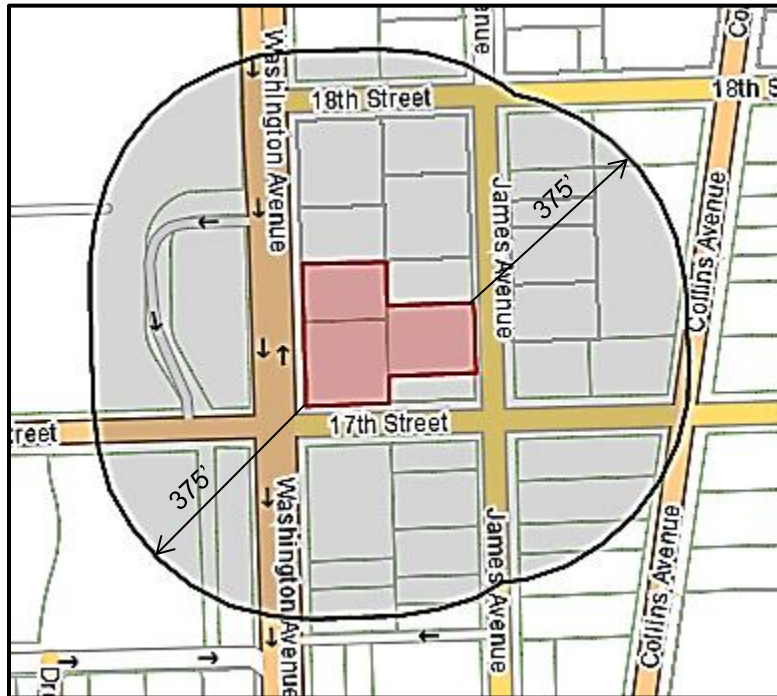
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Diana B. Rio

Total number of property owners without repetition: **308, including 7 international**

*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:** 1701 Washington Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-019-0210

**LEGAL DESCRIPTION:** ALTON BEACH 1ST SUB PB 2-77 LOTS 2 & 3 & S1/2 4 BLK 26

**FOLIO NUMBER:** 02-3234-019-0310

**LEGAL DESCRIPTION:** ALTON BEACH 1ST SUB PB 2-77 LOTS 18 TO 20 INC BLK 26

**FOLIO NUMBER:** 02-3234-019-0300

**LEGAL DESCRIPTION:** ALTON BEACH 1ST SUB PB 2-77 LOTS 16 & 17 BLK 26

Name	Address	City	State	Zip	Country
DENVER HUMPHREY GILLIAN HUMPHREY	EXLEY JACKSONS LN HAZEL GROVE	STOCKPORT CHESHIRE SK7 5JW			UNITED KINGDOM
GADIROU DIAKITE &W ROSALIE JELENCIC	28 WOODLAND AVE	BEACONSFIELD QUEBEC H9W4V9			CANADA
GIOVANNI MELIADO	VIA LE PINTURICCHIO 44	ROME 00196			ITALY
IVONETTE JULIANA GONCALVES	RUA SAO JOAQUIM DA BARRA 274	CATANDUVA SP 15800-000			BRAZIL
MADDAELENA DE SIMONE	VIA DEGLIL ORTI DELLA FARNESINA 126 00194	ROME			ITALY
PEARL DRABINSKY MARILYN KAPLAN DAVIS	587 ST CLEMENTS AVE	TORONTO ONTARIO M5N1M5			CANADA
PETER L CALDWELL STEPHEN R MADER	130 CARLTON ST #1210	TORONTO ON M5A 4K3			CANADA
1665 WASHINGTON AVE LLC	1665 WASHINGTON AVE STE 400	MIAMI BEACH	FL	33139-3172	USA
1676 JAMES LLC	227 E RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
1725 JAMES AVE NO 26 LLC	1760 NE 144 ST	MIAMI	FL	33181	USA
1745 JAMES AVE 210 LAND TRUST THE TRUST COMPANY TRS	1602 ALTON ROAD STE 72	MIAMI BEACH	FL	33139	USA
1755 WASHINGTON CORP	1688 MERIDIAN AVE 803	MIAMI BEACH	FL	33139	USA
2E LLC	1680 MICHIGAN AVE SUITE 700	MIAMI BEACH	FL	33139	USA
300 17TH STREET INVESTMENT LLC	4770 BISCAYNE BLVD STE #640	MIAMI	FL	33137	USA
7 BUTTERFLIES LLC	87889 OVERSEAS HWY	ISLAMORADA	FL	33036	USA
7H-1750 JAMES LLC	1750 JAMES AVE #7H	MIAMI BEACH	FL	33139	USA
A DREXEL & R FORREST ETALS LESSEE: NEW REX CORP	515 E LAS OLAS BLVD #400	FT LAUDERDALE	FL	33301	USA
ABDEL EL KHRIM FOU DI	1755 WASHINGTON AVE 2D	MIAMI BEACH	FL	33139	USA
ABDESSLEM BENABDELJILIL	1775 WASHINGTON AVE #4G	MIAMI BEACH	FL	33139	USA
ADELINA G LARENA	2130 N 49TH AVE	HOLLYWOOD	FL	33021-4040	USA
ADOLFO SANTILLAN	1751 JAMES AVE 107	MIAMI BEACH	FL	33139-7515	USA
ADRIANA CANTA KNAPP	1750 JAMES AVE #6-A	MIAMI BEACH	FL	33139-7514	USA
AGNES E RODRIGUEZ JORGE I RODRIGUEZ	1751 WASHINGTON AVE #3F	MIAMI BEACH	FL	33139-7542	USA
AIDA D LOPEZ LE REM JOSEPH F LOPEZ REM KATHLEEN A LOPEZ	1776 JAMES AVE 3E	MIAMI BEACH	FL	33139-7539	USA
ALBERTO CORTES TRS ALBERTO CORTES AMENDED & RESTATED REVOCABLE TRUST	1750 JAMES AVE #6H	MIAMI BEACH	FL	33139	USA
ALBERTO RIVERO & JUAN B SUAREZ &W MIRIAM	1725 JAMES AVE UNIT 4	MIAMI BEACH	FL	33139-7510	USA
ALBERTO RIVERO MIRIAM SUAREZ	1725 JAMES AVE #12A	MIAMI BEACH	FL	33139-7511	USA
ALCIDES GONZALEZ CHRISTINA GONZALEZ	39-19 220 ST	BAYSIDE	NY	11361	USA
ALFREDO A ACUNA &W ESTELA & MARGARITA SALABERRY EST OF	13311 SW 99 ST	MIAMI	FL	33186	USA
ALVARO MORENO &W CARMELITA & CHARITO J DAVIS	312 LAMELLA LN	PEACHTREE CITY	GA	30269	USA
ANA M MARTINEZ	4240 SW 60TH CT	MIAMI	FL	33155-5224	USA
ANA MARIA DE LA CRUZ MORALES	1775 WASHINGTON AVE UNIT 10-B	MIAMI BEACH	FL	33139	USA
ANA ROSA SISMONDI	1750 JAMES AVE UNIT 4K	MIAMI BEACH	FL	33139	USA
ANDRES LUCAS SILVA WOOD	1750 JAMES AVE #8L	MIAMI BEACH	FL	33139	USA
ANDREW MIRMELLI	1210 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
ANGEL O MOREYRA &W PETRONA	1755 WASHINGTON AVE #1A	MIAMI BEACH	FL	33139-7548	USA
ANGELO P PANOS &W MAGDALENA K & JOHN KALB &W EFFIE	1750 JAMES AVE #9D	MIAMI BEACH	FL	33139	USA
ANNE H HASTINGS	1775 WASHINGTON AVE #4B	MIAMI BEACH	FL	33139-7543	USA
ANO LLC	3000 JOHN DEERE RD	TOANO	VA	23168	USA
ANTONIO A CEPERO ANAIS CEPERO	1750 JAMES AVE # 6 K	MIAMI BEACH	FL	33139	USA
ANTONIO ABUCHAIBE &W ROSA RENDON	1776 JAMES AVE #4G	MIAMI BEACH	FL	33139-7521	USA
ANTONIO C DIAS NUNES	5600 COLLINS AVE 11D	MIAMI BEACH	FL	33140	USA
ANTONIO FARINA TRS ANTONIO FARINA REVOCABLE TRUST CARMEN FARINAS TRS	29 TIFFANY PL PH 3	BROOKLYN	NY	11231	USA
ARCIDES MACHADO LE REM ALCIDES MACHADO	1776 JAMES AVE 3B	MIAMI BEACH	FL	33139	USA
ARIAN CAMPO FLORES	1775 WASHINGTON AVE #7D	MIAMI BEACH	FL	33139-7543	USA
ASHLEY & WENDY MORISSETTE	1754 MERIDIAN AVE 304	MIAMI BEACH	FL	33139	USA
BENITO MARTINEZ &W AIDA G	1750 JAMES AVE UNIT 7L	MIAMI BEACH	FL	33139-7537	USA
BENJAMIN MARCO &W CARIDAD	3500 CORAL WAY #601	MIAMI	FL	33145-3064	USA
BRB REAL ESTATE PROPERTIES INC	1680 MICHIGAN AVE 910	MIAMI BEACH	FL	33139	USA
BRIAN S HIRSCH	1775 WASHINGTON AVE #3E	MIAMI BEACH	FL	33139-7543	USA

