

MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2ND FLOOR
MIAMI BEACH, FLORIDA 33139, www.MIAMI BEACHFL.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
 - ☐ MENDMENT 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: 40 Island Avenue

LEGAL DESCRIPTION: Please see the print out from the Miami-Dade County Property Appraiser's Office, attached hereto as Exhibit A"

FOLIO NUMBER (S) 02-3233-004-0090

FILE NO. _____

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

NAME Ferrado Lido LLC
ADDRESS 20411 SW Birch Street, Suite 360, Newport Beach, Calif. 92660
BUSINESS PHONE (949) 474-9884 CELL PHONE N/A
E-MAIL ADDRESS c/o meredithlake@ferrado-us.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME Same as above
ADDRESS Same as above
BUSINESS PHONE Same as above CELL PHONE Same as above
E-MAIL ADDRESS Same as above

2. AUTHORIZED REPRESENTATIVE(S):

☒ ATTORNEY:

NAME Michael Larkin
ADDRESS Bercow Radell & Fernandez, PLLC, 200 South Biscayne Blvd., Suite 850, Miami, FL 33131
BUSINESS PHONE (305) 374-5300 CELL PHONE _____
E-MAIL ADDRESS MLarkin@BRZoningLaw.com

☒ ATTORNEY:

NAME Monika Entin
ADDRESS Bercow Radell & Fernandez, PLLC, 200 South Biscayne Blvd., Suite 850, Miami, FL 33131
BUSINESS PHONE (305) 374-5300 CELL PHONE (305) 542-3445
E-MAIL ADDRESS MEntin@BRZoningLaw.com

☐ CONTACT:

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

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

☐ ARCHITECT ☐ LANDSCAPE ARCHITECT ☐ ENGINEER ☐ CONTRACTOR ☐ OTHER _____

NAME Rene Gonzalez Architects
ADDRESS 670 NE 50th Terrace, Miami Florida, 33137
BUSINESS PHONE (305) 762-5895 CELL PHONE _____
E-MAIL ADDRESS rene@renegonzalezarchitect.com

FILE NO. _____

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

The Applicant is desirous of updating the property. Specifically, the Applicant proposes to demolish the eastern wing of the Property to create parking for the Property and to update the existing units, to comply with current code regulations. In order to do so, minimal demolition will also be required along the southeast corner of the front façade, in order to create an internal drive to access the parking garage area. The Applicant will also require a drive aisle variance. Refer to the attached letter of intent for further details.

4A IS THERE AN EXISTING BUILDING(S) ON THE SITE ☒ YES ☐ NO4B DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION ☒ YES ☐ NO4C PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICABLE) 17,045 SQ. FT.4D PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USABLE FLOOR SPACE). 17,045 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: Jose Tena, as Vice President of Ferrado Lido, LLC

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNERSTATE OF CalifCOUNTY OF Orange

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

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

SIGNATURE

NOTARY SEAL OR STAMP

NOTARY PUBLIC

PRINT NAME

My Commission Expires:

**ALTERNATE OWNER AFFIDAVIT FOR
CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY**

(Circle one)

STATE OF _____

COUNTY OF _____

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

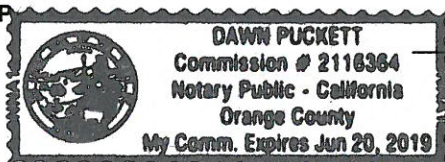
Jose Tena as the Vice President of Ferrado Lido, LLC

Sworn to and subscribed before me this 24th day of Aug, 2016. The foregoing instrument was acknowledged before me by Jose Tena as the Vice President of Ferrado Lido, LLC, who is personally known to me or has produced _____ as identification and/or and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires:

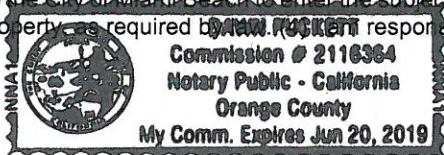
6/20/2019Dawn Puckett

PRINT NAME

FILE NO. _____

POWER OF ATTORNEY AFFIDAVITSTATE OF Calif.COUNTY OF Orange

I, Jose Tena, being duly sworn, depose and certify as follows: (1) I am the Vice President of Ferrado Lido, LLC the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Bercow Radell & Fernandez, PLLC to be my representative before the Design Review Board. (3) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by DAW PUCKETT responsible for removing this notice after the date of the hearing.



Jose Tena as the Vice President of Ferrado Lido, LLC

Sworn to and subscribed before me this 24 day of Aug, 2016. The foregoing instrument was acknowledged before me by Jose Tena as the Vice President of Ferrado Lido, LLC, who is personally known to me or has produced _____ as identification and/or and who did/did not take an oath.

Dana Puckett

NOTARY PUBLIC

NOTARY SEAL OR STAMP

Dana Puckett

PRINT NAME

My Commission Expires

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.*

Ferrado Lido, LLC - 20411 SW Birch Street, Suite 360, Newport Beach, Calif. 92660

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Ferrado Inmuebles SL

100%

Plaza Maria Pita 17

La Coruna 15001 Spain

Ferrado Inmuebles SL - c/o Plaza Maria Pita 17, La Coruna 15001 Spain

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Rosp Corruna SL

100%

Plaza Maria Pita 17

La Coruna 15001 Spain

Rosp Corruna SL - Plaza Maria Pita 17, La Coruna 15001 Spain

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Sandra Ortega Mera

89.24%

Plaza Maria Pita 17

La Coruna 15001 Spain

Marcos Ortega Mera

10.76%

Plaza Maria Pita 17

La Coruna 15001 Spain

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

NOTE: Notarized signature required on page 9

FILE NO. _____

**CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION
DISCLOSURE OF INTEREST**

2. TRUSTEE

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

TRUST NAME	
NAME AND ADDRESS	% OF 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. <u>Michael Larkin</u>	<u>200 S. Biscayne Blvd., Ste. 850, Miami, FL 33131</u>	<u>(305)377-6231</u>
b. <u>Monika Entin</u>	<u>200 S. Biscayne Blvd., Ste. 850, Miami, FL 33131</u>	<u>(305)377-6224</u>
c. <u>Rene Gonzalez</u>	<u>670 NE 50th Terrace, Miami FL 33137</u>	<u>(305) 762-5895</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 Calif

COUNTY OF Orange

I, Jose Tena, being duly sworn, depose and certify as follows: (1) I am the Vice President of the applicant, Ferrado Lido, LLC, 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.

Jose Tena as the Vice President of Ferrado Lido, LLC

Sworn to and subscribed before me this 24th day of Aug, 2016. The foregoing instrument was acknowledged before me by Jose Tena as the Vice President of Ferrado Lido, LLC, who is personally known to me or has produced _____ as identification and/or and who did/did not take an oath.

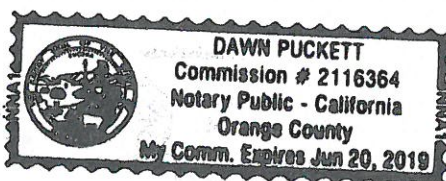
Dawn Puckett

NOTARY PUBLIC

NOTARY SEAL OR STAMP

My Commission Expires

6/20/2019



Dawn Puckett

PRINT NAME

FILE NO. _____



OFFICE OF THE PROPERTY APPRAISER

Summary Report

EXHIBIT

A

Generated On : 8/26/2016

Property Information	
Folio:	02-3233-004-0090
Property Address:	40 ISLAND AVE Miami Beach, FL 33139-1355
Owner	FERRADO LIDO LLC
Mailing Address	20411 SW BIRCH ST NEWPORT BEACH, CA 92660
Primary Zone	3900 MULTI-FAMILY - 38-62 U/A
Primary Land Use	3921 HOTEL OR MOTEL : HOTEL
Beds / Baths / Half	0 / 0 / 0
Floors	3
Living Units	104
Actual Area	83,978 Sq.Ft
Living Area	83,486 Sq.Ft
Adjusted Area	75,356 Sq.Ft
Lot Size	101,500 Sq.Ft
Year Built	1953



Assessment Information			
Year	2016	2015	2014
Land Value	\$22,330,000	\$15,225,000	\$15,225,000
Building Value	\$5,270,000	\$9,675,000	\$9,575,000
XF Value	\$0	\$0	\$0
Market Value	\$27,600,000	\$24,900,000	\$24,800,000
Assessed Value	\$27,390,000	\$24,900,000	\$24,563,000

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$210,000		\$237,000

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

Short Legal Description	
33 53 42	
BELLE ISLE PB 5-11	
LOTS 39-40-41 & 42	
AND PROP INT IN & TO COMMON	
ELEMENTS NOT DEDICATED TO PUBLIC	

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$27,390,000	\$24,900,000	\$24,563,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$27,600,000	\$24,900,000	\$24,800,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$27,390,000	\$24,900,000	\$24,563,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$27,390,000	\$24,900,000	\$24,563,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/01/2008	\$34,000,000	26335-4228	Other disqualified
05/01/2003	\$9,000,000	21292-1478	Sales which are qualified
04/01/2000	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
06/01/1976	\$0	00000-00000	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:

Activity # 00085602 Status: complt Completed
Code: occren OCCUPATIONAL LICENSE RENEWAL Type: renew Renewal
Activity date: 10/01/2014 Fee effective date: 10/01/2014 Due date: 10/01/2014 Expected issue date: 10/01/2014
Organization & License
Name: FERRADO LIDO LLC D/B/A THE STANDARD, MIAMI Phone: (305) 673-1717 Initials:
Address: 40 ISLAND AVE Lic type: occlic OCCUPATIONAL LICENSE
Apt/Suite: Lic #: RL-10002403
City: MIAMI BEACH State: FL Zip: 33139-1397 Email notification sent: ☐

Label	Value
# OF OVER 25 CENT	
# OF ALLEYS	
APARTMENT ROOMS	
F AUTOTELLER MACH	
# OF BAR CHAIRS	
# OF BEDS	
# OF BOAT SLPS	
# OF BOATS	
OF BOATS, CHARTER	
# OF BROKERS	
# OF CABANAS	
# OF CLASSROOMS	
# OF COIN MACHINES	
# OF EMPLOYEES	
# OF HOTEL ROOMS	105
OF HOTEL RMS W_KIT	
F LAUNDRY MACHINE	
# OF LINEAR FEET	
# OF LOCATIONS	
# OF MOVIE SCREENS	
NIGHTCLUB LOAD FEE	
OCCUPANCY LOAD	
# OF PHONES	
# OF PUMPS	
# OF SALESMEN	
# OF SEATS	209
# OF STATIONS	5
OF SWIMMING POOLS	

Fee	Amount	Ovrrd	Bill
009500 HOTELS (SMOKE DETECTOR)	1,876.00		
016400 RESTAURANT / BARS	1,962.00		Y
012065 MERCHANTS SALES	335.00		Y
009100 HEALTH CLUB	222.00		Y
011999 MASSAGE CLINIC	222.00		Y
002700 BEAUTY PARLORS, HAIRDRESSING	222.00		Y
certus CERTIFICATE OF USE	179.88		Y
fire FIRE FEE	207.00		Y

Fee Totals		Billed Totals	
Fees	5,225.88	Billed	5,225.88
Penalties	0.00	Paid	5,225.88
Total	5,225.88	Due	0.00



DIRECT LINE: (305) 377-6237
E-Mail: MEntin@BRZoningLaw.com

VIA ELECTRONIC SUBMITTAL

September 9, 2016

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

Re: Revised Letter of Intent for Design Review and Variance Approvals for
the Property Located at 40 Island Avenue in Miami Beach, Florida

Dear Tom:

This law firm represents Ferrado Lido, LLC (the "Applicant"), the owner of the property located at 40 Island Avenue ("Property") in the City of Miami Beach, Florida ("City"). See Exhibit A, Property Appraiser Summary Report. This letter shall serve as the required letter of intent in connection with a request for design review approval to allow for the renovation of the eastern wing and variance for the width of the proposed drive aisle.

Description of the Property. The Property, which is identified by Miami-Dade County Folio No. 02-3233-004-0090, is located on the northwest portion of Belle Isle in the City. The Property is approximately 101,500 square feet in size and houses the iconic Standard Spa Miami Beach ("The Standard"). The Standard consists of approximately one hundred (100) hotel rooms, a renowned spa, restaurant, and other hotel amenities. The Standard has a western and eastern wing where the hotel rooms are located. Forty-one (41) of the hotel's rooms are located in the eastern wing.

The Property is designated for RM-1, Residential Multifamily, Low Intensity use pursuant to the City's Official Future Land Use Map, and is also

located within the RM-1, Residential Multifamily, Low Intensity Zoning District pursuant to the City's Official Zoning Map. The Property's existing hotel and accessory uses are grandfathered and legally nonconforming.

Single family homes abut the Property to the east and west, while a parking area and Belle Isle park are south of the Property. Biscayne Bay is to the north of the Property.

Description of the Development Program. Over the years, The Standard has become a staple in the community. Residents invite their out-of-town friends and family to stay at The Standard due, not only to its convenient location, but also because of the Zen-type atmosphere. The Standard wants to continue to service the community and raise the standards for such facilities. In so doing, they are seeking design review of approval of a re-design of its easternmost wing.

The proposed design elevates the existing rooms, not only metaphorically, but physically. While keeping the existing room count, The Standard proposes to demolish the east wing. The new wing will consist of three stories. Each story will step westerly. This design serves several purposes. First, the new rooms comply with the minimum standards of the building codes, where the existing rooms do not. Second, the westerly move of the second and third story, where the hotel rooms are located, serves to put more distance between The Standard's guests and the residential neighbors on Farrey Lane; affording those neighbors more privacy. Third, this innovative design acknowledges the changes in sea level rise and the flooding issues that occur throughout the City.

Finally, the new design provides for much needed parking. At the time that The Standard was created many of the existing residential homes and buildings in the area did not exist. Through the years, and the popularity of Belle Isle traffic and the parking needs for the area and for The Standard have changed. A large part of the proposed renovation is to address these growing needs. The new design provides for parking on the ground level of the eastern wing. Having a parking garage on-site, to service the needs of The Standard's patrons, will alleviate parking issues, as well as traffic congestion.

Currently, hotel guests are permitted to park in City parking spots during daytime hours. These are parking spaces that will be opened up to residents and their guests once on-site parking is provided. Furthermore, since there are no parking lots or garages available on Belle Isle for The Standard's valet operators, all vehicles must be removed from Belle Isle and driven over to the Sunset Harbor

Mr. Thomas Mooney
Planning Director
September 9, 2016
Page 3

neighborhood. This creates unnecessary traffic. Having an on-site, completely enclosed, parking garage will alleviate traffic congestion along the surrounding roadways.

