

BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

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VIA ELECTRONIC SUBMITTAL

March 1, 2019

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

Re: Request for Conditional Use Permit Approval for Pre-Kindergarten School
located at 224 2nd Street, Miami Beach

Dear Mr. Mooney:

This law firm represents 224 2nd Street, LLC (the "Applicant"), the owner of the property located at 224 2 Street ("Property") in the City of Miami Beach ("City"). Please consider this letter the Applicant's Letter of Intent supporting its request for Conditional Use Permit to allow a Pre-Kindergarten school at the Property (the "Project").

Property Description. The Property is located on the southeast corner of the intersection of Washington Avenue and 2nd Street. The Miami-Dade County Property Appraiser identifies the Property with Folio No. 02-4203-003-1250. See Exhibit A, Property Appraiser Summary Report. The lot area is approximately 6,500 square feet (0.15 acres) in size. The Property is zoned Limited Mixed-Use Commercial "C-PS1" and is also located within the Ocean Beach Local Historic District. The surrounding uses include: a residential apartment to the west across Washington Avenue; Washington Park is located to the north across 2nd Street; City-owned dog park is to the east across the alley, and a City-owned surface parking lot is adjacent to the Property to the south.

The Property is currently developed with two historically contributing structures, separated by an internal courtyard area. The structures have an approximate total floor area of 4,119 square feet. The buildings on the Property have been modified and incorporated over time. The original structure was constructed in 1917 and was used for the Iva Sproule Baker School of Music.

Between 1926 and 1929, two additions were added to the original structure for the Shandell Hotel Rooming House and Restaurant. Then in 1937, leaving the now open courtyard area, a single-story two car garage was added on the eastern most side of the Property and the restaurant was converted to residential units. Ten years later, in 1947, two residential units were added above the garage. Additionally, at some point the garage on the first floor was converted to two residential units. By 1985, the entire Property, after undergoing a number of renovations, was converted to a medical complex. The proposed Project will be returning the Property to its original use as a school.

Approved Development. On July 11, 2017, the City's Historic Preservation Board ("HPB") approved a Certificate of Appropriateness ("COA") for partial demolition and renovation of the existing site, construction of a 1-story addition, and a waiver for off-site loading. The intent of the previous owner was to reuse the Property for a restaurant.

Applicant Proposal. The Project will be in substantial conformity with the approved HPB design, with minor modifications for the proposed use as a world-class Pre-Kindergarten school. The Project will retain the major structures and open courtyard area between the two buildings. The minor internal modifications are essential for the safety and functionality of the Project. For example, the courtyard area will be enclosed with a gate. The kitchen area will be an open gallery/loggia hallway connecting the entrance to the multipurpose, open classroom. Additionally, the mechanical and venting equipment located on the roof will be a roof-top picnic area for additional outdoor space.

This will truly be a world-class school for the South of Fifth neighborhood. The concept for the school is to combine the curriculum of traditional, Montessori, STEM, and languages. This high-level education is currently not available in this neighborhood. The Project is strategically located in the center of the community between businesses, recreational spaces, and residences. The students will be able to walk with their parents to school and back home. The school intends to start with twenty (20) students, and gradually increase to a maximum of forty (40) students in three (3) years. Drop-off and pick-up will occur within the four (4) on-street parking spaces abutting the Property on 2nd Street. Drop-off can occur any time after 7:00 AM and before 9:00 AM; and pick-up can occur any time between 1:00 PM and 3:00 PM. These large timeframes will alleviate queuing of vehicles on Washington Avenue. For additional specifics relating to the day-to-day operations of the school, please see attached Exhibit B, Operations Plan.

Satisfaction of Review Criteria. The Applicant's request satisfies the review criteria and guidelines enumerated in Section 118-192(a) of the Code as follows:

(1) The use is consistent with the comprehensive plan or neighborhood plan if one exists for the area in which the property is located.

The proposed school is consistent with the Comprehensive Plan. The purpose of the "C-PS1" Category, Limited Mixed Use Commercial Performance Standard, is to provide development opportunities to enhance the desirability and quality of the existing residential areas. The Project is similarly intended to serve the existing residents with a high-level pre-Kindergarten school in walking distance from their home or office. Further, the Property is surrounded by the "ROS" Category, Recreation and Open Space, which provides a significant buffer between the school and any residential uses.

(2) The intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the comprehensive plan.

A pre-school at this site will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan. In fact, the hope for the school is to reduce traffic of the parents and guardians that previously needed to travel further distances to the limited number of pre-schools located north of 5th Street or on Fisher Island.

According to the Traffic Assessment Plan prepared by Kimley-Horn, the Project will generate on the weekdays eighteen (18) net new A.M. peak hour trips and fourteen (14) net new P.M. peak hour trips. Additionally, with the on-street parking located on 2nd Street, there is sufficient vehicle queuing during the large timeframe for drop-off and pick-up. These, in addition to the limited number of students, will not impact the levels of service set forth in the Comprehensive Plan.

(3) Structures and uses associated with the request are consistent with these land development regulations.

The structure and uses associate with the Project are consistent with the Land Development Regulations. As mentioned, the HPB granted a COA for the design of a restaurant use on July 11, 2017. The school will be accommodated in accordance with the approved design.

(4) The public health, safety, morals, and general welfare will not be adversely affected.

The public health, safety, morals, and general welfare will not be adversely affected with the introduction of a pre-Kindergarten school. The use of the Property is consistent and compatible with the intent of the C-PS1, and will provide a needed service for the families that live south of 5th Street with young children. In fact, the proposed use as school will be reverting back to the Property's original intended use in 1917.

(5) Adequate off-street parking facilities will be provided.

Pursuant to Section 130-31(b) of the City Code, there shall be no off-street parking requirement for main or accessory uses associated with buildings that existed prior to October 1, 1993, which are: (1) Located within the architectural district, (2) A contributing building within a local historic district, or (3) Individually designated historic building. The Property satisfies conditions one and two, and therefore, there is no requirement to provide off-street parking for the proposed use.

School employees will be provided either public transportation vouchers or subsidized private parking off-site. Additionally, the Project will include eight (8) bicycle racks for staff and parents. Due to the Property's location between residences and offices, the expectation is that a number of parents and guardians will walk to drop-off and pick-up their children.

(6) Necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

The necessary safeguards will be provided for the protection of surrounding properties, persons, and neighborhood values. Such as proper queuing for drop-off and pick-up, security gates and a single point of entry, limited class sizes, and sufficient staffing. The Applicant will continue to implement all necessary tools to mitigate any potential harmful effects.

(7) The concentration of similar types of uses will not create a negative impact on the surrounding neighborhood. Geographic concentration of similar types of conditional uses should be discouraged.

The proposed use is not surrounded by similar types of uses. The Property's location in the C-PS1 Zoning District, surrounded by the GU Zoning District, and in close proximity to a number of residential zoning districts is ideal. The commercial performance standards districts are designed to accommodate a range of business, commercial, office and hotel uses. A modestly sized pre-Kindergarten school is less intense than the range of commercial businesses permitted and will serve as a transition from the residential districts to the west.

Sea Level Rise and Resiliency Criteria. The proposed project advances the sea level rise and resiliency criteria in Section 133-50(a) as follows:

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

Yes.

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

Yes.

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

Yes.

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

Resilient landscaping will be provided.

(5) Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.

Not applicable for an existing historic structure - request only for Conditional Use Permit approval.

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

Not applicable for an existing historic structure - request only for Conditional Use Permit approval.

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

Yes.

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

The existing buildings located on the Property are historically contributing structures that cannot be elevated to base flood elevation without compromising the historic nature.

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

No habitable space is located below base flood elevation.

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

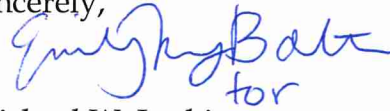
Yes.

Conclusion. The Property is located in a mixed use residential and businesses. The granting of the requested the Conditional Use Permit will be in harmony with the intent and purpose of the City's Comprehensive Plan and Land Development Regulations, and will not be injurious to the area involved or otherwise detrimental to the public welfare. The granting of the requested amendment will provide the Applicant with a reasonable use of the Property and serve the needs of the surrounding community with a world-class Pre-Kindergarten school.

Thomas Mooney, Director
March 1, 2019
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Based on these reasons, the Applicant respectfully requests your favorable review and recommendation of this application. If you have any questions or comments with regard to the application, please give me a call at (305) 377-6231.

Sincerely,



Michael W. Larkin

Enclosures

cc: Emily K. Balter



OFFICE OF THE PROPERTY APPRAISER

Summary Report

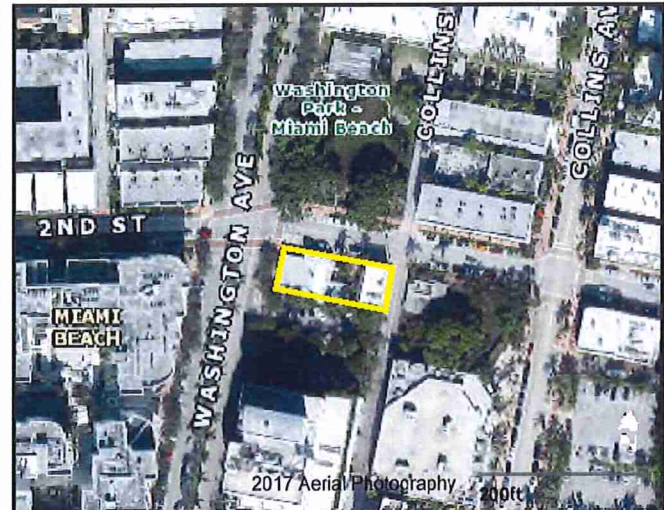
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Property Information	
Folio:	02-4203-003-1250
Property Address:	224 2 ST Miami Beach, FL 33139-7214
Owner	UNTARIO SB LP
Mailing Address	573 KING ST E 102 ONTARIO M5A 1M5, CANADA
PA Primary Zone	6502 COMMERCIAL
Primary Land Use	1209 MIXED USE- STORE/RESIDENTIAL : MIXED USE - RESIDENTIAL
Beds / Baths / Half	4 / 4 / 0
Floors	1
Living Units	4
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	4,987 Sq.Ft
Lot Size	6,500 Sq.Ft
Year Built	1925

Assessment Information			
Year	2018	2017	2016
Land Value	\$2,600,000	\$2,600,000	\$2,600,000
Building Value	\$900,000	\$266,063	\$255,821
XF Value	\$0	\$6,480	\$6,570
Market Value	\$3,500,000	\$2,872,543	\$2,862,391
Assessed Value	\$3,500,000	\$1,823,690	\$1,657,900

Benefits Information				
Benefit	Type	2018	2017	2016
Non-Homestead Cap	Assessment Reduction		\$1,048,853	\$1,204,491
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
OCEAN BEACH FLA SUB PB 2-38 LOT 16 BLK 9 LOT SIZE 50.000 X 130 OR 21245-2166-67 05/03 5	



Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,500,000	\$1,823,690	\$1,657,900
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,500,000	\$2,872,543	\$2,862,391
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,500,000	\$1,823,690	\$1,657,900
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,500,000	\$1,823,690	\$1,657,900

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/31/2017	\$4,150,000	30491-1622	Qual by exam of deed
08/23/2013	\$2,150,000	28792-3696	Qual by exam of deed
05/01/2003	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
06/01/1985	\$130,000	12589-0207	Sales which are qualified

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

Version:

Operations Plan

Pre-Kindergarten School



Rendering by Shulman + Associates

224 2nd Street

Miami Beach, FL 33139

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CONCEPT

The vision is to bring a world-class Pre-Kindergarten school to the City of Miami Beach. The curriculum will combine a variety of schools of thought for pre-Kindergarten education, including traditional, Montessori, STEM, and languages. This will truly be a school for the families of South of Fifth neighborhood. Currently, families with young children must travel north of 5th Street, to Fisher Island, or leave Miami Beach for their child to attend a private pre-Kindergarten. This school will service this community. The proposed location is strategically located between a residential neighborhood and business and offices. It is also buffered with City owned parks to the north and west. The Property and proposed design will foster a safe environment for growth and development of the child.

The school will efficiently utilize every outdoor area of the narrow property. The central courtyard will remain as a flexible, softscape space. Additionally, the roof patio will also be utilized for various activities during the day. The school intends to have students learning inside and outside of the classroom with games, gardening, playing, painting, science experiments, etc.

STUDENT CAPACITY

The school will begin with a limited enrollment of twenty (20) students. Following the first school year, and depending on capability, the enrollment capacity will increase to twenty-five (25) to thirty (30) students. Then, again depending on capability of the school's resources, potential enrollment capacity will increase to a maximum of forty (40) students. The ages of the students will be between three (3) and five (5) years old.

DROP-OFF/ PICK-UP

The hours of operation will be between 7:00 AM and 3:00 PM. Although, classes will not begin until 9:00 AM. This intentionally permits sufficient drop-off and pick-up time. Students will be permitted to arrive between 7:00 AM and 9:00 AM, and pick-up will be at 1:00 PM.

Drop-off and pick-up will occur on 2nd Street within the four (4) on-street parking spaces abutting the property. The owner will erect signs indicating that the parking spaces are limited to student/passenger loading zone on school days between 7:00 AM and 3:00 PM for a maximum of fifteen (15) minutes. The property will also incorporate 8 bicycle racks for school employees and parents. As a school located within a mix of residential and businesses, the expectation is that a number of parents and guardians will walk to drop-off and pick-up the children.

STAFFING

In order to accommodate the steadily growing student capacity, the school staff is also projected to increase over time. For the first academic year the staff will be composed as follows:

- Two (2) full-time teachers
- One (1) full-time school administrator
- One (1) part-time staff member for food and snack distributions
- A janitorial service for daily cleaning.

After the first academic year, the staff will increase as follows:

- Four (4) full-time teachers
- One (1) full-time school administrator
- One (1) part-time staff member for food and snack distributions
- A janitorial service for daily cleaning.

ACCESS & SECURITY

All external access points will be locked during the school hours. Drop-off and pick-up will be strictly located at the parking spaces on 2nd Street. Parents and guardians can access the property through the single entrance on 2nd Street. Staff will have secured access between the main classroom, courtyard, and lobby area with a keycard or fingerprint. The property will be equipped with video surveillance throughout. Additionally, the school will research hiring off-duty Miami Beach Police Department Officers.

DELIVERIES & COLLECTIONS

The following procedures will be implemented to ensure minimal impact on local residents and neighboring businesses:

All deliveries will be received on the east side of the property via the alley. Deliveries will only be accepted between the hours of 7:00 AM to 5:00 PM. Due to the nature of use as a modestly sized school, the quantity and frequencies of deliveries will be limited.

Trash collection will similarly occur on the east side of the property via the alley. Collection will be take place during the City's regularly scheduled times for this property.

MIAMI BEACH

PLANNING DEPARTMENT

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

LAND USE BOARD HEARING APPLICATION

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

Application Information			
FILE NUMBER PB19-0259		Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if "Yes," provide office of the Property Appraiser Summary Report)	
Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision		Design Review Board <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance	
Planning Board <input checked="" type="checkbox"/> Conditional use permit <input type="checkbox"/> Lot split approval <input type="checkbox"/> Amendment to the Land Development Regulations or zoning map <input type="checkbox"/> Amendment to the Comprehensive Plan or future land use map		Historic Preservation Board <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic district/site designation <input type="checkbox"/> Variance	
<input type="checkbox"/> Other:			
Property Information – Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 224 2nd Street			
FOLIO NUMBER(S) 02-4203-003-1250			
Property Owner Information			
PROPERTY OWNER NAME 224 2nd Street, LLC			
ADDRESS P.O. Box 190778		CITY Miami Beach	STATE FL
ZIP CODE 33119			
BUSINESS PHONE (305) 791-1702	CELL PHONE	EMAIL ADDRESS 2242ndstreet@gmail.com	
Applicant Information (if different than owner)			
APPLICANT NAME Same			
ADDRESS		CITY	STATE
ZIP CODE			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Conditional use approval for a pre-Kindergarten school.			

Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project include interior or exterior demolition?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Provide the total floor area of the new construction.		N/A	SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).		N/A	SQ. FT.
Party responsible for project design			
NAME Allan Shulman		<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS 100 NE 38th Street		CITY Miami	STATE FL ZIPCODE 33137
BUSINESS PHONE (305) 438-0609	CELL PHONE	EMAIL ADDRESS allan@shulman-design.com	
Authorized Representative(s) Information (if applicable)			
NAME Michael W. Larkin, Esq.		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd, Suite 850		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS mlarkin@brzoninglaw.com	
NAME Emily Balter, Esq.		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd, Suite 850		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS ebalter@brzoninglaw.com	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

Please note the following information:

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

Please read the following and acknowledge below:

We are committed to providing excellent public service and safety to all who live, work, and play in our vibrant, tropical, historic community.

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

The aforementioned is acknowledged by:

☐ Owner of the subject property ☒ Authorized representative


SIGNATURE

John Marshall, Principal

PRINT NAME

2/5/2019
DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

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 remove this notice after the date of the hearing.

SIGNATURE

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

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

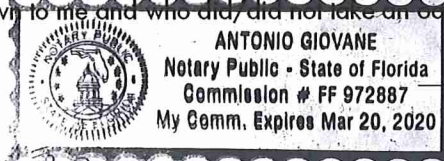
PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FLORIDACOUNTY OF MIAMI-DADE

I, John Marshall, being first duly sworn, depose and certify as follows: (1) I am the Principal _____ (print title) of 224 2nd Street, 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 of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this 05 day of FEB, 2019. The foregoing instrument was acknowledged before me by JOHN MARSHALL, who has produced FC-DC-1624 as identification and/or is personally known to me and who did/did not take an oath. 464-73-341-0

NOTARY SEAL OR STAMP

**NOTARY PUBLIC**My Commission Expires: MARCH 2020Giovane Antonio

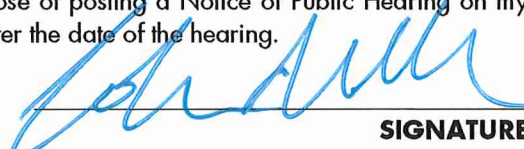
PRINT NAME

POWER OF ATTORNEY AFFIDAVITSTATE OF FloridaCOUNTY OF Miami - DadeI, **John Marshall**

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

John Marshall

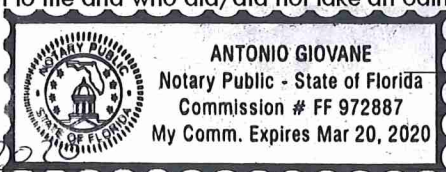
PRINT NAME (and Title, if applicable)



SIGNATURE

Sworn to and subscribed before me this 5 day of FEB, 2019. The foregoing instrument was acknowledged before me by JOHN MARSHALL, who has produced FC-81-11624 as identification and/or is personally known to me and who did/did not take an oath. 464-73-341-0

NOTARY SEAL OR STAMP




NOTARY PUBLIC

My Commission Expires: MARCH 2020


PRINT NAME

CONTRACT FOR PURCHASE

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

NAME

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE

% OF STOCK

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

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

DISCLOSURE OF INTEREST
CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

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

224 2nd Street, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
JOHN DANIEL MARSHALL REVOCABLE TRUST U/A/D JULY 3, 2013, AS AMENDED	100%
P.O. Box 190778	
Miami Beach, FL 33119	

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP

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

DISCLOSURE OF INTEREST
TRUSTEE

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

JOHN DANIEL MARSHALL REVOCABLE TRUST U/A/D JULY 3, 2013, AS AMENDED

TRUST NAME	
NAME AND ADDRESS	% INTEREST
John Marshall, Trustee	100%
P.O. Box 190778	
Miami Beach, FL 33119	

COMPENSATED LOBBYIST

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

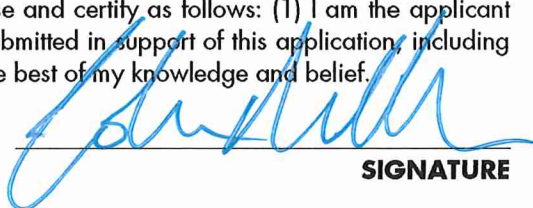
NAME	ADDRESS	PHONE
Michael W. Larkin, Esq. & Emily K. Balter, Esq.	200 S. Biscayne Blvd, Suite 850	(305) 374-5300
John Marshall	P.O. Box 190778, Miami, FL 33119	(305) 791-1702
Allan Shulman	100 NE 38th Street, Miami, FL 33137	(305) 438-0609
Adrian Dabkowski	355 Alhambra Circle, #1400, Coral Gables	(954) 739-2247

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

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

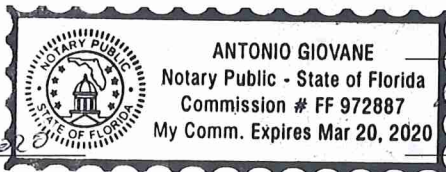
APPLICANT AFFIDAVITSTATE OF FLORIDACOUNTY OF DADE

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


SIGNATURE

Sworn to and subscribed before me this 5 day of FEB, 2019. The foregoing instrument was acknowledged before me by JOHN DANIEL MARSHALL, who has produced FL-DE-11624 as identification and/or is personally known to me and who did/did not take an oath. 464-73-341-0

NOTARY SEAL OR STAMP

My Commission Expires: MARCH 2020



NOTARY PUBLIC
ANTONIO GIOVANE
PRINT NAME

Exhibit A
Legal Description

LEGAL DESCRIPTION:

LOT 16, BLOCK 9, OF OCEAN BEACH, FLORIDA, ACCORDING TO THE PLAT
THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 38, OF THE PUBLIC RECORDS
OF MIAMI-DADE COUNTY, FLORIDA.