BUONAVITA HOLDINGS LLC	1775 WASHINGTON AVENUE #11F	MIAMI BEACH	FL	33139	USA
CAITLIN R LEOR FISHMAN	1720 JAMES AVE 3B	MIAMI BEACH	FL	33139-7507	USA
CARL WEISTROD JODY ADAMS	531 MAIN ST #906	NEW YORK	NY	10044	USA
CARMEN CASTELLANOS	152 FERNWOOD DR	OLD TAPPAN	NJ	07675	USA
CARMEN GARCIA ANDRES CARRERA	8941 SW 20 ST	MIAMI	FL	33165	USA
CARMEN L & LYDIA E ORTIZ	1776 JAMES AVE #2G	MIAMI BEACH	FL	33139-7519	USA
CAROL RICHNER	107 JEFFERSON ST	GARDEN CITY	NY	11530	USA
CATALINA HANAT LLC CATALINA DORSET LLC CATALINA HOTEL LLC	1680 MERIDIAN AVE SUITE#102	MIAMI BEACH	FL	33139-2704	USA
CENGIZ CAKMAK	1751 JAMES AVE STE 102	MIAMI BEACH	FL	33139-7546	USA
CHARLES HINES HAI HO	284 E 10 ST 3D	NEW YORK CITY	NY	10009	USA
CHRISTOPHE SAVORNIN	1775 WASHINGTON AVE #12B	MIAMI BEACH	FL	33139	USA
CITIBANK NA	1685 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH	FLA BAY SHORE CLUB COURSE	MIAMI	FL	33125	USA
CLARA BELLO	1750 JAMES AVE UNIT 5 E	MIAMI BEACH	FL	33139-7527	USA
CLARA BELLO TR	1750 JAMES AVE #5H	MIAMI BEACH	FL	33139-7533	USA
COLLINS HOTEL ASSN LLC C/O MORGANS HOTEL GROUP LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
CONDOINVEST LLC	18851 NE 29 AVE STE 732	AVENTURA	FL	33180	USA
CREST HOTEL GROUP LLC	1111 KANE CONCOURSE 217	BAY HARBOR ISLANDS	FL	33154	USA
CRISTINA E INFANTE	1776 JAMES AVE #4D	MIAMI BEACH	FL	33139	USA
CYNTHIA J OTTCHEN	1755 WASHINGTON AVE #1D	MIAMI BEACH	FL	33139-7548	USA
DAKSHESH KUMAR	1750 JAMES AVE #5J	MIAMI BEACH	FL	33139-7533	USA
DAVID B COMMON &W RUMI YASUDA	108 EAST 82 ST	NY	NY	10028	USA
DAVID E WHEADON JTRS PAUL E SCHAPER JTRS	241 5TH AVE #7B	NEW YORK	NY	10016	USA
DAVID F ROBERTS	1775 WASHINGTON AVE #PH-3	MIAMI BEACH	FL	33139-7547	USA
DAVID HARLESTON	1775 WASHINGTON AVE #8E	MIAMI BEACH	FL	33139	USA
DELMONT REALTY WASHINGTON AVE LLC	179 CANTERBURY GATE	LYNBROOK	NY	11563	USA
DENIS MISHULIN	1045 79 ST	MIAMI BEACH	FL	33141	USA
DENNIS J CHUNG	201 WEST 21 ST APT 10K	NEW YORK	NY	10011	USA
DENNIS L HOLDING TR DENNIS L HOLDING (BEN)	1775 WASHINGTON AVE #11C	MIAMI BEACH	FL	33139-7544	USA
DERRICK G WONG TRS JANEL S WONG TRS	1751 JAMES AVE #207	MIAMI BEACH	FL	33139	USA
DION K BORKOWICZ	8560 S Ventana Dr Unit 4214	Oak Creek	WI	53154-8334	USA
DOREEN HEMLOCK	1775 WASHINGTON AVE #4E	MIAMI BEACH	FL	33139-7543	USA
E D ACOSTA TR & C E ROMERO TR ELIO D ACOSTA (BEN)	1776 JAMES AVE #5B	MIAMI BEACH	FL	33139-7520	USA
EDO1 LLC	100 SE 2 ST STE 2610	MIAMI	FL	33131	USA
EDUARDO C BEJAR TRS EDUARDO C BEJAR REVOCABLE LIV TR	1776 JAMES AVE 5C	MIAMI BEACH	FL	33139	USA
EDWARD BOOTH	20 7TH ST	BAYVILLE	NY	11709-2429	USA
ELIO A GARCIA	1750 JAMES AVE #10J	MIAMI BEACH	FL	33139-7534	USA
ELISA ERMINERO	222 8TH AVE APT 200	SAN MATEO	CA	94401	USA
ELISE A GRANJOT	1775 WASHINGTON AVE #12-E	MIAMI BEACH	FL	33139	USA
ELIZABETH PELLICI GLENN PELLICI	1775 WASHINGTON AVE #7B	MIAMI BEACH	FL	33139	USA
ELMIRA MIAMI LLC	1133 BROADWAY	NEW YORK	NY	10010	USA
EMMA MORALES	1750 JAMES AVE UNIT 9G	MIAMI BEACH	FL	33139-7531	USA
ENRIQUE J GOMEZ	1725 JAMES AVE #14	MIAMI BEACH	FL	33139	USA
ERIC NEWILL	1775 WASHINGTON AVE #9E	MIAMI BEACH	FL	33139-7544	USA
ERNEST JOHN HERNANDEZ	101 WYCKOFF AVE #4F	BROOKLYN	NY	11237	USA
ERNESTO LOPEZ	1750 JAMES AVE APT 10-L	MIAMI BEACH	FL	33139-7537	USA
ERNESTO ROBAU &W ELVIRA	1170 W 50 PL	HIALEAH	FL	33012	USA
EZEQUIEL F FERNANDEZ PETER LOUIS HYAMS	2465 TRAPP AVE	COCONUT GROVE	FL	33133	USA
F2 MIAMI LLC	8301 NW 197 ST	MIAMI	FL	33015	USA
FABIO A SERRET LE MILAGROS BENITO LE REM YISBEL SERRET JTRS	4103 SW 153 PL	MIAMI	FL	33185	USA
FELICE PAPPAS	1775 WASHINGTON AVE #8C	MIAMI BEACH	FL	33139-7543	USA