Despite the fact that The Standard is not located within a local historic district or that it is not designated as a historic site, it is part of the fabric of Belle Isle and of Miami Beach. Therefore, the retention of the recognizable, front façade has been a critical part of this renovation. The architects have worked to design a new structure that, not only provides all of the necessary upgrades, but do so in a minimally invasive manner. In order to do so, minimal demolition will occur along the southeast corner of the front façade to create an internal drive to access the parking garage area.

The Applicant's Miami Moderne design remains consistent with the existing and notorious Bohemian-chic atmosphere of The Standard. The new construction is also consistent with the neighborhood. In fact, the Applicant has worked extensively with area stakeholders for over a two (2) year period in order to design a proposal that is consistent with the neighborhood's character. The Applicant's proposal to demolish a portion of the front façade for the internal drive aisle will allow the landscaped area directly adjacent to the single family residences to remain and, in fact, be further improved with wall that has acoustical characteristics and additional landscaping for adequate buffering.

The City's land development boards are currently reviewing an amendment by the City to the Comprehensive Plan, along with the creation of an overlay district to allow the Property to become conforming. As such, the Applicant will proffer a Hold Harmless to the City in association with this design review application.

Variance Request. In an effort to redevelop this iconic Property to provide on-site parking, the Applicant seeks a variance of City Code Section 130-63. In order to have as minimal of an impact to the recognizable façade, the Applicant proposes only the smallest amount of demolition necessary. The proposed front façade demolition is the minimal amount of demolition for the creation of an internalized drive aisle to the proposed parking garage. Although not required at the time the Property was constructed, the current Code requires the provision of loading spaces when there is new construction. In order to accommodate an enclosed loading zone as required by City Code, the Applicant requests a drive aisle width variance. Although the proposed two-way drive aisle exceeds the requirements under the Code (the Applicant is providing a 24' drive aisle where

only 22' are required), the Applicant intends to use half of that area as a loading zone during the specific loading times (refer to the Operations Plan, attached hereto as Exhibit B). During those times, as the drive aisle will have one-way traffic during and be fourteen (14) feet in width. In order to provide a drive aisle with two-way traffic during loading times, the Applicant would need to propose additional demolition to the iconic façade of this building, which has been frowned upon by everyone involved with the review of this application. The Applicant's proposal will allow loading in the internal portion of the drive aisle. During the designated loading times, the drive aisle will service parking through one-lane, in and out. After the designated delivery times, the drive aisle will revert to being a two-way drive aisle, exceeding with the required twenty-two (22) foot width for the parking of vehicles.

The Applicant will take appropriate measures to prevent any traffic tie-ups due to the drive aisle, such as two-way communications between the valet operators and the use of mirrors. Valet operators will communicate the removal and entrance of any vehicle. Nevertheless, if a vehicle is exiting the garage at the same time that one is scheduled to enter, the exiting vehicle will be backed into the lot in order to allow entrance of the incoming vehicle, thereby preventing any traffic tie-ups on Island Avenue.

The Applicant's variance request results from its desire to preserve the existing structure, and satisfies the hardship criteria in City Code Section 118-353(d). Without additional demolition of the existing structure, an internal loading area and two-way traffic drive aisle is not practicable. In the alternative, the existing Property conditions represent practical difficulties impeding the Applicant from meeting the Code's requirements for the drive aisle.

Conclusion. The Applicant has worked tirelessly with City staff and area stakeholders to ensure the Applicant's proposal will not adversely affect the immediate neighborhood. Instead, the proposed redevelopment will be a much-welcomed enhancement to the neighborhood in a manner that is more consistent with the area. The proposal will also greatly reduce traffic congestion on the northern portion of Belle Isle.

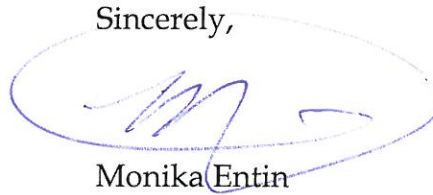
We respectfully request your prompt review and favorable recommendation of the proposed design and the requested variance.¹ If you have

¹ After completion of the development review process with the City of Miami Beach, the Applicant will seek a waiver of the from the Shoreline Development Review Board as it pertains to the construction of a new bay walk behind the property. The reasons for the request are

Mr. Thomas Mooney
Planning Director
September 9, 2016
Page 5

any questions or comments with regard to the application, please do not hesitate to contact me at (305) 377-6237.

Sincerely,



Monika Entin

Enclosure

cc: Mr. Michael Belush
Mr. James Murphy
Ms. Irina Villegas
Michael Larkin, Esq.

straightforward and should be recognized by the Board. This Property is surrounded by single family homes. Single family homes are not required nor expected to provide a bay walk behind their properties. Therefore, any bay walk for this Property would have no public access. Rather, any proposed bay walk could only be accessed internally from the hotel. Furthermore, opening such an area to the general public would intrude in the privacy of the single family home residents which surround the property. This is not the intent of the bay walk requirements.



OFFICE OF THE PROPERTY APPRAISER

Summary Report

EXHIBIT

A

Generated On : 9/9/2016

Property Information	
Folio:	02-3233-004-0090
Property Address:	40 ISLAND AVE Miami Beach, FL 33139-1355
Owner	FERRADO LIDO LLC
Mailing Address	20411 SW BIRCH ST NEWPORT BEACH, CA 92660
Primary Zone	3900 MULTI-FAMILY - 38-62 U/A
Primary Land Use	3921 HOTEL OR MOTEL : HOTEL
Beds / Baths / Half	0 / 0 / 0
Floors	3
Living Units	104
Actual Area	83,978 Sq.Ft
Living Area	83,486 Sq.Ft
Adjusted Area	75,356 Sq.Ft
Lot Size	101,500 Sq.Ft
Year Built	1953



Assessment Information			
Year	2016	2015	2014
Land Value	\$22,330,000	\$15,225,000	\$15,225,000
Building Value	\$5,270,000	\$9,675,000	\$9,575,000
XF Value	\$0	\$0	\$0
Market Value	\$27,600,000	\$24,900,000	\$24,800,000
Assessed Value	\$27,390,000	\$24,900,000	\$24,563,000

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$210,000		\$237,000

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

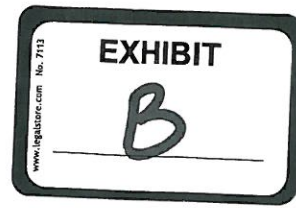
Short Legal Description	
33 53 42	
BELLE ISLE PB 5-11	
LOTS 39-40-41 & 42	
AND PROP INT IN & TO COMMON	
ELEMENTS NOT DEDICATED TO PUBLIC	

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$27,390,000	\$24,900,000	\$24,563,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$27,600,000	\$24,900,000	\$24,800,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$27,390,000	\$24,900,000	\$24,563,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$27,390,000	\$24,900,000	\$24,563,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/01/2008	\$34,000,000	26335-4228	Other disqualified
05/01/2003	\$9,000,000	21292-1478	Sales which are qualified
04/01/2000	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
06/01/1976	\$0	00000-00000	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:



Ferrado Lido, LLC
The Standard Spa Miami Beach
40 Island Avenue, Miami Beach Florida

Design Review Board Final Submission: September 9, 2016

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OVERVIEW

Over the years, The Standard has become a staple in the community. Residents invite their out-of-town friends and family to stay at The Standard due, not only to its convenient location, but also because of the Zen-type atmosphere. The Standard wants to continue to service the community and raise the standards for such facilities. In so doing, they are seeking design review of approval of a re-design of its easternmost wing.

The proposed design elevates the existing rooms, not only metaphorically, but physically. While keeping the existing room count, The Standard proposes to demolish the east wing. The new wing will consist of three stories, including two stories of hotel units. The new design also provides for much needed parking on the ground level. Having a parking garage on-site, to service the needs of The Standard's patrons, will alleviate parking issues, as well as traffic congestion.

HOURS OF OPERATIONS | ACCESS

The following hours are an approximation of what is existing and being proposed, and may be amended at a later time:

HOTEL

24 Hours a Day, 7 Days a Week

SPA

Sunday - Thursday | 8:00 AM - 10:00 PM

Friday - Saturday | 8:00 AM - 12:00 AM

LIDO BAYSIDE GRILL RESTAURANT

7:00 AM - 12:00 AM Daily

JUICE CAFE

Monday - Thursday | 7:00 AM - 6:00 PM

Friday - Sunday | 7:00 AM - 10:00 PM

Access

Pedestrian and vehicular access can be achieved through Island Avenue. All guests and members are asked to enter through the main lobby entrance on Island Avenue, while employees access the property using the west path service gate.

STAFFING LEVELS

The following staffing levels are an approximation of what is existing and being proposed, and may be amended as determined to be needed, on a daily basis, by management:

HOTEL

Front Office - 13 Employees
Reservations - 6 Employees
Housekeeping - 22 Employees
Pool - 13 Employees
Boutique - 2 Employees
Human Resources - 2 Employees
Finance - 7 Employees
Guest Relations - 8 Employees
Sales & Marketing - 5 Employees
Engineering - 11 Employees
Total - 89 Employees

SPA & MEMBERSHIPS

Spa - 80 Employees
Membership - 10 Employees
Total - 90 Employees

CULINARY, FOOD AND BEVERAGE

Culinary Employees - 36
Food & Beverage employees - 74
Total - 110 Employees

SOUND

Please refer to attached sound study prepared by The Audio Bug, Inc.
for details related to sound on the property.

PARKING

Please refer to the submitted traffic study prepared by Traf Tech Engineering, Inc. for details related to parking.

DELIVERIES

The following procedures are or will be implemented to ensure minimal impact on local residents:

Deliveries are, and will continue to be, coordinated so that they do not take place before 9:00 AM or after 5:00 PM. Deliveries typically take place Monday – Saturday, including FedEx, UPS, USPS, food purveyors and occasional event rental companies. On-site deliverables currently occur on the east alleyway by the receiving department. In the future, deliveries will occur through the internal drive aisle proposed for the parking level. The hotel's receiving department will continue to process the deliveries, with the exception of food deliveries which are processed by the kitchen (sous chef) team.

COLLECTIONS

All waste is placed into seven (7) bins, five (5) of them being two-yard bins for trash and two (2) being four-yard bins for recycling. All trash is stored on the east side alleyway. Waste Management staff will continue to roll out the bins to Island Avenue, picking up the trash, and rolling the bins back inside the alleyway. Collections occur, and will continue to occur, seven (7) days a week.

SECURITY

There are no "large groups" of persons on-site as the property primarily functions as a hotel and spa space with bohemian and tranquil atmosphere. Ownership relies on department managers and supervisors to report suspicious activities to an on-duty manager who will then determine the best course of action to be taken. This action will typically be met by involving the guest relations department as a preliminary action, if the situations warrants the local authorities can be contacted. There is a manager on-site at all times of day. There are also at least two (2) employees at the front desk during the AM/PM shift, and at least one (1) employee at the front desk overnight..

There is an electronic guard tour system (Deggy system) used on-site. This system is a tool that is used to track and log the tours of employees in a variety of applications, such as employee patrolling property. This system provides assurance that the employees are making their designated rounds at the times and intervals requested and have proven to be extremely useful for overall business performance, business health and safety, and/or for legal/insurance matters.

There is also a CCTV system that is backed up to a server in a secured IT area. There are a total of forty-eight (48) individual cameras that cannot be manipulated by any staff members to include managers and directors. The footage is password protected and can only be reviewed by authorized personnel.

For special events, licensed security guards are contracted to conduct access and traffic control. In addition, off-duty police officers may be hired to assist with local vehicle traffic. In addition, the property owner relies on staff to assist with access control within the property. The owner also has a specified security plans that is outlined in its Standard Emergency Response Plans.

The valet company, Park1, is in charge of securing the parking facility, which is currently located off-site property. However, this will be internalized as part of the proposal.



zoning public notification packages | ownership lists + mailing labels + radius maps
diana@rdrmiami.com | 305.498.1614

July 15, 2016

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

Re: Property Owners List within 375 feet of:

SUBJECT: 40 Island Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-004-0090

LEGAL DESCRIPTION: BELLE ISLE PB 5-11 LOTS 39-40-41 & 42 AND PROP INT IN & TO
COMMON ELEMENTS NOT DEDICATED TO PUBLIC

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: **346, including 4 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: 40 Island Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-004-0090