Planning Department, 1700 Convention Center Drive 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

Property address: 224 2nd ST. Board: PB19-0259 Date: 1/24/19

BOARD APPLICATION CHECK LIST

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

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

Applications requiring a traffic study must meet with Planning, Transportation, and peer reviewer sixty (60) days* prior to First submittal deadline to determine the methodology for the traffic impact study. This meeting is considered the "Pre-Application meeting" and must be scheduled via CAP to obtain a plan case number for review and payment of fees. Thirty (30) days before First submittal, applicant must provide the traffic study via CAP (see Transportation Department's requirements check list). The Transportation Department/Peer Reviewer will submit first round of comments 15 days prior to First submittal. Applicant must address comments and submit revised traffic study/plans for CAP First submittal deadline.

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

ITEM #	FIRST SUBMITTAL (VIA CAP) **, To be uploaded online (CAP) by the applicant before 5:00 pm by First submittal deadline. ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.	Required
1	Application Fee and Peer review fees shall be paid after Pre-Application meeting and before the First submittal. It is the applicant's responsibility to make this payment, if an invoice is not generated by the CAP system, the applicant should contact staff prior to first submittal to be invoiced and make payment.	X
a	Is the property the primary residence & homestead of the applicant/property owner? (If yes, provide office of the Property Appraiser Summary Report).	
2	Copy of signed and dated check list issued at Pre-Application meeting.	X
3	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	
4	Signed and dated Letter of Intent. Letter must outline application details and identify hardships if Variances are requested. (see also Items # 42,43 and 44).	X
5	Mailing Labels: Upload property owner's list and copy of original certified letter from provider. See #52 for submittal of Hard copy / originals of these items.	X
6	Copies of all current or previously active Business Tax Receipts.	X
7	School Concurrency Application for projects with a net increase in residential units (no SFH). Provide Planning Department - Miami Dade - School Concurrency Application for Transmittal	
8	Survey: Electronic version of original signed & sealed, dated no more than six months from date of application. Survey must provide: lot area, grade per Section 114-1 of the City Code. (If no sidewalk exists, provide the elevation of the crown of the road) and spot elevations.	X
9	Architectural Plans and Exhibits (must be 11"x 17")	
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date. Include copies of previous recorded board orders, if applicable.	X
b	Copy of the original survey included in plan package. See No. 8 above for survey requirements	X
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	X
d	Context Location Plan, Min 8.5"x11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google Images)	X
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	X
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable	
g	Proposed FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable.	
h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	X

* 60 day lead time for projects including traffic studies is necessary to ensure completion of review and required corrections by Final submittal deadline. Applications cannot be scheduled without evaluated and corrected traffic studies.

Indicate N/A If Not Applicable

Initials: LC

MIAMI BEACH

Planning Department, 1700 Convention Center Drive 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

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Property address: 224 2nd ST.

i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	X
k	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	X
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	X
m	Demolition Plans (Floor Plans & Elevations with dimensions)	
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	X
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	
p	Proposed Section Drawings	
q	Color Renderings (elevations and three dimensional perspective drawings).	
10	Landscape Plans and Exhibits (must be 11"x 17")	
a	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan, as well as underground and overhead utilities when street trees are required.	X
b	Hardscape Plan, i.e. paving materials, pattern, etc.	
11	Copy of original Building Permit Card, & Microfilm, if available.	
12	Copy of previously approved building permits. (provide building permit number).	
13	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recording data. See Part 1 / Section 1 / A. Surveying & Mapping Standards and submittal Requirements of the Public Works Manual. http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920	
14	Vacant/Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Dept.	
15	Historic Resources Report (This report shall include, but not be limited to, copy of the original Building Permit Card and subsequent modifications, Microfilm records, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure and any other related information on the property.	
16	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	
17	Line of Sight studies.	
18	Structural Analysis of existing building including methodology for shoring and bracing.	
19	Proposed exterior and interior lighting plan, including photometric calculations.	
20	Exploded Axonometric Diagram (showing second floor in relationship to first floor).	
21	Neighborhood Context Study. (Planning will provide guidance if necessary for application.)	
22	Required yards open space calculations and shaded diagrams.	
23	Required yards section drawings.	
24	Variance and/or Waiver Diagram	
25	Schematic signage program	
26	Detailed sign(s) with dimensions and elevation drawings showing exact location.	
27	Elevation drawings showing area of building façade for sign calculation (Building ID signs).	
28	Daytime and nighttime renderings for illuminated signs.	
29	Floor Plan Indicating area where alcoholic beverages will be displayed.	
30	Survey showing width of the canal (Dimension shall be certified by a surveyor)	

Indicate N/A If Not Applicable

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Property address: 224 2nd St.

31	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	
32	DERM recommendation/preliminary approval. Docks or any structures shall have approval stamp from DERM or other regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended.	
33	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
34	Survey shall include spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the due within the property. Erosion control line and Bulkhead line shall be indicated if present.	
35	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
36	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable).	X
37	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	
38	Traffic Study, Site plan(s) : Revised version addressing first round of comments from Transportation Department and peer review. (See Transportation Department check list for requirements.) <u>ASSESSMENT PER 2 REVIEW?</u>	?
39	Sound Study report (Hard copy) with 1 CD.	
40	Site Plan (Identify streets and alleys)	
a	Identify: setbacks <u>X</u> Height <u>X</u> Drive aisle widths <u>X</u> Streets and sidewalks widths <u>X</u>	
b	# parking spaces & dimensions <u>X</u> Loading spaces locations & dimensions <u>X</u>	
c	# of bicycle parking spaces <u>X</u>	
d	Interior and loading area location & dimensions <u>X</u>	
e	Street level trash room location and dimensions <u>X</u>	
f	Delivery route <u>X</u> Sanitation operation <u>X</u> Valet drop-off & pick-up <u>X</u> Valet route in and out <u>X</u> <u>If Applicable</u>	
g	Valet route to and from <u>auto-turn</u> analysis for delivery and sanitation vehicles	
h	Indicate any backflow preventer and FPL vault if applicable	
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan	
41	Floor Plan (dimensioned)	
a	Total floor area	
b	Identify # seats indoors <u> </u> outdoors <u> </u> seating in public right of way <u> </u> Total <u> </u>	
c	Occupancy load indoors and outdoors per venue <u> </u> Total when applicable <u> </u>	
42	The letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.	X
43	The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:	X
a	Section 118-353 (d) of the City Code for each Variance.	
44	The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows:	
a	For Conditional Use -Section 118-192 (a)(1)-(7)	X
b	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)	
c	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)	
d	CU - Structures over 50,000 SQ.FT. - Section 118-192 (b) (1)-(11)	
e	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	
f	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions	
	Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A	

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

Indicate N/A If Not Applicable

Initials: L

MIAMI BEACH

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Miami Beach, Florida 33139, www.miamibeachfl.gov
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Property Address: 224 2nd ST.

ITEM #	FINAL SUBMITTAL (via CAP) Revised and/or supplemented documents and drawings to address staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. Upload documents online (via CAP) before 5:00 pm on final submittal deadline. Staff will review and issue a notice to proceed to Paper Final submittal or to continue submittal to a future meeting if the application is found incomplete.
45	Traffic Study, Site plan(s): This is the final traffic study including any modifications required to address comments from the City's Transportation Department. City's required permit by FDOT should be obtained prior to Final submittal (via CAP).

ITEM #	PAPER FINAL SUBMITTAL:	Required
46	Original application with all signed and notarized applicable affidavits and disclosures.	X
47	Original of all applicable items.	X
48	One (1) signed and sealed 11"X17" bound, collated set of all the required documents.	X
49	14 collated copies of all required documents	X
50	One (1) CD/DVD with electronic copy of entire final application package (plans, application, Letter of Intent, traffic/sound study, etc.) see CD/DVD formatting attached, for instructions.	X
51	Traffic Study (Hard copy)	X
52	Mailing Labels -2 sets of gummed labels and a CD including: Property owner's list and Original certified letter from provider.	X

ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS

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


Applicant's or designee's signature

1/24/19
Date

Indicate N/A If Not Applicable

Initials: LI



rdr miami | public hearing notification services

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

January 29, 2019

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

Re: Property Owners within 375 feet of:

SUBJECT: 224 2 Street, Miami Beach, FL 33139

FOLIO NUMBER: 02-4203-003-1250

LEGAL DESCRIPTION: OCEAN BEACH FLA SUB PB 2-38 LOT 16 BLK 9

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

Sincerely,

Diana B. Rio

Total number of property owners without repetition: **522, including 25 international**



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

375' RADIUS MAP



SUBJECT: 224 2 Street, Miami Beach, FL 33139

FOLIO NUMBER: 02-4203-003-1250

LEGAL DESCRIPTION: OCEAN BEACH FLA SUB PB 2-38 LOT 16 BLK 9

Name	Address	City	State	Zip	Country
ANAMARIA FERRAO HOLM	SHIS QL 14 CONJUNTO 5 CASA 17	BRASILIA 71640055			BRAZIL
CARLOS MARTIN KARGAUER SERGIO SESSA CRISTIAN SESSA	BOLLINI 2269	BUENOS AIRES 1425			ARGENTINA
CHRISTIAN CHABOUND & CLAUDE CHABOUND CO TRS	50 RUE SAINT FERDINAND	PARIS, 75017			FRANCE
CHRISTOPHER M MISERESKY	13 BERRYMAN ST	TORONTO ONTARIO M5R 3M1			CANADA
CLAUDIO SALINI	VIA DI PORTA SANSEBASTIANO 16	ROME			ITALY
DAR HOLDINGS CORP	44 AVENUE DE IENA	PARIS 75106			FRANCE
DARREN WRIGHT KILMENY BECKERING VINCKERS	PO BOX 5578	KINGSTON ACT 2604			AUSTRALIA
DAVID TOMLIN TRS JAWAD KASSAB TRS	383 ELLIS PARK RD #703	TORONTO ONTARIO M6S 4B2			CANADA
ERALDO DELLA SANTA	VICOLO DELLE MURA 8	PORDENONE 33170			ITALY
FERNANDO SCHADAN	LARREA 154	BUENOS AIRES 1030			ARGENTINA
FLOREAGLE LLC	218 BIS BOULEVARD PEREIRE	PARIS 75017			FRANCE
GIOVANNI GIORDANO	MOLES HOUSE LEIGH PLACE KT11 2HL	COBHAM SURREY			UNITED KINGDOM
LOUIS REZNICK	81 RONAL AVE	TORONTO M6E 4M9			CANADA
LOUIS REZNICK TRS	40 MADISON AVE	TORONTO			CANADA
LUIS F MOLINA &W CLARA GOMEZ	URBANIZACION EL TREBAL CASA #8	MANIZALES			COLOMBIA
MARTIN VERSCHOOR VALERIE ANNE VERSCHOOR	237 OEGSTGEESTERWEG 2231 AV	RIJNSBURG			NETHERLANDS
NICLAS ERIKSSON	FORTROLIGHETEN 41	GOTEBORG 41270			SWEDEN
ONE TWENTY ONE COLLINS INC	1229 ST CLAIR AVE WEST	TORONTO M6E 1B5			CANADA
PATRICK DE NAS DE TOURRIS	100 BOULEVARD GALLIENI	ISSY LES MOULINEAUX 92130			FRANCE
RAJIV P NOTANI	APT 201 KG COURT 8-11-1 AKSALA MINATO-KU TOKYO	151-0063			JAPAN
SAN GABRIEL VEN UNO LLC	CARRETERA PERIMENTAL ZONA INDUSTRIAL ESTADO	GUARICO			VENEZUELA
SHAWN SOHL C/O ACCURATE FASTENERS LTD	550 APPLEWOOD CRESCENT	CONCORD ONTARIO L4K 4B4			CANADA
STEPHEN KOSTERS CAROL KOSTERS	98 LAPORTE DOLLARD DES ORMEAUX	QUEBEC H9A 3H5			CANADA
STEVE COUTURE SYLVAIN COUTURE	45 CHARLES ST EAST #2915	TORONTO, ONTARIO M4Y 0B8			CANADA
UNTARIO SB LP	573 KING ST E 102	ONTARIO M5A 1M5			CANADA
100 COLLINS PH4 LLC	157 COLLINS AVE 2 FLOOR	MIAMI BEACH	FL	33139	USA
100 COLLINS REALTY LLC	300 S POINTE DR #3305	MIAMI BEACH	FL	33139-7350	USA
110 CU 1 WASHINGTON LLC	110 WASHINGTON AVE #CU-1	MIAMI BEACH	FL	33139-7221	USA
110 WASHINGTON AVE 1422 LLC	4225 SOUTH PIERCE ST	DENVER	CO	80235	USA
110 WASHINGTON LLC	2213 NW 30 PL 7A	POMPANO BEACH	FL	33069	USA
110 WASHINGTON SOFI LLC	110 WASHINGTON AVE #1513	MIAMI BEACH	FL	33139	USA
110SOBE LLC	12734 KENWOOD LN 39	FORT MYERS	FL	33907	USA
157 COLLINS AVE LLC	157 COLLINS AVE 2ND FL	MIAMI BEACH	FL	33139	USA
205 COLLINS LLC	110 WASHINGTON AVE APT 1317	MIAMI BEACH	FL	33139	USA
220 COLLINS LLC	220 COLLINS AVE 8B	MIAMI BEACH	FL	33141	USA
220 COLLINS LLC	20 WEST MASHTA STE 3A	KEY BISCAYNE	FL	33149	USA
220 COLLINS LLC	50 W MASHATA DR 3A	KEY BISCAYNE	FL	33149	USA
220 COLLINS LLC	50 W MASHTA DR STE 3	KEY BISCAYNE	FL	33149	USA
221 COLLINS LLC	205 COLLINS AVE	MIAMI BEACH	FL	33139	USA
221 COLLINS LLC	221 COLLINS AVE 10	MIAMI BEACH	FL	33139	USA
221 COLLINS LLC	20801 BISCAYNE BLVD # 403 1001	AVENTURA	FL	33180	USA
221 MERIDIAN 308 LLC	400 E 58 ST APT 8G	NEW YORK	NY	10022	USA
221 MERIDIAN LLC	450 NW 27 ST	MIAMI	FL	33131	USA
235 SOBE HOSPITALITY LLC	920 COLLINS AVE	MIAMI BEACH	FL	33139	USA
250 COLLINS PROPCO LLC	475 BRICKELL AVE 514	MIAMI	FL	33131	USA
3I OCEAN PLACE CONDO LLC	450 ALTON RD 3506	MIAMI BEACH	FL	33139	USA
720 PROPERTY LLC	201 SEVILLA AVE STE 301	CORAL GABLES	FL	33134	USA
806 PORTOFINO LLC	300 S POINTE DR #806	MIAMI BEACH	FL	33139	USA
ADEL MEKHAIL INGRID MEKHAIL	811 NE MORNINGSIDE DR	BOCA RATON	FL	33487	USA

AGENOR RODRIGUES CHAVES NETO	110 WASHINGTON AVE #1504	MIAMI BEACH	FL	33139	USA
AHMED HASSAN ANKOUNI SOUZAN ANKOUNI	22184 LONG BLVD	DEARBORN	MI	48124	USA
AIKA LLC	3370 MARY ST	MIAMI	FL	33133	USA
ALAN B ROSENFELD FRANCES W ROSENFELD	110 WASHINGTON AVE # 1619	MIAMI BEACH	FL	33139	USA
ALEJANDRO CASTRO	110 WASHINGTON AVE APT 1314	MIAMI BEACH	FL	33139-7222	USA
ALEJANDRO J GONZALEZ	101 COLLINS AVE APT #21	MIAMI BEACH	FL	33139-7245	USA
ALESSIA MERIGGI	66 W FLAGLER ST 1002	MIAMI	FL	33130	USA
ALEX MORIZIO	110 WASHINGTON AVE 1515	MIAMI BEACH	FL	33139	USA
ALEXANDER BRAGIN BELLA BRAGIN	110 WASHINGTON AVE #1415	MIAMI BEACH	FL	33139	USA
ALEXANDER MILZ	240 COLLINS AVE 3C	MIAMI BEACH	FL	33139	USA
ALEXIS VALDEZ	392 5TH ST	BROOKLYN	NY	11215-2807	USA
ALEXUNO LLC	6701 SUNSET DR STE 100	MIAMI	FL	33143	USA
ALFONSO MARROQUIN	7239 NW 3 ST	MIAMI	FL	33126	USA
ALFONSO VICTOR GARCIA JTRS DELIA GARCIA JTRS VICTORIA GARCIA JTRS	4660 SW 14 ST	MIAMI	FL	33134	USA
ALICE DELGADO TRS	20950 SW 210 ST	MIAMI	FL	33187	USA
ALICIA CERVERA TRS ALICIA CERVERA SR REVOCABLE TRUST JAVIER CERVERA TRS	1492 S MIAMI AVENUE	MIAMI	FL	33130	USA
ALISON B SMALL TRS ALISON B SMALL	110 WASHINGTON AVE APT #2619	MIAMI BEACH	FL	33139	USA
ALLEGRA AND MIA CORP	221 MERIDIAN AVE UNIT 413 A	MIAMI BEACH	FL	33139	USA
ALLISON SAFAR	110 WASHINGTON AVE #2602	MIAMI BEACH	FL	33139	USA
AMERICO BETTONI ALLESANDRA BETTONI	403 GULF DRIVE SOUTH	BRADENTON BEACH	FL	34217	USA
ANA B PORTUONDO	600 NE 36 ST STE 822	MIAMI	FL	33137	USA
ANABELLE PALACIOS	9840 SW 6 ST	MIAMI	FL	33174-1911	USA
ANDREA CARNEVALI C/O ANTONIA VALLA	333 BUSH ST STE# 2020	SAN FRANCISCO	CA	94104	USA
ANDREW COHEN	110 WASHINGTON AVE 1514	MIAMI BEACH	FL	33139-7225	USA
ANDREW E LIAKOPOULOS	110 WASHINGTON AVE #1620	MIAMI BEACH	FL	33139	USA
ANDREW F CRISCUOLO &W CYNIA	1095 JENNIFER OAKS DR	ALPHARETTA	GA	30004	USA
ANGELO PASCALE	110 WASHINGTON AVE 1503	MIAMI BEACH	FL	33139	USA
ANN DIAZ	240 COLLINS AVE UNIT 2A	MIAMI BEACH	FL	33139-7126	USA
ANNA MARIA MUSUMECI	221 MERIDAN AVE UNIT 412	MIAMI BEACH	FL	33139-7071	USA
ANTHONY J VERDERAME &W ALENA A VERDERAME	6 FARM LANE	LOCUST VALLEY	NY	11560	USA
ANTHONY MATTINA	619 MAXWLL AVE	ROYAL OAK	MI	48067	USA
ANTONIO ANGUIANO & JUAN B MARTINEZ JR	110 WASHINGTON AVE #1612	MIAMI BEACH	FL	33139-7225	USA
ANTONIO ANGUIANO & JUAN B MARTINEZ JR JTRS	110 WASHINGTON AVE #1814	MIAMI BEACH	FL	33139-7233	USA
ANTONIO ARMERO &W ANTONIA	805 NW 134 PL	MIAMI	FL	33182-2261	USA
ANTONIO G GRANA RIGOBERTO COLOM PATRICIA ORNELLAS	1218 POLK ST	HOLLYWOOD	FL	33019	USA
AQUARIUS 2009A LLC	6345 COLLINS AVE	MIAMI BEACH	FL	33141	USA
ARKHE LLC C/O PIQUET LAW FIRM	801 BRICKELL AVENUE #1610	MIAMI	FL	33131	USA
ARNALDO MANCEBO	110 WASHINGTON AVE #1713	MIAMI BEACH	FL	33139	USA
ARNALDO QUAGLIATA	110 WASHINGTON AVE #1606	MIAMI BEACH	FL	33139	USA
ARP 2015 LLC	3 ISLAND AVE 10J	MIAMI BEACH	FL	33139	USA
ARYAN RASHED MOHAMMAD RASHED	110 WASHINGTON AVE STE 2603	MIAMI BEACH	FL	33139	USA
ASTOLFO INC	800 BRICKELL AVE #701	MIAMI	FL	33131	USA
ATHENA FLORIDA INVESTMENTS LLC	110 WASHINGTON AVE APT 2506	MIAMI BEACH	FL	33139	USA
AURORA RODRIGUEZ	221 MERIDIAN AVE #207	MIAMI BEACH	FL	33139-7003	USA
AVDJW INVESTMENTS INC	110 WASHINGTON AVE #1408	MIAMI BEACH	FL	33139	USA
BALDOMERO LOPEZ & ELSA M SUAREZ	8979 SW 28 ST	MIAMI	FL	33165-3213	USA
BARNIA LLC	3370 MARY ST	MIAMI	FL	33133	USA
BARNIA LLC C/O RGPA REGISTERED AGENT	3370 MARY STREET	MIAMI	FL	33133	USA
BARRY SANDS TRS LAND TRUST PURSUANT TO F S 687 07	470 NE 123 ST	NORTH MIAMI	FL	33161	USA
BEACH REAL ESTATE CORP C/O MICHAEL VIERA PA	4770 BISCAYNE BLVD 900	MIAMI	FL	33137	USA