FH: DAVID FRY TR LESSEE: OCTAGON TOWERS ASSOC	1881 WASHINGTON AVE	MIAMI BCH	FL	33139-7408	USA
FLORENCE WINTHROP FICHMAN	1776 JAMES AVE #7E	MIAMI BEACH	FL	33139-7522	USA
FRANCESCA MARIA LOSITO	1750 JAMES AVE #5B	MIAMI BEACH	FL	33139	USA
FRANK FERREIRO	1751 JAMES AVE APT 204	MIAMI BEACH	FL	33139	USA
FRANK ROA RITA ROA	1750 JAMES AVE 5C	MIAMI BEACH	FL	33139	USA
FRANK ROA RITA ROA	1750 JAMES AVE #4 C	MIAMI BEACH	FL	33139	USA
FRANK VAN HEULE TRS VAN HEULE FAMILY TR BARBARA VAN HEULE TRS	1535 AUTUMN HILL RD	DIAMOND BAR	CA	91765	USA
FREDERIC G APPLETON	25 ADAMS AVE # 214	STANFORD	CT	06902	USA
FREDERICO AZEVEDO	PO BOX 3178	SAL HARBOUR	NY	11963	USA
FREDRIC & KAREN EDELSTEIN	315 SO. LAWRENCE CT	PHILADELPHIA	PA	19106	USA
GARY GOTTFRIED	1776 JAMES AVE #3-A	MIAMI BEACH	FL	33139-7519	USA
GARY T FARTHING JTRS JOSHUA R FARTHING JTRS	871 PEMBROKE DR	WHITE LAKE	MI	48386	USA
GASTON BURBANO	1776 JAMES AVE #6E	MIAMI BEACH	FL	33139-7522	USA
GENARO RODRIGUEZ JTRS CARMEN RODRIGUEZ JTRS	2401 COLLINS AVE #1802	MIAMI	FL	33160	USA
GINA M NORWOOD	2400 BEVERLY AVE #9	SANTA MONICA	CA	90405	USA
GIOVANNI DENICOLAI	1750 JAMES AVE # 6B	MIAMI BEACH	FL	33139	USA
GKK HOLDINGS LLC	4152 SW 137 AVE	FORT LAUDERDALE	FL	33330	USA
GLENDIA WERNER	1775 WASHINGTON AVE #PH-4	MIAMI BEACH	FL	33139-7547	USA
GLENN E DAVIS	96 5 AVE #17L	NEW YORK	NY	10011	USA
GREENVIEW HOTEL LLC	1671 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
GREGORY SOMOZA	1903 RADCLIFFE AVE C	BRONX	NY	10462	USA
GUILLERMO CABRERA	1776 JAMES AVE # 3C	MIAMI BEACH	FL	33139	USA
HARVEY BURSTEIN	1775 WASHINGTON AVE #PH-5	MIAMI BEACH	FL	33139-7538	USA
HAYDEE G BOLADO	PO BOX 350511	MIAMI	FL	33135-0511	USA
HEATHER C MORRIS	1750 JAMES AVE #9B	MIAMI BEACH	FL	33139-7525	USA
HECTOR S TORRES C/O JOE APUZZO	150 AIRPORT RD #1000	LAKEWOOD	NJ	08701	USA
HELENA TETZELI C/O KURZBAN	2650 SW 27 AVE	MIAMI	FL	33133-3003	USA
HILDA GOITIA (EST OF) % IVETTE VELAZQUEZ	6239 BROADWAY APT A19	BRONX	NY	10471	USA
HOTEL 18 GROUP LLC	1111 KANE CONCOURSE STE 217	BAY HARBOR ISLANDS	FL	33154	USA
HUBERT CRUZ & W MERCEDES	5760 SW 30 ST	MIAMI	FL	33155-4009	USA
HUBERTO R CRUZ	1750 JAMES AVE APT 4B	MIAMI BEACH	FL	33139-7535	USA
INNOVATIVE HOLDINGS LTD	1775 WASHINGTON AVE #8D	MIAMI BEACH	FL	33139-7543	USA
IRA J & SHIRLEY WEINSTEIN LESSOR C/O STANLEY WEINSTEIN LINCOLN ARMS MIAMI BEACH LLC	1680 MERIDIAN AVE#102	MIAMI BEACH	FL	33139	USA
IRA SCOTT STRONGIN TRS IRA SCOTT STRONGIN LIVING TRUST	1751 JAMES AVE #203	MIAMI BEACH	FL	33139	USA
ISRAEL KAHANA TRS MIRIAM KAHANA TRS ISRAEL KAHANA REVOCABLE TR	985 E 24 ST	BROOKLYN	NY	11210	USA
JACOB FISHMAN (LESSOR ) BELLA FISHMAN (LESSOR) PRIME HOTELS USA LLC (LEASEE)	1238 COLLINS AVE	MIAMI BEACH	FL	33139	USA
JACQUELINE FOGLIA	PO BOX 025320	MIAMI	FL	33102	USA
JADE CANTOR & ANNE CANTOR JTRS	13 HIDDEN LEDGE	ENGLEWOOD	NJ	07631	USA
JAMES C BETHARD DESIREE BETHARD	1776 JAMES AVE # 6 G	MIAMI BEACH	FL	33139	USA
JAMES J EVANS	1750 JAMES AVE #8K	MIAMI BEACH	FL	33139	USA
JANET L EYMAN	1725 JAMES AVE UNIT 12	MIAMI BEACH	FL	33139-7511	USA
JANICE B JENKINS	1775 WASHINGTON AVE 7F	MIAMI BEACH	FL	33139	USA
JANIS E ROE	1776 JAMES AVE #6B	MIAMI BEACH	FL	33139	USA
JAVID AMINI	579 RUTTER AVE	KINGSTON	PA	18704	USA
JAVIER E DELGADO-SILVA & CARLOS A DELGADO-OCANDO	1775 WASHINGTON AVE #3F	MIAMI BEACH	FL	33139-7543	USA
JAY MIRMELLI GLENDIA MIRMELLI	2160 NE 190TH TER	NORTH MIAMI BEACH	FL	33179-4382	USA
JEFFREY L TRINKLE & FERNANDO D GUITERREZ	1775 WASHINGTON AVE #11B	MIAMI BEACH	FL	33139-7544	USA
JEFFREY MARKOWITZ PRODUCTIONS INC	1015 N FAIRFAX AVE	LOS ANGELES	CA	90046	USA
JEFFREY S HILLOCK HAROLD BRAVO	268 E BROADWAY #A2002	NEW YORK	NY	10002	USA
JEREMY MICHAEL WILSON	1750 JAMES AVE 6F	MIAMI BEACH	FL	33139	USA
JEROME HARVEY GINZBURG	1775 WASHINGTON AVENUE #6D	MIAMI BEACH	FL	33139	USA