LEGAL DESCRIPTION: BELLE ISLE PB 5-11 LOTS 39-40-41 & 42 AND PROP INT IN & TO COMMON ELEMENTS NOT DEDICATED TO PUBLIC

Name	Address	City	State	Zip	Country
IDEAS INTERNATIONAL SERVICES LTD	AV BRIGADEIRO FARIA LIMA 2413 SOBRELOJA CONJ	SAO PAULO			BRAZIL
RAJIV ROBERT SHAH	130 CLIFTON RD	TORONTO ONTARIO M4T 2G6			CANADA
RAJNE SHARMA	313 RICHMAOND ST E #458	TORONTO ONTARIO M5A 4S7			CANADA
RENATO MAGALDI	PIAZZA CARITA 32	NAPOLI 80134			ITALY
123 NW 51 ST LLC 85 NW 71 ST LLC 3D 85 LLC	45 NE 39 ST	MIAMI	FL	33137	USA
5 ISLAND INVESTMENTS LLC	1455 OCEAN DR #1502	MIAMI BEACH	FL	33139	USA
5 ISLAND LLC	2250 NE 201 ST	NORTH MIAMI	FL	33180	USA
ALBERT & ELINOR MAZUR	3 ISLAND AVE #12D	MIAMI BEACH	FL	33139-1369	USA
ALBERT R LEPAGE TRS C/O HOLLAND & KNIGHT LLP THE RACHEL BAROWSKY IRREV TRUST	5 ISLAND AVE 15C	MIAMI	FL	33139	USA
ALDA LOYTI LLC	5 ISLAND AVE #14G	MIAMI BEACH	FL	33139	USA
ALDO EDUARDO AGUERO	3 ISLAND AVE UNIT 12G	MIAMI BEACH	FL	33139	USA
ALEX FERNANDEZ PASCUAL	5 ISLAND AVE UNIT 12J	MIAMI BEACH	FL	33139	USA
ALEXANDER RANDO	5 ISLAND AVE #12F	MIAMI BEACH	FL	33139-1327	USA
ALEXANDRA BASSIL	5 ISLAND AVE UNIT 10A	MIAMI BEACH	FL	33139-1340	USA
ALLEN J CHERER	1 CENTURY LN #603	MIAMI BEACH	FL	33139-8815	USA
ANA GIORMERZIAN EUGENIO TORRES MUNGUIA	6 FARREY LN	MIAMI BEACH	FL	33139	USA
ANA M CASTILLO	3 ISLAND AVE UNIT 14F	MIAMI BEACH	FL	33139-1372	USA
ANA MARIA MESAS	3 FARREY LANE	MIAMI BEACH	FL	33139	USA
ANA MARIA RUIZ	3 ISLAND AVE #11K	MIAMI BEACH	FL	33139-1375	USA
ANDRES J RUIZ & JAMES S GILHAM	5 ISLAND AVE #12-D	MIAMI BEACH	FL	33139-1327	USA
ANDREW A KREZAL	3 ISLAND AVE #9A	MIAMI BEACH	FL	33139	USA
ANDREW C JORDAN	3 ISLAND AVE #3F	MIAMI BEACH	FL	33139-1332	USA
ANDREW GLICK ALAN MILES	3 ISLAND AVE #11C	MIAMI BEACH	FL	33139	USA
ANDREW KREZAL	3 ISLAND AVE #15 A	MIAMI BEACH	FL	33139	USA
ANNA MARIE SHERRILL CHARLES B SHERRILL JR	5 ISLAND AVE #6H	MIAMI BEACH	FL	33139	USA
ANNE YENDELL	1 CENTURY LN UNIT 306	MIAMI BEACH	FL	33139	USA
ANTHONY C SCANNELLA	1345 LINCOLN RD #PH6	MIAMI BEACH	FL	33139-2281	USA
ANTHONY L GONZALEZ & W AIMEE R	5 ISLAND AVE UNIT 16-H	MIAMI BEACH	FL	33139-1345	USA
ANTONIO FRAGOSO SENRA	5 ISLAND AVE # 2C	MIAMI BEACH	FL	33139	USA
APH CORPORATION EXECUTIVE OFFICES	1940 FILLMORE ST	SAN FRANCISCO	CA	94115	USA
ARLENE DE LA TORRE	3 ISLAND AVE #14H	MIAMI	FL	33139-1372	USA
B S EDELSTEIN & A J EDELSTEIN % LIDO SPA HOTEL	201 E DILIDO DR	MIAMI BEACH	FL	33139	USA
BARBARA COWEN & BETH RABINOWITZ	3 ISLAND AVE #71	MIAMI BEACH	FL	33139-1352	USA
BARBARA K DOBSON	ONE FIFTH AVE 19E	NEW YORK	NY	10003	USA
BARBARA ROTH TRS BARBARA ROTH	1 CENTURY LANE # 208	MIAMI BEACH	FL	33139	USA
BARRY J FRANKEL JEAN S FRANKEL	10638 STONEBRIDGE	BOCA RATON	FL	33498	USA
BARRY R MILLER TRS MILLER FAMILY REVOC TR ADRIANA SAVINO MILLER TRS	2800 FAIRGREEN DR	MIAMI BEACH	FL	33140	USA
BASHAR KALLABAT	4418 PINE TREE TRAIL	BLOOMFIELD HILLS	MI	48302	USA
BEATRICE ABEL	3 ISLAND AVE #6-G	MIAMI BEACH	FL	33139	USA
BEATRICE ROY	5 ISLAND AVENUE 12A	MIAMI BEACH	FL	33139	USA
BERNIE LICHSTEIN	3 ISLAND AVE UNIT 10K	MIAMI BEACH	FL	33139	USA
BETH JEAN LEVIN	5 ISLAND AVE #9C	MIAMI BEACH	FL	33139-1324	USA
BLANCHE MILGRAUM GRAUER JTRS GENEVIEVE NEGLIA JTRS	3 ISLAND AVE # 14E	MIAMI BEACH	FL	33139	USA
BLAS REYES & NINA LOPEZ	7715 NW 64 ST	MIAMI	FL	33166	USA
BONNIE BREEN TRS THE KALI REVOCABLE TR (50%) VASANA HILDEBRAND TRS	3 ISLAND AVE #3-1	MIAMI BEACH	FL	33139	USA
BONNIE YOUNG	3 ISLAND AVE #8B	MIAMI BEACH	FL	33139-1373	USA
BPG INVESTMENTS INC	1300 ALTON RD APT 3C	MIAMI BEACH	FL	33139	USA

BRANDON DE CARO	5 ISLAND AVE #7-F	MIAMI BEACH	FL	33139-1324	USA
BRENO MARTINS DE ANDRADE NETO	5 ISLAND AVE #6D	MIAMI BEACH	FL	33139	USA
BRIAN PACHTER	1 CENTURY LN #602	MIAMI BEACH	FL	33139-8815	USA
BRIGITTE EVA ALFRED LLC	253 NE 2 STREET #2401	MIAMI	FL	33132	USA
BRIGITTE HEININGER	5 ISLAND AVE # L-E	MIAMI BEACH	FL	33139	USA
BUENA VISTA 406 INC	3370 MARY ST	MIAMI	FL	33133	USA
CARLOS FRAGOSO SENRA	5 ISLAND AVE #12E	MIAMI	FL	33139	USA
CARMEN FERREIRA	5 ISLAND AVE UNIT 2D	MIAMI BEACH	FL	33139	USA
CARMEN RODRIGUEZ COWLEY	3 ISLAND AVE #9C	MIAMI BEACH	FL	33139-1370	USA
CAROL GERSHMAN TRUST CAROL GERSHMAN (BEN)	2000 BROADWAY #5B	NEW YORK	NY	10023	USA
CARRIE HORST &H JAMES	1 CENTURY LN #501	MIAMI BEACH	FL	33139-8811	USA
CELESTINO BERETTA	5 ISLAND AVE UNIT 12C	MIAMI BEACH	FL	33139-1327	USA
CELIA DE LA LLAMA	1 CENTURY LN 202	MIAMI BEACH	FL	33139	USA
CHABAD LUBAVITCH OF VENETIAN CSWY & SURROUNDING ISLANDS INC	14 FARREY LANE	MIAMI BEACH	FL	33139-8801	USA
CHAD W RICHTER	5 ISLAND AVE 11G	MIAMI BEACH	FL	33139-1327	USA
CHRISTINA CIOETA	5 ISLAND AVE #8C	MIAMI BEACH	FL	33139	USA
CHRISTINA M ARATA	503 E Dilido Dr	Miami Beach	FL	33139-1235	USA
CHRISTINE MICHALSKI	3 ISLAND AVE UNIT 5H	MIAMI BEACH	FL	33139-1300	USA
CHRISTOPH WILKE MADISON KENT KARLOCK	5 ISALND AVE #5E	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CLAUDIA VALERIA DIAZ	3 ISLAND AVE #7C	MIAMI BEACH	FL	33139	USA
CLIVE E FUNG JTRS LISA ANGELIQUE BRIAND JTRS	5 ISLAND AVE #3K	MIAMI BEACH	FL	33139	USA
CONAKTO MANAGEMENT CORP	5 ISLAND AVE APT 3C	MIAMI BEACH	FL	33139	USA
CRISTIANA CANTERA	ONE CENTURY LANE 405	MIAMI BEACH	FL	33139	USA
DAN WARE	3 ISLAND AVE #12K	MIAMI BEACH	FL	33139-1336	USA
DANIEL & SYLVIA RODRIGUEZ	9300 S DADELAND BLVD #500	MIAMI	FL	33156	USA
DANIEL BAJAROFF KEREN BAJAROFF	1800 SUNSET HARBOUR DR #1	MIAMI BEACH	FL	33139	USA
DANIEL BODZIN	42 ST MARKS AVE	BROOKLYN	NY	11217	USA
DANIEL NOBEL JTRS LINDA NOBEL JTRS	5 ISLAND AVE #7H	MIAMI BEACH	FL	33139	USA
DANIEL ROCHE	25 GERALD PARK WEST #33J	NEW YORK	NY	10023	USA
DAVID D BERNSTEIN	110-11 QUEENS BLVD #18A	FOREST HILLS	NY	11375	USA
DAVID H CRANSTON JTRS WILLIAM M SHEA JTRS	5 ISLAND AVE # 7D	MIAMI BEACH	FL	33139	USA
DAVID M MOTH WENDY T MOTH	1 CENTURY LN #504	MIAMI BEACH	FL	33139	USA
DAVIDE MURDOCCA &W MONICA GIRALDO	1 CENTURY LN #302	MIAMI BEACH	FL	33139-8811	USA
DAYA N & ASHA & ROSA VASWANI	131 EVERETT ST	NATICK	MA	01760	USA
DELIA B BENOIT	3 ISLAND AVE #4C	MIAMI BEACH	FL	33139-1366	USA
DIANE DE STEFANO	3 ISLAND AVE APT 10A	MIAMI BEACH	FL	33139-1368	USA
DIANE KRAMER	10201 SW 69 AVE	MIAMI	FL	33156	USA
DIANE LIEBERMAN C/O SBI REALTY 1909 LLC	1680 MERIDIAN AVE STE 102	MIAMI BEACH	FL	33139	USA
DIANNE L GILBERT	1 CENTURY LN #410	MIAMI BEACH	FL	33139-8811	USA
DOLORES M GROLLMAN TRS	3 ISLAND AVE #9K	MIAMI BEACH	FL	33139	USA
DONNA CRISTINA BARBARA DENTE	1040 BISCAYNE BLVD #3602	MIAMI	FL	33132	USA
DORA CRISTINA VASQUEZ	3 ISLAND AVE APT 11F	MIAMI BEACH	FL	33139	USA
DOUGLAS E BRANTLEY & STEFANO PATUR	5 ISLAND AVE #14E	MIAMI BEACH	FL	33139-1321	USA
EDGARD PAREDES & KEITH CLIFFORD TOCCO JTRS	5 ISLAND AVE #12K	MIAMI	FL	33139-1321	USA
EDINA KOSACHEVSKY	11 E 36 STREET #701	NEW YORK	NY	10016	USA
EDUARDO CADAVID &W VICTORIA	5 ISLAND AVE #8 F	MIAMI BEACH	FL	33139	USA
EMMA R COWLEY EST OF RAUL COWLEY	3 ISLAND AVE #6L	MIAMI BEACH	FL	33139-1371	USA

ERIC J SILVER BRITTANY S SILVER	1 CENTURY LN 304	MIAMI BEACH	FL	33139	USA
ERICH B NEUMANN	5 ISLAND AVE #3J	MIAMI BEACH	FL	33139-1302	USA
ERIKA CEDENO	3 ISLAND AVE	MIAMI BEACH	FL	33139	USA
ERNESTO CONRAD MONICA MILITO	3 ISLAND AVE UNIT 15G	MIAMI BEACH	FL	33139	USA
ESTHER R & PHILIP SMITH	3 ISLAND AVE UNIT PH-K	MIAMI BEACH	FL	33139-1334	USA
EUGENE TRUONO	3 ISLAND AVE #8F	MIAMI BEACH	FL	33139-1373	USA
EVA FIELD	2038 NO DAMEN AV	CHICAGO	IL	60647-4564	USA
EZEQUIEL PAZ	3 ISLAND AVE #10C	MIAMI BEACH	FL	33139-1368	USA
F1EA LLC	11420 SW 238 ST	MIAMI	FL	33032	USA
FABRIZIO CILENTO BRAGOLUSI	5 ISLAND AVE #14J	MIAMI BEACH	FL	33139-1321	USA
FERNANDO BLUMENKRON	5 ISLAND AVE #5F	MIAMI BEACH	FL	33139	USA
FERRADO LIDO LLC	20411 SW BIRCH ST	NEWPORT BEACH	CA	92660	USA
FILLIPPO FABBRI GIULIO FABBRI	5 ISLAND AVE #2A	MIAMI BEACH	FL	33139	USA
FLORIDA 5 ISLAND 4K CORP	5 ISLAND AVE 4K	MIAMI BEACH	FL	33139	USA
FLORIDA 7E ISLAND AVE CORP	5 ISLAND AVE 4K	MIAMI BEACH	FL	33139	USA
FOXMAN TILTON LLC	6 PRINCETON LANE	LINWOOD	NJ	08221	USA
FRANDOM INC %JEAN COMPADIEU	5 ISLAND AVE APT 10E	MIAMI BEACH	FL	33139-1340	USA
FRANK FACELLA	33 CLAREMONT PARK	BOSTON	MA	02118	USA
FRANK NEDDERHUFF	3 ISLAND AVE #10-I	MIAMI BEACH	FL	33139	USA
FRANK POERSCHKE	3 ISLAND AVE APT 11L	MIAMI BEACH	FL	33139-1375	USA
FRED STEIN	3 ISLAND AVE UNIT 12A	MIAMI BEACH	FL	33139-1369	USA
FTP INVESTMENT CORP	1940 FILLMORE ST	SAN FRANCISCO	CA	94115	USA
GABRIELE VERGA	3 ISLAND AVE 12J	MIAMI BEACH	FL	33139	USA
GABRIELE VERGA	3 ISLAND AVE 4J	MIAMI BEACH	FL	33139	USA
GABRIELLE ENEMAN BECKER	5 ISLAND AVE #5H	MIAMI BEACH	FL	33139	USA
GENOVEVA A SLAVCHEV	3 ISLAND AVE #3J	MIAMI BEACH	FL	33139	USA
GERALDINE CHECKMAN	3 ISLAND AVE UNIT UNIT 3K	MIAMI BEACH	FL	33139-1332	USA
GERMAN MIRET	3 ISLAND AVE UNIT 5G	MIAMI BEACH	FL	33139-1300	USA
GERRIT ALEXANDER KRETZ	1 CENTURY LANE UNIT 301	MIAMI BEACH	FL	33139	USA
GIANNETTO MOSCOLONI MARIA C RONDINO	1900 N BAY SHORE DR	MIAMI	FL	33132	USA
GLENN ALBIN	3 ISLAND AVE UNIT 11D	MIAMI BEACH	FL	33139-1375	USA
GLORIA MASS	3 ISLAND AVE APT 5K	MIAMI BEACH	FL	33139-1300	USA
GUSTAVO J DEL LLANO	3 ISLAND AVE #6K	MIAMI BEACH	FL	33139-1371	USA
GUSTAVO SOUZA COSTA S DA SILVEIRA	3 ISLAND AVE #6A	MIAMI BEACH	FL	33139	USA
GUSTAVO SOUZA COSTA S DE SILVEIRA	3 ISLAND AVE # 15J	MIAMI BEACH	FL	33139	USA
GUY MCKINNON STEVENSON	5 ISLAND AVE #11C	MIAMI BEACH	FL	33139	USA
HALI NGUYEN	3 ISLAND AVE APT 6H	MIAMI BEACH	FL	33139-1371	USA
HARRY B BONALLO & W EVELYN & BARBARA BONALLO	3 ISLAND AVE # 14L	MIAMI	FL	33139-1372	USA
HARRY R COLLINGS DANIEL B MOON	326 DARTMOUTH ST	BOSTON	MA	02116	USA
HECTOR VAZQUEZ JTRS RICHARD NEUSTEDTER JTRS	5 ISLAND AVE #5J	MIAMI BEACH	FL	33139	USA
HEIKE WIEDENBECK	3 ISLANDS AVE #12B	MIAMI BEACH	FL	33139	USA
HEINRICH WELLER	3 ISLAND AVE UNIT 9G	MIAMI BEACH	FL	33139-1370	USA
HERIBERTO SANCHEZ	10 CENTURY LN	MIAMI BEACH	FL	33139-8803	USA
HERNAN P DEL LLANO	3 ISLAND AVE #PH-F	MIAMI BEACH	FL	33139-1334	USA
HOJAT SALEHI	5 ISLAND AVE # 12G	MIAMI BEACH	FL	33139	USA
HOLLOWCREST LTD	5 ISLAND AVE UNIT 6C	MIAMI BEACH	FL	33139	USA
HOWARD C KREPS	3 ISLAND AVE #9B	MIAMI BEACH	FL	33139-1370	USA
ILEANA DE LIMA MARIA A PEREZ RINCON JTRS	5 ISLAND AVE #2E	MIAMI BEACH	FL	33139-1302	USA