BEATRIZ SCHIESARI	110 WASHINGTON AVE UNIT 2616	MIAMI BEACH	FL	33139	USA
BERNARD HAYOT	100 COLLINS AVE #308	MIAMI BEACH	FL	33139-7207	USA
BERTA NUNEZ	228 WASHINGTON AVE #1	MIAMI BEACH	FL	33139-7131	USA
BEVERLY WILSON JTRS SHARON MANZANO JTRS	4338 CHESAPEAKE ST NW	WASHINGTON	DC	20016	USA
BHUPEN J PATEL & W RAKSHA PATEL	7337 WATER SILK DR	PINELLAS PARK	FL	33782	USA
BLANCA BARO	221 MERIDIAN AVE UNIT 213	MIAMI BEACH	FL	33139-7004	USA
BLUE LINE EQUITY PARTNERS LLC	1615 H ST NW	WASHINGTON	DC	20062	USA
BOWIE COMMER FLA CORP C/O ROJAS & STANHAM LLP	1000 BRICKELL AVE #215	MIAMI	FL	33131	USA
BRADLEY R KROENIG TRS BRADLEY R KROENIG REV TRUST	657 DANIEL CT	WYCKOFF	NJ	07481	USA
BRIAN BELLEROSE	225 OCEAN DR #3K	MIAMI BEACH	FL	33139	USA
BRYAN TREBING SHANNAN TREBING	110 WASHINGTON AVE 1805	MIAMI BEACH	FL	33139	USA
CABANA BOY LLC	12 SOUTHGATE AVE	ANNAPOLIS	MD	21401	USA
CANYON PARKWAY CO LTD	240 COLLINS AVE # 2C	MIAMI BEACH	FL	33139	USA
CARLOS DE LA TORRE	228 WASHINGTON AVE #4	MIAMI BEACH	FL	33139-7131	USA
CARLOS J PELAEZ CARRILLO BEATRIZ ALONSO EXPOSITO	243 MERIDIAN AVE #212	MIAMI BEACH	FL	33139	USA
CARLOS J PELAEZ CARRILLO JTRS MARIA DE LOS A C RODRIGUEZ JTRS	243 MERIDIAN AVE # 212	MIAMI BEACH	FL	33139	USA
CARMEN N DELGADO	221 MERIDIAN AVE UNIT 510	MIAMI BEACH	FL	33139-7087	USA
CAROLINE L BACEVICIUS JTRS RIMAS BACEVICIUS JTRS	8244 W 164 CT	TINLEY PARK	IL	60477	USA
CAROLLE EL NAFFY	110 WASHINGTON AVE #2421	MIAMI BEACH	FL	33139	USA
CAROLYN KIENSTRA	110 WASHINGTON AVE 1618	MIAMI BEACH	FL	33139	USA
CAVANAUGH CHARTERS INC	16885 DALLAS PARKWAY	ADDISON	TX	75001	USA
CHARLES GAUTIER SHARON GAUTIER	110 WASHINGTON AVE 1414	MIAMI BEACH	FL	33139	USA
CHARLYN MARSHALL	1880 CENTURY PARK EAST 1600	LOS ANGELES	CA	90067	USA
CHRIS L WARNING LINDA M WARNING	24633 103 ST	NAPERVILLE	IL	60654	USA
CHRISTINE N CASANOVA	101 COLLINS AVE #5	MIAMI BEACH	FL	33139	USA
CHRISTINE RUSSO & H MIGUEL YANEZ	454 MANHATTAN AVE 3-L	NEW YORK	NY	10026	USA
CHRISTOPHE ARMENGOL	110 WASHINGTON AVE #2321	MIAMI BEACH	FL	33139-7238	USA
CHRISTOPHER B SIMPSON	225 COLLINS AVE #6I	MIAMI BEACH	FL	33139-7141	USA
CHRISTOPHER CARTER BROWDER	110 WASHINGTON AVE APT 1406	MIAMI BEACH	FL	33139	USA
CINDY DIBIASI	110 WASHINGTON AVE 1819	MIAMI BEACH	FL	33139	USA
CINDY SUAREZ	701 BRICKELL KEY BLVD #202	MIAMI	FL	33131	USA
CITY OF MIAMI BEACH CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CLIFF HOUSE PROPERTIES LLC	575 MADISON AVE 10 FLOOR	NEW YORK	NY	10022	USA
CLOE FLORIDA CORP	221 MERIDIAN AVE #501	MIAMI BEACH	FL	33139	USA
COLLIN BURNS JANET SHIM	92 ANGUS RD NORTH	GREENWICH	CT	06831	USA
CONRAD ZIEMBINSKI JOANNA ZIEMBINSKI LAURA JARAMILLO	221 MERIDIAN AVE # 202	MIAMI BEACH	FL	33139	USA
CONSTANCE SHAPIRO	221 MERIDIAN AVE 314	MIAMI BEACH	FL	33139	USA
COOPER TECH LLC	1000 5 ST STE 203	MIAMI BEACH	FL	33139	USA
CORRADO RIZZA	110 WASHINGTON AVE #1816	MIAMI BEACH	FL	33139	USA
COSMO 2306 LLC	110 WASHINGTON AVE 2306	MIAMI BEACH	FL	33139	USA
COSMO 2404 LLC	498 SW 6 STREET OFFICE NO 1	MIAMI	FL	33130	USA
COSMOPOLITAN RE LLC	110 WASHINGTON AVE 1622	MIAMI BEACH	FL	33139	USA
COSMOPOLITAN RESIDENCES ON SOUTH BEACH CONDO ASSN INC	110 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
COURTS AT SOUTH BEACH LTD C/O COSMOPOLITAN RES SO BCH ASSN	110 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
CR 2615 LLC	45 PICKETT PL	NEW ALBANY	OH	43054	USA
CRISTI L STIERS	110 WASHINGTON AVE 1521	MIAMI BEACH	FL	33139	USA
CRISTINA FERNANDEZ	221 MERIDIAN AVE UNIT 409	MIAMI BEACH	FL	33139-7071	USA
CURRENT PROPERTY OWNER	110 WASHINGTON AVE #2510	MIAMI BEACH	FL	33139	USA
DANIEL A MULVEY & W JOSEFINA MULVEY	3001 CATHEDRAL AVE NW	WASHINGTON	DC	20008	USA
DANIEL B HOWARD	240 COLLINS AVE #7A	MIAMI BEACH	FL	33139-7181	USA

DANIELLE DAM	110 WASHINGTON AVE 1519	MIAMI BEACH	FL	33139	USA
DANILO & ENRICO BORRELLI JTRS	888 BISCAYNE BLVD APT 3711	MIAMI	FL	33132	USA
DARACH J CHAPMAN	3300 GRANADA BLVD	MIAMI	FL	33134	USA
DARRIN A COLEGRAVE PAULA A COLEGRAVE	110 WASHINGTON AVE 1813	MIAMI BEACH	FL	33139	USA
DARYL G HENDRICKS MICHELE A HERMAN HENDRICKS	110 WASHINGTON AVE 2315	MIAMI BEACH	FL	33139-0000	USA
DAVID BERG &W JODY S BERG	11915 PARK HEIGHTS AVE	OWINGS MILLS	MD	21117	USA
DAVID FOGIELGARN &W CATHY FOGIELGARN	11 ROSERY LANE	BELLEAIR	FL	33756	USA
DAVID HILLMAN	107 W DELAWARE PL #D	CHICAGO	IL	60610	USA
DAVID JONES	739 2 ST #4	MIAMI BEACH	FL	33139-7069	USA
DAVID S BONILLA	433 DORADO BEACH EAST	DORADO	PR	00646	PUERTO RICO
DAVID W SWIM TRS DAVID W SWIM REVOCABLE TRUST DAVID W SWIM	110 WASHINGTON AVE #2422	MIAMI BEACH	FL	33139	USA
DEVIN BOUTON	1769 ARTHUR KILL RD	STATEN ISLAND	NY	10312	USA
DIAMA 10 LLC	9130 S DAELAND BLVD STE 1509	MIAMI	FL	33156-7850	USA
DIANA C HUNT	2955 WHITEHEAD ST	MIAMI	FL	33133	USA
DIANE PEARL	5920 SW 93 PLACE	MIAMI	FL	33173	USA
DONALD VINES &W MARYANN	110 WASHINGTON AVE 1420	MIAMI BEACH	FL	33139-7223	USA
DONNA POIRIER	220 WASHINGTON AVE 2C	MIAMI BEACH	FL	33139	USA
DOUGLAS SMITH	707 2 ST #4	MIAMI BEACH	FL	33139	USA
DOUGLAS W FRIEDRICH	110 WASHINGTON AVE #2314	MIAMI BEACH	FL	33139-7238	USA
DTW WASHINGTON AVENUE LLC	8275 SW 64 ST	MIAMI	FL	33143	USA
EAST COAST PETROLEUM INC MARIA V SURIDIS	221 MERIDIAN AVE 401	MIAMI BEACH	FL	33139	USA
EDUARDO MANEIRA ROSARA MANEIRA	110 WASHINGTON AVE APT #2601	MIAMI BEACH	FL	33139	USA
EDWARD SCOTT PEREIRA	225 COLLINS AVE #5J	MIAMI BEACH	FL	33139	USA
ELAINE ANDRAE CORRIGAN TRS	6304 TAHOE DR	LOS ANGELES	CA	90068	USA
ELAINE LEARY LE REM VANESSA J UZAN	110 WASHINGTON AVE #1611	MIAMI BEACH	FL	33139	USA
ELLEN CAVACINI	110 WASHINGTON AVE # 1722	MIAMI BEACH	FL	33139	USA
ELLIOT B RICHMAN	110 WASHINGTON AVE 1822	MIAMI BEACH	FL	33139	USA
ELSA LAVIN JTRS FRANK A LAVIN JR JTRS	110 WASHINGTON AVE #1303	MIAMI BEACH	FL	33139	USA
ELVIRA GARICA DEL BUSTO CESAR GARICA DEL BUSTO	9639 NW 47 TER	DORAL	FL	33178	USA
EMANUELE CORVO	450 WEST 17TH ST #603	NEW YORK	NY	10011	USA
EMILY ANDRIS & LOUIS M ANDRIS JR	8621 SW 161 TER	PALMETTO BAY	FL	33157	USA
EMINA RAJKOVIC GOLDBERG	1 HOLLOW LN STE 307	NEW HYDE PARK	NY	11042	USA
EMMA ELMAS	400 S POINTE DR 2104	MIAMI BEACH	FL	33139	USA
ENLACE N &C LLC	110 WASHINGTON AVE #1324	MIAMI BEACH	FL	33139-7221	USA
ENRIQUE ACOSTA	1111 CRANDON BLVD # B 407	KEY BISCAYNE	FL	33149	USA
ENRIQUE G VILATO &W SILVIA P VILATO	225 COLLINS AVE #8J	MIAMI BEACH	FL	33139-7156	USA
ENTRUST GROUP INC FBO ASGAR RAHMAN IRA #57-00665	555 12 ST #1250	OAKLAND	CA	94607	USA
ERIC SUTTON	240 COLLINS AVE 5G	MIAMI BEACH	FL	33139	USA
ERIK M HERZFELD	110 WASHINGTON AVE #2413	MIAMI BEACH	FL	33139	USA
ERNESTO ENRIQUEZ	101 COLLINS AVE #15	MIAMI BEACH	FL	33139-7245	USA
ESTHER FEINGOLD TRS	120 GAVILAN AVE	COCO PLUM CORAL GABLES	FL	33143-6557	USA
EUGENE LEFKOWITZ JUDITH LEFKOWITZ	240 COLLINS AVE UNIT 4-A	MIAMI BEACH	FL	33139-7179	USA
EURO SUNBELT PROPERTIES LLC	100 COLLINS AVE # 210	MIAMI BEACH	FL	33139	USA
EURO SUNBELT PROPERTIES LLC	605 LINCOLN RD # 301	MIAMI BEACH	FL	33139	USA
FABIO R SALAZAR	5975 FRESH POND ROAD	MASPETH	NY	11378	USA
FAITH TUEDOR TOSAN MATTHEWS	110 WASHINGTON AVE 2507	MIAMI BEACH	FL	33139	USA
FAKAFLO CORP	20295 NE 29 PL 100A	AVENTURA	FL	33180	USA
FERNANDO F CRUZ	221 MERIDIAN AVE UNIT 302	MIAMI BEACH	FL	33139-7005	USA
FERNANDO FUENTES MAYRA FUENTES	110 WASHINGTON AVE # 1718	MIAMI BEACH	FL	33139	USA
FLORENTINO NILOOBAN JOHN MARAVEGIAS NICK KONIARIS	2981 FORD STREET EXT # 318	OGDENSBURG	NY	13669-3474	USA

FRANCESCA PORCELLI	110 WASHINGTON AVE 1816	MIAMI BEACH	FL	33139	USA
FRED D SCIAMMAS TRUST 2000 FRED D SCIAMMAS (BEN)	110 WASHINGTON AVE #2607	MIAMI BEACH	FL	33139-7240	USA
FREDERICK GREENBERG LE REM MICHAEL HALBERG	4471 SW 105 AVE	DAVIE	FL	33328	USA
GARDEN PRODUCTIONS HOLDINGS INC	40 SW 13 ST STE 804	MIAMI	FL	33130	USA
GENNELL A JEFFERSON	1310 W FLETCHER ST #1E	CHICAGO	IL	60657	USA
GENOA CLUB MIAMI BEACH LLC	1800 SUNSET HARBOR DR # 213	MIAMI BEACH	FL	33139	USA
GEORG KIRCHGAESSER CATHERINE M LAPADULA KIRCHGAESSER	110 WASHINGTON AVE #1615	MIAMI BEACH	FL	33139	USA
GEORGE MEYER LINDA A MEYER	404 CENTRAL AVE	POINT PLEASANT BEACH	NJ	08742-3201	USA
GEORGE H BEUCHERT III	243 MERIDIAN AVE #111	MIAMI BEACH	FL	33139-7096	USA
GEORGE STEVEN WILLOUGHBY KAREN D WILLOUGHBY	110 WASHINGTON AVE 1317	MIAMI BEACH	FL	33139	USA
GERALD JONAS	3939 W MCKINLEY AVE	MILWAUKEE	WI	53208	USA
GERALD L POSNER &W TRISHA	110 WASHINGTON AVE #2401	MIAMI BEACH	FL	33119-0000	USA
GIANFRANCO CARRETTI GIANFRANCO CARRETTI	243 MERIDIAN AVE #211	MIAMI BEACH	FL	33139	USA
GILBERT D BEAUPERTHUY TRS BEAUPERTHUY JOINT REV TR CRISTINA M BEAUPERTHUY TRS	110 WASHINGTON AVE 2614	MIAMI BEACH	FL	33139	USA
GILLMAN PROPERTIES LLC	40 WORTH ST STE 600	NEW YORK	NY	10013	USA
GINA M WILSHER	27782 HORSESHOE BND	SAN JUAN CAPISTRANO	CA	92675-1521	USA
GIOVANNI GIORDANO	110 WASHINGTON AVE 2502	MIAMI BEACH	FL	33139	USA
GIOVANNI MATERASSI &W SUSANNA FABRIS	6303 BLUE LAGOON DR #200	MIAMI	FL	33126	USA
GLOBAL PORTFOLIO LLC	125 JEFFERSON AVE 142	MIAMI BEACH	FL	33139	USA
GLORIA FIORAVANTI	110 WASHINGTON AVE #1511	MIAMI BEACH	FL	33139	USA
GOVERI LLC	110 WASHINGTON AVE 1517	MIAMI BEACH	FL	33139	USA
GRABEN SOUTH BEACH LLC	300 S POINTE DR STE 505	MIAMI BEACH	FL	33139	USA
GREGORY MORRIS TRS OCEAN PLACE 226 REVOCABLE LIV TR	480 6 AVENUE PMB 204	NEW YORK	NY	10011	USA
GREGORY STOSKOPF	500 WEST 43 STREET APT 35B	NEW YORK	NY	10036	USA
GUILLERMO G GARAU-MEDINA LIZ LOPEZ	110 WASHINGTON AVE #1308	MIAMI BEACH	FL	33139	USA
GUILLERMO R CUEVAS	221 MERIDAN AVE UNIT 411	MIAMI BEACH	FL	33139-7071	USA
HASMIT POPAT	18834 STONE OAK PKWY # 103	SAN ANTONIO	TX	78258	USA
HECTOR M RAMOS	9150 LIME BAY BLVD B9 APT211	FORT LAUDERDALE	FL	33321	USA
HEDENSTED LLC	240 COLLINS AVE 5F	MIAMI BEACH	FL	33139	USA
HUBERT MITTNECKER QIAOYU HU	703 2 ST UNIT 2	MIAMI BEACH	FL	33139	USA
IAN SCOTT	240 COLLINS AVE APT 2E	MIAMI BEACH	FL	33139-7126	USA
IBIZA 2 INC	74 NE 40 ST	MIAMI	FL	33137	USA
IDALIS ALAVAREZ	1790 S TREASURE DR 2A	NORTH BAY VILLAGE	FL	33141	USA
IGOR K KOTLIAR	100 COLLINS AVE #310	MIAMI BEACH	FL	33139	USA
ILAN ALLAN FEINGOLD TRS ESTHER M FEINGOLD IRREVOC TRUST	120 GAVILAN AVE	CORAL GABLES	FL	33143	USA
ILEANE SPINNER	2 GRACE CT #5B	BROOKLYN	NY	11201	USA
INSPIRATION BED & BREAKFAST AND HEALTH SPA	233 1 ST	MIAMI BEACH	FL	33139-7354	USA
INVERSIONES COSMO CU5 LLC	175 SW 7 ST #1523	MIAMI	FL	33130	USA
INVERSUR LLC	1210 NE 96 ST	MIAMI SHORES	FL	33138	USA
ION V PANCU &W MIHAELA PANCU	1425 GARDEN ST APT 604	HOBOKEN	NJ	07030	USA
IPF US CONDO LLC	205 COLLINS AVE	MIAMI BEACH	FL	33139	USA
IRON STRATEGIES LLC	243 MERIDIAN AVE UNIT 215	MIAMI BEACH	FL	33139	USA
IRVING SHECHTMAN	4401 COLLINS AVE #2-1412	MIAMI BEACH	FL	33140	USA
ISAO KUDO	221 MERIDIAN AVE # 310	MIAMI BEACH	FL	33139-7088	USA
IVAN TORO	110 WASHINGTON AVE APT 1210	MIAMI BEACH	FL	33139-7222	USA
J MICHAEL PROPERTIES II LLC	1345 NORTH ASTOR STREET	CHICAGO	IL	60610	USA
JACKY WERTA	10275 COLLINS AVE APT 422	MIAMI BEACH	FL	33154-1461	USA
JAMES BRENDAN O'NEIL	101 COLLINS AVE UNIT 17	MIAMI BEACH	FL	33139-7245	USA
JAMES S KIZER ERIKA ANGULO	202 WASHINGTON AVE #14	MIAMI BEACH	FL	33139	USA
JAMIE STEIN &W ANA P DE FARIA	930 BAY DR 14	MIAMI BEACH	FL	33141	USA