JOAQUIN TOYOS LAMADRID TRS JOAQUIN TOYOS LAMADRID TRUST JOAQUIN TOYOS LAMADRID	1725 JAMES AVE #29	MIAMI BEACH	FL	33139	USA
JOHN F REILLY	1750 JAMES AVE #9A	MIAMI BEACH	FL	33139-7500	USA
JOHN J DEVONE	1775 WASHINGTON AVE #5G	MIAMI BEACH	FL	33139-7543	USA
JOHN KALB TRS JOHN KALB AND EFFIE KALB REVOCABLE FAMILY TRUST	1444 CAVELL AVE	HIGHLAND PARK	IL	60035	USA
JOHN KALEB TRS THE JOHN KALB AND EFFIE KALB REVOCABLE TRUST	1444 CAVELL AVE	HIGHLAND PARK	IL	60035	USA
JOHN MUSARRA	8 DRING LANE	PUTNAM VALLEY	NY	10579	USA
JOHN NAVAS MARIA L NAVAS	43 GREENHILLS RD	HUNTINGTON STATION	NY	11746-3928	USA
JOHN UBINAS EILEEN UBINAS JOHN UBINAS IV	1750 JAMES AVE #5L	MIAMI BEACH	FL	33139	USA
JOHN W REID	211 THOMPSON ST 4A	NEW YORK	NY	10012	USA
JOSE GARCIGA	1750 JAMES AVE UNIT 6C	MIAMI BEACH	FL	33139-7526	USA
JOSE MARIA CASTRO TRS KEIKO & JOSE FAMILY REVOCABLE TR KEIKO FUJIMOTO TRS	3610 AVOCADO AVE	MIAMI	FL	33133	USA
JOSE MARTIN SANCHEZ	1750 JAMES AVE #4A	MIAMI BEACH	FL	33139-7514	USA
JOSEPH E GAZAREK	1776 JAMES AVE #6F	MIAMI BEACH	FL	33139	USA
JOSEPH F LOPEZ KATHLEEN A LOPEZ	1776 JAMES AVE UNIT 3-D	MIAMI BEACH	FL	33139	USA
JOSEPH R D'ACOSTA JR	1725 JAMES AVE UNIT 20	MIAMI BEACH	FL	33139-7565	USA
JUAN M DE LA NUEZ	1725 JAMES AVE UNIT 5	MIAMI BEACH	FL	33139	USA
JUAN R CHATTAH	1750 JAMES AVE #8-B	MIAMI BEACH	FL	33139	USA
JUAN RUIZ (LE) REM GABRIEL ARAVENA	1750 JAMES AVE #5A	MIAMI BEACH	FL	33139-7500	USA
JUDITH C ORTEGA	1750 JAMES AVE #9F	MIAMI BEACH	FL	33139-7529	USA
JUDY ORTEGA & MARLENE ORTEGA JTRS	1750 JAMES AVE #7E	MIAMI BEACH	FL	33139-7529	USA
JULIA CANCIO	1776 JAMES AVE APT 3F	MIAMI BEACH	FL	33139-7521	USA
JULIA DAVILA JTRS MAYRA A MIRABENT JTRS	1725 JAMES AVE APT 2	MIAMI BEACH	FL	33139-7510	USA
KARLENE MARIE CHIN TRS KARLENE MARIE CHIN REVOCABLE TR	1775 WASHINGTON AVE 3G	MIAMI BEACH	FL	33139	USA
LAWRENCE D FABIAN &W TONI L FABIAN	6202 RAMBLEWOOD TRAIL	MANASSAS	VA	20112	USA
LAWRENCE MICHAEL DOANE	1776 JAMES AVE APT 4F	MIAMI BEACH	FL	33139-7521	USA
LAWRENCE W LOGSDON	2400 ARCHBURY LANE UNIT 3D	PARK RIDGE	IL	60068	USA
LEE TACHMAN	120 NASSAU ST	NEW YORK	NY	10038	USA
LEONARD ZIMMERMAN VALERIE YORK ZIMMERMAN	7710 SW 61 AVE	SOUTH MIAMI	FL	33143	USA
LESLIE GRATZ C/O MANHATTAN MANAGEMENT	703 NW 5 AVE	MIAMI	FL	33136	USA
LISANIA FLORIN TAYURA	1750 JAMES AVE UNIT 10-G	MIAMI BEACH	FL	33139-7532	USA
LLOYD A FREEMAN	1775 WASHINGTON AVE APT 7E	MIAMI BEACH	FL	33139-7543	USA
LOIS A MIMS	1776 JAMES AVE #5-F	MIAMI BEACH	FL	33139-7520	USA
LOUIS S SCHWEICKART	1751 WASHINGTON AVE #2F	MIAMI BEACH	FL	33139-7542	USA
LUIS A CASTRO	1775 WASHINGTON AVE #7C	MIAMI BEACH	FL	33139-7543	USA
LUIS ARTOLA EST OF	1750 JAMES AVE UNIT 8F	MIAMI BEACH	FL	33139-7530	USA
LUIS P SOUZA	1775 WASHINGTON AVE #5D	MIAMI BEACH	FL	33139-7543	USA
LUZ D COLLAZO LE & REM ILEANA L SHOFEL & JORGE COLLAZO	1750 JAMES AVE #7A	MIAMI BEACH	FL	33139-7500	USA
M B JEWISH COMM CTR & L ROMANOFF % PERLMUTTER	1701 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
MAGALY LAPLANA TRS THE MAGALY LAPLANA REV TR 001	240 HARBOR DR	KEY BISCAINE	FL	33149	USA
MANHAL TOBIA TRS MANHAL TOBIA LIVING TRUST	850 PIERCE ST	BIRMINGHAM	MI	48009	USA
MANUEL A IRAOLA (JTRS) MARK SCHARNITZ (JTRS)	517 CADAGUN AVE	CORAL GABLES	FL	33146	USA
MANUEL MELAND &W CHRISTINE C	1775 WASHINGTON AVE #3C	MIAMI BEACH	FL	33139-7543	USA
MANUELA MENENDEZ JTRS PEDRO R MONTEAGUDO RIANO JTRS	1776 JAMES AVE #6C	MIAMI BEACH	FL	33139	USA
MARBELIA ALVARINO	33-26 92 ST APT 1M	JACKSON HEIGHTS	NY	11372	USA
MARCELLO BARBA	1775 WASHINGTON AVE. PH-1	MIAMI BEACH	FL	33139	USA
MARIA A MAIO TUCCI	1776 JAMES AVE #4A	MIAMI BEACH	FL	33139-7521	USA
MARIA CLARA QUINTERO DE DAZA	1745 JAMES AVE #203	MIAMI BEACH	FL	33139	USA
MARIA E SUAREZ	1750 JAMES AVE #91	MIAMI BEACH	FL	33139	USA
MARIA ELENA ESPINOSA	1750 JAMES AVE UNIT 3G	MIAMI BEACH	FL	33139-7531	USA
MARIA HERNANDEZ	1725 JAMES AVE #16	MIAMI BEACH	FL	33139-7565	USA
MARIA L CASTANO	1776 JAMES AVE #7D	MIAMI BEACH	FL	33139-7522	USA

MARIANO ALEJANDRO DABINI	1775 WASHINGTON AVE #6 E	MIAMI BEACH	FL	33139-7543	USA
MARIO A SABATES	1775 WASHINGTON AVE #14F	MIAMI BEACH	FL	33139-7544	USA
MARIO W VASQUEZ &W CISSIE J LE REM RICHARD E VASQUEZ	9701 SW 105 AVE	MIAMI	FL	33176-2745	USA
MARK BENNETT KLEIN	1775 WASHINGTON AVE #11E	MIAMI BEACH	FL	33139	USA
MARK D WOOD	1531 CLIFFTOP AVE	SAN MARCOS	CA	92078-1075	USA
MARK LYNTON GARDINER	1750 JAMES AVE 3D	MIAMI BEACH	FL	33139	USA
MARSHA INDOWSKY EST OF	1776 JAMES AVE UNIT 5-G	MIAMI BEACH	FL	33139-7522	USA
MARTA LOURDES LOCKLEAR TONY LOCKLEAR MARGAUX MARIE JESSUP	6306 WOODBINE RD	WOODBINE	MD	21797	USA
MAXIMILIANO MORALES & JESUS L MORALES JTRS	1750 JAMES AVE #5F	MIAMI BEACH	FL	33139-7529	USA
MAXIMILIANO MORALES JTRS JESUS L MORALES JTRS	1750 JAMES AVE #8G	MIAMI BEACH	FL	33139	USA
MCF PROJECTS LLC	6050 SW 114 ST	MIAMI	FL	33156	USA
MELVIN FEIT	1750 JAMES AVE 10C	MIAMI BEACH	FL	33139	USA
MIAMI BCH JEWISH COMM CENTER % PERLMUTTER	1701 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
MICHAEL J DEPOLI TRS	3237 NEWBURY PL	TROY	MI	48084	USA
MICHAEL KOFMAN RAISA KOFMAN	4452 E LINCOLN DR	PARADISE VALLEY	AZ	85253-4020	USA
MIKHAIL MIKHAYLOVICH DVORETSKIY	1750 JAMES AVE # 6D	MIAMI BEACH	FL	33139	USA
MIRPURI REAL ESTATE HOLDINGS LLC	1071 S CLARKE RD	OCOE	FL	34761	USA
MJK GROUP LLC	2200 BISCAYNE BLVD 7TH FLOOR	MIAMI	FL	33137	USA
MJK GROUP LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
MJK GROUP LLC C/O ABRAHAM A GALBUT P A	4770 BISCAYNE BLVD STE 450	MIAMI	FL	33137	USA
MJK GROUP LLC C/O ABRAHAM A GALBUT P A	4770 BISCAYNE BLVD STE 640	MIAMI	FL	33137	USA
MYRON SULZBERGER ROLFE JTRS BRUCE FORD TRACY JTRS	25 SUTTON PLACE SOUTH # 16N	NEW YORK	NY	10022	USA
NANCY BETH ABRAMS	2401 SW 23 ST	MIAMI	FL	33145-3423	USA
NED EDISON JTRS MURIEL EDISON JTRS DEBORAH EDISON JTRS	1750 JAMES AVE #4G	MIAMI BEACH	FL	33139	USA
NEW REX CORP	500 W CYPRESS CREEK ROAD STE 350	FORT LAUDERDALE	FL	33309	USA
NINO COLNAGHI	18851 NE 29 AVE STE 732	AVENTURA	FL	33180	USA
ONE BAL HARBOR 601 LLC	18851 NE 29 AVE #101	AVENTURA	FL	33180	USA
OSCAR REY	1400 LINCOLN RD STE 504	MIAMI BEACH	FL	33139	USA
PAOLA DE ANGELI	1775 WASHINGTON AVE #10E	MIAMI BEACH	FL	33139-7544	USA
PATRICIA ANN LAVENSTEIN TRS PATRICIA ANN LAVENSTEIN REVOC TR ROBERT GAVIN ODDO	1776 JAMES AVE 7B	MIAMI BEACH	FL	33139	USA
PATRICIA BELLE BURNS	1750 JAMES AVE #6E	MIAMI BEACH	FL	33139-7528	USA
PATRICK DUFFY O'NEILL CHEYNEY	702 ROOSEVELT ST #501	SAN JUAN	PR	00907	USA
PAULA LASOCKI & M INZELBUCH & DAVID & STUART & STEVEN BINDER	50 HILLSIDE BLVD	LAKEWOOD	NJ	08701	USA
PHILIPPE MULLER &W ANNE MULLER	1725 JAMES AVENUE #18	MIAMI BEACH	FL	33139	USA
PIED A TERRE LLC	1701 JAMES AVE	MIAMI BEACH	FL	33139	USA
PRECOURT & CONSTANTINO LLC	13 PIN OAK ESTATES DR	BELLAIRE	TX	77401	USA
R S D EVANS	1751 JAMES AVE #205	MIAMI BEACH	FL	33139	USA
RAFAEL GISBERT &W MAURA	1750 JAMES AVE #8A	MIAMI BEACH	FL	33139-7514	USA
RALPH UMANSKY TR	1263 E 56 ST	BROOKLYN	NY	11234	USA
RAMON ECHEVERRIA &W ELBA (TRS)	30 W 19 ST	HIALEAH	FL	33010-2639	USA
RANDA NATAILE SAOUD	1775 WASHINGTON AVE #5F	MIAMI BEACH	FL	33139-7543	USA
RANDALL LEE HODGES JTRS DAVID BERRY JTRS CARLOS J SANTA CRUZ JTRS	1755 WASHINGTON AVE #2A	MIAMI BEACH	FL	33139-7542	USA
RANDOLPH A MIMS	1725 JAMES AVE #24	MIAMI BEACH	FL	33139	USA
RHODESSA B CAPULONG	124 CHESTNUT HILLS CIR	BURRIDGE	IL	60521	USA
RICHARD HUGH FISK & UNA FISK WILTSE	1776 JAMES AVE #6A	MIAMI BEACH	FL	33139-7522	USA
RICHARD RAFULS	3340 NE 164 ST	MIAMI BEACH	FL	33160-4128	USA
RICHMOND HOTEL CORP	1757 COLLINS AVE	MIAMI BEACH	FL	33139	USA
ROBELY ROQUE &W LUZ	1750 JAMES AVE UNIT 9C	MIAMI BEACH	FL	33139-7525	USA
ROBERT GAVIN ODDO	1776 JAMES AVE #7C	MIAMI BEACH	FL	33139-7522	USA
ROBERT MATTHEWS &W RITA	18 EAST 94 ST	NEW YORK	NY	10128	USA
ROBERT MATTHEWS RITA MATTHEWS	15 E 94 ST	NEW YORK	NY	10128	USA

ROBERT REX CASTILLO JANA MITROVA CASTILLO	2453 23 STREET	ASTORIA	NY	11102	USA
ROGELIO N LOPEZ	1128 NE 16th St	Fort Lauderdale	FL	33304-4853	USA
ROGER L GOLDBLATT	2127 TUNLAW RD	WASHINGTON	DC	20000	USA
ROSANNA DE GUZMAN	10100 SW 122 TERR	MIAMI	FL	33176	USA
SAMUEL STRAUCH	5555 COLLINS AVE #7K	MIAMI BEACH	FL	33140	USA
SAN JUAN HOTEL LLC	1680 COLLINS AVE	MIAMI BEACH	FL	33139	USA
SANCTUARY 211 LLC	1745 JAMES AVE #211	MIAMI BEACH	FL	33139	USA
SANCTUARY RONRUSS PROPERTIES LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
SANCTUARY SB PROPERTIES LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
SANCTUARY SB PROPERTIES LLC	1745 JAMES AVENUE	MIAMI BEACH	FL	33139	USA
SANCTUARY SOUTH BEACH	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
SANCTUARY SOUTH BEACH INC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
SANDEB INC	100 N BISCAYNE BLVD 2904	MIAMI	FL	33132	USA
SARA G LIMA	1725 JAMES AVE #7	MIAMI BEACH	FL	33139	USA
SAUL DYMAN T & W HELEN LIFE ESTATE REM TERRY FINE & SUSAN SOBEL	1 MEADOW DR APT 3-E	WOODMERE	NY	11598	USA
SERGEI I KOVALEFF	1750 JAMES AVE #4D	MIAMI BEACH	FL	33139	USA
SERGIO LOPEZ DE ARCAUTE CLAUDIA C MEDINA	1775 WASHINGTON AVE #4C	MIAMI BEACH	FL	33139	USA
SILVIO FIGUEIREDO TORRES MARIA C FIGUEIREDO TORRES	1775 WASHINGTON AVE 6C	MIAMI BEACH	FL	33139	USA
SIOCAM USA LLC	1000 5 STREET # 206	MIAMI BEACH	FL	33139	USA
SOBE HOTEL MIAMI BEACH LLLP	1776 COLLINS AVE	MIAMI BEACH	FL	33139	USA
SONIA KINBLAD	1725 JAMES AVE UNIT 15	MIAMI BEACH	FL	33139-7511	USA
SOUTHERN PROPERTY INVT GROUP INC	1701 JAMES AVE	MIAMI BEACH	FL	33139-7508	USA
ST ANDREWS PROPERTIES LLC	205 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
STEPHANIE ESPINOSA	1725 JAMES AVE #28	MIAMI BEACH	FL	33139	USA
STEVEN J MURPHY	1775 WASHINGTON AVE #12F	MIAMI BEACH	FL	33139-7544	USA
STEVEN L SCHARF	1751 WASHINGTON AVE #4E	MIAMI BEACH	FL	33139-7542	USA
SUNSY GUERRA	1750 JAMES AVE #9K	MIAMI BEACH	FL	33139-7535	USA
SYLVIA E CONCHA	1750 JAMES AVE UNIT 4L	MIAMI BEACH	FL	33139-7536	USA
TEMPLE EMANUE-EL	1701 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
TERRENCE PAOLI	1750 JAMES AVE APT 3C	MIAMI BEACH	FL	33139	USA
TERRUNIO LLC	21355 E DIXIE HWY # 117	AVENTURA	FL	33180	USA
THEODORE M DAVID	12 NORTH ST	RAMSEY NEW	NJ	07446	USA
TIFFANY MADERA	1725 JAMES AVE #19	MIAMI BEACH	FL	33139-7565	USA
TORR INC	1680 JAMES AVE	MIAMI BEACH	FL	33139-3115	USA
TRASH TO TREASURES LLC	PO BOX 402247	MIAMI BEACH	FL	33140	USA
U S BANK NA TRS C/O OCWEN LOAN SERVICING LLC GSAA HOME EQUITY TRUST	5720 PREMIER PARK DR	WEST PALM BEACH	FL	33407	USA
VALERIANO FIGUEREDO EST OF	1776 JAMES AVE UNIT 2A	MIAMI BEACH	FL	33139-7519	USA
VALERIE FROUMENTIN LEONIAS	1750 JAMES AVE UNIT 10F	MIAMI BEACH	FL	33139	USA
VICTOR A BENEMELIS & W ISABEL C	3403 KIMBERLY DR	FALLS CHURCH	VA	22042	USA
VICTOR BALLESTAS IVETTE BALLESTAS	4779 COLLINS AVE # 1504	MIAMI BEACH	FL	33140	USA
VILMA SIM	1776 JAMES AVE 2F	MIAMI BEACH	FL	33139	USA
VINCENZA LIMONGELLO	1750 JAMES AVE #10-D	MIAMI BEACH	FL	33139	USA
VINCENZA LIMONGELLO	1750 JAMES AVE #5-D	MIAMI BEACH	FL	33139	USA
VIRGILIO PEREZ & W LIDIA & JOEL PEREZ	6447 MAPEWOOD DR	FALLS CHURCH	VA	22041	USA
WALTER L COFER & NICOLA R HESKETT	3610 GILLHAM RD	KANSAS CITY	MO	64111	USA
WILLIAM CARSON	33 STONEWALL CIRCLE	PRINCETON	NJ	08540	USA
WILLIAM JOHN MCGAUL JR	1750 JAMES AVE #3K	MIAMI BEACH	FL	33139	USA
WILLIAM NOONAN & W VALORIE	1776 JAMES AVE APT 6D	MIAMI BEACH	FL	33139-7522	USA
XAVIER J SAINZ & W THAIS A	62 FREELAND	IRVINE	CA	92602	USA
XUN SUN QIAN LIANG	1745 JAMES AVE #216	MIAMI BEACH	FL	33139	USA
YESHIVA GEDOLAH RAB COLLEGE INC	6100 PINETREE DR	MIAMI BEACH	FL	33140	USA

YOLANDA FERNANDEZ TRS & ABILIO FERNANDEZ TRS	872 BRAEBURN DRIVE	MARTINSBURG	WV	25403	USA
YOUINVEST LLC	8740 NE 2 AVE	EL PORTAL	FL	33138	USA
ZELDA W GOLDMAN	1750 JAMES AVE UNIT 10H	MIAMI BEACH	FL	33139-7534	USA

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

Address: 1701 Washington Ave

Date: 3/23/2017  
File: HPB17-0108

### VARIANCE APPLICATION CHECK LIST

A pre-application meeting must be scheduled with staff to review all submittals. Pre-application meetings are scheduled on a first come first serve basis and must occur no later than five (5) business days PRIOR to the First Submittal deadline. Incomplete or submittals found to be insufficient will not be placed on a Board agenda.

ITEM #	FIRST SUBMITTAL CHECK LIST	Required	Provided
	<b>ALL PLANS MUST BE LEGIBLE AND DIMENSIONED.</b>		
1	Plans and documents required below shall be provided by online submittal (thru CAP) no later than the first submittal deadline.	X	
2	Final information submitted thru CAP shall match final paper submittal.	X	
3	Completed Board Application form with Affidavits & Disclosures of interests	X	
4	Check-list provided by staff provided and signed by the applicant or representative.	X	
5	School Concurrency Application, for projects with a net increase in residential units (no SFH)		
6	Copies of all current or previously active Business Tax Receipts		
7	DERM recommendation/preliminary approval		
8	Mailing Labels - 2 sets and a CD including: Property owner's list and Original certified letter from provider.	X	
9	Dated and signed letter of intent explaining in detail how the variance request(s) satisfy each variance criteria on Section 118-353 (d) of the City Code.	X	
10	Application Fee (\$2,500) or \$(7,500 if After the fact) shall be paid after the pre-app meeting before the first submittal deadline.	X	
11	One original, dated, signed and sealed survey (dated no less than 6 months old at the time of application) including lot area and grade (If no sidewalk exists, provide the elevation of the crown of the road). Include detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recordation data.	X	
12	Plans shall be in 11"x17" including the following:	X	
13	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date.	X	
14	Copy of the original survey (min 11x17)	X	
15	All Applicable Zoning Information in the Planning Department format	X	
16	Location Plan-- Colored aerial showing name of streets and project site identified.	X	
17	Full legal Description of the property if not included in survey (For lengthy legal descriptions, attached as a separate document if necessary)	X	
18	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)		
19	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)		
20	Site Plan (fully dimensioned with setbacks, existing and proposed) Indicate variances requested.	X	
21	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X	
22	Current, dated color photographs, min 4"x6" of interior space (no Google images)		
23	Current color photographs, dated, Min 4"x 6" of context including adjacent properties and, across the street and with a key directional plan (no Google images)	X	
24	Existing Conditions Drawings (Floor Plans, Site plan & Elevations.	X	
25	Demolition Plans (Site Plan, Floor Plans & Elevations with dimensions)	X	

Indicate N/A If Not Applicable

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26	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	X	
27	Proposed Front Elevation, materials & finishes noted.	X	
28	Proposed Section Drawings		
29	Landscape Plan prepared by a registered landscape architect - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan	X	
30	Hardscape Plan, i.e. paving materials, pattern, etc.		
31	Required yards open space calculations and shaded diagrams		
<b>ITEM #</b>	<b>FIRST SUBMITTAL ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE APPLICATION MEETING</b>	<b>Required</b>	<b>Provided</b>
32	Copy of original Building Permit Card, & Microfilm, if available		
33	Copy of previously approved building permits. (Provide Building Permit Number.)		
34	Copy of previous Recorded Final Orders		
35	Floor Plan shall indicate area where alcoholic beverages will be displayed.		
36	Color Renderings (elevations and three dimensional perspective drawings).		
37	Detailed sign(s) with dimensions and elevation drawings showing exact location.		
38	Elevation drawings showing area of building façade for sign calculation (Building ID signs)		
39	Daytime and Nighttime renderings for illuminated signs		
40	Proposed lighting plan, including photometric calculations		
41	Survey showing width of the canal (if applicable), Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.		
42	Proposed plans for a dock, or any marine structure shall have approval stamp from DERM or other applicable regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended.		
43	Technical specifications of the boat lift and/or boat, ship or vessel to be docked or moored.		
44	Business hours of Operations & Restaurant menu if applicable		
45	Provide a complete operational plan for the building, including delivery and trash pickup times, sizes of delivery trucks (length & width), scheduling of various tenants and deliveries, garbage truck (length & width) information, store hours, number of employees. Provide maneuvering plan for loading within the existing/proposed conditions if applicable.		
46	Survey shall include spot elevations in rear yard and Elevation points on the Dune adjacent to the property. Provide highest elevation point on the Dune within the property. Erosion Control Line and Bulkhead Line shall be indicated if present		
47	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.		
48	Vacant or Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Department		
49	Historic Resources Report (This report shall include, but shall not be limited to, copy of the original Building Permit Card and any subsequent evolution, Microfilm, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure)		
50	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated)		
51	Line of Sight studies		

Indicate N/A If Not Applicable

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52	Structural Analysis of existing building including methodology for shoring and bracing		
53	Exploded Axonometric Diagram (showing second floor in relationship to first floor)		
54	Neighborhood Context Study		
55	Traffic Study (Hard copy) with 3 CDs, including calculations for peer review. Send digital version as an attachment via e mail to: <a href="mailto:Xfalconi@miamibeachfl.gov">Xfalconi@miamibeachfl.gov</a>		
56	Sound Study report (Hard copy) with 1 CD		
57	Set of plans 24"x 36"		
55	<b>Site Plan (Identify streets and alleys)</b>		
a	Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____		
b	# parking spaces & dimensions _____ Loading spaces locations & dimensions _____		
c	# of bicycle parking spaces _____		
d	Interior and loading area location & dimensions _____		
e	Street level trash room location and dimensions _____		
f	Delivery route _____ Sanitation operation _____ Valet drop-off & pick-up _____ Valet route in and out _____		
g	Valet route to and from _____ auto-turn analysis for delivery and sanitation vehicles _____		
56	<b>Floor Plan (dimensioned)</b>		
a	Total floor area _____		
a	Identify # seats indoors _____ outdoors _____ seating in public right of way _____ Total _____		
b	Occupancy load indoors and outdoors per venue _____ Total when applicable _____		
	<b>In the Letter of Intent for Planning Board include and respond to all review guidelines in the code as follows:</b>		
57	For Conditional Use -Section 118-192 (a)(1)-(7) + (b)(1)-(11)		
58	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)		
59	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)		
60	CU - Structures over 50,000 SQ.FT. - Section 118-192(b) (1)-(11)		
61	CU - Religious Institutions - Section 118-192 (c) (1)-(11)		
	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions		
	<b>Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A</b>		
	<b>Other information/documentation required for first submittal (to be identified during pre application meeting).</b>		

ITEM #	FINAL PAPER SUBMITTAL CHECK LIST	Required	Provided
62	One (1) signed and sealed 11"x17" unbound collated set of all the required documents , as revised and/or supplemented to address Staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. A CD with proper format of all documents and plans 11"x17" as a PDF compatible with Adobe 8.0 or higher at 300 DPI resolution.	X	
63	14 collated copies of all the above documents	X	
64	One (1) CD/DVD with electronic copy of all documents and final application package ( plans, application, letter, etc.) . See details for CD/DVD formatting.	X	

**NOTES:**

Is the responsibility of the applicant to make sure that the sets, 14 copies and electronic version on CD are consistent.

Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline



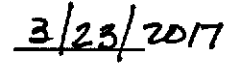
# MIAMI BEACH

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ALL DOCUMENTS ARE TO BE PDF'D ON TO A MASTER DISK, WHICH DISK SHALL BE CONSIDERED THE OFFICIAL FILE COPY TO BE USED AT HEARING. ALL MODIFICATIONS, CORRECTIONS, OR ALTERATIONS MUST BE REFLECTED ON THE MASTER DISK. APPLICANT CERTIFIES COMPLIANCE WITH THE FOREGOING. FAILURE TO COMPLY MAY RESULT IN A REHEARING BEFORE THE APPLICABLE BOARD.



APPLICANT'S OR DESIGNEE'S SIGNATURE



DATE