ISABELLE DLACHASSE	7271 SW 128 ST	MIAMI	FL	33156	USA
IVAN J CHRISTIE ED DOWLING	3 ISLAND AVE #7H	MIAMI BEACH	FL	33139-1367	USA
IVO VASSILEV MARIA VASSILEV	11 FARREY LN	MIAMI BEACH	FL	33139-8801	USA
JACK J RUOLO	3 ISLAND AVE # 4K	MIAMI	FL	33139	USA
JACK MAZUR KATHLEEN KAHLAU	3 ISLAND AVE #8E	MIAMI BEACH	FL	33139	USA
JACOBO BERCOVICI	1 CENTURY LN #305	MIAMI BEACH	FL	33139	USA
JAMES A CLEARWATER &W BONNIE	5 ISLAND AVE UNIT 7C	MIAMI BEACH	FL	33139-1339	USA
JAMES DION COUCH	5 ISLAND AVE UNIT 7K	MIAMI BEACH	FL	33139	USA
JAMES M CONLON &W EVA FIELD	2038 N DAMEN	CHICAGO	IL	60647	USA
JAMES R MCANALLY JTRS BERNICE O BATES JTRS CHRISTIAN HOGUE JTRS	5 ISLAND AVE LF	MIAMI BEACH	FL	33139	USA
JAMES VIRGA	3 ISLAND AVE 7F	MIAMI BEACH	FL	33139	USA
JANE WILKINSON	5 ISLAND AVE APT 5D	MIAMI BEACH	FL	33139-1322	USA
JANET L ORR	5 ISLAND AVE #5B	MIAMI BEACH	FL	33139-1322	USA
JEFF BECK	5 ISLAND AVENUE #10D	MIAMI BEACH	FL	33139	USA
JEFF BERARDELLI	101 N CLEMATIS ST # 504	WEST PALM BEACH	FL	33401	USA
JEFF YOUNG INVEST INC	1000 VENETIAN WAY #502	MIAMI BEACH	FL	33139-1025	USA
JEFFERSON TERRACE APARTMENTS LLC C/C AARON J EDELSTEIN	201 E DILIDO DR	MIAMI BEACH	FL	33139	USA
JEFFREY A GREENE	1 CENTURY LN #201	MIAMI BEACH	FL	33139-8811	USA
JEFFREY S HEEBNER	3 ISLAND AVE #9H	MIAMI BEACH	FL	33139	USA
JENNIFFER DIAZ	50 W 75th St Apt 5B	New York	NY	10023-2024	USA
JEROME COLOMBEL	3 ISLAND AVE UNIT 91	MIAMI BEACH	FL	33139	USA
JOAN BRANSON	1 CENTURY LANE #505	MIAMI BEACH	FL	33139	USA
JOANN F TOMMOLINI CARTY	800 BRICKELL AVE STE 701	MIAMI	FL	33131	USA
JOANNA T FERRONE JTRS JILL PETERS JTRS	9 FARREY LANE	MIAMI BEACH	FL	33138	USA
JOHN GUFFEY	3 ISLAND AVE UNIT 14K	MIAMI BEACH	FL	33139-1372	USA
JOHN H HAMPTON &W MONICA	12 CENTURY LN	MIAMI BEACH	FL	33139-8803	USA
JOHN L ROBBINS RAFAEL A PAZ JR	5 ISLAND AVE #14C	MIAMI BEACH	FL	33139	USA
JOHN LEONARD MASON TERRI R MASON	1 CENTURY LN 606	MIAMI BEACH	FL	33139	USA
JOHN W BATES	5 ISLAND AVE UNIT 16E	MIAMI BEACH	FL	33139-1345	USA
JONATHAN P ROSE	5 ISLAND AVE UNIT 11-E	MIAMI BEACH	FL	33139-1327	USA
JONATHAN WISH &W BARBARA PETTO	1 CENTURY LN #604	MIAMI BEACH	FL	33139-8815	USA
JONNE E HICKS EST OF	3 ISLAND AVE UNIT 12C	MIAMI BEACH	FL	33139-1369	USA
JOSE LUIS LLAVATA &W CRISTINA NUNEZ	1 CENTURY LN #403	MIAMI BCH	FL	33139-8811	USA
JOSE RENATO BARROS	3 ISLAND AVE UNIT 11A	MIAMI	FL	33139	USA
JOSEPH S KORLESKI	914 SAM DEALEY DR	DALLAS	TX	75208	USA
JUAN CARLOS ARIAS JTRS TIMONTHY QUINN DE SANTIS JTRS	5 ISLAND AVE #9A	MIAMI BEACH	FL	33139	USA
JUAN CARLOS GONZALEZ	3 ISLAND AVE 10J	MIAMI	FL	33139	USA
JUDITH ANN BAIGIS ROBERT S WACHBROIT ANDREW J BAIGIS	3 ISLAND AVE 12E	MIAMI BEACH	FL	33139	USA
JUDITH DANIELS & FREDERICA LESER	3 ISLAND AVE UNIT 8K	MIAMI BEACH	FL	33139	USA
JUDY BINDER	5 ISLAND AVE #12 H	MIAMI BEACH	FL	33139	USA
KAPSEL SERVICES INC	5 ISLAND AVENUE UNIT 8A	MIAMI BEACH	FL	33139	USA
KARELLE LEVY	5 ISLAND AVE #11F	MIAMI BEACH	FL	33139-1327	USA
KAREN E BENNETT	130 BEEKMAN ST 1D	NEW YORK	NY	10038	USA
KAREN GERONYMO JTRS SHELLY GARCIA JTRS	5 ISLAND AVE #LD	MIAMI BEACH	FL	33139	USA
KAREN ROSENFELD	3 ISLAND AVE UNIT 10G	MIAMI BEACH	FL	33139	USA
KARIN KNIFE	3 ISLAND AVE #7L	MIAMI BEACH	FL	33139	USA
KARYN ALTMAN EST OF LAUREN BRENNAN TRACEY PIETRZAK	3 ISLAND AVE UNIT 9F	MIAMI BEACH	FL	33139	USA
KEITH P LEWIS	201 VICTORY RD	NORTH QUINCY	MA	02171	USA

KEITH TODD & DIDIO M BARRERA	5 ISLAND AVE #15H	MIAMI BEACH	FL	33139-1345	USA
KEN J STERNWEIS	5 ISLAND AVE UNIT 15J	MIAMI BEACH	FL	33139-1345	USA
KENNETH & SUZANNE LYON	3 ISLAND AVE #8D	MIAMI BEACH	FL	33139-1373	USA
KEVIN H JONES	5 ISLAND AVE #16A	MIAMI BEACH	FL	33139-1345	USA
KEVIN STEEN JTRS IAN ABADILLA JTRS	425 W 24 ST UNIT 4C	NEW YORK	NY	10011	USA
KIMBERLY MARTIN	4 FARREY LN	MIAMI BEACH	FL	33139-8801	USA
KUNAL M PARKER	5 ISLAND AVE #14H	MIAMI BEACH	FL	33139	USA
LANCE SIMON	5 ISLAND AVE #3A	MIAMI BEACH	FL	33139-1302	USA
LARRY K PAGE	3 ISLAND AVE APT 10F	MIAMI BEACH	FL	33139	USA
LAURA LAUER	3 ISLAND AVE UNIT 5-I	MIAMI BEACH	FL	33139-1300	USA
LAWRENCE DE PALMA	5 ISLAND AVE 15F	MIAMI	FL	33139	USA
LEE J LITHERLAND	5 ISLAND AVE #8J	MIAMI BCH	FL	33139-1324	USA
LESLIE ANN CARONE TRS LESLIE ANN CARONE REVOC LIVING TR	5 ISLAND AVE 9G	MIAMI BEACH	FL	33139	USA
LESLIE S WEBER	5 ISLAND AVE #9F	MIAMI BEACH	FL	33139-1340	USA
LEWIS J & DANIELLE STOCKMAN	175 E 62 ST APT 140	NEW YORK	NY	10021	USA
LIDA BURITCA BICHEL ALEXANDER BICHEL	5 FARREY LN	MIAMI BEACH	FL	33139-8801	USA
LINDA LEA	3 ISLAND AVE # 4L	MIAMI BEACH	FL	33139	USA
LINH LE	1 CENTURY LANE #502	MIAMI BEACH	FL	33139	USA
LINN SHAPIRO	3001 VEAZEY TER NW APT 1514	WASHINGTON	DC	20008	USA
LISA VAN WAGENEN	5 ISLAND AVE #7B	MIAMI BEACH	FL	33139	USA
LISETTE GARCIA TREPAUD	3 ISLAND AVE 8C	MIAMI BEACH	FL	33139	USA
LLOYD C HETHERINGTON	5 ISLAND AVE #8B	MIAMI	FL	33139	USA
LORI GOLD TRS	3 ISLAND AVE #PH-I	MIAMI BEACH	FL	33139-1334	USA
LOUIS BRANCH HARDING	145 WOODLAND RD	CHESTNUT HILL	MA	02467	USA
LUIS F HERNANDEZ C/O ANNE M RODRIGUEZ PA	3 ISLAND AVE APT 12-F	MIAMI BEACH	FL	33139	USA
LUIS MARCELIN TRS LUIS MARCELIN REVOC LIVING TR	1 CENTURY LN 506	MIAMI BEACH	FL	33139	USA
MADELEINE NEHME JTRS TAMIMA SAADE JTRS	5 ISLAND AVE #12-B	MIAMI BEACH	FL	33139	USA
MADISON K KERLOCK	3 ISLAND AVE APT 7D	MIAMI BEACH	FL	33139	USA
MARCELLA MANCA PAOLO LUIGI ACCARDO	5 ISLAND AVE #11D	MIAMI BEACH	FL	33139	USA
MARCIA B COHN JTRS ELAINE SOLOMON JTRS	1 CENTURY LANE UNIT 401	MIAMI BEACH	FL	33139	USA
MARCO MANGANIELLO & LAURA BANZI	3 ISLAND AVE UNIT 5J	MIAMI BEACH	FL	33139	USA
MARCO SPAZIANI	3 ISLAND AVE # 3L	MIAMI BEACH	FL	33139	USA
MARCO SPAZIANI	171 N SHORE DR #301	MIAMI	FL	33141	USA
MARCO SPAZIANI NATHALIE VRANGOS	3 ISLAND AVE UNIT 4E	MIAMI BEACH	FL	33139	USA
MARIA DEL PILAR FERNANDEZ	3 ISLAND AVE 3H	MIAMI BEACH	FL	33139	USA
MARIA ESPERANSA UGARTE MARIA ESTHER UGARTE	9 CENTURY LN	MIAMI BEACH	FL	33139-8804	USA
MARIA ISABELFORBES ALVES LIMA	5 ISLAND AVE # 10G	MIAMI BEACH	FL	33139	USA
MARIA JOSE CARTAGENA JTRS KATHERINE JENNIFER KNIGHT JTRS	5 ISLAND AVE #9D	MIAMI BEACH	FL	33139	USA
MARILYNE NEUCHAT	3 ISLAND AVE APT 9E	MIAMI BEACH	FL	33139-1370	USA
MARINA ALONSO MENDOZA	8150 SW 53 AVE	MIAMI	FL	33143	USA
MARLENE H PROSS	3 ISLAND AVE UNIT 7K	MIAMI BEACH	FL	33139-1374	USA
MARLENE LEATHERBEE	3 ISLAND AVE #9D	MIAMI BEACH	FL	33139	USA
MARLENE LEATHERBEE	3 ISLAND AVE #8I	MIAMI BEACH	FL	33139	USA
MARSHA RUBIN	5 ISLAND AVE #6A	MIAMI BEACH	FL	33139-1339	USA
MARTIN PUEBLAS	19536 SW 78 PL	CULTER BAY	FL	33157	USA
MARY CALDER TRS THE SOBE 2014 TRUST	3 ISLAND AVE #14I	MIAMI BEACH	FL	33139	USA
MATTHEW WILLOCK	3 ISLAND AVE #10 D	MIAMI BEACH	FL	33139	USA
MAUREEN DONIGER	3 ISLAND AVE #12I	MIAMI BEACH	FL	33139-1336	USA