JAN GRAD &W DANUTA	2724 NE 21 TERR APT 2	FT LAUDERDALE	FL	33306	USA
JANET BROWN	220 COLLINS AVE UNIT 6A	MIAMI BEACH	FL	33139-7125	USA
JASWINDER SANDHU	110 WASHINGTON AVE APT 2409	MIAMI BEACH	FL	33139-7239	USA
JAW WASHINGTON AVENUE LLC	8275 SW 64 ST	MIAMI	FL	33143	USA
JERRY HARPER & ROSE HARPER	110 WASHINGTON AVE #1704	MIAMI BEACH	FL	33139	USA
JESSICA D BOVA	110 WASHINGTON AVE #1621	MIAMI BEACH	FL	33139	USA
JJCU 6 LLC	500 SOUTH POINTE DR STE 210	MIAMI BEACH	FL	33139-7317	USA
JKP INVESTMENT COMPANY LLC	1501 W 24 ST	MIAMI BEACH	FL	33140	USA
JMS FAMILY INVESTMENT LLC	110 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
JOAQUIN CORTIZO	739 2 ST #8	MIAMI BEACH	FL	33139-7069	USA
JOHANN SAN CRISTOBAL	709 2 ST 5	MIAMI BEACH	FL	33139-7042	USA
JOHN BLIZZARD TARA BAPTISTE	110 WASHINGTON AVE 1315	MIAMI BEACH	FL	33139	USA
JOHN D RELIC	226 OCEAN DR 4D	MIAMI BEACH	FL	33139	USA
JOHN DOBSON	140 CHRISTIE HILL RD	DARIEN	CT	06820	USA
JOHN LATELLA JTRS EDUARDO PRATES DE SOUZA JTRS	110 WASHINGTON AVE #2416	MIAMI BEACH	FL	33139	USA
JOHN MARAVEGIAS NICK KONIARIS FLORENTINO NILOOBAN	225 COLLINS AVE #5L	MIAMI BEACH	FL	33139	USA
JOHN MCCLUSKEY &W NANCY MCCLUSKEY	PO BOX 2764	DUXBURY	MA	02331	USA
JOHN PAGOUMIAN SVETLANA SUTOVA PAGOUMIAN	110 WASHINGTON AVE 2621	MIAMI BEACH	FL	33139	USA
JOHN SEITZ	8 GREENE ST APT 6	NEW YORK	NY	10013-5802	USA
JOHN W CALDWELL ADRIANA CALDWELL	18910 WENTWORTH DR	MIAMI	FL	33015	USA
JOHNNY MONTOYA	100 COLLINS AVE #313	MIAMI BEACH	FL	33139	USA
JONATHAN S GELLMAN	638 NORMAN PLACE	WESTFIELD	NJ	07090	USA
JOONOK YANG	110 WASHINGTON AVE #1215	MIAMI BEACH	FL	33139-7222	USA
JORGE H ARIVIELLO LUZ A VARON	5837 NW 112 CT	DORAL	FL	33178	USA
JORGE H ARIVIELLO LUZ A VARON	110 WASHINGTON AVE APT 2517	MIAMI BEACH	FL	33139-7240	USA
JOSE A PETIT TRS JOSE A PETIT AND GLADIYS PETIT TRUST	2455 SW 60 CT	MIAMI	FL	33155	USA
JOSE ADORNO	739 2 ST APT #6	MIAMI BEACH	FL	33139	USA
JOSE M MUNOZ &W MONICA ESPINOSA	110 WASHINGTON AVE #1412	MIAMI BEACH	FL	33139-7223	USA
JOSE MANUEL TOMAS	110 WASHINGTON AVE #1313	MIAMI BEACH	FL	33139	USA
JOSE MARCUS C DE MENEZES ANA MARIE REGINA DE MENEZES	8011 SANDBURG CT	DUNN LORING	VA	22027	USA
JOSE O TRIANA	3495 W 1 AVE	HIALEAH	FL	33012	USA
JOSEPH FERREIRA	530 OCEAN DR. UNIT 206	MIAMI BEACH	FL	33139	USA
JOSEPHINE WOOD	226 OCEAN DR #3-B	MIAMI BEACH	FL	33139	USA
JUAN CARLOS CHAOUI	5313 COLLINS AVE APT 805	MIAMI BEACH	FL	33140	USA
JUELSMINDE LLC	240 COLLINS AVE 5F	MIAMI BEACH	FL	33139	USA
KAINE 136 LLC	2650 BISCAYNE BLVD	MIAMI	FL	33137	USA
KAINE PARKING 125 LLC LAWRENCE F KAINE	2650 BISCAYNE BLVD	MIAMI	FL	33137	USA
KARIN A AFTINK VAN GOOL TRS	PO BOX 8392	BRECKENRIDGE	CO	80424	USA
KARINA CONDE PA	2069 NE 123 ST	NORTH MIAMI	FL	33181	USA
KARL H SMITH	4 E 78TH ST APT 4	NEW YORK	NY	10075-1735	USA
KARLOS ANDRE BRAGGS	5323 DENTON DRIVE	DALLAS	TX	75235	USA
KATHRYN STEIGERWALD COLLEEN HOLLOWAY	110 WASHINGTON AVE 1323	MIAMI BEACH	FL	33139	USA
KEITH AUSTIN MCQUILLEN	730 3RD ST APT 207	MIAMI BEACH	FL	33139-6863	USA
KENNETH R MANGONE STEVE J CASTELLA	6248 EMERALDWOOD PL	DALLAS	TX	75254	USA
KENNETH SILVER &W CAROL SILVER	110 WASHINGTON AVE #2320	MIAMI BEACH	FL	33139-7238	USA
KENT L KAROSEN BRIAN B HAUSERMAN	110 WASHINGTON AVE 1321	MIAMI BEACH	FL	33139	USA
KERDOS LLC	1150 SW 22 ST	MIAMI	FL	33129	USA
KESTUTIS KRISCIUNAS	4545 W 67 ST	CHICAGO	IL	60629	USA
KEVIN F HOBBS TRS	47 HILLS POINT RD	WESTPORT	CT	06880	USA
KEVIN J GRAVELINE	11096 ROCKLEDGE VIEW DR	WEST PALM BEACH	FL	33412-2480	USA

KONSTANTINE CHERNUKHA GALINA CHERNUKHA	110 WASHINGTON AVE #1405	MIAMI BEACH	FL	33139	USA
KURT SCHENK TRUDI SCHENK	110 WASHINGTON AVE #1616	MIAMI BEACH	FL	33139	USA
LAND TRUST SERVICE CORPORATION TR TRUST NO 221306	PO BOX 186	LAKE WALES	FL	33859	USA
LARRY GILBERG ANNA GILBERG	7 ALVISO CT	PACIFICA	CA	94044	USA
LAUREN CARRA	110 WASHINGTON AVE #1712	MIAMI BEACH	FL	33139	USA
LAURENT BACZYNSKYJ	110 WASHINGTON AVE 2309	MIAMI BEACH	FL	33139	USA
LAWRENCE F KAINE	1717 N BAYSHORE DR UNIT 2032	MIAMI	FL	33132-1156	USA
LAZARO E MARTINEZ & GILZA M FORT	161 WESTWARD DR	MIAMI SPRINGS	FL	33166-5257	USA
LEE SCHNEIDER	30 N LASALLE ST #3930	CHICAGO	IL	60602	USA
LEONARDO FABIAN ALTSTUT STEPHANIE TEIXEIRA ALTSTUT	110 WASHINGTON AVE 1821	MIAMI BEACH	FL	33139	USA
LEONARDO REPLE MANTOVANELLI NEIDE TOMAZI	221 MERIDIAN AVE 402	MIAMI BEACH	FL	33139	USA
LHM ENTERP COSMOPOLITAN LLC	7400 W FLAGLER ST	MIAMI	FL	33144	USA
LIBARDO TELLEZ & W AMALIA	2101 BRICKELL AVE UNIT 1112	MIAMI	FL	33129-2114	USA
LINDA S JEVAHIRIAN	22821 VIOLET ST	FARMINGTON	MI	48336	USA
LISA NAPOLITANO	500 W 23RD ST APT#10E	NEW YORK	NY	10011	USA
LOGTOWN PROPERTIES LLC	2130 FERNCLIFF RD	CHARLOTTE	NC	28211	USA
LORRAINE RINALDO	110 WASHINGTON AVE #1311	MIAMI BEACH	FL	33139	USA
LUCA FIDENZIO JTRS	240 COLLINS AVENUE #5C	MIAMI BEACH	FL	33139	USA
LUCA PARLANTI	105 DUANE ST APT 36D	NEW YORK	NY	10007	USA
LUCIANA FIORAVANTI	125 JEFFERSON AVE #142	MIAMI BEACH	FL	33139	USA
LUCIANA LOPES DO NASCIMENTO	110 WASHINGTON AVE 1510	MIAMI BEACH	FL	33139	USA
LUCIO CATONE	110 WASHINGTON AVE #1605	MIAMI BEACH	FL	33139-7225	USA
LUIS C PADILLA	101 COLLINS AVE UNIT 4	MIAMI BEACH	FL	33139-7231	USA
LUIS E TOLLINCHE PETER R MEYER	119 FULTON ST APT 12	NEW YORK	NY	10038-2729	USA
LUIS PADILLA ZAIDA PADILLA LUIS C PADILLA	1080 94 ST 509	BAY HARBOR ISLANDS	FL	33154	USA
MAC 100 LLC	300 S POINTE DR STE 3305	MIAMI BEACH	FL	33139-7350	USA
MAC 101 COLLINS LLC	157 COLLINS AVE	MIAMI BEACH	FL	33139	USA
MAC 225 LLC	157 COLLINS AVE 2ND FL	MIAMI BEACH	FL	33139-7242	USA
MADMAX HOUSE LLC	225 COLLINS AVE # 6 K	MIAMI BEACH	FL	33139	USA
MAHYAR TAHBAZ	601 NE 36 ST STE 708	MIAMI	FL	33137	USA
MALGORZATA CHOJNACKI	221 MERIDIAN AVE UNIT 502	MIAMI BEACH	FL	33139-7072	USA
MANUEL RAVELO	221 MERIDIAN AVE UNIT 210	MIAMI BEACH	FL	33139-7004	USA
MARC A LIPPMAN TRS MARC A LIPPMAN PROPERTY TRUST	110 WASHINGTON AVE 2521	MIAMI BEACH	FL	33139	USA
MARC ARTHUR MENASE LAETITIA CHEKROUN MENASE	110 WASHINGTON AVE #2518	MIAMI BEACH	FL	33139	USA
MARC GELLMAN TRS MARC GELLMAN LIVING TRUST	1125 MAXWELL LN	HOBOKEN	NJ	07030	USA
MARCELO BASTOS CASTILLO BRANCO	110 WASHINGTON AVE #1509	MIAMI BEACH	FL	33139-7223	USA
MARCOS LOPEZ AROCHA & W MARIA ALEMAN LOPEZ	3230 NW 126 AVE	SUNRISE	FL	33323	USA
MARGARET CARUTHERS	34 BERRY ST #4T	BROOKLYN	NY	11249	USA
MARGOT HOUSE LLC	3370 MARY STREET	MIAMI	FL	33133	USA
MARIA A ALI RICARDO ALI LILIANA MOLINA	110 WASHINGTON AVE #1410	MIAMI BEACH	FL	33139	USA
MARIA C GARNICA	110 WASHINGTON AVE 1419	MIAMI BEACH	FL	33139	USA
MARIA J LARA	110 WASHINGTON AVE 2311	MIAMI BEACH	FL	33139	USA
MARIA P ROSERO	110 WASHINGTON AVE #1502	MIMAI BEACH	FL	33139	USA
MARIA TERESA RAMIREZ LOPEZ	110 WASHINGTON AVE #2608	MIAMI BEACH	FL	33139	USA
MARILYN JORGE	221 MERIDIAN AVE #410	MIAMI BEACH	FL	33139	USA
MARINA A MALLMANN	210 WASHINGTON AVE # 10	MIAMI BEACH	FL	33139	USA
MARINA SHAP C/O MARINA SHAP	2843 S BAYSHORE DR #16B	MIAMI	FL	33133	USA
MARK G NOLLER	225 COLLINS AVE 7J	MIAMI BEACH	FL	33139	USA
MARTIN J VANDERPLOEG TRS MARTIN J VANDERPLOEG 2001 REVOC LIVING TRUST	225 COLLINS AVE #8K 8L	MIAMI BEACH	FL	33139	USA
MATTHEW GORDON RICE JESSICA LYNNE RICE	110 WASHINGTON AVE # 1213	MIAMI BEACH	FL	33139	USA

MATTHEW J FEELEY	110 WASHINGTON AVE #1320	MIAMI BEACH	FL	33139-7222	USA
MATTINA VENTURES LLC	922 QUARRY	ROCHESTER HILLS	MI	48306	USA
MD LLC	465 OCEAN DR #722	MIAMI BEACH	FL	33139-6626	USA
MEDARDO MILIAN (JR)	220 WASHINGTON AVE #4D	MIAMI BEACH	FL	33139-7155	USA
MERCURY 211 LLC	4380 N BAY RD	MIAMI BEACH	FL	33140	USA
MERCURY 214 LLC	1600 NW 165 ST	NORTH MIAMI BEACH	FL	33169	USA
MERCURY 215 LLC	1600 NW 165 ST	NORTH MIAMI BEACH	FL	33169	USA
MERCURY 300 LLC	4380 N BAY RD	MIAMI BEACH	FL	33140	USA
MERCURY 303 LLC	1600 NW 165 ST	NORTH MIAMI BEACH	FL	33169	USA
MERCURY HOTEL GROUP LLC	100 COLLINS AVE #15	MIAMI BEACH	FL	33139	USA
MERCURY HOTEL GROUP LLC	100 COLLINS AVE #CU-15	MIAMI BEACH	FL	33139-7207	USA
MERIDIAN 506 LLC	5820 SW 73 AVE	MIAMI	FL	33143	USA
MERIDIAN AVENUE CORP	220 71 ST #213	MIAMI BEACH	FL	33141	USA
MICHAEL BARRINEAU	110 WASHINGTON AVE UNIT 1613	MIAMI BEACH	FL	33139	USA
MICHAEL CHIPKO & MATTHEW PURKO	101 COLLINS AVE #14	MIAMI BEACH	FL	33139-7241	USA
MICHAEL E AGUILAR	41-19 60 ST #3-A	WOODSIDE	NY	11377	USA
MICHAEL NARULA & SATPAL SINGH	101 COLLINS AVE #8	MIAMI BEACH	FL	33139-7241	USA
MICHAEL RYAN CATEHRINE GOTAY	111 CHIPPEWA RD	YONKERS	NY	10710	USA
MICHAEL RYAN & CATHERINE GOTAY JTRS	111 CHIPPEWA RD	YONKERS	NY	10710	USA
MIDI 1702 INC	800 BRICKELL AVE STE 701	MIAMI	FL	33131	USA
MIGUEL NOBILE	465 OCEAN DR #1123	MIAMI BEACH	FL	33139-6628	USA
MIKE HEZEMANS	100 WEST AVENUE UNIT #617	MIAMI BEACH	FL	33139	USA
MILAGROSA D JESUS GUERRA LE REM ROQUE ROXANA DE LA PAZ	533 MERIDIAN AVE UNIT 7	MIAMI BEACH	FL	33139	USA
MINALGA ROMAS	220 COLLINS AVE #2-A	MIAMI BEACH	FL	33139	USA
MIRIAM COLON	739 2ND ST APT 3	MIAMI BEACH	FL	33139	USA
MIRIAM HERNANDEZ	4600 SW 94 AVE	MIAMI	FL	33165-5846	USA
MITCHELL R BERLIN MILAN D LINT	31 PROSPECT PARK W	BROOKLYN	NY	11215-2307	USA
MOBILE ARTS INC	212 COLLINS AVE	MIAMI BEACH	FL	33139	USA
MODIMIDA LLC C/O HOWARD CHASE REAL ESTATE LLC	1354 WASHINGTON AVE 220	MIAMI BEACH	FL	33139	USA
MOUSTAFA M SOLIMAN TRS LYNN SKZYNEAR TRS	2203 MASSACHUSETTS AVE NORTHWEST	WASHINGTON	DC	20008	USA
MUR INVEST GRP INC C/O P&B SERVICES INC	13205 SW 137 AVE STE 122	MIAMI	FL	33186-5334	USA
MUR INVEST GRP INC C/O P&B SERVICES OF MIAMI INC	13205 SW 137 AVE SUITE 122	MIAMI	FL	33186-5334	USA
MYRET LLC C/O TURNER & ASSOCIATES LLP	200 S BISCAYNE BLVD # 1770	MIAMI	FL	33131	USA
NABOLEX LLC	5600 COLLINS AVE #11M	MIAMI BEACH	FL	33140	USA
NAHI MUFARRIGE SONIA MUFARRIGE	4208 CASE ST	HOUSTON	TX	77005	USA
NATALIE TORRES	206 WASHINGTON AVE 12	MIAMI BEACH	FL	33139-7116	USA
NATHAN BROWNING	248 WASHINGTON AVE #2	MIAMI BEACH	FL	33139	USA
NATHAN BROWNING	248 WASHINGTON AVE #1	MIAMI BEACH	FL	33139-7104	USA
NICHOLAS KONIARIS JOHN MARAVEGIAS	226 OCEAN DR # 5D	MIAMI BEACH	FL	33139	USA
NICK SERIANNI	110 WASHINGTON AVENUE #1811	MIAMI BEACH	FL	33139	USA
NIKOLETTA SZILVIA KALLOS MONIKA HENRIETTA KALLOS	110 WASHINGTON AVE 1421	MIAMI BEACH	FL	33139	USA
NILS GORAN ALBINSSON	4281 EXPRESSLANE #3302	SARASOTA	FL	34238	USA
NIRIT WELKOVITZ	3802 NE 207 ST APT 1804	AVENTURA	FL	33180-3853	USA
NOEL NUNEZ	228 WASHINGTON AVE #3	MIAMI BEACH	FL	33139-7131	USA
OCEAN PLACE 3J LLC	1000 SOUTH POINT DR #2101	MIAMI BEACH	FL	33139	USA
ODYSSEUS LLC	1338 CLARET CT	FT MEYERS	FL	33919	USA
OFIR KAHATI	1096 PEARL ST	NORTH WOODMERE	NY	11581	USA
OLGA AMAYA	220 WASHINGTON AVE #3C	MIAMI BEACH	FL	33139-7157	USA
ORLANDO M FORTUN &W ISIS	8260 NW 171 ST	MIAMI	FL	33015-3738	USA
OSCAR SANCHEZ &W LIDA RODRIGUEZ TASEFF	110 WASHINGTON AVE 2606	MIAMI BEACH	FL	33139-7240	USA

PAMELA JENNIFER MCGOWAN	204 WASHINGTON AVE #13	MIAMI BEACH	FL	33139	USA
PAOLO GANDOLFI	127 RIVERSIDE DR	NEW YORK	NY	10024	USA
PARADISE POINT ENTERPRISES INC	161 SW 6 TERR	BOCA RATON	FL	33486	USA
PAUL A FELFLE &W SANDRA VELEZ	226 OCEAN DR #4C	MIAMI BEACH	FL	33139-7449	USA
PAUL A GISCARD	110 WASHINGTON AVE #1409	MIAMI BEACH	FL	33139-7223	USA
PAUL A LEVINSON PATRICIA K LEVINSON	315 E NEW ENGLAND AVE 6	WINTER PARK	FL	32789	USA
PAUL BREZINSKY	221 MERIDIAN PLAZA #307	MIAMI BEACH	FL	33139	USA
PAUL D GEORGE	31170 COUNTRY RIDGE CIRCLE	FARMINGTON HILLS	MI	48331	USA
PAUL F GEITNER RAFAEL DE BUSTAMANTE TELLO	1590 GATEKEEPER WAY	CENTERVILLE	OH	45458	USA
PAUL P KELLY DEBRA A KELLY	110 WASHINGTON AVE 1601	MIAMI BEACH	FL	33139	USA
PEDRO P IGLESIAS	110 WASHINGTON AVE #2316	MIAMI BEACH	FL	33139	USA
PETER CRISTANCHO	1035 N 31 RD	HOLLYWOOD	FL	33021	USA
PETER DOTY ZSUZSANNA DOTY	220 WASHINGTON AVE 4A	MIAMI BEACH	FL	33139	USA
PETER RAYMOND SCHNEIDER ADRIENNE ARMSTRONG	1345 WOODSIDE DR	MC LEAN	VA	22102	USA
PETRA STEKL FALTYNNOVA	110 WASHINGTON AVE #2508	MIAMI BEACH	FL	33139	USA
PHILIP J ALLAN JOSE WALTAN DOS SANTOS	243 MERIDIAN AVE 213	MIAMI BEACH	FL	33139	USA
PINK FLAMINGO 14 LLC	1521 ALTON ROAD #272	MIAMI BEACH	FL	33139-7221	USA
PLES HANDEL GMBH C/O ERWIN SLATIC	336 MERIDIAN AVE	MIAMI BEACH	FL	33139	USA
PRADEEP VASWANI	705 2 ST #3	MIAMI BEACH	FL	33139-7042	USA
PREMATESH CHATTOO & RAJESH CHATTOO & VISHAL SOOD	100 COLLINS AVE #203	MIAMI BEACH	FL	33139-7207	USA
PRESTWICK FAMILY LLC	2750 NE 185 ST 204	AVENTURA	FL	33180	USA
PROA LLC	444 BRICKELL AVE #415	MIAMI	FL	33131-2405	USA
QUEEN CITY PROPERTIES HOLDING CO LLC	1620 PLATTE ST B209	DENVER	CO	80202	USA
QUINMA INC	1835 NE MIAMI GARDENS DR #440	NORTH MIAMI BEACH	FL	33179	USA
R J BRADFORD &W PATRICIA SAMUEL BRADFORD SAMUEL BRADFORD	221 MERIDIAN AVE 509	MIAMI BEACH	FL	33139	USA
RAFAEL PALOP	101 COLLINS AVE 7	MIAMI BEACH	FL	33139	USA
RAFFAELE AGOVINO	110 WASHINGTON AVE # 1806	MIAMI BEACH	FL	33139	USA
RAFFAELLA CHIANTINI	240 COLLINS AVE #7B	MIAMI BEACH	FL	33139	USA
RAMLE INTERNATIONAL CORP	12855 SW 136 AVE #207	MIAMI	FL	33186-5827	USA
RANDALL D FREED &W ANNA WALKOWSKI	110 WASHIGNTON AVE UNIT 1505	MIAMI BEACH	FL	33139	USA
RAYMOND MATTHEW DEERING III OTMARA DEERING	240 COLLINS AVE 6C	MIAMI BEACH	FL	33139	USA
RED OAK MIAMI LLC	12000 BISCAYNE BLVD STE 107	NORTH MIAMI	FL	33181	USA
REGINA CONTOS	730 3 ST #101	MIAMI BEACH	FL	33139-6860	USA
RICARDO FONDO &W MARGARITA	50 NW 204 ST #9	MIAMI	FL	33169-2603	USA
RICHARD A CANTOR & CHARLES L GRIZZLE JTRS	110 WASHINGTON AVE 2519	MIAMI BEACH	FL	33139	USA
RICHARD FONDO &W MARGARITA	50 NW 204 ST #9	MIAMI	FL	33169-2603	USA
RICHARD JOHN GIACCO JR DOROTHY MEREDITH KELLER	2302 SAYMOURE RD	WILMINGTON	DE	19805-2813	USA
RICHARD KNIGHT	110 WASHINGTON AVE #2211	MIAMI BEACH	FL	33139	USA
RICHARD M WHITE & RICHARD M CARROLL	50 LEXINGTON AVE #7D	NEW YORK	NY	10010	USA
RICHARDO I KILPATRICK &W CAROLE C	612 DORCHESTER DR 192	ROCHESTER HILLS	MI	48307	USA
RICHARDO KILPATRICK CAROLE KILPATRICK	612 DORCHESTER DR 192	ROCHESTER HILLS	MI	48307	USA
ROBERT A PECK TRS DESCENDANTS SEPARATE TRUST JUDITH POLLACK TRS	PO BOX 24388	KNOXVILLE	TN	37933	USA
ROBERT C WILBURN PATRICIA E WILBURN	110 WASHINGTON AVE #1711	MIAMI BEACH	FL	33139	USA
ROBERT LOMBARDI	6040 NW 67 CT	PARKLAND	FL	33067	USA
ROBERT MAZEROLLE TERESA DI CAIRANO	110 WASHINGTON AVE 2418	MIAMI BEACH	FL	33139	USA
ROBERT S BETTER LISA C BETTER	3265 COACOOCHEE ST	MIAMI	FL	33133	USA
ROBERTO LUZ DE BARROS BARRETO FLAVA G PENA DE BARROS BARRETO	110 WASHINGTON AVE #2403	MIAMI BEACH	FL	33139	USA
ROCHELLE FILKER ANDREOTTI ANDERSON SCOTT BARNS	110 WASHINGTON AVE UNIT 1416	MIAMI BEACH	FL	33139	USA
RONALD J RICK III	101 COLLINS AVE 3	MIAMI BEACH	FL	33139	USA
RONDA L BAKER	110 WASHINGTON AVE #2610	MIAMI BEACH	FL	33139-7240	USA