MAURICE B BURG RUTH C BURG	5 ISLAND AVE #15A	MIAMI	FL	33139	USA
MAURIZIO PARLATO	210 CENTRAL S #20 D	NEW YORK	NY	10019	USA
MAX A EVERETT	3 ISLAND AVE #10B	MIAMI BEACH	FL	33139-1368	USA
MD ABUL KASHEM ANA KULLA	5 ISLAND AVE #F-16	MIAMI BEACH	FL	33139	USA
MERRILL K MERSEL BARBARA I MERSEL	5 ISLAND AVE 4C	MIAMI BEACH	FL	33139-1364	USA
MERVYN ARONOFF	3 ISLAND AVE #8H	MIAMI BEACH	FL	33139-1373	USA
MICHAEL A SAIGER	8 CENTURY LN	MIAMI BEACH	FL	33139	USA
MICHAEL G DALY	1215 WAVERLY WALK	PHILADELPHIA	PA	19147	USA
MICHAEL L JONES	1 CENTURY LANE #605	MIAMI BEACH	FL	33139	USA
MICHAEL PARDO CARYN SHAPIRO PARDO	5 ISLAND AVE 4B	MIAMI BEACH	FL	33139	USA
MICHAEL S PASANO	1 CENTURY LN #608	MIAMI BEACH	FL	33139-8815	USA
MIGUEL PEREIRA NIETO	3 ISLAND AVE APT 5F	MIAMI BEACH	FL	33139	USA
MILAGROS SALABARRIA	3 ISLAND AVE UNIT 4A	MIAMI BEACH	FL	33139-1366	USA
MMINA LLC	3 ISLAND AVE # 81	MIAMI BEACH	FL	33139	USA
MONICA HELEN TRACY	5 ISLAND AVE #16J	MIAMI BEACH	FL	33139-1345	USA
MONICA MILITO	3 ISLAND AVE APT 15E	MIAMI BEACH	FL	33139	USA
MONICA MILITO JTRS MELANIE GUIBERT JTRS	3 ISLAND AVE UNIT 15D	MIAMI	FL	33139	USA
MONICA PATRICIA MILITO JTRS MARIO GUILLERMO GUIBERT JTRS	3 ISLAND AVE #11H	MIAMI	FL	33139	USA
MONICA ROISMAN	3 ISLAND AVE # 3C	MIAMI BEACH	FL	33139	USA
MONIKA SCHUSTER TRS	1800 SUNSET HARBOR DR # 2412	MIAMI BEACH	FL	33139	USA
NEAL D ATKINS NORMAN ATKINS JTRS	5 ISLAND AVE #16C	MIAMI BEACH	FL	33139-1345	USA
NICOLA KEMMERER	1 CENTURY LN #309	MIAMI BEACH	FL	33139-8811	USA
NICOLAS ATHANASSIOU	403 STRATFORD ST	HOUSTON	TX	77006	USA
NICOLE POFF	5 ISLAND AVE #10 J	MIAMI BEACH	FL	33139	USA
NICOLO FABBRIZIO	5 ISLAND AVE 16G	MIAMI BEACH	FL	33139	USA
NIRVANI LAM LE JOSEPH H HEAD III NIRVANI HEAD	3 ISLAND AVE 3G	MIAMI BEACH	FL	33139	USA
OLIVERA SEOVAC	1 CENTURY LN #206	MIAMI BEACH	FL	33139-8811	USA
PABLO CIAFFONE TRS PABLO CIAFFONE REVOCABLE TR	2475 SUTTER ST	SAN FRANCISCO	CA	94115	USA
PANAGIOTA PEPPY IPLIXIAN	46 BUTLER STREET #301	BROOKLYN	NY	11231	USA
PANAGIOTIS TSOUMPAS &W PANAGIOTA	5 ISLAND AVE #8D	MIAMI BEACH	FL	33139-1324	USA
PARADA BLUMBERG AGREEMENT TRUST	9441 JOURNEYS END RED	CORAL GABLES	FL	33156	USA
PASCALE JUAN LLC	1 CENTURY LN 510	MIAMI BEACH	FL	33139	USA
PASSANT ZAKI ADHAM ZAKI	1 CENTURY LN 303	MIAMI BEACH	FL	33139	USA
PATRICIA D VICARI	5 ISLAND AVE #2B	MIAMI BEACH	FL	33139-1302	USA
PATRICIA DIAZ BERGNES	9350 SW 88 TERR	MIAMI	FL	33176	USA
PATRICIA FERREIRA	1610 LENOX AVE APT 517	MIAMI BEACH	FL	33139	USA
PATRICIA MILTO	3 ISLANDS AVE #6-I	MIAMI	FL	33139	USA
PAUL KENNER	5 ISLAND AVE APT 9-K	MIAMI BEACH	FL	33139-1340	USA
PAUL PUGLIESE	3 ISLAND AVE	MIAMI BEACH	FL	33139	USA
PAULA FLETCHER	3 ISLAND AVE APT 14A	MIAMI BEACH	FL	33139	USA
PAULO PARRAS MARTA FERNANDEZ	3 ISLAND AVE # 6C	MIAMI BEACH	FL	33139	USA
PEDRO PALAZZO NAZAR BRUNO PALAZZO NAZAR	3 ISLAND AVE #7 A	MIAMI BEACH	FL	33139	USA
PEKKA MAUNUKSELA	1 CENTURY LN #209	MIAMI BEACH	FL	33139-8811	USA
PETER BROWN &W CAROL K	1 CENTURY LN #308	MIAMI BEACH	FL	33139-8811	USA
PETER J & VINCENZA MADONIA	ONE WASHINGTON SQUARE G	LARCHMONT	NY	10538	USA
PETER J FRIEDMAN &W LORRI FRIEDMAN	51 FOREST CT	YORKTOWN HEIGHTS	NY	10598	USA
PRIMESTAR FUND I TRS INC	PO BOX 447	ODESSA	FL	33556	USA
RAFAEL & CAROLINA LIENDO	1 CENTURY LN #509	MIAMI BEACH	FL	33139-8815	USA

RAMTIN PARVINI	3 ISLAND AVE #4B	MIAMI BEACH	FL	33139	USA
REBECCA L JACOBSON	5 ISLAND AVE 10F	MIAMI BEACH	FL	33139	USA
RENE GONZALEZ	670 NE 50 TER	MIAMI	FL	33137	USA
RICARDO R & CARLOS R OSES	3 ISLAND AVE UNIT 8L	MIAMI BEACH	FL	33139-1373	USA
RICCARDO FURLANI MARINA PIANO	5 ISLAND AVE #14D	MIAMI BEACH	FL	33139	USA
RICHARD BOWLER	3 ISLAND AVE #12H	MIAMI BEACH	FL	33139	USA
RICHARD VASQUEZ	5 ISLAND AVE #8E	MIAMI BEACH	FL	33139-1324	USA
ROBERT B MADDOX JAN SIEGMUND JTRS	5 ISLAND AVE #4D	MIAMI BEACH	FL	33139-1322	USA
ROBERT C LEITNER	99 Schoolfield Dr	Carlisle	PA	17013-4429	USA
ROBERT M STAMBAUGH JTRS JUAN CARLOS GARCIA JTRS	5 ISLAND AVE #6J	MIAMI	FL	33139	USA
ROBIN VAUVELLE WHITNEY BELKER VAUVELLE	1 CENTURY LANE UNIT 409	MIAMI BEACH	FL	33139	USA
RODOLFO CASTILLO	5 ISLAND AVE #14B	MIAMI BEACH	FL	33139	USA
RORY GREENBERG	5 ISLAND AVE #10C	MIAMI BEACH	FL	33139	USA
ROSA MUNOZ	3 ISLAND AVE #PH-L	MIAMI BEACH	FL	33139-1334	USA
RUSSELL MACK LEE JR	5 ISLAND AVE 4G	MIAMI	FL	33139	USA
RUSSELL MACK LEE JR	5 ISLAND AVE 8H	MIAMI BEACH	FL	33139-1364	USA
RYAN PORTER &W KATHRYN PORTER	5 ISLAND AVE #3B	MIAMI BEACH	FL	33139-1302	USA
SAMANTHA A SAMPSON	3 ISLAND AVE #5-L	MIAMI BEACH	FL	33139	USA
SANDRA WINCHESTER	3 ISLAND AVE #7J	MIAMI BEACH	FL	33139	USA
SANTIAGO ALVAREDO	3 ISLAND AVE #11-I	MIAMI BEACH	FL	33139-1375	USA
SARA A JASSIN	5 ISLAND AVE #5A	MIAMI BEACH	FL	33139-1380	USA
SERGIO CELIS	3 ISLAND AVE APT 7-E	MIAMI BEACH	FL	33139-1367	USA
SHARON L NANNI TRS	1 CENTURY LANE #210	MIAMI BEACH	FL	33139	USA
SHERRI L PULCINI TRS VICTOR J LABRUZZO TRS	1 CENTURY LN #310	MIAMI BEACH	FL	33139	USA
SILVIA DIAZ HILDA M FALLA	5 ISLAND AVE # 11B	MIAMI BEACH	FL	33139	USA
SILVIA KLINE	5 ISLAND AVE UNIT 2-F	MIAMI BEACH	FL	33139-1302	USA
SOFIA A SAMUELS	1 CENTURY LANE UNIT #207	MIAMI BEACH	FL	33139	USA
SONNY Z FELLIG MIRIAM FELLIG TZVI M FELLIG	5 ISLAND AVE 4H	MIAMI	FL	33160	USA
STAVROS KOUROS C/O TERRA VERRE MARIA KOUROS	455 EAST 10 AVE	HIALEAH	FL	33010	USA
STEFANO PALAORO &W SANDY	3 ISLAND AVE UNIT 3E	MIAMI BEACH	FL	33139-1332	USA
STELLA M RODRIGUEZ	3 ISLAND AVE #8A	MIAMI BEACH	FL	33139	USA
STEPHEN ANDERSON	5 ISLAND AVE #4E	MIAMI BEACH	FL	33139-1322	USA
STEPHEN DUFFUS WEISS RANDALL JOHN RUTLEDGE	5 ISLAND AVE 4J	MIAMI BEACH	FL	33139	USA
STEPHEN SYTA JOERG DRESSLER	5 PLEASANT ST	PROVINCETOWN	MA	02657	USA
STEVEN M RHODES JESSICA R RHODES	8 FARREY LN	MIAMI BEACH	FL	33139	USA
STORTFORD NV EUROAMERICAN GROUP INC	407 LINCOLN RD PH-N	MIAMI BEACH	FL	33139	USA
SUSAN BERNS ROTHCHILD TRS SUSAN BERNS ROTHCHILD JOHN ROTHCHILD	5 ISLAND AVE #11J	MIAMI BEACH	FL	33139	USA
SUZANNE D GROSSNER	3 ISLAND AVE UNIT 5D	MIAMI BEACH	FL	33139-1333	USA
TADEUSZ MURZANSKI	3 ISLAND AVE #6B	MIAMI BEACH	FL	33139	USA
TANYA ZAKRISON	5 ISLAND AVE #3D	MIAMI BEACH	FL	33139	USA
TATIANA VON FURSTENBERG LIVING TR	3 ISLAND AVE #14D	MIAMI	FL	33139-1372	USA
TERRENCE L IBBS	1 CENTURY LN #407	MIAMI BEACH	FL	33139-8811	USA
THE HARBOUR TRUST CO LTD TRS	5 ISLAND AVE #15B	MIAMI BEACH	FL	33139-1321	USA
THOMAS A ZUR TRS THOMAS A ZUR SR	5 ISLAND AVE #15D	MIAMI BEACH	FL	33139	USA
THOMAS ZUR JENNIFER ZUR	5 ISLAND AVE 15D	MIAMI BEACH	FL	33139	USA
TIM IOANNIDES	140 SW CHAMBER CT #200	PORT ST LUCIE	FL	34986	USA
TIMOTHY LEE SCOTT	1528 NE 17 TER	FORT LAUDERDALE	FL	33304	USA
TRICE JOHNSON	3 ISLAND AVE #14-G	MIAMI BEACH	FL	33139-1372	USA

TWISTER VENETIAN LLC	100 E DILIDO DR	MIAMI BEACH	FL	33139	USA
VALENTINE MOROZ	PO BOX 415895	MIAMI BEACH	FL	33141	USA
VALERIE SYDNEY	1 CENTURY LANE #503	MIAMI BEACH	FL	33139-8815	USA
VANESSA ELMALEH	5 ISLAND AVE #5G	MIAMI	FL	33139-1322	USA
VICTOR J LABRUZZO &W SHERRI L PULCINI	1 CENTURY LN #507	MIAMI BEACH	FL	33139-8815	USA
WILLIAM G FEHR	12 FARREY LN	MIAMI BEACH	FL	33139-8801	USA
WILLIAM M RITZI RICHARD J SICLARI JR	3 ISLAND AVE UNIT 4-D	MIAMI BEACH	FL	33139	USA
YANN GIBAJA	10 VENETIAN WAY APT 1902	MIAMI BEACH	FL	33139-8834	USA
YVES BOUCHER	3 ISLAND AVE #6E	MIAMI BEACH	FL	33139-1371	USA
YVES BOUCHER	3 ISLAND AVE UNIT 6F	MIAMI BEACH	FL	33139-1371	USA
ZBIGNIEW WOJCIECHOWSKI GRAZYNA B WOJCIECHOSKI	5 ISLAND AVE #6G	MIAMI BEACH	FL	33139	USA

IDEAS INTERNATIONAL SERVICES LTD
AVENIDA BRIGADEIRO FARIA LIMA
2413 SOBRELOJA CONJ
SAO PAULO
BRAZIL

RAJIV ROBERT SHAH
130 CLIFTON RD
TORONTO ONTARIO M4T 2G6
CANADA

RAJNE SHARMA
313 RICHMAOND ST E #458
TORONTO ONTARIO M5A 4S7
CANADA

RENATO MAGALDI
PIAZZA CARITA 32
NAPOLI 80134
ITALY

123 NW 51 ST LLC 85 NW 71 ST LLC 3D 85
LLC
45 NE 39 ST
MIAMI, FL 33137

5 ISLAND INVESTMENTS LLC
1455 OCEAN DR #1502
MIAMI BEACH, FL 33139

5 ISLAND LLC
2250 NE 201 ST
NORTH MIAMI, FL 33180

ALBERT & ELINOR MAZUR
3 ISLAND AVE #12D
MIAMI BEACH, FL 33139-1369

ALBERT R LEPAGE TRS C/O HOLLAND &
KNIGHT LLP THE RACHEL BAROWSKY
IRREV TRUST
5 ISLAND AVE 15C
MIAMI, FL 33139

ALDA LOYTI LLC
5 ISLAND AVE #14G
MIAMI BEACH, FL 33139

ALDO EDUARDO AGUERO
3 ISLAND AVE UNIT 12G
MIAMI BEACH, FL 33139

ALEX FERNANDEZ PASCUAL
5 ISLAND AVE UNIT 12J
MIAMI BEACH, FL 33139

ALEXANDER RANDO
5 ISLAND AVE #12F
MIAMI BEACH, FL 33139-1327

ALEXANDRA BASSIL
5 ISLAND AVE UNIT 10A
MIAMI BEACH, FL 33139-1340

ALLEN J CHERER
1 CENTURY LN #603
MIAMI BEACH, FL 33139-8815

ANA GIORMERZIAN EUGENIO TORRES
MUNGUIA
6 FARREY LN
MIAMI BEACH, FL 33139

ANA M CASTILLO
3 ISLAND AVE UNIT 14F
MIAMI BEACH, FL 33139-1372

ANA MARIA MESAS
3 FARREY LANE
MIAMI BEACH, FL 33139

ANA MARIA RUIZ
3 ISLAND AVE #11K
MIAMI BEACH, FL 33139-1375

ANDRES J RUIZ & JAMES S GILHAM
5 ISLAND AVE #12-D
MIAMI BEACH, FL 33139-1327

ANDREW A KREZAL
3 ISLAND AVE #9A
MIAMI BEACH, FL 33139

ANDREW C JORDAN
3 ISLAND AVE #3F
MIAMI BEACH, FL 33139-1332

ANDREW GLICK ALAN MILES
3 ISLAND AVE #11C
MIAMI BEACH, FL 33139

ANDREW KREZAL
3 ISLAND AVE #15 A
MIAMI BEACH, FL 33139

ANNA MARIE SHERRILL CHARLES B
SHERRILL JR
5 ISLAND AVE #6H
MIAMI BEACH, FL 33139

ANNE YENDELL
1 CENTURY LN UNIT 306
MIAMI BEACH, FL 33139

ANTHONY C SCANNELLA
1345 LINCOLN RD #PH6
MIAMI BEACH, FL 33139-2281

ANTHONY L GONZALEZ & W AIMEE R
5 ISLAND AVE UNIT 16-H
MIAMI BEACH, FL 33139-1345

ANTONIO FRAGOSO SENRA
5 ISLAND AVE # 2C
MIAMI BEACH, FL 33139

APH CORPORATION EXECUTIVE OFFICES
1940 FILLMORE ST
SAN FRANCISCO, CA 94115

ARLENE DE LA TORRE
3 ISLAND AVE #14H
MIAMI, FL 33139-1372

B S EDELSTEIN & A J EDELSTEIN % LIDO
SPA HOTEL
201 E DILIDO DR
MIAMI BEACH, FL 33139

BARBARA COWEN & BETH RABINOWITZ
3 ISLAND AVE #71
MIAMI BEACH, FL 33139-1352

BARBARA K DOBSON
ONE FIFTH AVE 19E
NEW YORK, NY 10003

BARBARA ROTH TRS BARBARA ROTH
1 CENTURY LANE # 208
MIAMI BEACH, FL 33139

BARRY J FRANKEL JEAN S FRANKEL
10638 STONEBRIDGE
BOCA RATON, FL 33498

BARRY R MILLER TRS MILLER FAMILY
REVOC TR ADRIANA SAVINO MILLER TRS
2800 FAIRGREEN DR
MIAMI BEACH, FL 33140

BASHAR KALLABAT
4418 PINE TREE TRAIL
BLOOMFIELD HILLS, MI 48302

BEATRICE ABEL
3 ISLAND AVE #6-G
MIAMI BEACH, FL 33139

BEATRICE ROY
5 ISLAND AVENUE 12A
MIAMI BEACH, FL 33139

BERNIE LICHSTEIN
3 ISLAND AVE UNIT 10K
MIAMI BEACH, FL 33139

BETH JEAN LEVIN
5 ISLAND AVE #9C
MIAMI BEACH, FL 33139-1324

BLANCHE MILGRAUM GRAUER JTRS
GENEVIEVE NEGLIA JTRS
3 ISLAND AVE # 14E
MIAMI BEACH, FL 33139

BLAS REYES & NINA LOPEZ
7715 NW 64 ST
MIAMI, FL 33166

BONNIE BREEN TRS THE KALI REVOCABLE
TR (50%) VASANA HILDEBRAND TRS
3 ISLAND AVE #3-1
MIAMI BEACH, FL 33139

BONNIE YOUNG
3 ISLAND AVE #8B
MIAMI BEACH, FL 33139-1373

BPG INVESTMENTS INC
1300 ALTON RD APT 3C
MIAMI BEACH, FL 33139

BRANDON DE CARO
5 ISLAND AVE #7-F
MIAMI BEACH, FL 33139-1324

BRENO MARTINS DE ANDRADE NETO
5 ISLAND AVE #6D
MIAMI BEACH, FL 33139

BRIAN PACHTER
1 CENTURY LN #602
MIAMI BEACH, FL 33139-8815

BRIGITTE EVA ALFRED LLC
253 NE 2 STREET #2401
MIAMI, FL 33132

BRIGITTE HEININGER
5 ISLAND AVE # L-E
MIAMI BEACH, FL 33139

BUENA VISTA 406 INC
3370 MARY ST
MIAMI, FL 33133

CARLOS FRAGOSO SENRA
5 ISLAND AVE #12E
MIAMI, FL 33139

CARMEN FERREIRA
5 ISLAND AVE UNIT 2D
MIAMI BEACH, FL 33139

CARMEN RODRIGUEZ COWLEY
3 ISLAND AVE #9C
MIAMI BEACH, FL 33139-1370

CAROL GERSHMAN TRUST CAROL
GERSHMAN (BEN)
2000 BROADWAY #5B
NEW YORK, NY 10023

CARRIE HORST & H JAMES
1 CENTURY LN #501
MIAMI BEACH, FL 33139-8811

CELESTINO BERETTA
5 ISLAND AVE UNIT 12C
MIAMI BEACH, FL 33139-1327

CELIA DE LA LLAMA
1 CENTURY LN 202
MIAMI BEACH, FL 33139

CHABAD LUBAVITCH OF VENETIAN CSWY
& SURROUNDING ISLANDS INC
14 FARREY LANE
MIAMI BEACH, FL 33139-8801

CHAD W RICHTER
5 ISLAND AVE 11G
MIAMI BEACH, FL 33139-1327

CHRISTINA CIOETA
5 ISLAND AVE #8C
MIAMI BEACH, FL 33139

CHRISTINA M ARATA
503 E Dilido Dr
Miami Beach, FL 33139-1235

CHRISTINE MICHALSKI
3 ISLAND AVE UNIT 5H
MIAMI BEACH, FL 33139-1300

CHRISTOPH WILKE MADISON KENT
KARLOCK
5 ISALND AVE #5E
MIAMI BEACH, FL 33139

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

CLAUDIA VALERIA DIAZ
3 ISLAND AVE #7C
MIAMI BEACH, FL 33139

CLIVE E FUNG JTRS LISA ANGELIQUE
BRIAND JTRS
5 ISLAND AVE #3K
MIAMI BEACH, FL 33139

CONAKTO MANAGEMENT CORP
5 ISLAND AVE APT 3C
MIAMI BEACH, FL 33139

CRISTIANA CANTERA
ONE CENTURY LANE 405
MIAMI BEACH, FL 33139

DAN WARE
3 ISLAND AVE #12K
MIAMI BEACH, FL 33139-1336

DANIEL & SYLVIA RODRIGUEZ
9300 S DADELAND BLVD #500
MIAMI, FL 33156

DANIEL BAJAROFF KEREN BAJAROFF
1800 SUNSET HARBOUR DR #1
MIAMI BEACH, FL 33139

DANIEL BODZIN
42 ST MARKS AVE
BROOKLYN, NY 11217

DANIEL NOBEL JTRS LINDA NOBEL JTRS
5 ISLAND AVE #7H
MIAMI BEACH, FL 33139

DANIEL ROCHE
25 GERALD PARK WEST #33J
NEW YORK, NY 10023

DAVID D BERNSTEIN
110-11 QUEENS BLVD #18A
FOREST HILLS, NY 11375

DAVID H CRANSTON JTRS WILLIAM M
SHEA JTRS
5 ISLAND AVE # 7D
MIAMI BEACH, FL 33139

DAVID M MOTH WENDY T MOTH
1 CENTURY LN #504
MIAMI BEACH, FL 33139

DAVIDE MURDOCCA &W MONICA GIRALDO
1 CENTURY LN #302
MIAMI BEACH, FL 33139-8811

DAYA N & ASHA & ROSA VASWANI
131 EVERETT ST
NATICK, MA 01760

DELIA B BENOIT
3 ISLAND AVE #4C
MIAMI BEACH, FL 33139-1366

DIANE DE STEFANO
3 ISLAND AVE APT 10A
MIAMI BEACH, FL 33139-1368

DIANE KRAMER
10201 SW 69 AVE
MIAMI, FL 33156

DIANE LIEBERMAN C/O SBI REALTY 1909
LLC
1680 MERIDIAN AVE STE 102
MIAMI BEACH, FL 33139

DIANNE L GILBERT
1 CENTURY LN #410
MIAMI BEACH, FL 33139-8811

DOLORES M GROLLMAN TRS
3 ISLAND AVE #9K
MIAMI BEACH, FL 33139

DONNA CRISTINA BARBARA DENTE
1040 BISCAYNE BLVD #3602
MIAMI, FL 33132

DORA CRISTINA VASQUEZ
3 ISLAND AVE APT 11F
MIAMI BEACH, FL 33139

DOUGLAS E BRANTLEY & STEFANO
PATUR
5 ISLAND AVE #14E
MIAMI BEACH, FL 33139-1321

EDGARD PAREDES & KEITH CLIFFORD
TOCCO JTRS
5 ISLAND AVE #12K
MIAMI, FL 33139-1321

EDINA KOSACHEVSKY
11 E 36 STREET #701
NEW YORK, NY 10016

EDUARDO CADAVID &W VICTORIA
5 ISLAND AVE #8 F
MIAMI BEACH, FL 33139

EMMA R COWLEY EST OF RAUL COWLEY
3 ISLAND AVE #6L
MIAMI BEACH, FL 33139-1371

ERIC J SILVER BRITTANY S SILVER
1 CENTURY LN 304
MIAMI BEACH, FL 33139

ERICH B NEUMANN
5 ISLAND AVE #3J
MIAMI BEACH, FL 33139-1302

ERIKA CEDENO
3 ISLAND AVE
MIAMI BEACH, FL 33139

ERNESTO CONRAD MONICA MILITO
3 ISLAND AVE UNIT 15G
MIAMI BEACH, FL 33139

ESTHER R & PHILIP SMITH
3 ISLAND AVE UNIT PH-K
MIAMI BEACH, FL 33139-1334

EUGENE TRUONO
3 ISLAND AVE #8F
MIAMI BEACH, FL 33139-1373

EVA FIELD
2038 NO DAMEN AV
CHICAGO, IL 60647-4564

EZEQUIEL PAZ
3 ISLAND AVE #10C
MIAMI BEACH, FL 33139-1368

F1EA LLC
11420 SW 238 ST
MIAMI, FL 33032

FABRIZIO CILENTO BRAGOLUSI
5 ISLAND AVE #14J
MIAMI BEACH, FL 33139-1321

FERNANDO BLUMENKRON
5 ISLAND AVE #5F
MIAMI BEACH, FL 33139

FERRADO LIDO LLC
20411 SW BIRCH ST
NEWPORT BEACH, CA 92660

FILLIPPO FABBRI GIULIO FABBRI
5 ISLAND AVE #2A
MIAMI BEACH, FL 33139

FLORIDA 5 ISLAND 4K CORP
5 ISLAND AVE 4K
MIAMI BEACH, FL 33139

FLORIDA 7E ISLAND AVE CORP
5 ISLAND AVE 4K
MIAMI BEACH, FL 33139

FOXMAN TILTON LLC
6 PRINCETON LANE
LINWOOD, NJ 08221

FRANDOM INC %JEAN COMPADIEU
5 ISLAND AVE APT 10E
MIAMI BEACH, FL 33139-1340

FRANK FACELLA
33 CLAREMONT PARK
BOSTON, MA 02118

FRANK NEDDERHUFF
3 ISLAND AVE #10-I
MIAMI BEACH, FL 33139

FRANK POERSCHKE
3 ISLAND AVE APT 11L
MIAMI BEACH, FL 33139-1375

FRED STEIN
3 ISLAND AVE UNIT 12A
MIAMI BEACH, FL 33139-1369

FTP INVESTMENT CORP
1940 FILLMORE ST
SAN FRANCISCO, CA 94115

GABRIELE VERGA
3 ISLAND AVE 12J
MIAMI BEACH, FL 33139

GABRIELE VERGA
3 ISLAND AVE 4J
MIAMI BEACH, FL 33139

GABRIELLE ENEMAN BECKER
5 ISLAND AVE #5H
MIAMI BEACH, FL 33139

GENOVEVA A SLAVCHEV
3 ISLAND AVE #3J
MIAMI BEACH, FL 33139

GERALDINE CHECKMAN
3 ISLAND AVE UNIT UNIT 3K
MIAMI BEACH, FL 33139-1332

GERMAN MIRET
3 ISLAND AVE UNIT 5G
MIAMI BEACH, FL 33139-1300

GERRIT ALEXANDER KRETZ
1 CENTURY LANE UNIT 301
MIAMI BEACH, FL 33139

GIANNETTO MOSCOLONI MARIA C
RONDINO
1900 N BAY SHORE DR
MIAMI, FL 33132

GLENN ALBIN
3 ISLAND AVE UNIT 11D
MIAMI BEACH, FL 33139-1375

GLORIA MASS
3 ISLAND AVE APT 5K
MIAMI BEACH, FL 33139-1300

GUSTAVO J DEL LLANO
3 ISLAND AVE #6K
MIAMI BEACH, FL 33139-1371

GUSTAVO SOUZA COSTA S DA SILVEIRA
3 ISLAND AVE #6A
MIAMI BEACH, FL 33139

GUSTAVO SOUZA COSTA S DE SILVEIRA
3 ISLAND AVE # 15J
MIAMI BEACH, FL 33139

GUY MCKINNON STEVENSON
5 ISLAND AVE #11C
MIAMI BEACH, FL 33139

HALI NGUYEN
3 ISLAND AVE APT 6H
MIAMI BEACH, FL 33139-1371

HARRY B BONALLO &W EVELYN &
BARBARA BONALLO
3 ISLAND AVE # 14L
MIAMI, FL 33139-1372

HARRY R COLLINGS DANIEL B MOON
326 DARTMOUTH ST
BOSTON, MA 02116

HECTOR VAZQUEZ JTRS RICHARD
NEUSTEDTER JTRS
5 ISLAND AVE #5J
MIAMI BEACH, FL 33139

HEIKE WIEDENBECK
3 ISLANDS AVE #12B
MIAMI BEACH, FL 33139

HEINRICH WELLER
3 ISLAND AVE UNIT 9G
MIAMI BEACH, FL 33139-1370

HERIBERTO SANCHEZ
10 CENTURY LN
MIAMI BEACH, FL 33139-8803

HERNAN P DEL LLANO
3 ISLAND AVE #PH-F
MIAMI BEACH, FL 33139-1334

HOJAT SALEHI
5 ISLAND AVE # 12G
MIAMI BEACH, FL 33139

HOLLOWCREST LTD
5 ISLAND AVE UNIT 6C
MIAMI BEACH, FL 33139

HOWARD C KREPS
3 ISLAND AVE #9B
MIAMI BEACH, FL 33139-1370

ILEANA DE LIMA MARIA A PEREZ RINCON
JTRS
5 ISLAND AVE #2E
MIAMI BEACH, FL 33139-1302

ISABELLE DLACHASSE
7271 SW 128 ST
MIAMI, FL 33156

IVAN J CHRISTIE ED DOWLING
3 ISLAND AVE #7H
MIAMI BEACH, FL 33139-1367

IVO VASSILEV MARIA VASSILEV
11 FARREY LN
MIAMI BEACH, FL 33139-8801