ROSELEINE MOUSSIGNAC	228 WASHINGTON AVE #7	MIAMI BEACH	FL	33139	USA
RREALTY LLC	11027 NW 122 ST	MEDLEY	FL	33178	USA
SAINT TERESA OF AVILA 2 LLC	851 MERIDIAN AVE UNIT 32	MIAMI BEACH	FL	33139	USA
SAMAR SLEIMAN	221 MERIDIAN AVE 201	MIAMI BEACH	FL	33139	USA
SAMUEL FARKAS &W MAGDA	8 HAYES CT #201	MONROE	NY	10950	USA
SASHA KLEIN	228 WASHINGTON AVE # 5	MIAMI BEACH	FL	33139	USA
SASHA KLEIN	228 WASHINGTON AVE # 8	MIAMI BEACH	FL	33139	USA
SCOTT A FISHER	942 S PEARL ST 101	DENVER	CO	80209	USA
SCOTT HAMPTON	100 COLLINS AVE 307	MIAMI BEACH	FL	33139	USA
SEAN A SCOTT	225 COLLINS AVE 7L	MIAMI BEACH	FL	33139	USA
SEATILE INTERNATIONAL LLC	225 COLLINS AVE #4I	MIAMI BEACH	FL	33139	USA
SECOND AND FOURTH LLC	270 W 19 STREET 7A	NEW YORK	NY	10011	USA
SERGE SAFAR	PO BOX 45	NEWTON CENTER	MA	02459	USA
SERGEY PISKLAKOV	225 CENTRAL PARK WEST # 617	NEW YORK	NY	10024	USA
SEVER ANTON ANDREEA ANTON	501 HOLLOW CREEK RD	WIND POINT	WI	53402	USA
SEVERINE A PARRY	240 COLLINS AVE #2B	MIAMI BEACH	FL	33139-7126	USA
SHELLEY F RUBIN TRS SHELLEY FROST RUBIN REVOCABLE TR	100 SOUTH POINTE DR 2903	MIAMI BEACH	FL	33139	USA
SHIMRIT WOLF C/O WENDY MCKINNEY DANIEL WOLF	3101 INGERSOLL AVE	DES MOINES	IA	50312	USA
SIGITA AUSRA	220 COLLINS AVE #1B	MIAMI BEACH	FL	33139	USA
SILVIA T DUARTE	110 WASHINGTON AVE 2522	MIAMI BEACH	FL	33139	USA
SOFIELIFE LLC	110 WASHINGTON AVE # 1524	MIAMI BEACH	FL	33139	USA
SONIA REGINA DE OLIVEIRA	57 OLD SALEM CT	FLETCHER	NC	28732	USA
SOPHIE PATRICIA GUERRERO JEAN PHILLIPPE GUERRERO	110 WASHINGTON AVE #1808	MIAMI BEACH	FL	33139	USA
SOROUGH NIKNIA TRS THE NIKNIA FAMILY LIVING TRUST POURAN NIKNIA TRS	110 WASHINGTON AVE #1413	MIAMI BEACH	FL	33139	USA
SOUTH BEACH PROMOTIONS LLC	100 COLLINS AVE # 100	MIAMI BEACH	FL	33139	USA
SOUTH OF V PROPERTIES LLC	500 S POINTE DR STE 250	MIAMI BEACH	FL	33139	USA
SOUTH5 LLC C/O FEILDTONE	200 S BISCAYNE BLVD 3600	MIAMI BEACH	FL	33139	USA
SOUTH5 LLC C/O FEILDTONE	23240 CA 1	MARSHALL	CA	94940	USA
SPYRIDON KOUTSOURIS	110 WASHINGTON AVE #1709	MIAMI BEACH	FL	33139-7224	USA
STANLEY J ARONOFF &W JANET C 2200 U S BANK TOWER	425 WALNUT ST	CINCINNATI	OH	45202	USA
STANLEY WERTHEM &W MARY	110 WASHINGTON AVE #1319	MIAMI BEACH	FL	33139-7222	USA
STELA S PEREIRA	221 MERIDIAN AVE 209	MIAMI BEACH	FL	33139	USA
STEVE BOVA &W NICOLE LECHEVALIER	20505 E COUNTRY CLUB DR #139	AVENTURA	FL	33180-3037	USA
STEVEN CIFRANIC	3482 W 146 ST	CLEVELAND	OH	44111	USA
STEVEN MICHAEL GILLON	110 WASHINGTON AVE UNIT 1724	MIAMI BEACH	FL	33139	USA
SUDHAKAR D DESHMUKAH NEELA S DESHMUKAH	2810 SHERIDAN PL	EVANSTON	IL	60201	USA
SUSANA MEJIA	228 WASHINGTON AVE #6	MIAMI BEACH	FL	33179	USA
SUZANNE KRISZTINA LORINEZ JTRS KALMAN F LORINCZ JTRS	408 MIDDLE VALLEY LANE	WOODSTOCK	GA	30189	USA
TATIANA F DJUROMSCAIA	11557 SOUTHTON LN	HERNDON	VA	20170-2417	USA
TEO MAMMUCARI	235 LINCOLN RD # 201	MIAMI BEACH	FL	33139	USA
THE HOUSING AUTHORITY/MIAMI BEACH	200 ALTON RD	MIAMI BEACH	FL	33139-6742	USA
THOMAS A CAFFREY &W ANDREA CARDONA	400 S POINTE DR #2109	MIAMI BEACH	FL	33139-7361	USA
THOMAS J AFRICANO &W LESLIE B AFRICANO	226 OCEAN DR # 6GH	MIAMI BEACH	FL	33139-7448	USA
THOMAS P SPAHR	11 ISLAND AVE APT 1701	MIAMI BEACH	FL	33139-1338	USA
TOUFIE MAZZAWI RIMA MAZZAWI	9000 SW 140 ST	MIAMI	FL	33176-7109	USA
TRK AP LLC	PO BOX 2727	ORLEANS	MA	02653	USA
TRYUMPH CYCLON LLC	74 NE 40 ST	MIAMI	FL	33137	USA
URGUT LLC	4780 PINE TREE DR #2	MIAMI BEACH	FL	33140	USA
VALERIA QUAGLIATA	110 WASHINGTON AVE UNIT 1518	MIAMI BEACH	FL	33139	USA
VALERY SIGAL	225 COLLINS AVE 7K	MIAMI BEACH	FL	33139-7156	USA

VAROUJAN ARTINIAN JTRS ANKIN ARTINIAN JTRS VIKEN GARABED ARTINIAN JTRS	225 COLLINS AVE # 5K	MIAMI BEACH	FL	33139	USA
VEJLE LLC	240 COLLINS AVE 5F	MIAMI BEACH	FL	33139	USA
VERONICA A DEBURRO	110 WASHINGTON AVE #1608	MIAMI BEACH	FL	33139	USA
VICTOR A SMITH	101 COLLINS AVE #12	MIAMI BEACH	FL	33139-7241	USA
VILLA UNO LLC	2525 PONCE DE LEON 1225	CORAL GABLES	FL	33134	USA
VINCENT A GUIDO	110 WASHINGTON AVE 1310	MIAMI BEACH	FL	33139-7222	USA
VINCENZO GUSMANO	751 PINE MEADOWS RD	ORLANDO	FL	32825	USA
VINICIUS SOUZA & PATRICIA REZENDE FONSECA JTRS	9432 BYRON AVE	MIAMI	FL	33154-2440	USA
VIVIANE D ASCOLA	110 WASHINGTON AVE #2618	MIAMI BEACH	FL	33139	USA
WALTER O'LEARY	110 WASHINGTON AVE #2213	MIAMI BEACH	FL	33139	USA
WALTER SCARFO	220 WASHINTON AVE UNIT 3D	MIAMI BEACH	FL	33139-7157	USA
WANDA O ROURKE	110 WASHINGTON AVE # 1624	MIAMI BEACH	FL	33139	USA
WASHINGTON 234 LLC	2001 TYLER ST STE 5	HOLLYWOOD	FL	33020	USA
WILLIAM A APONTE	221 MERIDIAN AVE #511	MIAMI BEACH	FL	33139	USA
WILLIAM B MEDELLIN	240 COLLINS AVE UNIT 3F	MIAMI BEACH	FL	33139-7178	USA
WILLIAM D WINKOWSKI GLORIA WINKOWSKI	110 WASHINGTON AVE 2504	MIAMI BEACH	FL	33139	USA
WILLIAM FIORE & W LINDA FIORE	627 FOREST AVE	WESTFIELD	NJ	07090	USA
WILLIAM J FEENEY JR & W VICKI	220 WASHINGTON AVE 5B	MIAMI BEACH	FL	33139-7158	USA
WILLIAM J REYNOLDS	221 MERIDIAN AVE #414	MIAMI BEACH	FL	33139-7071	USA
WILLIAM REDDING JTRS PAMELA REDDING JTRS	90 WHITE OAK DR	SOUTHINGTON	CT	06489	USA
WISE BROWN HOLDING LLC	7100 SW 99 AVE STE 201	MIAMI	FL	33173-4668	USA
YANTRA 119 LLC	119 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
ZAEV A WULFFHART & DEBORAH I WULFFHART & ET AL JEFFREY IVON WULFFHART	110 WASHINGTON AVE UNIT 2617	MIAMI BEACH	FL	33139	USA

ANAMARIA FERRAO HOLM
SHIS QL 14 CONJUNTO 5 CASA 17
BRASILIA 71640055
BRAZIL

CARLOS MARTIN KARGAUER
SERGIO SESSA
CRISTIAN SESSA
BOLLINI 2269
BUENOS AIRES 1425
ARGENTINA

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CLAUDE CHABOUND CO TRS
50 RUE SAINT FERDINAND
PARIS, 75017
FRANCE

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VICOLO DELLE MURA 8
PORDENONE 33170
ITALY

FERNANDO SCHADAN
LARREA 154
BUENOS AIRES 1030
ARGENTINA

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PARIS 75017
FRANCE

GIOVANNI GIORDANO
MOLES HOUSE LEIGH PLACE KT11 2HL
COBHAM SURREY
UNITED KINGDOM

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81 RONAL AVE
TORONTO M6E 4M9
CANADA

LOUIS REZNICK TRS
40 MADISON AVE
TORONTO
CANADA

LUIS F MOLINA &W
CLARA GOMEZ
URBANIZACION EL TREBAL CASA #8
MANIZALES
COLOMBIA

MARTIN VERSCHOOR
VALERIE ANNE VERSCHOOR
237 OEGSTGEESTERWEG 2231 AV
RIJNSBURG
NETHERLANDS

NICLAS ERIKSSON
FORTROLIGHETEN 41
GOTEBORG 41270
SWEDEN

ONE TWENTY ONE COLLINS INC
1229 ST CLAIR AVE WEST
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ISSY LES MOULINEAUX 92130
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KU TOKYO
151-0063
JAPAN

SAN GABRIEL VEN UNO LLC
CARRETERA PERIMENTAL ZONA INDUSTRIAL
ESTADO
GUARICO
VENEZUELA

SHAWN SOHL
C/O ACCURATE FASTENERS LTD
550 APPLEWOOD CRESCENT
CONCORD ONTARIO L4K 4B4
CANADA

STEPHEN KOSTERS
CAROL KOSTERS
98 LAPORTE DOLLARD DES ORMEAUX
QUEBEC H9A 3H5
CANADA

STEVE COUTURE
SYLVAIN COUTURE
45 CHARLES ST EAST #2915
TORONTO, ONTARIO M4Y 0B8
CANADA

UNTARIO SB LP
573 KING ST E 102
ONTARIO M5A 1M5
CANADA

100 COLLINS PH4 LLC
157 COLLINS AVE 2 FLOOR
MIAMI BEACH, FL 33139

100 COLLINS REALTY LLC
300 S POINTE DR #3305
MIAMI BEACH, FL 33139-7350

110 CU 1 WASHINGTON LLC
110 WASHINGTON AVE #CU-1
MIAMI BEACH, FL 33139-7221

110 WASHINGTON AVE 1422 LLC
4225 SOUTH PIERCE ST
DENVER, CO 80235

110 WASHINGTON LLC
2213 NW 30 PL 7A
POMPANO BEACH, FL 33069

110 WASHINGTON SOFI LLC
110 WASHINGTON AVE #1513
MIAMI BEACH, FL 33139

110SOBE LLC
12734 KENWOOD LN 39
FORT MYERS, FL 33907

157 COLLINS AVE LLC
157 COLLINS AVE 2ND FL
MIAMI BEACH, FL 33139

205 COLLINS LLC
110 WASHINGTON AVE APT 1317
MIAMI BEACH, FL 33139

220 COLLINS LLC
220 COLLINS AVE 8B
MIAMI BEACH, FL 33141

220 COLLINS LLC
20 WEST MASHTA STE 3A
KEY BISCAYNE, FL 33149

220 COLLINS LLC
50 W MASHATA DR 3A
KEY BISCAYNE, FL 33149

220 COLLINS LLC
50 W MASHTA DR STE 3
KEY BISCAYNE, FL 33149

221 COLLINS LLC
205 COLLINS AVE
MIAMI BEACH, FL 33139

221 COLLINS LLC
221 COLLINS AVE 10
MIAMI BEACH, FL 33139

221 COLLINS LLC
20801 BISCAYNE BLVD # 403 1001
AVENTURA, FL 33180

221 MERIDIAN 308 LLC
400 E 58 ST APT 8G
NEW YORK, NY 10022

221 MERIDIAN LLC
450 NW 27 ST
MIAMI, FL 33131

235 SOBE HOSPITALITY LLC
920 COLLINS AVE
MIAMI BEACH, FL 33139

250 COLLINS PROPCO LLC
475 BRICKELL AVE 514
MIAMI, FL 33131

3I OCEAN PLACE CONDO LLC
450 ALTON RD 3506
MIAMI BEACH, FL 33139

720 PROPERTY LLC
201 SEVILLA AVE STE 301
CORAL GABLES, FL 33134

806 PORTOFINO LLC
300 S POINTE DR #806
MIAMI BEACH, FL 33139

ADEL MEKHAIL
INGRID MEKHAIL
811 NE MORNINGSIDE DR
BOCA RATON, FL 33487

AGENOR RODRIGUES CHAVES NETO
110 WASHINGTON AVE #1504
MIAMI BEACH, FL 33139

AHMED HASSAN ANKOUNI
SOUZAN ANKOUNI
22184 LONG BLVD
DEARBORN, MI 48124

AIKA LLC
3370 MARY ST
MIAMI, FL 33133

ALAN B ROSENFELD
FRANCES W ROSENFELD
110 WASHINGTON AVE # 1619
MIAMI BEACH, FL 33139

ALEJANDRO CASTRO
110 WASHINGTON AVE APT 1314
MIAMI BEACH, FL 33139-7222

ALEJANDRO J GONZALEZ
101 COLLINS AVE APT #21
MIAMI BEACH, FL 33139-7245

ALESSIA MERIGGI
66 W FLAGLER ST 1002
MIAMI, FL 33130

ALEX MORIZIO
110 WASHINGTON AVE 1515
MIAMI BEACH, FL 33139

ALEXANDER BRAGIN
BELLA BRAGIN
110 WASHINGTON AVE #1415
MIAMI BEACH, FL 33139

ALEXANDER MILZ
240 COLLINS AVE 3C
MIAMI BEACH, FL 33139

ALEXIS VALDEZ
392 5TH ST
BROOKLYN, NY 11215-2807

ALEXUNO LLC
6701 SUNSET DR STE 100
MIAMI, FL 33143

ALFONSO MARROQUIN
7239 NW 3 ST
MIAMI, FL 33126

ALFONSO VICTOR GARCIA JTRS
DELIA GARCIA JTRS
VICTORIA GARCIA JTRS
4660 SW 14 ST
MIAMI, FL 33134

ALICE DELGADO TRS
20950 SW 210 ST
MIAMI, FL 33187

ALICIA CERVERA TRS
ALICIA CERVERA SR REVOCABLE TRUST
JAVIER CERVERA TRS
1492 S MIAMI AVENUE
MIAMI, FL 33130

ALISON B SMALL TRS
ALISON B SMALL
110 WASHINGTON AVE APT #2619
MIAMI BEACH, FL 33139

ALLEGRA AND MIA CORP
221 MERIDIAN AVE UNIT 413 A
MIAMI BEACH, FL 33139

ALLISON SAFAR
110 WASHINGTON AVE #2602
MIAMI BEACH, FL 33139

AMERICO BETTONI
ALLESANDRA BETTONI
403 GULF DRIVE SOUTH
BRADENTON BEACH, FL 34217

ANA B PORTUONDO
600 NE 36 ST STE 822
MIAMI, FL 33137

ANABELLE PALACIOS
9840 SW 6 ST
MIAMI, FL 33174-1911

ANDREA CARNEVALI
C/O ANTONIA VALLA
333 BUSH ST STE# 2020
SAN FRANCISCO, CA 94104

ANDREW COHEN
110 WASHINGTON AVE 1514
MIAMI BEACH, FL 33139-7225

ANDREW E LIAKOPOULOS
110 WASHINGTON AVE #1620
MIAMI BEACH, FL 33139

ANDREW F CRISCUOLO &W CYNIA
1095 JENNIFER OAKS DR
ALPHARETTA, GA 30004

ANGELO PASCALE
110 WASHINGTON AVE 1503
MIAMI BEACH, FL 33139

ANN DIAZ
240 COLLINS AVE UNIT 2A
MIAMI BEACH, FL 33139-7126

ANNA MARIA MUSUMECI
221 MERIDAN AVE UNIT 412
MIAMI BEACH, FL 33139-7071

ANTHONY J VERDERAME &W
ALENA A VERDERAME
6 FARM LANE
LOCUST VALLEY, NY 11560

ANTHONY MATTINA
619 MAXWLL AVE
ROYAL OAK, MI 48067

ANTONIO ANGUIANO &
JUAN B MARTINEZ JR
110 WASHINGTON AVE #1612
MIAMI BEACH, FL 33139-7225

ANTONIO ANGUIANO &
JUAN B MARTINEZ JR JTRS
110 WASHINGTON AVE #1814
MIAMI BEACH, FL 33139-7233

ANTONIO ARMERO &W ANTONIA
805 NW 134 PL
MIAMI, FL 33182-2261

ANTONIO G GRANA
RIGOBERTO COLOM
PATRICIA ORNELLAS
1218 POLK ST
HOLLYWOOD, FL 33019

AQUARIUS 2009A LLC
6345 COLLINS AVE
MIAMI BEACH, FL 33141

ARKHE LLC
C/O PIQUET LAW FIRM
801 BRICKELL AVENUE #1610
MIAMI, FL 33131

ARNALDO MANCEBO
110 WASHINGTON AVE #1713
MIAMI BEACH, FL 33139

ARNALDO QUAGLIATA
110 WASHINGTON AVE #1606
MIAMI BEACH, FL 33139

ARP 2015 LLC
3 ISLAND AVE 10J
MIAMI BEACH, FL 33139

ARYAN RASHED
MOHAMMAD RASHED
110 WASHINGTON AVE STE 2603
MIAMI BEACH, FL 33139

ASTOLFO INC
800 BRICKELL AVE #701
MIAMI, FL 33131

ATHENA FLORIDA INVESTMENTS LLC
110 WASHINGTON AVE APT 2506
MIAMI BEACH, FL 33139

AURORA RODRIGUEZ
221 MERIDIAN AVE #207
MIAMI BEACH, FL 33139-7003

AVDJW INVESTMENTS INC
110 WASHINGTON AVE #1408
MIAMI BEACH, FL 33139

BALDOMERO LOPEZ & ELSA M SUAREZ
8979 SW 28 ST
MIAMI, FL 33165-3213

BARNIA LLC
3370 MARY ST
MIAMI, FL 33133

BARNIA LLC
C/O RCPA REGISTERED AGENT
3370 MARY STREET
MIAMI, FL 33133

BARRY SANDS TRS
LAND TRUST PURSUANT TO F S 687 07
470 NE 123 ST
NORTH MIAMI, FL 33161

BEACH REAL ESTATE CORP
C/O MICHAEL VIERA PA
4770 BISCAYNE BLVD 900
MIAMI, FL 33137

BEATRIZ SCHIESARI
110 WASHINGTON AVE UNIT 2616
MIAMI BEACH, FL 33139

BERNARD HAYOT
100 COLLINS AVE #308
MIAMI BEACH, FL 33139-7207

BERTA NUNEZ
228 WASHINGTON AVE #1
MIAMI BEACH, FL 33139-7131

BEVERLY WILSON JTRS
SHARON MANZANO JTRS
4338 CHESAPEAKE ST NW
WASHINGTON, DC 20016

BHUPEN J PATEL &W
RAKSHA PATEL
7337 WATER SILK DR
PINELLAS PARK, FL 33782

BLANCA BARO
221 MERIDIAN AVE UNIT 213
MIAMI BEACH, FL 33139-7004

BLUE LINE EQUITY PARTNERS LLC
1615 H ST NW
WASHINGTON, DC 20062

BOWIE COMMER FLA CORP
C/O ROJAS & STANHAM LLP
1000 BRICKELL AVE #215
MIAMI, FL 33131

BRADLEY R KROENIG TRS
BRADLEY R KROENIG REV TRUST
657 DANIEL CT
WYCKOFF, NJ 07481

BRIAN BELLEROSE
225 OCEAN DR #3K
MIAMI BEACH, FL 33139

BRYAN TREBING
SHANNAN TREBING
110 WASHINGTON AVE 1805
MIAMI BEACH, FL 33139

CABANA BOY LLC
12 SOUTHGATE AVE
ANNAPOLIS, MD 21401

CANYON PARKWAY CO LTD
240 COLLINS AVE # 2C
MIAMI BEACH, FL 33139

CARLOS DE LA TORRE
228 WASHINGTON AVE #4
MIAMI BEACH, FL 33139-7131

CARLOS J PELAEZ CARRILLO
BEATRIZ ALONSO EXPOSITO
243 MERIDIAN AVE #212
MIAMI BEACH, FL 33139

CARLOS J PELAEZ CARRILLO JTRS
MARIA DE LOS A C RODRIGUEZ JTRS
243 MERIDIAN AVE # 212
MIAMI BEACH, FL 33139

CARMEN N DELGADO
221 MERIDIAN AVE UNIT 510
MIAMI BEACH, FL 33139-7087

CAROLINE L BACEVICIUS JTRS
RIMAS BACEVICIUS JTRS
8244 W 164 CT
TINLEY PARK, IL 60477

CAROLLE EL NAFFY
110 WASHINGTON AVE #2421
MIAMI BEACH, FL 33139

CAROLYN KIENSTRA
110 WASHINGTON AVE 1618
MIAMI BEACH, FL 33139

CAVANAUGH CHARTERS INC
16885 DALLAS PARKWAY
ADDISON, TX 75001

CHARLES GAUTIER
SHARON GAUTIER
110 WASHINGTON AVE 1414
MIAMI BEACH, FL 33139

CHARLYN MARSHALL
1880 CENTURY PARK EAST 1600
LOS ANGELES, CA 90067

CHRIS L WARNING
LINDA M WARNING
24633 103 ST
NAPERVILLE, IL 60654

CHRISTINE N CASANOVA
101 COLLINS AVE #5
MIAMI BEACH, FL 33139

CHRISTINE RUSSO & H MIGUEL YANEZ
454 MANHATTAN AVE 3-L
NEW YORK, NY 10026

CHRISTOPHE ARMENGOL
110 WASHINGTON AVE #2321
MIAMI BEACH, FL 33139-7238

CHRISTOPHER B SIMPSON
225 COLLINS AVE #6I
MIAMI BEACH, FL 33139-7141

CHRISTOPHER CARTER BROWDER
110 WASHINGTON AVE APT 1406
MIAMI BEACH, FL 33139

CINDY DIBIASI
110 WASHINGTON AVE 1819
MIAMI BEACH, FL 33139

CINDY SUAREZ
701 BRICKELL KEY BLVD #202
MIAMI, FL 33131

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

CLIFF HOUSE PROPERTIES LLC
575 MADISON AVE 10 FLOOR
NEW YORK, NY 10022

CLOE FLORIDA CORP
221 MERIDIAN AVE #501
MIAMI BEACH, FL 33139

COLLIN BURNS
JANET SHIM
92 ANGUS RD NORTH
GREENWICH, CT 06831

CONRAD ZIEMBINSKI
JOANNA ZIEMBINSKI
LAURA JARAMILLO
221 MERIDIAN AVE # 202
MIAMI BEACH, FL 33139

CONSTANCE SHAPIRO
221 MERIDIAN AVE 314
MIAMI BEACH, FL 33139

COOPER TECH LLC
1000 5 ST STE 203
MIAMI BEACH, FL 33139

CORRADO RIZZA
110 WASHINGTON AVE #1816
MIAMI BEACH, FL 33139

COSMO 2306 LLC
110 WASHINGTON AVE 2306
MIAMI BEACH, FL 33139

COSMO 2404 LLC
498 SW 6 STREET OFFICE NO 1
MIAMI, FL 33130

COSMOPOLITAN RE LLC
110 WASHINGTON AVE 1622
MIAMI BEACH, FL 33139

COSMOPOLITAN RESIDENCES ON
SOUTH BEACH CONDO ASSN INC
110 WASHINGTON AVE
MIAMI BEACH, FL 33139

COURTS AT SOUTH BEACH LTD
C/O COSMOPOLITAN RES SO BCH ASSN
110 WASHINGTON AVE
MIAMI BEACH, FL 33139

CR 2615 LLC
45 PICKETT PL
NEW ALBANY, OH 43054

CRISTI L STIERS
110 WASHINGTON AVE 1521
MIAMI BEACH, FL 33139

CRISTINA FERNANDEZ
221 MERIDIAN AVE UNIT 409
MIAMI BEACH, FL 33139-7071

CURRENT PROPERTY OWNER
110 WASHINGTON AVE #2510
MIAMI BEACH, FL 33139

DANIEL A MULVEY & W
JOSEFINA MULVEY
3001 CATHEDRAL AVE NW
WASHINGTON, DC 20008

DANIEL B HOWARD
240 COLLINS AVE #7A
MIAMI BEACH, FL 33139-7181

DANIELLE DAM
110 WASHINGTON AVE 1519
MIAMI BEACH, FL 33139

DANILO & ENRICO BORRELLI JTRS
888 BISCAYNE BLVD APT 3711
MIAMI, FL 33132

DARACH J CHAPMAN
3300 GRANADA BLVD
MIAMI, FL 33134

DARRIN A COLEGRAVE
PAULA A COLEGRAVE
110 WASHINGTON AVE 1813
MIAMI BEACH, FL 33139

DARYL G HENDRICKS
MICHELE A HERMAN HENDRICKS
110 WASHINGTON AVE 2315
MIAMI BEACH, FL 33139-0000

DAVID BERG &W
JODY S BERG
11915 PARK HEIGHTS AVE
OWINGS MILLS, MD 21117

DAVID FOGIELGARN &W
CATHY FOGIELGARN
11 ROSERY LANE
BELLEAIR, FL 33756

DAVID HILLMAN
107 W DELAWARE PL #D
CHICAGO, IL 60610

DAVID JONES
739 2 ST #4
MIAMI BEACH, FL 33139-7069

DAVID S BONILLA
433 DORADO BEACH EAST
DORADO, PR 00646
PUERTO RICO

DAVID W SWIM TRS
DAVID W SWIM REVOCABLE TRUST
DAVID W SWIM
110 WASHINGTON AVE #2422
MIAMI BEACH, FL 33139

DEVIN BOUTON
1769 ARTHUR KILL RD
STATEN ISLAND, NY 10312

DIAMA 10 LLC
9130 S DADELAND BLVD STE 1509
MIAMI, FL 33156-7850

DIANA C HUNT
2955 WHITEHEAD ST
MIAMI, FL 33133

DIANE PEARL
5920 SW 93 PLACE
MIAMI, FL 33173

DONALD VINES &W MARYANN
110 WASHINGTON AVE 1420
MIAMI BEACH, FL 33139-7223

DONNA POIRIER
220 WASHINGTON AVE 2C
MIAMI BEACH, FL 33139

DOUGLAS SMITH
707 2 ST #4
MIAMI BEACH, FL 33139

DOUGLAS W FRIEDRICH
110 WASHINGTON AVE #2314
MIAMI BEACH, FL 33139-7238

DTW WASHINGTON AVENUE LLC
8275 SW 64 ST
MIAMI, FL 33143

EAST COAST PETROLEUM INC
MARIA V SURIDIS
221 MERIDIAN AVE 401
MIAMI BEACH, FL 33139

EDUARDO MANEIRA
ROSARA MANEIRA
110 WASHINGTON AVE APT #2601
MIAMI BEACH, FL 33139

EDWARD SCOTT PEREIRA
225 COLLINS AVE #5J
MIAMI BEACH, FL 33139

ELAINE ANDRAE CORRIGAN TRS
6304 TAHOE DR
LOS ANGELES, CA 90068

ELAINE LEARY LE
REM VANESSA J UZAN
110 WASHINGTON AVE #1611
MIAMI BEACH, FL 33139

ELLEN CAVACINI
110 WASHINGTON AVE # 1722
MIAMI BEACH, FL 33139

ELLIOT B RICHMAN
110 WASHINGTON AVE 1822
MIAMI BEACH, FL 33139

ELSA LAVIN JTRS
FRANK A LAVIN JR JTRS
110 WASHINGTON AVE #1303
MIAMI BEACH, FL 33139

ELVIRA GARICA DEL BUSTO
CESAR GARICA DEL BUSTO
9639 NW 47 TER
DORAL, FL 33178

EMANUELE CORVO
450 WEST 17TH ST #603
NEW YORK, NY 10011

EMILY ANDRIS &
LOUIS M ANDRIS JR
8621 SW 161 TER
PALMETTO BAY, FL 33157

EMINA RAJKOVIC GOLDBERG
1 HOLLOW LN STE 307
NEW HYDE PARK, NY 11042

EMMA ELMAS
400 S POINTE DR 2104
MIAMI BEACH, FL 33139

ENLACE N & C LLC
110 WASHINGTON AVE #1324
MIAMI BEACH, FL 33139-7221

ENRIQUE ACOSTA
1111 CRANDON BLVD # B 407
KEY BISCAYNE, FL 33149

ENRIQUE G VILATO &W
SILVIA P VILATO
225 COLLINS AVE #8J
MIAMI BEACH, FL 33139-7156

ENTRUST GROUP INC
FBO ASGAR RAHMAN IRA #57-00665
555 12 ST #1250
OAKLAND, CA 94607

ERIC SUTTON
240 COLLINS AVE 5G
MIAMI BEACH, FL 33139

ERIK M HERZFIELD
110 WASHINGTON AVE #2413
MIAMI BEACH, FL 33139

ERNESTO ENRIQUEZ
101 COLLINS AVE #15
MIAMI BEACH, FL 33139-7245

ESTHER FEINGOLD TRS
120 GAVILAN AVE
COCO PLUM CORAL GABLES, FL 33143-6557

EUGENE LEFKOWITZ
JUDITH LEFKOWITZ
240 COLLINS AVE UNIT 4-A
MIAMI BEACH, FL 33139-7179

EURO SUNBELT PROPERTIES LLC
100 COLLINS AVE # 210
MIAMI BEACH, FL 33139

EURO SUNBELT PROPERTIES LLC
605 LINCOLN RD # 301
MIAMI BEACH, FL 33139

FABIO R SALAZAR
5975 FRESH POND ROAD
MASPETH, NY 11378

FAITH TUEDOR
TOSAN MATTHEWS
110 WASHINGTON AVE 2507
MIAMI BEACH, FL 33139

FAKAFLO CORP
20295 NE 29 PL 100A
AVENTURA, FL 33180

FERNANDO F CRUZ
221 MERIDIAN AVE UNIT 302
MIAMI BEACH, FL 33139-7005

FERNANDO FUENTES
MAYRA FUENTES
110 WASHINGTON AVE # 1718
MIAMI BEACH, FL 33139

FLORENTINO NILOOBAN
JOHN MARAVEGIAS
NICK KONIARIS
2981 FORD STREET EXT # 318
OGDENSBURG, NY 13669-3474

FRANCESCA PORCELLI
110 WASHINGTON AVE 1816
MIAMI BEACH, FL 33139

FRED D SCIAMMAS TRUST 2000
FRED D SCIAMMAS (BEN)
110 WASHINGTON AVE #2607
MIAMI BEACH, FL 33139-7240

FREDERICK GREENBERG LE
REM MICHAEL HALBERG
4471 SW 105 AVE
DAVIE, FL 33328

GARDEN PRODUCTIONS HOLDINGS INC
40 SW 13 ST STE 804
MIAMI, FL 33130

GENNELL A JEFFERSON
1310 W FLETCHER ST #1E
CHICAGO, IL 60657

GENOA CLUB MIAMI BEACH LLC
1800 SUNSET HARBOR DR # 213
MIAMI BEACH, FL 33139

GEORG KIRCHGAESSER
CATHERINE M LAPADULA KIRCHGAESSER
110 WASHINGTON AVE #1615
MIAMI BEACH, FL 33139

GEORGE MEYER
LINDA A MEYER
404 CENTRAL AVE
POINT PLEASANT BEACH, NJ 08742-3201

GEORGE H BEUCHERT III
243 MERIDIAN AVE #111
MIAMI BEACH, FL 33139-7096

GEORGE STEVEN WILLOUGHBY
KAREN D WILLOUGHBY
110 WASHINGTON AVE 1317
MIAMI BEACH, FL 33139

GERALD JONAS
3939 W MCKINLEY AVE
MILWAUKEE, WI 53208

GERALD L POSNER &W TRISHA
110 WASHINGTON AVE #2401
MIAMI BEACH, FL 33119-0000

GIANFRANCO CARRETTI
GIANFRANCO CARRETTI
243 MERIDIAN AVE #211
MIAMI BEACH, FL 33139

GILBERT D BEAUPERTHUY TRS
BEAUPERTHUY JOINT REV TR
CRISTINA M BEAUPERTHUY TRS
110 WASHINGTON AVE 2614
MIAMI BEACH, FL 33139

GILLMAN PROPERTIES LLC
40 WORTH ST STE 600
NEW YORK, NY 10013

GINA M WILSHER
27782 HORSESHOE BND
SAN JUAN CAPISTRANO, CA 92675-1521

GIOVANNI GIORDANO
110 WASHINGTON AVE 2502
MIAMI BEACH, FL 33139

GIOVANNI MATERASSI &W
SUSANNA FABRIS
6303 BLUE LAGOON DR #200
MIAMI, FL 33126

GLOBAL PORTFOLIO LLC
125 JEFFERSON AVE 142
MIAMI BEACH, FL 33139

GLORIA FIORAVANTI
110 WASHINGTON AVE #1511
MIAMI BEACH, FL 33139

GOVERI LLC
110 WASHINGTON AVE 1517
MIAMI BEACH, FL 33139

GRABEN SOUTH BEACH LLC
300 S POINTE DR STE 505
MIAMI BEACH, FL 33139

GREGORY MORRIS TRS
OCEAN PLACE 226 REVOCABLE LIV TR
480 6 AVENUE PMB 204
NEW YORK, NY 10011

GREGORY STOSKOPF
500 WEST 43 STREET APT 35B
NEW YORK, NY 10036

GUILLERMO G GARAU-MEDINA
LIZ LOPEZ
110 WASHINGTON AVE #1308
MIAMI BEACH, FL 33139

GUILLERMO R CUEVAS
221 MERIDAN AVE UNIT 411
MIAMI BEACH, FL 33139-7071

HASMIT POPAT
18834 STONE OAK PKWY # 103
SAN ANTONIO, TX 78258

HECTOR M RAMOS
9150 LIME BAY BLVD B9 APT211
FORT LAUDERDALE, FL 33321

HEDENSTED LLC
240 COLLINS AVE 5F
MIAMI BEACH, FL 33139

HUBERT MITTNECKER
QIAOYU HU
703 2 ST UNIT 2
MIAMI BEACH, FL 33139

IAN SCOTT
240 COLLINS AVE APT 2E
MIAMI BEACH, FL 33139-7126

IBIZA 2 INC
74 NE 40 ST
MIAMI, FL 33137

IDALIS ALAVAREZ
1790 S TREASURE DR 2A
NORTH BAY VILLAGE, FL 33141

IGOR K KOTLIAR
100 COLLINS AVE #310
MIAMI BEACH, FL 33139

ILAN ALLAN FEINGOLD TRS
ESTHER M FEINGOLD IRREVOC TRUST
120 GAVILAN AVE
CORAL GABLES, FL 33143

ILEANE SPINNER
2 GRACE CT #5B
BROOKLYN, NY 11201

INSPIRATION BED & BREAKFAST
AND HEALTH SPA
233 1 ST
MIAMI BEACH, FL 33139-7354

INVERSIONES COSMO CU5 LLC
175 SW 7 ST #1523
MIAMI, FL 33130

INVERSUR LLC
1210 NE 96 ST
MIAMI SHORES, FL 33138

ION V PANCU &W
MIHAELA PANCU
1425 GARDEN ST APT 604
HOBOKEN, NJ 07030

IPF US CONDO LLC
205 COLLINS AVE
MIAMI BEACH, FL 33139

IRON STRATEGIES LLC
243 MERIDIAN AVE UNIT 215
MIAMI BEACH, FL 33139

IRVING SHECHTMAN
4401 COLLINS AVE #2-1412
MIAMI BEACH, FL 33140

ISAO KUDO
221 MERIDIAN AVE # 310
MIAMI BEACH, FL 33139-7088

IVAN TORO
110 WASHINGTON AVE APT 1210
MIAMI BEACH, FL 33139-7222

J MICHAEL PROPERTIES II LLC
1345 NORTH ASTOR STREET
CHICAGO, IL 60610

JACKY WERTA
10275 COLLINS AVE APT 422
MIAMI BEACH, FL 33154-1461

JAMES BRENDAN O'NEIL
101 COLLINS AVE UNIT 17
MIAMI BEACH, FL 33139-7245

JAMES S KIZER
ERIKA ANGULO
202 WASHINGTON AVE #14
MIAMI BEACH, FL 33139

JAMIE STEIN &W ANA P DE FARIA
930 BAY DR 14
MIAMI BEACH, FL 33141

JAN GRAD &W DANUTA
2724 NE 21 TERR APT 2
FT LAUDERDALE, FL 33306

JANET BROWN
220 COLLINS AVE UNIT 6A
MIAMI BEACH, FL 33139-7125

JASWINDER SANDHU
110 WASHINGTON AVE APT 2409
MIAMI BEACH, FL 33139-7239

JAW WASHINGTON AVENUE LLC
8275 SW 64 ST
MIAMI, FL 33143

JERRY HARPER &
ROSE HARPER
110 WASHINGTON AVE #1704
MIAMI BEACH, FL 33139

JESSICA D BOVA
110 WASHINGTON AVE #1621
MIAMI BEACH, FL 33139

JJCU 6 LLC
500 SOUTH POINTE DR STE 210
MIAMI BEACH, FL 33139-7317

JKP INVESTMENT COMPANY LLC
1501 W 24 ST
MIAMI BEACH, FL 33140

JMS FAMILY INVESTMENT LLC
110 WASHINGTON AVE
MIAMI BEACH, FL 33139

JOAQUIN CORTIZO
739 2 ST #8
MIAMI BEACH, FL 33139-7069

JOHANN SAN CRISTOBAL
709 2 ST 5
MIAMI BEACH, FL 33139-7042

JOHN BLIZZARD
TARA BAPTISTE
110 WASHINGTON AVE 1315
MIAMI BEACH, FL 33139

JOHN D RELIC
226 OCEAN DR 4D
MIAMI BEACH, FL 33139

JOHN DOBSON
140 CHRISTIE HILL RD
DARIEN, CT 06820

JOHN LATELLA JTRS
EDUARDO PRATES DE SOUZA JTRS
110 WASHINGTON AVE #2416
MIAMI BEACH, FL 33139

JOHN MARAVEGIAS
NICK KONIARIS
FLORENTINO NILOOBAN
225 COLLINS AVE #5L
MIAMI BEACH, FL 33139

JOHN MCCLUSKEY &W
NANCY MCCLUSKEY
PO BOX 2764
DUXBURY, MA 02331

JOHN PAGOUMIAN
SVETLANA SUTOVA PAGOUMIAN
110 WASHINGTON AVE 2621
MIAMI BEACH, FL 33139

JOHN SEITZ
8 GREENE ST APT 6
NEW YORK, NY 10013-5802

JOHN W CALDWELL
ADRIANA CALDWELL
18910 WENTWORTH DR
MIAMI, FL 33015

JOHNNY MONTOYA
100 COLLINS AVE #313
MIAMI BEACH, FL 33139

JONATHAN S GELLMAN
638 NORMAN PLACE
WESTFIELD, NJ 07090

JOONOK YANG
110 WASHINGTON AVE #1215
MIAMI BEACH, FL 33139-7222

JORGE H ARIVIELLO
LUZ A VARON
5837 NW 112 CT
DORAL, FL 33178

JORGE H ARIVIELLO
LUZ A VARON
110 WASHINGTON AVE APT 2517
MIAMI BEACH, FL 33139-7240

JOSE A PETIT TRS
JOSE A PETIT AND GLADIYS PETIT TRUST
2455 SW 60 CT
MIAMI, FL 33155

JOSE ADORNO
739 2 ST APT #6
MIAMI BEACH, FL 33139

JOSE M MUNOZ &W MONICA ESPINOSA
110 WASHINGTON AVE #1412
MIAMI BEACH, FL 33139-7223

JOSE MANUEL TOMAS
110 WASHINGTON AVE #1313
MIAMI BEACH, FL 33139

JOSE MARCUS C DE MENEZES
ANA MARIE REGINA DE MENEZES
8011 SANDBURG CT
DUNN LORING, VA 22027

JOSE O TRIANA
3495 W 1 AVE
HIALEAH, FL 33012

JOSEPH FERREIRA
530 OCEAN DR. UNIT 206
MIAMI BEACH, FL 33139

JOSEPHINE WOOD
226 OCEAN DR #3-B
MIAMI BEACH, FL 33139

JUAN CARLOS CHAOUI
5313 COLLINS AVE APT 805
MIAMI BEACH, FL 33140

JUELSMINDE LLC
240 COLLINS AVE 5F
MIAMI BEACH, FL 33139

KAINE 136 LLC
2650 BISCAYNE BLVD
MIAMI, FL 33137

KAINE PARKING 125 LLC
LAWRENCE F KAINE
2650 BISCAYNE BLVD
MIAMI, FL 33137

KARIN A AFTINK VAN GOOL TRS
PO BOX 8392
BRECKENRIDGE, CO 80424

KARINA CONDE PA
2069 NE 123 ST
NORTH MIAMI, FL 33181

KARL H SMITH
4 E 78TH ST APT 4
NEW YORK, NY 10075-1735

KARLOS ANDRE BRAGGS
5323 DENTON DRIVE
DALLAS, TX 75235

KATHRYN STEIGERWALD
COLLEEN HOLLOWAY
110 WASHINGTON AVE 1323
MIAMI BEACH, FL 33139

KEITH AUSTIN MCQUILLEN
730 3RD ST APT 207
MIAMI BEACH, FL 33139-6863

KENNETH R MANGONE
STEVE J CASTELLA
6248 EMERALDWOOD PL
DALLAS, TX 75254

KENNETH SILVER &W
CAROL SILVER
110 WASHINGTON AVE #2320
MIAMI BEACH, FL 33139-7238

KENT L KAROSEN
BRIAN B HAUSERMAN
110 WASHINGTON AVE 1321
MIAMI BEACH, FL 33139

KERDOS LLC
1150 SW 22 ST
MIAMI, FL 33129

KESTUTIS KRISCIUNAS
4545 W 67 ST
CHICAGO, IL 60629

KEVIN F HOBBS TRS
47 HILLS POINT RD
WESTPORT, CT 06880

KEVIN J GRAVELINE
11096 ROCKLEDGE VIEW DR
WEST PALM BEACH, FL 33412-2480

KONSTANTINE CHERNUKHA
GALINA CHERNUKHA
110 WASHINGTON AVE #1405
MIAMI BEACH, FL 33139

KURT SCHENK
TRUDI SCHENK
110 WASHINGTON AVE #1616
MIAMI BEACH, FL 33139

LAND TRUST SERVICE CORPORATION TR
TRUST NO 221306
PO BOX 186
LAKE WALES, FL 33859

LARRY GILBERG
ANNA GILBERG
7 ALVISO CT
PACIFICA, CA 94044

LAUREN CARRA
110 WASHINGTON AVE #1712
MIAMI BEACH, FL 33139

LAURENT BACZYNSKYJ
110 WASHINGTON AVE 2309
MIAMI BEACH, FL 33139

LAWRENCE F KAINE
1717 N BAYSHORE DR UNIT 2032
MIAMI, FL 33132-1156

LAZARO E MARTINEZ & GILZA M FORT
161 WESTWARD DR
MIAMI SPRINGS, FL 33166-5257

LEE SCHNEIDER
30 N LASALLE ST #3930
CHICAGO, IL 60602

LEONARDO FABIAN ALTSTUT
STEPHANIE TEIXEIRA ALTSTUT
110 WASHINGTON AVE 1821
MIAMI BEACH, FL 33139

LEONARDO REPLE MANTOVANELLI
NEIDE TOMAZI
221 MERIDIAN AVE 402
MIAMI BEACH, FL 33139

LHM ENTERP COSMOPOLITAN LLC
7400 W FLAGLER ST
MIAMI, FL 33144

LIBARDO TELLEZ &W AMALIA
2101 BRICKELL AVE UNIT 1112
MIAMI, FL 33129-2114

LINDA S JEVAHIRIAN
22821 VIOLET ST
FARMINGTON, MI 48336

LISA NAPOLITANO
500 W 23RD ST APT#10E
NEW YORK, NY 10011

LOGTOWN PROPERTIES LLC
2130 FERNCLIFF RD
CHARLOTTE, NC 28211

LORRAINE RINALDO
110 WASHINGTON AVE #1311
MIAMI BEACH, FL 33139

LUCA FIDENZIO JTRS
240 COLLINS AVENUE #5C
MIAMI BEACH, FL 33139

LUCA PARLANTI
105 DUANE ST APT 36D
NEW YORK, NY 10007

LUCIANA FIORAVANTI
125 JEFFERSON AVE #142
MIAMI BEACH, FL 33139

LUCIANA LOPES DO NASCIMENTO
110 WASHINGTON AVE 1510
MIAMI BEACH, FL 33139

LUCIO CATONE
110 WASHINGTON AVE #1605
MIAMI BEACH, FL 33139-7225

LUIS C PADILLA
101 COLLINS AVE UNIT 4
MIAMI BEACH, FL 33139-7231

LUIS E TOLLINCHE
PETER R MEYER
119 FULTON ST APT 12
NEW YORK, NY 10038-2729

LUIS PADILLA
ZAIDA PADILLA
LUIS C PADILLA
1080 94 ST 509
BAY HARBOR ISLANDS, FL 33154

MAC 100 LLC
300 S POINTE DR STE 3305
MIAMI BEACH, FL 33139-7350

MAC 101 COLLINS LLC
157 COLLINS AVE
MIAMI BEACH, FL 33139

MAC 225 LLC
157 COLLINS AVE 2ND FL
MIAMI BEACH, FL 33139-7242

MADMAX HOUSE LLC
225 COLLINS AVE # 6 K
MIAMI BEACH, FL 33139

MAHYAR TAHBAZ
601 NE 36 ST STE 708
MIAMI, FL 33137

MALGORZATA CHOJNACKI
221 MERIDIAN AVE UNIT 502
MIAMI BEACH, FL 33139-7072

MANUEL RAVELO
221 MERIDIAN AVE UNIT 210
MIAMI BEACH, FL 33139-7004

MARC A LIPPMAN TRS
MARC A LIPPMAN PROPERTY TRUST
110 WASHINGTON AVE 2521
MIAMI BEACH, FL 33139

MARC ARTHUR MENASE
LAETITIA CHEKROUN MENASE
110 WASHINGTON AVE #2518
MIAMI BEACH, FL 33139

MARC GELLMAN TRS
MARC GELLMAN LIVING TRUST
1125 MAXWELL LN
HOBOKEN, NJ 07030

MARCELO BASTOS CASTILLO BRANCO
110 WASHINGTON AVE #1509
MIAMI BEACH, FL 33139-7223

MARCOS LOPEZ AROCHA &W
MARIA ALEMAN LOPEZ
3230 NW 126 AVE
SUNRISE, FL 33323

MARGARET CARUTHERS
34 BERRY ST #4T
BROOKLYN, NY 11249

MARGOT HOUSE LLC
3370 MARY STREET
MIAMI, FL 33133

MARIA A ALI
RICARDO ALI
LILIANA MOLINA
110 WASHINGTON AVE #1410
MIAMI BEACH, FL 33139

MARIA C GARNICA
110 WASHINGTON AVE 1419
MIAMI BEACH, FL 33139

MARIA J LARA
110 WASHINGTON AVE 2311
MIAMI BEACH, FL 33139

MARIA P ROSERO
110 WASHINGTON AVE #1502
MIMAI BEACH, FL 33139

MARIA TERESA RAMIREZ LOPEZ
110 WASHINGTON AVE #2608
MIAMI BEACH, FL 33139

MARILYN JORGE
221 MERIDIAN AVE #410
MIAMI BEACH, FL 33139

MARINA A MALLMANN
210 WASHINGTON AVE # 10
MIAMI BEACH, FL 33139

MARINA SHAP
C/O MARINA SHAP
2843 S BAYSHORE DR #16B
MIAMI, FL 33133

MARK G NOLLER
225 COLLINS AVE 7J
MIAMI BEACH, FL 33139

MARTIN J VANDERPLOEG TRS
MARTIN J VANDERPLOEG 2001 REVOC
LIVING TRUST
225 COLLINS AVE #8K 8L
MIAMI BEACH, FL 33139

MATTHEW GORDON RICE
JESSICA LYNNE RICE
110 WASHINGTON AVE # 1213
MIAMI BEACH, FL 33139

MATTHEW J FEELEY
110 WASHINGTON AVE #1320
MIAMI BEACH, FL 33139-7222

MATTINA VENTURES LLC
922 QUARRY
ROCHESTER HILLS, MI 48306

MD LLC
465 OCEAN DR #722
MIAMI BEACH, FL 33139-6626

MEDARDO MILIAN (JR)
220 WASHINGTON AVE #4D
MIAMI BEACH, FL 33139-7155

MERCURY 211 LLC
4380 N BAY RD
MIAMI BEACH, FL 33140

MERCURY 214 LLC
1600 NW 165 ST
NORTH MIAMI BEACH, FL 33169

MERCURY 215 LLC
1600 NW 165 ST
NORTH MIAMI BEACH, FL 33169

MERCURY 300 LLC
4380 N BAY RD
MIAMI BEACH, FL 33140

MERCURY 303 LLC
1600 NW 165 ST
NORTH MIAMI BEACH, FL 33169

MERCURY HOTEL GROUP LLC
100 COLLINS AVE #15
MIAMI BEACH, FL 33139

MERCURY HOTEL GROUP LLC
100 COLLINS AVE #CU-15
MIAMI BEACH, FL 33139-7207

MERIDIAN 506 LLC
5820 SW 73 AVE
MIAMI, FL 33143

MERIDIAN AVENUE CORP
220 71 ST #213
MIAMI BEACH, FL 33141

MICHAEL BARRINEAU
110 WASHINGTON AVE UNIT 1613
MIAMI BEACH, FL 33139

MICHAEL CHIPKO & MATTHEW PURKO
101 COLLINS AVE #14
MIAMI BEACH, FL 33139-7241

MICHAEL E AGUILAR
41-19 60 ST #3-A
WOODSIDE, NY 11377

MICHAEL NARULA & SATPAL SINGH
101 COLLINS AVE #8
MIAMI BEACH, FL 33139-7241

MICHAEL RYAN
CATEHRINE GOTAY
111 CHIPPEWA RD
YONKERS, NY 10710

MICHAEL RYAN &
CATHERINE GOTAY JTRS
111 CHIPPEWA RD
YONKERS, NY 10710

MIDI 1702 INC
800 BRICKELL AVE STE 701
MIAMI, FL 33131

MIGUEL NOBILE
465 OCEAN DR #1123
MIAMI BEACH, FL 33139-6628

MIKE HEZEMANS
100 WEST AVENUE UNIT #617
MIAMI BEACH, FL 33139

MILAGROSA D JESUS GUERRA LE
REM ROQUE ROXANA DE LA PAZ
533 MERIDIAN AVE UNIT 7
MIAMI BEACH, FL 33139

MINALGA ROMAS
220 COLLINS AVE #2-A
MIAMI BEACH, FL 33139

MIRIAM COLON
739 2ND ST APT 3
MIAMI BEACH, FL 33139

MIRIAM HERNANDEZ
4600 SW 94 AVE
MIAMI, FL 33165-5846

MITCHELL R BERLIN
MILAN D LINT
31 PROSPECT PARK W
BROOKLYN, NY 11215-2307

MOBILE ARTS INC
212 COLLINS AVE
MIAMI BEACH, FL 33139

MODIMIDA LLC
C/O HOWARD CHASE REAL ESTATE LLC
1354 WASHINGTON AVE 220
MIAMI BEACH, FL 33139

MOUSTAFA M SOLIMAN TRS
LYNN SKZYNEAR TRS
2203 MASSACHUSETTS AVE NORTHWEST
WASHINGTON, DC 20008

MUR INVEST GRP INC
C/O P&B SERVICES INC
13205 SW 137 AVE STE 122
MIAMI, FL 33186-5334

MUR INVEST GRP INC
C/O P&B SERVICES OF MIAMI INC
13205 SW 137 AVE SUITE 122
MIAMI, FL 33186-5334

MYRET LLC
C/O TURNER & ASSOCIATES LLP
200 S BISCAYNE BLVD # 1770
MIAMI, FL 33131

NABOLEX LLC
5600 COLLINS AVE #11M
MIAMI BEACH, FL 33140

NAHI MUFARRIGE
SONIA MUFARRIGE
4208 CASE ST
HOUSTON, TX 77005

NATALIE TORRES
206 WASHINGTON AVE 12
MIAMI BEACH, FL 33139-7116

NATHAN BROWNING
248 WASHINGTON AVE #2
MIAMI BEACH, FL 33139

NATHAN BROWNING
248 WASHINGTON AVE #1
MIAMI BEACH, FL 33139-7104

NICHOLAS KONIARIS
JOHN MARAVEGIAS
226 OCEAN DR # 5D
MIAMI BEACH, FL 33139

NICK SERIANNI
110 WASHINGTON AVENUE #1811
MIAMI BEACH, FL 33139

NIKOLETTA SZILVIA KALLOS
MONIKA HENRIETTA KALLOS
110 WASHINGTON AVE 1421
MIAMI BEACH, FL 33139

NILS GORAN ALBINSSON
4281 EXPRESSLANE #3302
SARASOTA, FL 34238

NIRIT WELKOVITZ
3802 NE 207 ST APT 1804
AVENTURA, FL 33180-3853

NOEL NUNEZ
228 WASHINGTON AVE #3
MIAMI BEACH, FL 33139-7131

OCEAN PLACE 3J LLC
1000 SOUTH POINT DR #2101
MIAMI BEACH, FL 33139

ODYSSEUS LLC
1338 CLARET CT
FT MEYERS, FL 33919

OFIR KAHATI
1096 PEARL ST
NORTH WOODMERE, NY 11581

OLGA AMAYA
220 WASHINGTON AVE #3C
MIAMI BEACH, FL 33139-7157

ORLANDO M FORTUN &W ISIS
8260 NW 171 ST
MIAMI, FL 33015-3738

OSCAR SANCHEZ &W
LIDA RODRIGUEZ TASEFF
110 WASHINGTON AVE 2606
MIAMI BEACH, FL 33139-7240

PAMELA JENNIFER MCGOWAN
204 WASHINGTON AVE #13
MIAMI BEACH, FL 33139

PAOLO GANDOLFI
127 RIVERSIDE DR
NEW YORK, NY 10024

PARADISE POINT ENTERPRISES INC
161 SW 6 TERR
BOCA RATON, FL 33486

PAUL A FELFLE &W SANDRA VELEZ
226 OCEAN DR #4C
MIAMI BEACH, FL 33139-7449

PAUL A GISCARD
110 WASHINGTON AVE #1409
MIAMI BEACH, FL 33139-7223

PAUL A LEVINSON
PATRICIA K LEVINSON
315 E NEW ENGLAND AVE 6
WINTER PARK, FL 32789

PAUL BREZINSKY
221 MERIDIAN PLAZA #307
MIAMI BEACH, FL 33139

PAUL D GEORGE
31170 COUNTRY RIDGE CIRCLE
FARMINGTON HILLS, MI 48331

PAUL F GEITNER
RAFAEL DE BUSTAMANTE TELLO
1590 GATEKEEPER WAY
CENTERVILLE, OH 45458

PAUL P KELLY
DEBRA A KELLY
110 WASHINGTON AVE 1601
MIAMI BEACH, FL 33139

PEDRO P IGLESIAS
110 WASHINGTON AVE #2316
MIAMI BEACH, FL 33139

PETER CRISTANCHO
1035 N 31 RD
HOLLYWOOD, FL 33021

PETER DOTY
ZSUZSANNA DOTY
220 WASHINGTON AVE 4A
MIAMI BEACH, FL 33139

PETER RAYMOND SCHNEIDER
ADRIENNE ARMSTRONG
1345 WOODSIDE DR
MC LEAN, VA 22102

PETRA STEKL FALTYNNOVA
110 WASHINGTON AVE #2508
MIAMI BEACH, FL 33139

PHILIP J ALLAN
JOSE WALTAN DOS SANTOS
243 MERIDIAN AVE 213
MIAMI BEACH, FL 33139

PINK FLAMINGO 14 LLC
1521 ALTON ROAD #272
MIAMI BEACH, FL 33139-7221

PLES HANDEL GMBH
C/O ERWIN SLATIC
336 MERIDIAN AVE
MIAMI BEACH, FL 33139

PRADEEP VASWANI
705 2 ST #3
MIAMI BEACH, FL 33139-7042

PREMATESH CHATTOO &
RAJESH CHATTOO & VISHAL SOOD
100 COLLINS AVE #203
MIAMI BEACH, FL 33139-7207

PRESTWICK FAMILY LLC
2750 NE 185 ST 204
AVENTURA, FL 33180

PROA LLC
444 BRICKELL AVE #415
MIAMI, FL 33131-2405

QUEEN CITY PROPERTIES HOLDING CO LLC
1620 PLATTE ST B209
DENVER, CO 80202

QUINMA INC
1835 NE MIAMI GARDENS DR #440
NORTH MIAMI BEACH, FL 33179

R J BRADFORD &W PATRICIA
SAMUEL BRADFORD
SAMUEL BRADFORD
221 MERIDIAN AVE 509
MIAMI BEACH, FL 33139

RAFAEL PALOP
101 COLLINS AVE 7
MIAMI BEACH, FL 33139

RAFFAELE AGOVINO
110 WASHINGTON AVE # 1806
MIAMI BEACH, FL 33139

RAFFAELLA CHIANTINI
240 COLLINS AVE #7B
MIAMI BEACH, FL 33139

RAMLE INTERNATIONAL CORP
12855 SW 136 AVE #207
MIAMI, FL 33186-5827

RANDALL D FREED &W
ANNA WALKOWSKI
110 WASHINGTON AVE UNIT 1505
MIAMI BEACH, FL 33139

RAYMOND MATTHEW DEERING III
OTMARA DEERING
240 COLLINS AVE 6C
MIAMI BEACH, FL 33139

RED OAK MIAMI LLC
12000 BISCAYNE BLVD STE 107
NORTH MIAMI, FL 33181

REGINA CONTOS
730 3 ST #101
MIAMI BEACH, FL 33139-6860

RICARDO FONDO &W MARGARITA
50 NW 204 ST #9
MIAMI, FL 33169-2603

RICHARD A CANTOR &
CHARLES L GRIZZLE JTRS
110 WASHINGTON AVE 2519
MIAMI BEACH, FL 33139

RICHARD FONDO &W MARGARITA
50 NW 204 ST #9
MIAMI, FL 33169-2603

RICHARD JOHN GIACCO JR
DOROTHY MEREDITH KELLER
2302 SAYMOURE RD
WILMINGTON, DE 19805-2813

RICHARD KNIGHT
110 WASHINGTON AVE #2211
MIAMI BEACH, FL 33139

RICHARD M WHITE &
RICHARD M CARROLL
50 LEXINGTON AVE #7D
NEW YORK, NY 10010

RICHARDO I KILPATRICK &W CAROLE C
612 DORCHESTER DR 192
ROCHESTER HILLS, MI 48307

RICHARDO KILPATRICK
CAROLE KILPATRICK
612 DORCHESTER DR 192
ROCHESTER HILLS, MI 48307

ROBERT A PECK TRS
DESCENDANTS SEPARATE TRUST
JUDITH POLLACK TRS
PO BOX 24388
KNOXVILLE, TN 37933

ROBERT C WILBURN
PATRICIA E WILBURN
110 WASHINGTON AVE #1711
MIAMI BEACH, FL 33139

ROBERT LOMBARDI
6040 NW 67 CT
PARKLAND, FL 33067

ROBERT MAZEROLLE
TERESA DI CAIRANO
110 WASHINGTON AVE 2418
MIAMI BEACH, FL 33139

ROBERT S BETTER
LISA C BETTER
3265 COACOOCHIEE ST
MIAMI, FL 33133

ROBERTO LUZ DE BARROS BARRETO
FLAVA G PENA DE BARROS BARRETO
110 WASHINGTON AVE #2403
MIAMI BEACH, FL 33139

ROCHELLE FILKER ANDREOTTI
ANDERSON SCOTT BARNES
110 WASHINGTON AVE UNIT 1416
MIAMI BEACH, FL 33139

RONALD J RICK III
101 COLLINS AVE 3
MIAMI BEACH, FL 33139

RONDA L BAKER
110 WASHINGTON AVE #2610
MIAMI BEACH, FL 33139-7240

ROSELEINE MOUSSIGNAC
228 WASHINGTON AVE #7
MIAMI BEACH, FL 33139

RREALTY LLC
11027 NW 122 ST
MEDLEY, FL 33178

SAINT TERESA OF AVILA 2 LLC
851 MERIDIAN AVE UNIT 32
MIAMI BEACH, FL 33139

SAMAR SLEIMAN
221 MERIDIAN AVE 201
MIAMI BEACH, FL 33139

SAMUEL FARKAS &W MAGDA
8 HAYES CT #201
MONROE, NY 10950

SASHA KLEIN
228 WASHINGTON AVE # 5
MIAMI BEACH, FL 33139

SASHA KLEIN
228 WASHINGTON AVE # 8
MIAMI BEACH, FL 33139

SCOTT A FISHER
942 S PEARL ST 101
DENVER, CO 80209

SCOTT HAMPTON
100 COLLINS AVE 307
MIAMI BEACH, FL 33139

SEAN A SCOTT
225 COLLINS AVE 7L
MIAMI BEACH, FL 33139

SEATILE INTERNATIONAL LLC
225 COLLINS AVE #4I
MIAMI BEACH, FL 33139

SECOND AND FOURTH LLC
270 W 19 STREET 7A
NEW YORK, NY 10011

SERGE SAFAR
PO BOX 45
NEWTON CENTER, MA 02459

SERGEY PISKLAKOV
225 CENTRAL PARK WEST # 617
NEW YORK, NY 10024

SEVER ANTON
ANDREEA ANTON
501 HOLLOW CREEK RD
WIND POINT, WI 53402

SEVERINE A PARRY
240 COLLINS AVE #2B
MIAMI BEACH, FL 33139-7126

SHELLEY F RUBIN TRS
SHELLEY FROST RUBIN REVOCABLE TR
100 SOUTH POINTE DR 2903
MIAMI BEACH, FL 33139

SHIMRIT WOLF
C/O WENDY MCKINNEY
DANIEL WOLF
3101 INGERSOLL AVE
DES MOINES, IA 50312

SIGITA AUSRA
220 COLLINS AVE #1B
MIAMI BEACH, FL 33139

SILVIA T DUARTE
110 WASHINGTON AVE 2522
MIAMI BEACH, FL 33139

SOFIELIFE LLC
110 WASHINGTON AVE # 1524
MIAMI BEACH, FL 33139

SONIA REGINA DE OLIVEIRA
57 OLD SALEM CT
FLETCHER, NC 28732

SOPHIE PATRICIA GUERRERO
JEAN PHILLIPPE GUERRERO
110 WASHINGTON AVE #1808
MIAMI BEACH, FL 33139

SOROUGH NIKNIA TRS
THE NIKNIA FAMILY LIVING TRUST
POURAN NIKNIA TRS
110 WASHINGTON AVE #1413
MIAMI BEACH, FL 33139

SOUTH BEACH PROMOTIONS LLC
100 COLLINS AVE # 100
MIAMI BEACH, FL 33139

SOUTH OF V PROPERTIES LLC
500 S POINTE DR STE 250
MIAMI BEACH, FL 33139

SOUTH5 LLC
C/O FEILDTONE
200 S BISCAYNE BLVD 3600
MIAMI BEACH, FL 33139

SOUTH5 LLC
C/O FEILDTONE
23240 CA 1
MARSHALL, CA 94940

SPYRIDON KOUTSOURIS
110 WASHINGTON AVE #1709
MIAMI BEACH, FL 33139-7224

STANLEY J ARONOFF &W JANET C
2200 U S BANK TOWER
425 WALNUT ST
CINCINNATI, OH 45202

STANLEY WERTHEM &W MARY
110 WASHINGTON AVE #1319
MIAMI BEACH, FL 33139-7222

STELA S PEREIRA
221 MERIDIAN AVE 209
MIAMI BEACH, FL 33139

STEVE BOVA &W NICOLE LECHEVALIER
20505 E COUNTRY CLUB DR #139
AVENTURA, FL 33180-3037

STEVEN CIFRANIC
3482 W 146 ST
CLEVELAND, OH 44111

STEVEN MICHAEL GILLON
110 WASHINGTON AVE UNIT 1724
MIAMI BEACH, FL 33139

SUDHAKAR D DESHMUKAH
NEELA S DESHMUKAH
2810 SHERIDAN PL
EVANSTON, IL 60201

SUSANA MEJIA
228 WASHINGTON AVE #6
MIAMI BEACH, FL 33179

SUZANNE KRISZTINA LORINEZ JTRS
KALMAN F LORINCZ JTRS
408 MIDDLE VALLEY LANE
WOODSTOCK, GA 30189

TATIANA F DJUROMSCAIA
11557 SOUTHINGTON LN
HERNDON, VA 20170-2417

TEO MAMMUCARI
235 LINCOLN RD # 201
MIAMI BEACH, FL 33139

THE HOUSING AUTHORITY/MIAMI BEACH
200 ALTON RD
MIAMI BEACH, FL 33139-6742

THOMAS A CAFFREY &W
ANDREA CARDONA
400 S POINTE DR #2109
MIAMI BEACH, FL 33139-7361

THOMAS J AFRICANO &W
LESLIE B AFRICANO
226 OCEAN DR # 6GH
MIAMI BEACH, FL 33139-7448

THOMAS P SPAHR
11 ISLAND AVE APT 1701
MIAMI BEACH, FL 33139-1338

TOUFIE MAZZAWI
RIMA MAZZAWI
9000 SW 140 ST
MIAMI, FL 33176-7109

TRK AP LLC
PO BOX 2727
ORLEANS, MA 02653

TRYUMPH CYCLON LLC
74 NE 40 ST
MIAMI, FL 33137

URGUT LLC
4780 PINE TREE DR #2
MIAMI BEACH, FL 33140

VALERIA QUAGLIATA
110 WASHINGTON AVE UNIT 1518
MIAMI BEACH, FL 33139

VALERY SIGAL
225 COLLINS AVE 7K
MIAMI BEACH, FL 33139-7156

VAROUJAN ARTINIAN JTRS
ANKIN ARTINIAN JTRS
VIKEN GARABED ARTINIAN JTRS
225 COLLINS AVE # 5K
MIAMI BEACH, FL 33139

VEJLE LLC
240 COLLINS AVE 5F
MIAMI BEACH, FL 33139

VERONICA A DEBURRO
110 WASHINGTON AVE #1608
MIAMI BEACH, FL 33139

VICTOR A SMITH
101 COLLINS AVE #12
MIAMI BEACH, FL 33139-7241

VILLA UNO LLC
2525 PONCE DE LEON 1225
CORAL GABLES, FL 33134

VINCENT A GUIDO
110 WASHINGTON AVE 1310
MIAMI BEACH, FL 33139-7222

VINCENZO GUSMANO
751 PINE MEADOWS RD
ORLANDO, FL 32825

VINICIUS SOUZA &
PATRICIA REZENDE FONSECA JTRS
9432 BYRON AVE
MIAMI, FL 33154-2440

VIVIANE D ASCOLA
110 WASHINGTON AVE #2618
MIAMI BEACH, FL 33139

WALTER O'LEARY
110 WASHINGTON AVE #2213
MIAMI BEACH, FL 33139

WALTER SCARFO
220 WASHINGTON AVE UNIT 3D
MIAMI BEACH, FL 33139-7157

WANDA O ROURKE
110 WASHINGTON AVE # 1624
MIAMI BEACH, FL 33139

WASHINGTON 234 LLC
2001 TYLER ST STE 5
HOLLYWOOD, FL 33020

WILLIAM A APONTE
221 MERIDIAN AVE #511
MIAMI BEACH, FL 33139

WILLIAM B MEDELLIN
240 COLLINS AVE UNIT 3F
MIAMI BEACH, FL 33139-7178

WILLIAM D WINKOWSKI
GLORIA WINKOWSKI
110 WASHINGTON AVE 2504
MIAMI BEACH, FL 33139

WILLIAM FIORE &W
LINDA FIORE
627 FOREST AVE
WESTFIELD, NJ 07090

WILLIAM J FEENEY JR &W VICKI
220 WASHINGTON AVE 5B
MIAMI BEACH, FL 33139-7158

WILLIAM J REYNOLDS
221 MERIDIAN AVE #414
MIAMI BEACH, FL 33139-7071

WILLIAM REDDING JTRS
PAMELA REDDING JTRS
90 WHITE OAK DR
SOUTHINGTON, CT 06489

WISE BROWN HOLDING LLC
7100 SW 99 AVE STE 201
MIAMI, FL 33173-4668

YANTRA 119 LLC
119 WASHINGTON AVE
MIAMI BEACH, FL 33139

ZAEV A WULFFHART &
DEBORAH I WULFFHART & ET AL
JEFFREY IVON WULFFHART
110 WASHINGTON AVE UNIT 2617
MIAMI BEACH, FL 33139

**HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida**

MEETING DATE: July 11, 2017

FILE NO: HPB17-0122

PROPERTY: 224 2nd Street

APPLICANT: Untario-SB LP

LEGAL: Lot 16, Block 9, of the Ocean Beach Subdivision, According to the Plat Thereof, as Recorded in Plat Book 2, Page 38, of the Public Records of Miami-Dade County, Florida.

IN RE: The application for a Certificate of Appropriateness for the partial demolition and renovation of the existing 1 and 2-story buildings on the site and the construction of an attached 1-story addition.

ORDER

The City of Miami Beach Historic Preservation Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

I. Certificate of Appropriateness

- A. The subject site is located within the Ocean Beach Local Historic District.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted:
 - 1. Is consistent with the Certificate of Appropriateness Criteria in Section 118-564(a)(1) of the Miami Beach Code.
 - 2. Is not consistent with Certificate of Appropriateness Criteria 'a' & 'b' in Section 118-564(a)(2) of the Miami Beach Code.
 - 3. Is consistent with Certificate of Appropriateness Criteria in Section 118-564(a)(3) of the Miami Beach Code.
 - 4. Is not consistent with Certificate of Appropriateness Criteria 'b', 'c' & 'e' in Section 118-564(f)(4) of the Miami Beach Code.
- C. The project would be consistent with the criteria and requirements of section 118-564 if the following conditions are met:
 - 1. Revised elevation, site plan and floor plan drawings shall be submitted and, at a minimum, such drawings shall incorporate the following:

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- a. The attic vents located above the windows on the 2-story building shall be retained and restored, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- b. The proposed bench located along Washington Avenue and wrapping the corner, shall not be permitted and removed and replaced with landscape material in final plans, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- c. The window configuration along the 2nd Street façade for the portion of the building that was originally constructed as a school house in 1917, shall be further developed in a manner which differentiates this portion of the building from the other portions, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- d. The parapet wall on the 2nd Street façade for the portion of the building that was originally constructed as a school house in 1917, shall be lowered in a manner which reveals the original roof of the building, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- e. The windows configuration along the Washington Avenue façade and southwest corner shall be further developed in a manner which incorporates masonry between the window glazing, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- f. Final details of the clerestory and trellis structure shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- g. The proposed metal cladding on the new eyebrow features located above the windows shall not be permitted. Final details and finish material for the eyebrows shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- h. Final details of all exterior surface finishes and materials, including samples, shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- i. The final location and details of all exterior ramp and railings systems, including materials, dimensions and finishes, shall be provided in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

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- j. All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and elevation drawings and shall be screened from view, in a manner to be reviewed and approved by staff, consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
- 2. In accordance with Section 118-395(b)(2) of the City Code, the requirement pertaining to an existing structure's setbacks and parking credits, is hereby waived, to allow for the reconstruction of the original floor slabs.
- 3. In accordance with Section 130-101(d) of the City Code, the requirement pertaining to providing off-street loading spaces, is hereby waived, provided that a detailed plan delineating on-street loading is approved by the Parking Department
- 4. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
 - a. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain.
- 5. The Applicant agrees to the following operational conditions for any and all permitted primary and accessory uses and shall bind itself, lessees, permittees, concessionaires, renters, guests, users, and successors and assigns and all successors in interest in whole or in part to comply with the following operational and noise attenuation requirements and/or limitations.
 - a. ALCOHOLIC BEVERAGE SERVICE HOURS
 - i. Alcoholic beverage operations in outdoor or open air areas of the establishment shall cease no later than 12:00 a.m.
 - ii. Alcoholic beverage operations in indoor areas of the establishment shall cease no later than 2:00 a.m.
 - b. OUTDOOR CONDITIONS
 - i. The applicant shall ensure through appropriate contracts, assignments and management rules that these restrictions are enforced. Owner agrees to include the rules and regulations set forth in these conditions in any lease, contract or assignment.
 - ii. Exterior speakers, except those required to address Building and Life Safety Codes, shall not be attached to the exterior of any building or structure on the property. A distributed sound system may be permitted for ambient, background music, which does not interfere

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with normal conversation. An acoustic plan certified by an acoustic engineer for the proposed distributed sound system shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

- iii. All music played at the establishment, both inside and outside, shall be limited to ambient, background music.
- iv. Accessory outdoor bar counters are prohibited.
- v. No exterior television sets are permitted.
- vi. Any television set in any interior space that is open to the outdoors shall be turned off no later than 11:00 p.m.
- vii. Entertainment on the premises, inclusive of live music and DJs, is prohibited.
- viii. Special event permits may not be applied for or used on the premises.

c. NOISE CONDITIONS

- i. The Historic Preservation Board (HPB) and the Planning Director shall retain the right to call the owners and/or operators back before the HPB, at the expense of the owners and/or operators, to impose and/or modify any operating conditions, should there be a valid violation (as determined by Code Compliance) about loud, excessive, unnecessary or unusual noise or other conditions of this approval. An adverse adjudication of a violation against the owner or operator is not necessary for the board to have jurisdiction over the matter under this condition. This condition vests jurisdiction independent of any other condition hereof.
- ii. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as amended, shall be deemed a violation of this approval and subject the approval to modification in accordance with the procedures for modification of prior approvals as provided for in the Code, and subject the applicant to the review provided for in the first sentence of this subparagraph.

d. OPERATIONAL CONDITIONS

- i. All trash containers shall utilize inflatable or other noise mitigating rubber wheels, or the path for the trash containers shall consist of a suitable finish that reduces noise, in a manner to be reviewed and approved by staff.

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- ii. Adequate trash room space, air conditioned and noise baffled, shall be provided, in a manner to be approved by the Planning and Public Works Departments. Doors shall remain closed and secured when not in active use.
- iii. The trash room shall be located so as to be operationally accessible from Collins Court.
- iv. Any kitchens and other venting shall be chased to the nearest roof and venting systems shall be employed as necessary to minimize or dissipate smoke, fumes and odors.
- v. Sidewalk café use adjacent to the property shall not be permitted, unless sidewalk café permits are issued for other restaurants on the south side of Second Street between Washington Avenue and Collins Avenue.
- vi. Equipment and supplies shall not be stored in areas visible from streets, alleys or nearby buildings.

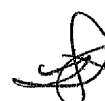
In accordance with Section 118-537, the applicant, the owner(s) of the subject property, the City Manager, Miami Design Preservation League, Dade Heritage Trust, or an affected person may appeal the Board's decision on a Certificate of Appropriateness to a special master appointed by the City Commission.

II. Variance(s)

- A. No variances have been applied for as a part of this application.

The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.

III. General Terms and Conditions applying to both 'I. Certificate of Appropriateness' and 'II. Variances' noted above.

- A. All new construction over 7,000 square feet or ground floor additions (whether attached or detached) to existing structures that encompass over 10,000 square feet of additional floor area shall be required to be, at a minimum, certified as **LEED Gold by USGBC**. In lieu of achieving LEED Gold certification, properties can elect to pay a sustainability fee, pursuant to Chapter 133 of the City Code. This fee is set as a percentage of the cost of construction.
 - B. Where one or more parcels are unified for a single development, the property owner shall execute and record a unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.
- 

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- C. All applicable FPL transformers or vault rooms and backflow prevention devices shall be located within the building envelope with the exception of the valve (PIV) which may be visible and accessible from the street.
- D. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
- E. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- F. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- G. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- H. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- I. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the application is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans entitled "224 2nd Street" as prepared by Shulman + Associates, dated May 11, 2017, as approved by the Historic Preservation Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required. When requesting a building permit,

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the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code; the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

In accordance with Chapter 118 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this **Order** shall subject the application to Chapter 118 of the City Code, for revocation or modification of the application.

Dated this 14 day of July, 2017.

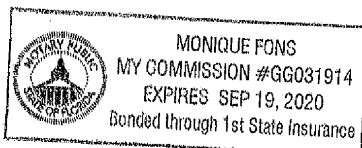
HISTORIC PRESERVATION BOARD
 THE CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]
 DEBORAH TACKETT
 CHIEF OF HISTORIC PRESERVATION

FOR THE CHAIR

STATE OF FLORIDA)
)SS
 COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 14th day of July, 2017 by Deborah Tackett, Chief of Historic Preservation, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. She is personally known to me.



[Signature]
 NOTARY PUBLIC
 Miami-Dade County, Florida
 My commission expires: 9/19/20

Approved As To Form:
 City Attorney's Office: [Signature]

Filed with the Clerk of the Historic Preservation Board on [Signature] (7/14/17)



PROJECT: 224 2nd Street Miami Beach, FL 33139
DATE: 2019.03.01
PURPOSE: Planning Board City of Miami Beach
Landscape Permit Set – Revision Narrative

ITEMS:

Landscape Comments

1. **Comment:** Provide a suspended paving system for the proposed Live Oak tree in order to provide for at least 1000 CUFT of rooting volume. Adjacent unpaved landscape areas may be included as part of the minimum required rooting volume.

***Response:** Please note that there are no Live Oaks or large trees currently being proposed. The Live Oaks on the R.O.W, as per Sheet L-3.10, are existing trees to remain and therefore, a suspended paving system is not required.*

2. **Comment:** If the building official determines that the value of the addition or rehabilitation is more than 50 percent of the value of the existing building, then compliance with Chapter 126 City of Miami Beach Landscape Ordinance is required. Should the value of addition or rehabilitation be determined to be less than 50% of the value of the building, then every effort shall be made to reduce non-conformances related to the minimum landscape code requirements: i.e. : provide lot trees, provide street trees (existing palms on the 2nd Street ROW shall be replaced with canopy shade trees as required by code).

***Response:** It is anticipated that the project will exceed 50% of the value of the existing buildings and in that event the owner will seek to achieve compliance through Section 126-7 (see below).*

Sec. 126-7. - Tree and shrub compliance options.

(a) If the minimum number of trees required cannot be planted on the subject property, the applicant/property owner is provided the following two options:

(1) Seek authorization from the city to install the trees off-site, on public land near or adjacent to the applicant's property; and/or

(2) Shall contribute into the city's tree trust fund the sum of \$2,500.00 for each two-inch caliper tree required in accordance with table A of section 126-6.

However, city residents with current proof of residency and homestead status under state law, if opting to utilize option two shall be required to contribute the lesser amount of \$1,000.00 for each tree that is not provided, as required in accordance with table A of section 126-6.

(b) If the minimum number of large shrubs, small trees and shrubs required cannot be planted on the applicant's property, the applicant can either seek authorization from the city to install the large shrubs, and small trees and shrubs off-site on nearby or adjacent public land; or be required to contribute into the city's tree trust fund the sum of \$100.00 for each shrub required and \$300.00 for each large shrub/small tree required in section 126-6.

(c) Annual review and adjustment: These fees shall be evaluated and adjusted annually based on the consumer price index for all urban consumers (CPI-U).

(Ord. No. 2016-4042, § 1, 10-19-16)

- 3. Comment:** The use of Silva Cells or approved equal should be considered for canopy shade trees planted in areas where rooting space may be limited. Per CMB Urban Forestry recommendations, a minimum 1,000 CUFT of rooting volume should be provided per canopy shade tree or 500 CUFT when planted in close proximity and sharing rooting volume.

***Response:** Please note that there are two (2) large existing Oak Trees along the R.O.W. on Washington Ave. Additionally, there are several existing utilities on the R.O.W. along 2nd St. which will require further coordination with Public Works and a project Civil Engineer to determine feasibility of installing canopy trees with a suspended paving system.*

- 4. Comment:** Provide copies of any issued building permits subsequent to the issuance of the Certificate of Appropriateness / HPB17-0122

***Response:** Noted.*



BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6231
E-Mail: MLarkin@brzoninglaw.com

VIA ELECTRONIC SUBMITTAL

March 1, 2019

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

Re: **PB19-0259** Narrative Responses to Staff First Submittal

1. **Application:** Please provide the legal description in a separate "Exhibit" (matching the description on the survey) instead of the Miami-Dade property appraisal data sheet.
 - a. **The legal description provided matches that on the survey prepared by John Ibarra and Associates, Inc. Land Surveyors.**
2. **Application:** Your exhibits B and C are geared for a HPB board application and not relevant to the Planning Board. Please do not include them in the final paper submittal.
 - a. **The Letter of Intent has been modified, and does not include previous Exhibit B, City Historic Property Viewer, or Exhibit C, Historic Resources Report.**
3. **LOI:** Please confirm with the Parking Department that they are going to approve 4 off-site parking spaces as a drop off area for the times indicated in the LOI.
 - a. **Please see attachment to the Traffic Analysis. Confirmation from the Parking Department Director of the spaces and times.**
4. **Zoning Data sheet:** Please indicate the use proposed in the new square footage. There may be a Parking in Lieu fee required for the additions, but more data is needed to make a determination. If there are required parking spaces, the data sheet will need to include the spaces in the required and indicate that it will be paid through the Parking in Lieu fee program.

- a. The property contains a contributing building within a local historic district, the Ocean Beach Local Historic District. On the south side of the property, approximately 584 square feet will be added and a minimal 68 square feet will be removed. The use proposed in the new square footage are storage space, walkways, and bathrooms. Please see the diagram on page G-1.07 of the plans. These are accessory uses to the proposed school. Therefore, there is no parking requirement associated with the additional square footage.
5. **Plans:** Please indicate on a site plan, drop off and pick up routes into the property for children, deliveries and sanitation operations. Also indicate the proposed off- street parking areas for these operations.
 - a. Please see the mobility plan on page G.-1.06 of the plans.
6. **Plans:** Bike racks seem to be missing (if they are shown somewhere else, please include on the site plan.)
 - a. The site plan, page G.-1.05, shows eight (8) bike racks located on the northwest corner of the property, at the intersection of Washington Avenue and 2 Street.
7. **Plans:** please provide more details on the playground.
 - a. A playground structure in the courtyard is not provided at this time. The open courtyard area is proposed as a flexible, softscape space for various activities. Please see the Operations Plan for additional details.
8. Please provide any supporting documents from the State such as preliminary approval.
 - a. The Applicant was pending initial comments from Staff for the proposed use of the property as a school. We will provide updates on the State approval process prior to or during the Planning Board hearing.