JACK J RUOLO
3 ISLAND AVE # 4K
MIAMI, FL 33139

JACK MAZUR KATHLEEN KAHLAU
3 ISLAND AVE #8E
MIAMI BEACH, FL 33139

JACOBO BERCOVICI
1 CENTURY LN #305
MIAMI BEACH, FL 33139

JAMES A CLEARWATER &W BONNIE
5 ISLAND AVE UNIT 7C
MIAMI BEACH, FL 33139-1339

JAMES DION COUCH
5 ISLAND AVE UNIT 7K
MIAMI BEACH, FL 33139

JAMES M CONLON &W EVA FIELD
2038 N DAMEN
CHICAGO, IL 60647

JAMES R MCANALLY JTRS BERNICE O
BATES JTRS CHRISTIAN HOGUE JTRS
5 ISLAND AVE LF
MIAMI BEACH, FL 33139

JAMES VIRGA
3 ISLAND AVE 7F
MIAMI BEACH, FL 33139

JANE WILKINSON
5 ISLAND AVE APT 5D
MIAMI BEACH, FL 33139-1322

JANET L ORR
5 ISLAND AVE #5B
MIAMI BEACH, FL 33139-1322

JEFF BECK
5 ISLAND AVENUE #10D
MIAMI BEACH, FL 33139

JEFF BERARDELLI
101 N CLEMATIS ST # 504
WEST PALM BEACH, FL 33401

JEFF YOUNG INVEST INC
1000 VENETIAN WAY #502
MIAMI BEACH, FL 33139-1025

JEFFERSON TERRACE APARTMENTS LLC
C/C AARON J EDELSTEIN
201 E DILIDO DR
MIAMI BEACH, FL 33139

JEFFREY A GREENE
1 CENTURY LN #201
MIAMI BEACH, FL 33139-8811

JEFFREY S HEEBNER
3 ISLAND AVE #9H
MIAMI BEACH, FL 33139

JENNIFFER DIAZ
50 W 75th St Apt 5B
New York, NY 10023-2024

JEROME COLOMBEL
3 ISLAND AVE UNIT 91
MIAMI BEACH, FL 33139

JOAN BRANSON
1 CENTURY LANE #505
MIAMI BEACH, FL 33139

JOANN F TOMMOLINI CARTY
800 BRICKELL AVE STE 701
MIAMI, FL 33131

JOANNA T FERRONE JTRS JILL PETERS
JTRS
9 FARREY LANE
MIAMI BEACH, FL 33138

JOHN GUFFEY
3 ISLAND AVE UNIT 14K
MIAMI BEACH, FL 33139-1372

JOHN H HAMPTON &W MONICA
12 CENTURY LN
MIAMI BEACH, FL 33139-8803

JOHN L ROBBINS RAFAEL A PAZ JR
5 ISLAND AVE #14C
MIAMI BEACH, FL 33139

JOHN LEONARD MASON TERRI R MASON
1 CENTURY LN 606
MIAMI BEACH, FL 33139

JOHN W BATES
5 ISLAND AVE UNIT 16E
MIAMI BEACH, FL 33139-1345

JONATHAN P ROSE
5 ISLAND AVE UNIT 11-E
MIAMI BEACH, FL 33139-1327

JONATHAN WISH &W BARBARA PETTO
1 CENTURY LN #604
MIAMI BEACH, FL 33139-8815

JONNE E HICKS EST OF
3 ISLAND AVE UNIT 12C
MIAMI BEACH, FL 33139-1369

JOSE LUIS LLAVATA &W CRISTINA NUNEZ
1 CENTURY LN #403
MIAMI BCH, FL 33139-8811

JOSE RENATO BARROS
3 ISLAND AVE UNIT 11A
MIAMI, FL 33139

JOSEPH S KORLESKI
914 SAM DEALEY DR
DALLAS, TX 75208

JUAN CARLOS ARIAS JTRS TIMONTHY
QUINN DE SANTIS JTRS
5 ISLAND AVE #9A
MIAMI BEACH, FL 33139

JUAN CARLOS GONZALEZ
3 ISLAND AVE 10J
MIAMI, FL 33139

JUDITH ANN BAIGIS ROBERT S
WACHBROIT ANDREW J BAIGIS
3 ISLAND AVE 12E
MIAMI BEACH, FL 33139

JUDITH DANIELS & FREDERICA LESER
3 ISLAND AVE UNIT 8K
MIAMI BEACH, FL 33139

JUDY BINDER
5 ISLAND AVE #12 H
MIAMI BEACH, FL 33139

KAPSEL SERVICES INC
5 ISLAND AVENUE UNIT 8A
MIAMI BEACH, FL 33139

KARELLE LEVY
5 ISLAND AVE #11F
MIAMI BEACH, FL 33139-1327

KAREN E BENNETT
130 BEEKMAN ST 1D
NEW YORK, NY 10038

KAREN GERONYMO JTRS SHELLY GARCIA
JTRS
5 ISLAND AVE #LD
MIAMI BEACH, FL 33139

KAREN ROSENFELD
3 ISLAND AVE UNIT 10G
MIAMI BEACH, FL 33139

KARIN KNIFE
3 ISLAND AVE #7L
MIAMI BEACH, FL 33139

KARYN ALTMAN EST OF LAUREN
BRENNAN TRACEY PIETRZAK
3 ISLAND AVE UNIT 9F
MIAMI BEACH, FL 33139

KEITH P LEWIS
201 VICTORY RD
NORTH QUINCY, MA 02171

KEITH TODD & DIDIO M BARRERA
5 ISLAND AVE #15H
MIAMI BEACH, FL 33139-1345

KEN J STERNWEIS
5 ISLAND AVE UNIT 15J
MIAMI BEACH, FL 33139-1345

KENNETH & SUZANNE LYON
3 ISLAND AVE #8D
MIAMI BEACH, FL 33139-1373

KEVIN H JONES
5 ISLAND AVE #16A
MIAMI BEACH, FL 33139-1345

KEVIN STEEN JTRS IAN ABADILLA JTRS
425 W 24 ST UNIT 4C
NEW YORK, NY 10011

KIMBERLY MARTIN
4 FARREY LN
MIAMI BEACH, FL 33139-8801

KUNAL M PARKER
5 ISLAND AVE #14H
MIAMI BEACH, FL 33139

LANCE SIMON
5 ISLAND AVE #3A
MIAMI BEACH, FL 33139-1302

LARRY K PAGE
3 ISLAND AVE APT 10F
MIAMI BEACH, FL 33139

LAURA LAUER
3 ISLAND AVE UNIT 5-I
MIAMI BEACH, FL 33139-1300

LAWRENCE DE PALMA
5 ISLAND AVE 15F
MIAMI, FL 33139

LEE J LITHERLAND
5 ISLAND AVE #8J
MIAMI BCH, FL 33139-1324

LESLIE ANN CARONE TRS LESLIE ANN
CARONE REVOC LIVING TR
5 ISLAND AVE 9G
MIAMI BEACH, FL 33139

LESLIE S WEBER
5 ISLAND AVE #9F
MIAMI BEACH, FL 33139-1340

LEWIS J & DANIELLE STOCKMAN
175 E 62 ST APT 140
NEW YORK, NY 10021

LIDA BURITCA BICHEL ALEXANDER
BICHEL
5 FARREY LN
MIAMI BEACH, FL 33139-8801

LINDA LEA
3 ISLAND AVE # 4L
MIAMI BEACH, FL 33139

LINH LE
1 CENTURY LANE #502
MIAMI BEACH, FL 33139

LINN SHAPIRO
3001 VEAZEY TER NW APT 1514
WASHINGTON, DC 20008

LISA VAN WAGENEN
5 ISLAND AVE #7B
MIAMI BEACH, FL 33139

LISETTE GARCIA TREPAUD
3 ISLAND AVE 8C
MIAMI BEACH, FL 33139

LLOYD C HETHERINGTON
5 ISLAND AVE #8B
MIAMI, FL 33139

LORI GOLD TRS
3 ISLAND AVE #PH-I
MIAMI BEACH, FL 33139-1334

LOUIS BRANCH HARDING
145 WOODLAND RD
CHESTNUT HILL, MA 02467

LUIS F HERNANDEZ C/O ANNE M
RODRIGUEZ PA
3 ISLAND AVE APT 12-F
MIAMI BEACH, FL 33139

LUIS MARCELIN TRS LUIS MARCELIN
REVOC LIVING TR
1 CENTURY LN 506
MIAMI BEACH, FL 33139

MADELEINE NEHME JTRS TAMIMA SAADE
JTRS
5 ISLAND AVE #12-B
MIAMI BEACH, FL 33139

MADISON K KERLOCK
3 ISLAND AVE APT 7D
MIAMI BEACH, FL 33139

MARCELLA MANCA PAOLO LUIGI
ACCARDO
5 ISLAND AVE #11D
MIAMI BEACH, FL 33139

MARCIA B COHN JTRS ELAINE SOLOMON
JTRS
1 CENTURY LANE UNIT 401
MIAMI BEACH, FL 33139

MARCO MANGANIELLO & LAURA BANZI
3 ISLAND AVE UNIT 5J
MIAMI BEACH, FL 33139

MARCO SPAZIANI
3 ISLAND AVE # 3L
MIAMI BEACH, FL 33139

MARCO SPAZIANI
171 N SHORE DR #301
MIAMI, FL 33141

MARCO SPAZIANI NATHALIE VRANGOS
3 ISLAND AVE UNIT 4E
MIAMI BEACH, FL 33139

MARIA DEL PILAR FERNANDEZ
3 ISLAND AVE 3H
MIAMI BEACH, FL 33139

MARIA ESPERANSA UGARTE MARIA
ESTHER UGARTE
9 CENTURY LN
MIAMI BEACH, FL 33139-8804

MARIA ISABELFORBES ALVES LIMA
5 ISLAND AVE # 10G
MIAMI BEACH, FL 33139

MARIA JOSE CARTAGENA JTRS
KATHERINE JENNIFER KNIGHT JTRS
5 ISLAND AVE #9D
MIAMI BEACH, FL 33139

MARILYNE NEUCHAT
3 ISLAND AVE APT 9E
MIAMI BEACH, FL 33139-1370

MARINA ALONSO MENDOZA
8150 SW 53 AVE
MIAMI, FL 33143

MARLENE H PROSS
3 ISLAND AVE UNIT 7K
MIAMI BEACH, FL 33139-1374

MARLENE LEATHERBEE
3 ISLAND AVE #9D
MIAMI BEACH, FL 33139

MARLENE LEATHERBEE
3 ISLAND AVE #8I
MIAMI BEACH, FL 33139

MARSHA RUBIN
5 ISLAND AVE #6A
MIAMI BEACH, FL 33139-1339

MARTIN PUEBLAS
19536 SW 78 PL
CULTER BAY, FL 33157

MARY CALDER TRS THE SOBE 2014 TRUST
3 ISLAND AVE #14I
MIAMI BEACH, FL 33139

MATTHEW WILLOCK
3 ISLAND AVE #10 D
MIAMI BEACH, FL 33139

MAUREEN DONIGER
3 ISLAND AVE #12I
MIAMI BEACH, FL 33139-1336

MAURICE B BURG RUTH C BURG
5 ISLAND AVE #15A
MIAMI, FL 33139

MAURIZIO PARLATO
210 CENTRAL S #20 D
NEW YORK, NY 10019

MAX A EVERETT
3 ISLAND AVE #10B
MIAMI BEACH, FL 33139-1368

MD ABUL KASHEM ANA KULLA
5 ISLAND AVE #F-16
MIAMI BEACH, FL 33139

MERRILL K MERSEL BARBARA I MERSEL
5 ISLAND AVE 4C
MIAMI BEACH, FL 33139-1364

MERVYN ARONOFF
3 ISLAND AVE #8H
MIAMI BEACH, FL 33139-1373

MICHAEL A SAIGER
8 CENTURY LN
MIAMI BEACH, FL 33139

MICHAEL G DALY
1215 WAVERLY WALK
PHILADELPHIA, PA 19147

MICHAEL L JONES
1 CENTURY LANE #605
MIAMI BEACH, FL 33139

MICHAEL PARDO CARYN SHAPIRO PARDO
5 ISLAND AVE 4B
MIAMI BEACH, FL 33139

MICHAEL S PASANO
1 CENTURY LN #608
MIAMI BEACH, FL 33139-8815

MIGUEL PEREIRA NIETO
3 ISLAND AVE APT 5F
MIAMI BEACH, FL 33139

MILAGROS SALABARRIA
3 ISLAND AVE UNIT 4A
MIAMI BEACH, FL 33139-1366

MMINA LLC
3 ISLAND AVE # 81
MIAMI BEACH, FL 33139

MONICA HELEN TRACY
5 ISLAND AVE #16J
MIAMI BEACH, FL 33139-1345

MONICA MILITO
3 ISLAND AVE APT 15E
MIAMI BEACH, FL 33139

MONICA MILITO JTRS MELANIE GUIBERT
JTRS
3 ISLAND AVE UNIT 15D
MIAMI, FL 33139

MONICA PATRICIA MILITO JTRS MARIO
GUILLERMO GUIBERT JTRS
3 ISLAND AVE #11H
MIAMI, FL 33139

MONICA ROISMAN
3 ISLAND AVE # 3C
MIAMI BEACH, FL 33139

MONIKA SCHUSTER TRS
1800 SUNSET HARBOR DR # 2412
MIAMI BEACH, FL 33139

NEAL D ATKINS NORMAN ATKINS JTRS
5 ISLAND AVE #16C
MIAMI BEACH, FL 33139-1345

NICOLA KEMMERER
1 CENTURY LN #309
MIAMI BEACH, FL 33139-8811

NICOLAS ATHANASSIOU
403 STRATFORD ST
HOUSTON, TX 77006

NICOLE POFF
5 ISLAND AVE #10 J
MIAMI BEACH, FL 33139

NICOLO FABBRIZIO
5 ISLAND AVE 16G
MIAMI BEACH, FL 33139

NIRVANI LAM LE JOSEPH H HEAD III
NIRVANI HEAD
3 ISLAND AVE 3G
MIAMI BEACH, FL 33139

OLIVERA SEOVAC
1 CENTURY LN #206
MIAMI BEACH, FL 33139-8811

PABLO CIAFFONE TRS PABLO CIAFFONE
REVOCABLE TR
2475 SUTTER ST
SAN FRANCISCO, CA 94115

PANAGIOTA PEPPY IPLIXIAN
46 BUTLER STREET #301
BROOKLYN, NY 11231

PANAGIOTIS TSOUMPAS &W PANAGIOTA
5 ISLAND AVE #8D
MIAMI BEACH, FL 33139-1324

PARADA BLUMBERG AGREEMENT TRUST
9441 JOURNEYS END RED
CORAL GABLES, FL 33156

PASCALE JUAN LLC
1 CENTURY LN 510
MIAMI BEACH, FL 33139

PASSANT ZAKI ADHAM ZAKI
1 CENTURY LN 303
MIAMI BEACH, FL 33139

PATRICIA D VICARI
5 ISLAND AVE #2B
MIAMI BEACH, FL 33139-1302

PATRICIA DIAZ BERGNES
9350 SW 88 TERR
MIAMI, FL 33176

PATRICIA FERREIRA
1610 LENOX AVE APT 517
MIAMI BEACH, FL 33139

PATRICIA MILTO
3 ISLANDS AVE #6-I
MIAMI, FL 33139

PAUL KENNER
5 ISLAND AVE APT 9-K
MIAMI BEACH, FL 33139-1340

PAUL PUGLIESE
3 ISLAND AVE
MIAMI BEACH, FL 33139

PAULA FLETCHER
3 ISLAND AVE APT 14A
MIAMI BEACH, FL 33139

PAULO PARRAS MARTA FERNANDEZ
3 ISLAND AVE # 6C
MIAMI BEACH, FL 33139

PEDRO PALAZZO NAZAR BRUNO PALAZZO
NAZAR
3 ISLAND AVE #7 A
MIAMI BEACH, FL 33139

PEKKA MAUNUKSELA
1 CENTURY LN #209
MIAMI BEACH, FL 33139-8811

PETER BROWN &W CAROL K
1 CENTURY LN #308
MIAMI BEACH, FL 33139-8811

PETER J & VINCENZA MADONIA
ONE WASHINGTON SQUARE G
LARCHMONT, NY 10538

PETER J FRIEDMAN &W LORRI FRIEDMAN
51 FOREST CT
YORKTOWN HEIGHTS, NY 10598

PRIMESTAR FUND I TRS INC
PO BOX 447
ODESSA, FL 33556

RAFAEL & CAROLINA LIENDO
1 CENTURY LN #509
MIAMI BEACH, FL 33139-8815

RAMTIN PARVINI
3 ISLAND AVE #4B
MIAMI BEACH, FL 33139

REBECCA L JACOBSON
5 ISLAND AVE 10F
MIAMI BEACH, FL 33139

RENE GONZALEZ
670 NE 50 TER
MIAMI, FL 33137

RICARDO R & CARLOS R OSES
3 ISLAND AVE UNIT 8L
MIAMI BEACH, FL 33139-1373

RICCARDO FURLANI MARINA PIANO
5 ISLAND AVE #14D
MIAMI BEACH, FL 33139

RICHARD BOWLER
3 ISLAND AVE #12H
MIAMI BEACH, FL 33139

RICHARD VASQUEZ
5 ISLAND AVE #8E
MIAMI BEACH, FL 33139-1324

ROBERT B MADDOX JAN SIEGMUND JTRS
5 ISLAND AVE #4D
MIAMI BEACH, FL 33139-1322

ROBERT C LEITNER
99 Schoolfield Dr
Carlisle, PA 17013-4429

ROBERT M STAMBAUGH JTRS JUAN
CARLOS GARCIA JTRS
5 ISLAND AVE #6J
MIAMI, FL 33139

ROBIN VAUVELLE WHITNEY BELKER
VAUVELLE
1 CENTURY LANE UNIT 409
MIAMI BEACH, FL 33139

RODOLFO CASTILLO
5 ISLAND AVE #14B
MIAMI BEACH, FL 33139

RORY GREENBERG
5 ISLAND AVE #10C
MIAMI BEACH, FL 33139

ROSA MUNOZ
3 ISLAND AVE #PH-L
MIAMI BEACH, FL 33139-1334

RUSSELL MACK LEE JR
5 ISLAND AVE 4G
MIAMI, FL 33139

RUSSELL MACK LEE JR
5 ISLAND AVE 8H
MIAMI BEACH, FL 33139-1364

RYAN PORTER &W KATHRYN PORTER
5 ISLAND AVE #3B
MIAMI BEACH, FL 33139-1302

SAMANTHA A SAMPSON
3 ISLAND AVE #5-L
MIAMI BEACH, FL 33139

SANDRA WINCHESTER
3 ISLAND AVE #7J
MIAMI BEACH, FL 33139

SANTIAGO ALVAREDO
3 ISLAND AVE #11-I
MIAMI BEACH, FL 33139-1375

SARA A JASSIN
5 ISLAND AVE #5A
MIAMI BEACH, FL 33139-1380

SERGIO CELIS
3 ISLAND AVE APT 7-E
MIAMI BEACH, FL 33139-1367

SHARON L NANNI TRS
1 CENTURY LANE #210
MIAMI BEACH, FL 33139

SHERRI L PULCINI TRS VICTOR J
LABRUZZO TRS
1 CENTURY LN #310
MIAMI BEACH, FL 33139

SILVIA DIAZ HILDA M FALLA
5 ISLAND AVE # 11B
MIAMI BEACH, FL 33139

SILVIA KLINE
5 ISLAND AVE UNIT 2-F
MIAMI BEACH, FL 33139-1302

SOFIA A SAMUELS
1 CENTURY LANE UNIT #207
MIAMI BEACH, FL 33139

SONNY Z FELLIG MIRIAM FELLIG TZVI M
FELLIG
5 ISLAND AVE 4H
MIAMI, FL 33160

STAVROS KOUROS C/O TERRA VERRE
MARIA KOUROS
455 EAST 10 AVE
HIALEAH, FL 33010

STEFANO PALAORO &W SANDY
3 ISLAND AVE UNIT 3E
MIAMI BEACH, FL 33139-1332

STELLA M RODRIGUEZ
3 ISLAND AVE #8A
MIAMI BEACH, FL 33139

STEPHEN ANDERSON
5 ISLAND AVE #4E
MIAMI BEACH, FL 33139-1322

STEPHEN DUFFUS WEISS RANDALL JOHN
RUTLEDGE
5 ISLAND AVE 4J
MIAMI BEACH, FL 33139

STEPHEN SYTA JOERG DRESSLER
5 PLEASANT ST
PROVINCETOWN, MA 02657

STEVEN M RHODES JESSICA R RHODES
8 FARREY LN
MIAMI BEACH, FL 33139

STORTFORD NV EUROAMERICAN GROUP
INC
407 LINCOLN RD PH-N
MIAMI BEACH, FL 33139

SUSAN BERNs ROTHCHILD TRS SUSAN
BERNS ROTHCHILD JOHN ROTHCHILD
5 ISLAND AVE #11J
MIAMI BEACH, FL 33139

SUZANNE D GROSSNER
3 ISLAND AVE UNIT 5D
MIAMI BEACH, FL 33139-1333

TADEUSZ MURZANSKI
3 ISLAND AVE #6B
MIAMI BEACH, FL 33139

TANYA ZAKRISON
5 ISLAND AVE #3D
MIAMI BEACH, FL 33139

TATIANA VON FURSTENBERG LIVING TR
3 ISLAND AVE #14D
MIAMI, FL 33139-1372

TERRENCE L IBBS
1 CENTURY LN #407
MIAMI BEACH, FL 33139-8811

THE HARBOUR TRUST CO LTD TRS
5 ISLAND AVE #15B
MIAMI BEACH, FL 33139-1321

THOMAS A ZUR TRS THOMAS A ZUR SR
5 ISLAND AVE #15D
MIAMI BEACH, FL 33139

THOMAS ZUR JENNIFER ZUR
5 ISLAND AVE 15D
MIAMI BEACH, FL 33139

TIM IOANNIDES
140 SW CHAMBER CT #200
PORT ST LUCIE, FL 34986

TIMOTHY LEE SCOTT
1528 NE 17 TER
FORT LAUDERDALE, FL 33304

TRICE JOHNSON
3 ISLAND AVE #14-G
MIAMI BEACH, FL 33139-1372

TWISTER VENETIAN LLC
100 E DILIDO DR
MIAMI BEACH, FL 33139

VALENTINE MOROZ
PO BOX 415895
MIAMI BEACH, FL 33141

VALERIE SYDNEY
1 CENTURY LANE #503
MIAMI BEACH, FL 33139-8815

VANESSA ELMALEH
5 ISLAND AVE #5G
MIAMI, FL 33139-1322

VICTOR J LABRUZZO &W SHERRI L
PULCINI
1 CENTURY LN #507
MIAMI BEACH, FL 33139-8815

WILLIAM G FEHR
12 FARREY LN
MIAMI BEACH, FL 33139-8801

WILLIAM M RITZI RICHARD J SICLARI JR
3 ISLAND AVE UNIT 4-D
MIAMI BEACH, FL 33139

YANN GIBAJA
10 VENETIAN WAY APT 1902
MIAMI BEACH, FL 33139-8834

YVES BOUCHER
3 ISLAND AVE #6E
MIAMI BEACH, FL 33139-1371

YVES BOUCHER
3 ISLAND AVE UNIT 6F
MIAMI BEACH, FL 33139-1371

ZBIGNIEW WOJCIECHOWSKI GRAZYNA B
WOJCIECHOSKI
5 ISLAND AVE #6G
MIAMI BEACH, FL 33139

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

Address:

Date:

File Number:

BOARD APPLICATION CHECK LIST

A pre-application meeting must be scheduled with Board 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
	ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE		
1	Make an appointment with Board Liaison at least 2 days in advance of the submittal deadline	X	
2	Completed Board Application, Affidavits & Disclosures of Interest (original signatures)	X	
3	Copies of all current or previously active Business Tax Receipts		
4	Letter of Intent with details of application request, hardship, etc.	X	
5	Application Fee	X	
6	Mailing Labels - 2 sets and a CD including: Property owner's list and Original certified letter from provider.	X	
7	School Concurrency Application, for projects with a net increase in residential units (no SFH)		
8	Provide four (4), 11"x17" collated sets, two (1) of which are signed & sealed, to include the following:	X	
9	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date	X	
10	All Applicable Zoning Information (see Zoning Data requirements)	X	
11	Location Plan, Min 4"x 6" Aerial 1/2 mile radius, colored with streets and project site identified	X	
12	Survey (original signed & sealed) dated less than 6 months old at the time of application (lot area shall be provided by surveyor), identifying grade (If no sidewalk, provide a letter from Public Works, establishing grade) . spot elevations and Elevation Certificate	X	
13	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)		
14	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams)	X	
15	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths)	X	
15a	Indicate any backflow preventer and FPL vault if applicable	X	
16	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X	
17	Current, dated color photographs, min 4"x6" of interior space (no Google images)		
18	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	X	
19	Existing Conditions Drawings (Floor Plans & Elevations with dimensions)	✓	
20	Demolition Plans (Floor Plans & Elevations with dimensions)	✓	
21	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks	X	
22	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	X	
23	Proposed Section Drawings	X	
24	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan, as well as underground and overhead utilities when street trees are required.	X	
25	Hardscape Plan, i.e. paving materials, pattern, etc.	X	
26	Color Renderings (elevations and three dimensional perspective drawings)	X	

Indicate N/A If Not Applicable

Initials: 

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Miami Beach, Florida 33139, www.miamibeachfl.gov
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File Number:

ITEM #	FIRST SUBMITTAL ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE APPLICATION MEETING	Required	Provided
27	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		
28	Copy of original Building Permit Card, & Microfilm, if available	✓	
29	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)		
30	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated)	X	
31	Line of Sight studies	✓	
32	Structural Analysis of existing building including methodology for shoring and bracing	✓	
33	Proposed exterior and interior lighting plan, including photometric calculations	✓	
34	Exploded Axonometric Diagram (showing second floor in relationship to first floor)		
35	Neighborhood Context Study	X	
36	Open Space calculations and shaded diagrams		
37	Proposed Operational Plan	✓	
38	Traffic Study (Hard copy), Site plan(s) and AutoCAD in 3 CDs, including calculations for peer review. Send digital version as an attachment via e mail to: Xfalconi@miamibeachfl.gov	✓	
39	Sound Study report (Hard copy) with 1 CD	✓	
40	Set of plans 24"x 36" (when requested by staff)		
41	Copies of previous Recorded Final Orders		
42	Location Plan, Aerial or survey indicating width of canals (Dimension shall be certified by a surveyor)		
43	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation)		
44	Site Plan (Identify streets and alleys)	✓	
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 _____		
45	Floor Plan (dimensioned)		
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 _____		

Indicate N/A If Not Applicable

Initials: _____

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Miami Beach, Florida 33139, www.miamibeachfl.gov
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Address:

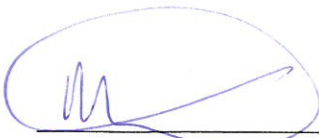
File Number:

46	In the Letter of Intent for Planning Board include and respond to all review guidelines in the code as follows:		
47	For Conditional Use -Section 118-192 (a)(1)-(7) + (b)(1)-(11)		
48	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)		
49	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)		
50	CU - Structures over 50,000 SQ.FT. - Section 118-192(b) (1)-(11)		
51	CU - Religious Institutions - Section 118-192 (c) (1)-(11)		
52	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions		
<i>Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A</i>			

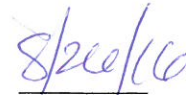
ITEM #	FINAL SUBMITTAL CHECK LIST:	Required	Provided
53	One (1) signed and sealed 11"X17" bound collated set of all the required documents , as revised and/or supplemented to address Staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. With a CD of this document 11"X17" as a PDF compatible with Adobe 8.0 or higher at 300 DPI resolution.	X	
54	14 collated copies of all the above documents	X	
55	One (1) CD/DVD with electronic copy of entire final application package	X	

NOTES:

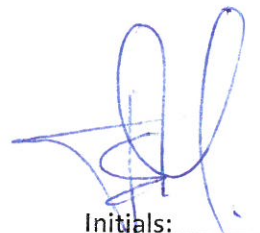
- A. Other information/documentation required for first submittal will be identified during pre-application meeting.
- B. Is the responsibility of the applicant to make sure that the sets, 14 copies and electronic version on CD are consistent.
- C. Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline
- D. 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
- E. Please note that the applicant will be required to submit revised plans pursuant to applicable Board Conditions no later than 60 days after Board Approval, as applicable.



APPLICANT'S OR DESIGNEE'S SIGNATURE



Date



Initials: