

MIAMIBEACH

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 PB18-0243		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 14 Farrey Lane			
FOLIO NUMBER(S) 02-3233-003-0140			
Property Owner Information			
PROPERTY OWNER NAME Chabad Lubavitch of Venetian Causeway & Surrounding Islands, Inc.			
ADDRESS 14 Farrey Lane		CITY Miami Beach	STATE FL
ZIPCODE 33139			
BUSINESS PHONE 305-674-8400	CELL PHONE	EMAIL ADDRESS rabbi@chabadvenetian.com	
Applicant Information (if different than owner)			
APPLICANT NAME			
ADDRESS		CITY	STATE
ZIPCODE			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Modification Request for existing Conditional Use Permit (#1676); See attached letter of intent for additional details.			

Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project include interior or exterior demolition?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Provide the total floor area of the new construction.		5,856	SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).			SQ. FT.
Party responsible for project design			
NAME Ralph Choeff/Choeff Levy Fischman Architecture & Design		<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 8425 Biscayne Boulevard, Suite 201		CITY Miami	STATE FL
		ZIPCODE 33138	
BUSINESS PHONE 305-434-8338 Ext. 111	CELL PHONE	EMAIL ADDRESS rchoeff@clfarchitects.com	
Authorized Representative(s) Information (if applicable)			
NAME Ethan B. Wasserman		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 333 SE 2nd Avenue, Suite 4400		CITY Miami	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE 305-579-0784	CELL PHONE	EMAIL ADDRESS wassermane@gtlaw.com	
NAME Abraham Shmuel Mann		<input type="checkbox"/> Attorney <input checked="" type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 14 Farrey Lane - Island Avenue		CITY Miami Beach	STATE FL
		ZIPCODE 33139	
BUSINESS PHONE 305-674-8400	CELL PHONE	EMAIL ADDRESS	
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:

- 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

Ethan B. Wasserman

PRINT NAME

1-14-2019

DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, _____, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for 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, Shmuel Mann, being first duly sworn, depose and certify as follows: (1) I am the President (print title) of Chabad of Lubavitch of Venetian Causeway & Surrounding Islands, Inc. (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 13 day of November, 2018. The foregoing instrument was acknowledged before me by Shmuel Mann, 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**POWER OF ATTORNEY AFFIDAVIT**STATE OF FloridaCOUNTY OF Miami-Dade

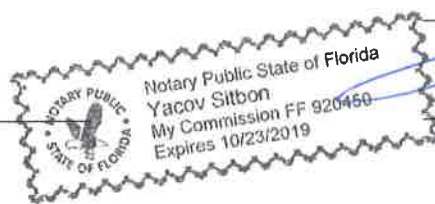
I, **Shmuel Mann**, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Ethan B. Wasserman to be my representative before the Planning Board. (3) I also hereby authorize 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.

Shmuel Mann,**PRINT NAME (and Title, if applicable)****SIGNATURE**

Sworn to and subscribed before me this 13 day of November, 2018. The foregoing instrument was acknowledged before me by Shmuel Mann, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: _____

**NOTARY PUBLIC**Yacov Sitbon**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.

Chabad Lubavitch of Venetian Causeway & Surrounding Islands, Inc. (not for profit)

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Abraham Shmuel Mann (President) 115-7th Terrace Miami Beach, FL 33139

Chaya Mann (Director) 115-7th Terrace Miami Beach, FL 33139

Shraga Mann (Director) 1035 West Avenue #405 Miami Beach, FL 33139

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.

TRUST NAME	
NAME AND ADDRESS	% INTEREST

COMPENSATED LOBBYIST

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

NAME	ADDRESS	PHONE
Ethan B. Wasserman	333 SE 2nd Ave, 4400, Miami, FL 33131	305-579-0784
Ralph Choeff	8425 Biscayne Blvd. Suite 201, Miami, FL 33138	305-434-8338 X 111

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

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

APPLICANT AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

I, Ethan B. Wasserman, 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.

Ethan B. Wasserman

SIGNATURE

Sworn to and subscribed before me this 13 day of November, 2018. The foregoing instrument was acknowledged before me by Ethan B. Wasserman who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires:

Maria-Jose Lopez

NOTARY PUBLIC

Maria-Jose Lopez

PRINT NAME

EXHIBIT “A”

LEGAL DESCRIPTION

LOT 14 OF SECOND SECTION OF BELLE ISLE VILLAS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 100, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

November 9, 2018
Updated: January 14, 2019
Updated: February 28, 2019

VIA ELECTRONIC DELIVERY

The Chairperson and Members of the Miami Beach Planning Board
City of Miami Beach Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

**Re: Application for Modification of Conditional Use Permit, File No. PB18-0243
("Application") / Letter of Intent / 14 Farrey Lane, Miami Beach, Florida
(the "Property")**

Dear Chairperson and Members of the Miami Beach Planning Board:

Our firm represents Chabad Lubavitch of Venetian Causeway and Surrounding Islands, Inc. (the "Applicant"), in connection with certain land use and zoning matters relating to the Property. Please accept this Application and corresponding letter of intent, on behalf of the Applicant, requesting a modification of the existing Conditional Use Permit (the "CUP") issued by the Planning Board on August 24, 2004 (the "Order"); in connection with the construction of a new Chabad House on the Property (the "Project"). For your ease of reference, a copy of the Order is enclosed.

I. The Property History

The Property is located on Belle Isle and is designated Residential Multi-Family, Low Intensity (RM-1) on the City of Miami Beach Official Zoning Map and the City's Future Land Use Map. The RM-1 zoning district allows religious uses through the Conditional Use Permit process. The Belle Isle neighborhood contains a unique and vibrant mixture of neighboring uses all abutting one another; single family residential, multi-family residential, hotel and park.

According to the Survey prepared by Blanco Surveyors, Inc., and dated November 8, 2018, the Property is an irregular shaped lot and is 4,694 +/- square feet¹. The Property was originally constructed in 1941. In 2004, the existing structure was slightly remodeled and converted from a single-family use into a place of worship after obtaining a CUP, as referenced above.

¹ The minimum lot size in the RM-1 district is 5,600 square feet; the Property's lot size is legally non-conforming.

II. The Chabad House

For the past 15 years, Rabbi Mann and his family have serviced the religious needs of the Belle Isle and Venetian Islands community (typically known as a “Chabad House”). By way of background, the Rabbi operates the Chabad House as an orthodox institution, but all forms of Judaism are welcome. At the Chabad House, Rabbi Mann performs religious services, as well as hosts educational and spiritual enrichment sessions catered to the local congregation. The Rabbi’s mission at the Chabad House is to provide a relaxed and welcoming environment for local followers to learn more about Judaism and observe the teachings and tenets of Judaism in a safe and intimate space. As a neighborhood Chabad, the congregation is generally localized and is within walking distance (generally less than a one-mile radius)².

III. CUP Modifications

The Applicant requests the following minor modifications to the existing CUP.

A. Condition 3 – Occupancy

The Applicant is requesting a reasonable increase to the maximum occupancy allowed at the Property in order to sensibly accommodate the Chabad’s local congregation. Condition 3 of the CUP currently states:

“The maximum occupancy for the Chabad Lubavitch of Venetian Causeway and Surrounding Islands, Inc., shall be as follows unless the Fire Marshall determines that the occupant content for the premises is lower than what is stipulated below:

- Fridays and Saturdays – 18 persons
- Other days of the week – 15 persons
- Except that there shall be a maximum of 30 persons during the six holidays (six 24-hour periods) a year”

As mentioned above, a Chabad House provides services for local followers of the Jewish Orthodox faith within a walking distance radius. In this capacity, a quorum of ten men (known as a “Minyan”) are required to conduct prayer services and other religious obligations at the Chabad House. Typically, Chabad Houses are located in residential spaces where local families come together for Jewish services. Under the existing strict 18-person occupancy limit provided in the current CUP, each man would not be afforded the opportunity to bring his wife and child(ren) to participate in customary public worship and other fundamental religious ceremonies sacred to the orthodox Jewish faith. For example, if ten (10) men participated with their significant other and two (2) children (average American family size), that would equate to at least forty (40) people, which is consistent with the requested occupancy modification demonstrated below. As such, we respectfully request your approval to modify Condition 3 as follows so that families can participate in prayer services and activities at the Chabad House together:

² Orthodox Judaism discourages the use of vehicles on the Sabbath (Friday night and Saturday).

“The maximum occupancy for the Chabad Lubavitch of Venetian Causeway and Surrounding Islands, Inc., shall be as follows unless the Fire Marshall determines that the occupant content for the premises is lower than what is stipulated below:

- ~~Fridays and Saturdays~~ – 18 25 persons
- Saturdays – 45 persons
- Sundays – 30-40 persons
- Other days of the week – 15 20 persons
- Except that there shall be a maximum of 30 60 persons during the religious six holidays. ~~(six 24 hour periods) a year~~”

B. Condition 5 – Existing Driveway

The Applicant is requesting the deletion of Condition 5, as the existing driveway will be renovated and increased in size to accommodate two (2) additional parking spaces, for a total of four (4) provided parking spaces at the Property. Condition 5 of the CUP currently states:

“The existing driveway shall be maintained and repaired as may be necessary; and the three parking spaces proposed by the applicant shall not be permitted. The applicant shall pay a fee in lieu of providing the required parking spaces.”

Given the significant community input regarding the provision of on-site parking, the Chabad House is designed to accommodate an additional two (2) on-site parking spaces, from what currently exists as undersized spaces, in addition to the availability of on-street parking spaces located on Island Avenue, directly fronting the south side of the Property. Specifically, the existing two (2) car driveway on the Property will be increased from 9.65’ x 14.29’ to 10’ x 18’. Additionally, the increased driveway will be able to accommodate four (4) tandem partially covered parking spaces. As a result, the Applicant respectfully requests the deletion of Condition 5. The Applicant would be amenable to a new condition requiring four (4) on-site spaces in accordance with the proposed plans.

~~“The existing driveway shall be maintained and repaired as may be necessary; and the three parking spaces proposed by the applicant shall not be permitted. The applicant shall pay a fee in lieu of providing the required parking spaces.”~~

C. Condition 6 – Valet Parking Operator

The Applicant requests the deletion of Condition 6 from the existing CUP, as it currently reads:

“The applicant shall make contractual arrangements with a valet parking operator for the convenience of the persons that may be arriving via private vehicles. The storage of vehicles shall be at a nearby location and not east of Biscayne Bay as originally proposed. Compliance with this condition shall be a pre-requisite to obtaining a Certificate of Use or Occupational License, whichever may apply.”

The provision of a valet parking operator for this Property would encourage increased vehicular traffic on Farrey Lane. Additionally, as detailed in Section V below, the unique religious practices of the local Chabad House encourages its congregation to walk to prayer services on Friday, Saturday and religious holidays resulting in the relatively low parking demand for this Property. As such, the costs associated with the operation of a valet operator for a small, neighborhood synagogue would be unreasonably excessive given that the existing off-site parking associated with the Property is generally underutilized during the Chabad House's hours of operation (discussed more fully below). Therefore, the Applicant respectfully requests the deletion of Condition 6 from the CUP as follows:

~~"The applicant shall make contractual arrangements with a valet parking operator for the convenience of the persons that may be arriving via private vehicles. The storage of vehicles shall be at a nearby location and not east of Biscayne Bay as originally proposed."~~

D. Condition 10 – Accessibility Ramp

The Applicant also requests the modification of Condition 10, as an accessibility ramp is no longer necessary in light of the proposed Project. As such, Condition 10 of the CUP currently states the following:

~~"The accessibility ramp proposed on the front of the structure (West elevation) shall not be permitted. The accessibility ramp shall be located on the side or rear of the property with plans to be reviewed and approved by staff."~~

Condition 10 will no longer apply to the Property as the Project design will comply with all current ADA requirements. As a result, we respectfully request your approval to delete Condition 10 as follows:

~~"The accessibility ramp proposed on the front of the structure (West elevation) shall not be permitted. The accessibility ramp shall be located on the side or rear of the property with plans to be reviewed and approved by staff."~~

IV. Religious CUP

Section 118-192(c) of the City's LDRs delineates the standards of review for conditional uses. Specifically, a conditional use for a religious institution shall be approved upon demonstration of the following:

- (i) *Whether a proposed operations plan has been provided, including hours of operation number of employees, and other operational characteristics pertinent to the application and that such plan will mitigate any adverse impacts to adjoining and nearby properties and neighborhoods.*

The existing operations remain essentially unchanged – with a part-time, two-person staff servicing the Chabad House during the following hours of operation. Please

note, the Applicant is not requesting a change to the existing hours of operation contained in the CUP.

- Friday: Sundown to 12:00 A.M.
- Saturday: 10:00 A.M. to 1:00 P.M.
- Sunday: 9:30 A.M. to 12:00 P.M.
- Wednesday: 7:00 P.M. to 10:00 P.M.
- High Holidays: 10:00 A.M. to 1:00 P.M.

The purpose of the Application is to provide a safe comfortable environment for the existing congregation. In support of this Application, an Operational Assessment conducted by Kimley-Horn and Associates, Inc., and dated January 3, 2019, ("Operational Plan") was submitted to the City Transportation Department. As noted throughout, as an orthodox Jewish institution, it is highly encouraged and common practice that the congregation utilize non-motorized means of transportation, such as walking, when traveling to and from the Chabad House on Friday and Saturday prayer services and religious holidays. As a result, the integral tenets associated with the particular religious use for the Property would not warrant the demand consistent with traditional religious parking requirements.

- (ii) *Whether a plan for the delivery of supplies has been provided, including the hours of operation for delivery trucks to come into and exit from the neighborhood and how such plan will mitigate any adverse impacts to adjoining and nearby properties, and neighborhoods.*

Given the low scale and neighborhood friendly operation of the Chabad House, there are no industrial contracts or big box deliveries made to the Property. Similar to the neighboring single-family residences on Farrey Lane and Century Lane, all mail and packages for the Chabad House are delivered by the local postal service or third-party package delivery service (i.e. UPS and Fedex). Generally, there are no more than two (2) deliveries per week made to the Property via the local postal service or third-party package delivery service.

Additionally, garbage disposal for the Property operates on the same schedule as the local residential homes whereby garbage and recycling are scheduled for pick up on Monday and Thursday of each week. As such, there are no adverse impacts to the nearby properties and local neighborhood as the Chabad House operates as any other residential home on Farrey Lane regarding deliveries and garbage disposal.

- (iii) *Whether the design of the proposed structure is permitted by the regulations in the zoning district in which the property is located, and complies with the regulations of an overlay district, if applicable.*

By definition, the Property is an undersized lot and therefore certain setback variances are required to develop the Property, as discussed further below in Section VII. We have worked closely with staff over the past several years to design a sensitive and contextually appropriate space for the local Jewish community. Our architectural team

has studied the recent redevelopment on Farrey Lane and neighboring Century Lane. Specifically, the Project is designed akin to the newly renovated and approved homes where sea level rise and resiliency are reflected in the design. For example, the single-family home located at 7 Farrey Lane was designed and approved utilizing Base Flood plus Freeboard for a height of 39'11". Similarly, the home located at 8 Farrey Lane was approved at a height of 38'6" and three (3) stories. Similar to the new developments on this street, the Chabad House is designed with three (3) stories and up to 40 feet in height for the roof slab, and an additional ten (10) feet in height limited for vertical circulation (e.g., stairwell and elevator equipment).

Notwithstanding the undersized nature of the Property, the Project is largely in compliance with the RM-1 zoning regulations per Section 142-155 of the City's LDRs. The Project will result in 5,750 square feet of FAR, just below the maximum total FAR permitted for the Property. The Property will generally operate in the same manner as it exists today, except that the facilities are more appropriate and modernized for the community's benefit. For example, the current sanctuary space operates as the same venue for all functions which would prevent any delay and inconvenience to the religious services. The new proposal allows for the bifurcation of activities; once the prayer portion of the service is complete, the congregation can transition to an area with tables and chairs for the fellowship component of the service (the "Kiddush"). As demonstrated on the Site Plan, the new design provides adequate space for the religious services and the Kiddush services to be independent of one another.

The new Chabad House also offers improved administrative space where the Rabbi and his wife can meet with congregants in an office or study space to provide various educational and religious enrichment courses such as marital counseling, bar/bat mitzvah lessons and Jewish studies classes. Additionally, the rooftop was designed to create a functional outdoor space where members of the Chabad can perform certain minimal outdoor services. For example, during the holiday of Sukkot there is an obligation to eat in a Sukkah outdoors. We are happy to work with staff to restrict the rooftop area to certain functions and uses throughout the year as it is not intended to be used as a permanent gathering space.

- (iv) *Whether a proposed parking plan has been provided, including where and how the parking is located, utilized, and managed, that meets the required parking for the use in the zoning district in which the property is located.*

Pursuant to Section 130-32(15) of the City's LDRs, synagogues are required to provide one (1) parking space for every six (6) seats or bench seating spaces, unless waived by the Planning Board. The Project has been designed to comfortably accommodate up to 60 congregants during the major religious holidays, requiring approximately ten (10) parking spaces for the Property. As mentioned above, the Project includes a renovated driveway with increased area that will be able to accommodate four (4) tandem parking spaces for the Property. Additionally, due to the low parking demand at this Property because of the limited days/hours of operation, the religious customary practice which discourages the use of any motorized means on the Sabbath and holidays,

in addition to the neighboring City parking facilities along Island Avenue, the Applicant requests a waiver of the remaining required parking spaces for the Property.

- (v) *Whether an indoor and outdoor congregant/parishioner circulation plan has been provided that facilitates ingress and egress to the site and structure.*

The existing outdoor space featured with a garden and seating area located on the South end of the Property will be eliminated with the proposed design for the Project. The Project is design with direct access to the Chabad House from Island Avenue via a secured entry way. The other means of access is located on the North side of the Property, via a second staircase with direct access from the covered parking spaces designed for the Project.

- (vi) *Whether a security plan for the establishment and supporting parking facility, if any, has been provided that addresses the safety of the institution and its users and minimizes impacts on the neighborhood.*

In light of recent current events and attacks against the Jewish community, the existing building is not adequate for the safety of the Rabbi and the Chabad House congregation. The Project has been designed to isolate all religious services and activities within the Chabad House. Although there is no hired security for the Property, the Chabad House will be equipped with state of the art security equipment including electronic door locks requiring a special code to enter the premises as well as security cameras surrounding the Property. Additionally, an off-duty police officer is usually present for special events and religious holidays.³

- (vii) *Whether a traffic circulation analysis and plan has been provided that details mean of ingress and egress into and out of the neighborhood, addresses the impact of projected traffic on the immediate neighborhood, traffic circulation pattern for the neighborhood, traffic flow through immediate intersections and arterials, and how these impacts are to be mitigated.*

The Operational Plan determined that the existing pedestrian features near the Property were sufficient to accommodate the increased pedestrian activity associated with the Project, thereby causing no expected adverse impact to the existing traffic patterns and roadways.

- (viii) *Whether a noise attenuation plan has been provided that addresses how noise will be controlled in and around the institution, parking structures or areas, and delivery and sanitation areas, to minimize adverse impacts to adjoining and nearby properties.*

³ To the extent funding becomes available for on-site security, the Applicant will pursuit that option in order to enhance the security of the Property and local community.

The Project has been designed with a mix of stucco and stone finish cladding on the façade as well as hurricane impact windows which serves to confine any noise produced from the Property. Additionally, all prayer services and activities held at the Chabad House will be held in the interior of the proposed Chabad House (with the exception of the limited use of the roof deck). Also, there will be no augmented or amplified sound devices used at any time on the Property. As a result, any noise produced at the Property will be reduced and virtually eliminated.

- (ix) *Whether a sanitation plan has been provided that addresses on-site facilities as well as off-premises issues resulting from the operation of the structure.*

The Project's sanitation needs will fully comply with the City Code, as a sanitation plan will be provided prior to the submission of a building permit. As mentioned above, the garbage disposal and sanitation for the Property operates in the same manner as the single family residential homes nearby. The Chabad House produces minimal waste throughout the week, and any garbage or waste generally produced by the Chabad House is collected by the City's Waste Management trucks on Monday and Thursday of each week. The Chabad House has hired one general attendant who is charged with cleaning the interior spaces of the Chabad House one day a week (Saturday).

- (x) *Whether the proximity of the proposed structure to adjacent and nearby residential uses creates adverse impacts and how such impacts are to be mitigated.*

The design, scale and massing of the renovation to the Property is appropriate and consistent with several recently approved projects on Belle Isle. Consistent with the proposed CUP modifications and requested parking waiver, the Project will provide a de minimis impact on the surrounding neighborhood as the Project would not increase vehicular traffic or congestion on or around Farrey Lane due to the lack of vehicular use and limited operational hours of the Chabad House.

V. Religious Institution Parking Waiver

Pursuant to Section 130-32(15) the City Land Development Regulations, a religious institution must provide one parking space per six seats or bench seating spaces, which would require a total of ten (10) parking spaces at the Property. Please keep in mind, the proposed sixty (60) seats at the Chabad House are only for major religious holidays. Pursuant to the existing Application, the dominant use of the Property is generally limited to forty-five (45) seats requiring eight (8) parking spaces. In furtherance of the City's goal to decrease dependency of vehicular mobility and to reduce the number of parking structures forecast to be underutilized, Section 130-32(15) allows for a partial or complete waiver of the above-mentioned parking requirements exclusively held for religious institutions less than 8,000 square feet. Accordingly, as a religious institution with a small lot size of 4,694 square feet, the Applicant requests a

waiver to reduce the required number of parking at the Property from ten (10) parking spaces to four (4) parking spaces in accordance with Section 130-32(15).

As an orthodox Jewish institution, it is highly encouraged and common practice that the congregation utilize non-motorized means of transportation, such as walking, when traveling to and from the Chabad House on Friday and Saturday prayer services and religious holidays. As a result, the integral tenets associated with the particular religious use for the Property would not warrant the demand consistent with traditional religious parking requirements. Additionally, the Property is conveniently located adjacent to on-street surface parking along Island Avenue. Similar to larger orthodox synagogues located within the City, nearby on street parking facilities provide adequate parking for small, local religious facilities, such as the Project. Additionally, the traditional hours for religious services are on the weekend when surface parking lots are least active; in other words, the City parking spaces are underutilized during the Chabad House's hours of operation. As such, the construction of any additional private parking spaces or parking structures on the Property would be extremely underutilized as the Chabad House maintains minimal operating hours of 2-4 hours a day, 4 days a week. It is important to note that the Chabad House is not in use during +/- 93% of the year. Given these unique circumstances, the waiver of a portion of the required parking spaces is warranted and would minimize the potential negative impact of increased vehicular traffic through a residential dead-end street, such as Farrey Lane.

VI. Sea Level Rise and Resiliency Review Waiver

Section 133-50(a) provides review criteria for compliance with the City's recently adopted sea level rise and resiliency criteria.

- (i) *A recycling or salvage plan for partial or total demolition shall be provided.*

A recycling plan will be provided as part of the submittal for a partial/total demolition permit to the building department.

- (ii) *Windows that are proposed to be replaced shall be hurricane proof impact windows.*

All renovated and newly constructed windows on the Property will be hurricane proof impact windows.

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

Passive cooling systems, such as operable windows, may be installed as appropriate.

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

All new landscaping will consist of Florida friendly plants.

- (v) *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.*

Sea Level Rise projections were taken into account, and as a result the proposed Project is designed to Base Flood Elevation (BFE) plus 1' to comply with the LDRs, protect against rising sea levels and encourage flood defense for the Property.

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

The proposed driveway into the covered parking area is located at an elevation of 5'3" and 5'5" NGVD. This elevation is consistent with potential future roadway elevations with additional room to raise in the future.

- (vii) *Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation with room to raise.*

All critical mechanical and electrical systems will be located on the roof of the structure, including air conditioning units. Please note, there is a proposed ground floor mechanical room located at 5'3" NGVD.

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

The existing building on the Property is located below BFE. The new Chabad House is designed at BFE plus 1' to comply with current LDR requirements at 10' NGVD.

- (ix) *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 54 of the City Code.*

The proposed redevelopment will not contain any habitable space located below the Base Flood Elevation.

- (x) *Where feasible and appropriate, water retention systems shall be provided.*

The Applicant will explore various water retention systems for the Project.

VII. Design Review Board Variance Requests


In furtherance of the redevelopment of the Property, the Applicant submitted a Design Review Board Application (DRB 18-0346) which included the following variance requests:

1. A variance to reduce the minimum lot size requirement of 5,600 square feet within the RM-1 district. The legal lot of record consists of 4,964 square feet.
2. Variances to reduce the required front setback of 20 feet in order to accommodate religious use and parking structures. As the lot is irregularly shaped and undersized, certain portions of the building and parking structures are located within the front setback similar to other properties on Farrey Lane.
3. A variance to reduce the required 50' side interior setback for religious institutions. The current religious use structure is located less than 5 feet from the side interior Property line. The Applicant proposes to increase the side interior setback up to 9'7".

VIII. Conclusion

The Applicant is requesting a modification of the existing CUP and waiver in connection with the proposed construction of a new Chabad House at the Property. The new Chabad House will provide the local congregation with a safer space to worship, learn and observe Judaism in a comfortable atmosphere. The proposed modifications will allow the congregation to worship and participate in religious activities together as a family with minimal impact on the adjacent properties. Based on the foregoing, we respectfully request your favorable consideration of this Application.

Sincerely,


FOR: Ethan B. Wasserman, Esq.

BEW:dv

Enclosures

**PLANNING BOARD
OF MIAMI BEACH, FLORIDA**

PROPERTY: 14 Farrey Lane
Chabad Lubavitch of Venetian
Causeway and Surrounding
Islands, Inc.

FILE NO: 1676

IN RE: The application by Chabad Lubavitch of Venetian Causeway and Surrounding Islands, Inc., requesting a Conditional Use approval to convert a single-family residence into a place of worship.

LEGAL DESCRIPTION: Lot 14 of Belle Isle Villas 2nd Section according to the Plat thereof as recorded in Plat Book 42 at Page 100 of the Public Records of Miami-Dade County, Florida.

MEETING DATE: August 24, 2004

CONDITIONAL USE PERMIT

The applicant, Chabad Lubavitch of Venetian Causeway and Surrounding Islands, Inc., filed an application with the Planning Director for a Conditional Use Permit pursuant to Section 118-192 of the City Code. Notice of the request for Conditional Use was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property, upon which the application was made.

The Planning Board of the City of Miami Beach 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:

That the property in question is located in a single-family neighborhood within the RM-1, Low Intensity Multi-Family Residential Zoning District;

That 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;

That structures and Uses associated with the request are not consistent with the Land Development Regulations of the City Code, but would be consistent subject to the following conditions;

That the public health, safety, morals, and general welfare will not be adversely affected if the following conditions are in compliance;

That the necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values if the following conditions are met.

IT IS THEREFORE 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, the staff report and analysis, which is adopted herein, that a Conditional Use Permit as requested and set forth above be GRANTED, subject to the following conditions:

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The applicant shall come back to the Board within 90 days of the date of approval of this Conditional Use Permit, or Certificate of Use approval, whichever occurs later, to provide a progress report; mailed notice shall be provided to the residents on Farrey Lane at applicant's expense. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
2. This Conditional Use Permit is issued to Chabad Lubavitch of Venetian Causeway and Surrounding Islands, Inc., only. Any change of use or ownership shall require review and approval by the Planning Board as a new application.
3. The maximum occupancy for the Chabad Lubavitch of Venetian Causeway and Surrounding Islands, Inc., shall be as follows unless the Fire Marshall determines that the occupant content for the premises is lower than what is stipulated below:
 - Fridays and Saturdays – 18 persons
 - Other days of the week – 15 persons
 - Except that there shall be a maximum of 30 persons during six holidays (six 24-hour periods) a year
4. The hours of operation shall be as follows:
 - Friday – sundown to midnight.
 - Saturday – 10:00 a.m. to 1:00 p.m.
 - Sunday – 9:30 a.m. to noon
 - Wednesday – 7:00 p.m. to 10:00 p.m.
 - High Holidays – 10:00 a.m. to 1:00 p.m.
5. The existing driveway shall be maintained and repaired as may be necessary; and the three parking spaces proposed by the applicant shall not be permitted. The applicant shall pay a fee in lieu of providing the required parking spaces.
6. The applicant shall make contractual arrangements with a valet parking operator for the convenience of the persons that may be arriving via private vehicles. The storage of vehicles shall be at a nearby location and not east of Biscayne Bay as originally proposed. Compliance with this condition shall be a pre-requisite to obtaining a Certificate of Use or Occupational License, whichever may apply.

7. The main entrance to the Chabad Lubavitch of Venetian Causeway and Surrounding Islands shall be through the existing front door on the west elevation of the existing structure.
8. No signage shall be permitted.
9. A landscape plan shall be submitted to staff for review and approval. The front lawn (south side of property) shall be sodded and the existing landscaping maintained.
10. The accessibility ramp proposed on the front of the structure (west elevation) shall not be permitted. The accessibility ramp shall be located on the side or rear of the property with plans to be reviewed and approved by staff.
11. Violation of the Miami-Dade County Code Section 21-28 (a/k/a "noise ordinance") shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in Sec. 118-194 of the City Code.
12. The Planning Board shall retain the right to call the Chabad Lubavitch of Venetian Causeway and Surrounding Islands back before them and modify the hours of operation should there be repeat complaints about noise or non-compliance with any of the stated conditions.
13. The applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), as deemed to be necessary, by paying its fair share cost as determined by the Transportation Concurrency section.
14. This 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.
15. The applicant shall satisfy outstanding liens and past due City bills to the satisfaction of the City prior to the issuance of a certificate of use or an occupational license, whichever applies.
16. This Conditional Use Permit shall be recorded in the Public Records of Miami-Dade County at the expense of the applicant, prior to the issuance of a Certificate of Use or Occupational License, whichever may be required by City Code.
17. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.

Dated this 27TH day of September, 2004.

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]
Jorge G. Gomez, AICP, Planning Director
FOR THE CHAIRMAN

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 27TH day of September, 2004, by Jorge G. Gomez, AICP, Planning Director of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



{NOTARIAL SEAL}

[Signature]
Notary:
Print Name CHARLES A. TAFT
Notary Public, State of Florida
My Commission Expires:
Commission Number:

Approved As To Form:
Legal Department (gHed 9-14-04)

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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

November 9, 2018

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

Re: Property Owners List within 375 feet of:

SUBJECT: 14 Farrey Lane, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-003-0140

LEGAL DESCRIPTION: BELLE ISLE VILLAS 2ND SEC PB 42-100 LOT 14

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

Sincerely,

Diana B. Rio

Total number of property owners without repetition: **348, including 4 international**

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

MARINA PIANO
VIA CADOLINI 32
MILAN 20137
ITALY

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

RENATO MAGALDI
PIAZZA CARITA 32
NAPOLI 80134
ITALY

123 NW 51 ST LLC
85 NW 71 ST LLC
3D 85 LLC
2121 NW 2 AVE #206
MIAMI, FL 33127

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

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

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

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

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

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

AMY MUSTO
MICHELLE REILLY
3 ISLAND AVE 6J
MIAMI BEACH, FL 33139

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

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

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

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

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

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

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

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

ANDREW TILBURY
5 ISLAND AVE 4D
MIAMI BEACH, FL 33139

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

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

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

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

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

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

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

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

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

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

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

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

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

BELL ISLE MIAMI LLC
45 SIERRA RD
BOSTON, MA 02114

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

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

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

BLANCHE SEIFER
BROOKE ASHLEY WALIS
5 ISLAND AVE 4G
MIAMI BEACH, FL 33139

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

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

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

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

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

BRIGITTE EVA ALFRED LLC
10 CENTURY LN
MIAMI BEACH, FL 33139

BRIGITTE EVA ALFRED LLC
11 CENTURY LN
MIAMI BEACH, FL 33139

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

BUENA VISTA 406 INC
3370 MARY ST
MIAMI, FL 33133

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

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

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

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

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

CECILE GYLES
1 CENTURY LN 410
MIAMI BEACH, FL 33139

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

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

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

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

CHRISTINA M ARATA
3 ISLAND AVE APT 11J
MIAMI BEACH, FL 33139-1375

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

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

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

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

CLIVE E FUND
LISA ANGELIQUE FUNG
5 ISLAND AVE 3K
MIAMI BEACH, FL 33139

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

CRISTIANA CANTERA
ONE CENTURY LANE 405
MIAMI BEACH, FL 33139

DALE MACDONALD
3 ISLAND AVE 14G
MIAMI BEACH, FL 33139

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

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

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

DANIEL BODZIN
42 ST MARKS AVE
BROOKLYN, NY 11217

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

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

DAVID BRADY
280 PARK AVE 13D
NEW YORK, NY 10010

DAVID D BERNSTEIN
245 E 54TH ST APT 5R
NEW YORK, NY 10022-4717

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

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

DAVIDE MURDOCCA
1 CENTURY LN 302
MIAMI BEACH, FL 33139

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

DEBRA BERGER TRS
THE ELINOR MAZUR REVOC TRUST
3 ISLAND AVE #12D
MIAMI BEACH, FL 33139

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

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

DIANE KRAMER
10201 SW 69 AVE
MIAMI, FL 33156

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

DIEGO VARELA PRADA
5 ISLAND AVE #11H
MIAMI BEACH, FL 33139

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

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

DOROTHY DULKO
5 ISLAND AVE 3F
MIAMI BEACH, FL 33139

DOUGLAS FRENKEL
MARLENE WEINSTEIN
2425 MANNING ST
PHILADELPHIA, PA 19103-5525

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

EDINA KOSACHEVSKY
45 PARK AVE APT 1202
NEW YORK, NY 10016-3491

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

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

ENGUERRAND T BAIJOT
5 ISLAND AVE 5C
MIAMI BEACH, FL 33139

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

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

ERIKA CEDENO
3 ISLAND AVE APT 5B
MIAMI BEACH, FL 33139

ERNESTO JOSE CONRAD
3 ISLAND AVE 15G
MIAMI BEACH, FL 33139

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

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

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

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

F1EA LLC
11420 SW 238 ST
MIAMI, FL 33032

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

FARREY TALES LLC
875 NW 3 ST
MIAMI, FL 33128

FERNANDO A GUEVARA
PO BOX 403244
MIAMI BEACH, FL 33140

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

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

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

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

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

FRANK FACELLA
33 CLAREMONT PARK
BOSTON, MA 02118

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

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

FTP INVESTMENT CORP
1940 FILLMORE ST
SAN FRANCISCO, CA 94115

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

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

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

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

GEOFFREY SIMPSON
5 ISLAND AVE 4E
MIAMI BEACH, FL 33139

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

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

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

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

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

GREGORY M SHARE
1 CENTURY LN 409
MIAMI BEACH, FL 33139

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

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

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

GUY MCKINNON STEVENSON TRS
GUY MCKINNON STEVENSON LIV TR
5 ISLAND AVE 11C
MIAMI BEACH, FL 33139

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

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DANIEL B MOON
326 DARTMOUTH ST
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HECTOR VAZQUEZ JTRS
RICHARD NEUSTEDTER JTRS
5 ISLAND AVE #5J
MIAMI BEACH, FL 33139

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

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

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

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

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

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

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7271 SW 128 ST
MIAMI, FL 33156

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

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

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

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

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

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

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

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2038 N DAMEN
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JAMES M KAIS
ELIZABETH H KAIS
1 CENTURY LN 604
MIAMI BEACH, FL 33139

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

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

JANE OTTO WILKINSON TRS
JANE OTTO WILKINSON LIVING TRUST
5 ISLAND AVE # 5D
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JANET L ORR
5 ISLAND AVE #5B
MIAMI BEACH, FL 33139-1322

JANICE GALLEGHER
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MIAMI BEACH, FL 33139

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JEFF BERARDELLI
1615 GEORGIA AVE
WEST PALM BEACH, FL 33401-7025

JEFF YOUNG INVEST INC
9261 E BAY HARBOR DR #703
MIAMI, FL 33154

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

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MIAMI BEACH, FL 33139

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JOANNA T FERRONE
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JOEMAR J DOS REIS
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MIAMI BEACH, FL 33139

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

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

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

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

JOHN M CARTER III
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MIAMI BEACH, FL 33139

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

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

JONNE HICKS TRS
JONNE HICKS TRUST
3 ISLAND AVE UNIT 12C
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CRISTINA NUNEZ
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TIMONTHY QUINN DE SANTIS JTRS
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MIAMI BEACH, FL 33139

JUDITH ANN BAIGIS
ROBERT S WACHBROIT
ANDREW J BAIGIS
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MIAMI BEACH, FL 33139

JUDITH DANIELS &
FREDERICA LESER
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MIAMI BEACH, FL 33139

JUDY BINDER
5 ISLAND AVE #12 H
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MIAMI BEACH, FL 33139-1345

KENNETH & SUZANNE LYON
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MIAMI BEACH, FL 33139-1373

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IAN ABADILLA JTRS
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KUNAL M PARKER
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MIAMI BEACH, FL 33139

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

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

LESLIE S WEBER TRS
LESLIE S WEBER REVOCABLE TR
5 ISLAND AVE 9F
MIAMI BEACH, FL 33139

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ALEXANDER BICHEL
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MIAMI BEACH, FL 33139

LINDA POULOS
3 ISLAND AVE 9G
MIAMI BEACH, FL 33139

LINDA TICAL
3 ISLAND AVE 7E
MIAMI BEACH, FL 33139

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

LLOYD C HETHERINGTON
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MIAMI BEACH, FL 33139

LORI GOLD TRS
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C/O ANNE M RODRIGUEZ PA
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MIAMI BEACH, FL 33139

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

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

MADELINE MELNICK
5 ISLAND AVE 12J
MIAMI BEACH, FL 33139

MADISON KARLOCK
CHRISTOPH WILKE
995 N VENETION DR BELLE ISLE
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PAOLO LUIGI ACCARDO
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MIAMI BEACH, FL 33139

MARCO MANGANIELLO &
LAURA BANZI
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MIAMI BEACH, FL 33139

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

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

MARIA C RONDINO
3 ISLAND AVE 9L
MIAMI BEACH, FL 33132

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

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

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

MARILYNE NEUCHAT
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SURFSIDE, FL 33154-3534

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8150 SW 53 AVE
MIAMI, FL 33143

MARIO GUILLERMO GUIBERT
3 ISLAND AVE 6I
MIAMI BEACH, FL 33139

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

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

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

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

MARTIN PUEBLAS
19536 SW 78 PL
CULTER BAY, FL 33157

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

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

MARYANNE BAER HINES
WILLIAM P HINES
3 ISLAND AVE 7D
MIAMI BEACH, FL 33139

MATTHEW J MINCONE
3 ISLAND AVE 3B
MIAMI BEACH, FL 33139

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

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

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

MAURIZIO PARLATO
1 CENTURY LANE APT 406
MIAMI BEACH, FL 33139

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

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

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

MICHAEL A SAIGER
8 CENTURY LN
MIAMI BEACH, FL 33139

MICHAEL G DALY
1215 WAVERLY WALK
PHILADELPHIA, PA 19147

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

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

MICHAEL R MCLEAN TRS
MICHAEL R MCLEAN REVOC LIVING TR
FIRUZEH MCLEAN TRS
1 CENTURY LN 401
MIAMI BEACH, FL 33139

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

MICHAEL WILLIAM GUIBERT
MELANIE GUIBERT
3 ISLANDS AVE #6-I
MIAMI BEACH, FL 33139

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

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

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

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

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

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

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

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

NATHAN DEAN ROSENBERG
DAVID BRAIN MCINERNEY
1 CENTURY LN 306
MIAMI BEACH, FL 33139

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

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

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

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

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

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

PABLO CIAFFONE TRS
PABLO CIAFFONE REVOCABLE TR
5 ISLAND AVE 14K
MIAMI BEACH, FL 33139

PABOUNETTE LLC
1 CENTURY LN 510
MIAMI BEACH, FL 33139

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

PARADA BLUMBERG AGREEMENT TRUST
9441 JOURNEYS END RED
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PASSANT ZAKI
ADHAM ZAKI
1 CENTURY LN 303
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PATRICIA D VICARI
5 ISLAND AVE #2B
MIAMI BEACH, FL 33139-1302

PATRICIA DIAZ BERGNES
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MIAMI, FL 33176

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

PAUL PUGLIESE
3 ISLAND AVE
MIAMI BEACH, FL 33139

PAUL THOMAS CAPPUCCIO
147 ROUND HILL RD
GREENWICH, CT 06831

PAULA FLETCHER
3 ISLAND AVE APT 14A
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PAULO PARRAS
MARTA FERNANDEZ
3 ISLAND AVE # 6C
MIAMI BEACH, FL 33139

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

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

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1 CENTURY LN #308
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LORRI FRIEDMAN
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RAFAEL & CAROLINA LIENDO
1 CENTURY LN #509
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3 ISLAND AVE #4B
MIAMI BEACH, FL 33139

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

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

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RICHARD VASQUEZ
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ROBERTO CUSCHNIR
3 ISLAND AVE 7B
MIAMI BEACH, FL 33139

ROBERTO CUSCHNIR
3 ISLAND AVE UNIT 11G
MIAMI BEACH, FL 33139

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

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

ROSA MUNOZ
3 ISLAND AVE #PH-L
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NAOMI BREINER
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RUSSELL MACK LEE JR
5 ISLAND AVE 8H
MIAMI BEACH, FL 33139-1364

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

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3 ISLAND AVE #7J
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SANTIAGO ALVAREDO
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MIAMI BEACH, FL 33139-1375

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

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HILDA M FALLA
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SILVIA KLINE
5 ISLAND AVE UNIT 2-F
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MIAMI BEACH, FL 33139

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C/O TERRA VERRE
MARIA KOUROS
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MIAMI BEACH, FL 33139

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STEPHEN SYTA
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STORTFORD NV
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SUSAN BERN S ROTHCHILD
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MIAMI BEACH, FL 33139-1321

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THOMAS A ZUR SR
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THOMAS ZUR
JENNIFER ZUR
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IDEAS INTERNATIONAL SERVICES LTD	AVENIDA BRIGADEIRO FARIA LIMA 2413 SOBRELOJA CONJ	SAO PAULO			BRAZIL
MARINA PIANO	VIA CADOLINI 32	MILAN 20137			ITALY
RAJIV ROBERT SHAH	130 CLIFTON RD	TORONTO ONTARIO M4T 2G6			CANADA
RENATO MAGALDI	PIAZZA CARITA 32	NAPOLI 80134			ITALY
123 NW 51 ST LLC 85 NW 71 ST LLC 3D 85 LLC	2121 NW 2 AVE #206	MIAMI	FL	33127	USA
5 ISLAND INVESTMENTS LLC	1455 OCEAN DR #1502	MIAMI BEACH	FL	33139	USA
5 ISLAND LLC	2250 NE 201 ST	NORTH MIAMI	FL	33180	USA
ALDA LOYTI LLC	5 ISLAND AVE #14G	MIAMI BEACH	FL	33139	USA
ALDO EDUARDO AGUERO	3 ISLAND AVE UNIT 12G	MIAMI BEACH	FL	33139	USA
ALEXANDER RANDO	5 ISLAND AVE #12F	MIAMI BEACH	FL	33139-1327	USA
ALEXANDRA BASSIL	5 ISLAND AVE UNIT 10A	MIAMI BEACH	FL	33139-1340	USA
AMY MUSTO MICHELLE REILLY	3 ISLAND AVE 6J	MIAMI BEACH	FL	33139	USA
ANA GIORMERZIAN EUGENIO TORRES MUNGUIA	6 FARREY LN	MIAMI BEACH	FL	33139	USA
ANA M CASTILLO	3 ISLAND AVE UNIT 14F	MIAMI BEACH	FL	33139-1372	USA
ANA MARIA RUIZ	3 ISLAND AVE #11K	MIAMI BEACH	FL	33139-1375	USA
ANDRES J RUIZ & JAMES S GILHAM	5 ISLAND AVE #12-D	MIAMI BEACH	FL	33139-1327	USA
ANDREW A KREZAL	3 ISLAND AVE #9A	MIAMI BEACH	FL	33139	USA
ANDREW C JORDAN	3 ISLAND AVE #3F	MIAMI BEACH	FL	33139-1332	USA
ANDREW GLICK ALAN MILES	3 ISLAND AVE #11C	MIAMI BEACH	FL	33139	USA
ANDREW KREZAL	3 ISLAND AVE #15 A	MIAMI BEACH	FL	33139	USA
ANDREW TILBURY	5 ISLAND AVE 4D	MIAMI BEACH	FL	33139	USA
ANTHONY C SCANNELLA	1345 LINCOLN RD #PH6	MIAMI BEACH	FL	33139-2281	USA
ANTHONY L GONZALEZ &W AIMEE R	5 ISLAND AVE UNIT 16-H	MIAMI BEACH	FL	33139-1345	USA
ANTONIO FRAGOSO SENRA	5 ISLAND AVE # 2C	MIAMI BEACH	FL	33139	USA
APH CORPORATION EXECUTIVE OFFICES	1940 FILLMORE ST	SAN FRANCISCO	CA	94115	USA
ARLENE DE LA TORRE	3 ISLAND AVE #14H	MIAMI BEACH	FL	33139-1372	USA
B S EDELSTEIN & A J EDELSTEIN % LIDO SPA HOTEL	201 E DILIDO DR	MIAMI BEACH	FL	33139	USA
BARBARA COWEN & BETH RABINOWITZ	3 ISLAND AVE #71	MIAMI BEACH	FL	33139-1352	USA
BARBARA K DOBSON	ONE FIFTH AVE 19E	NEW YORK	NY	10003	USA
BARBARA ROTH TRS BARBARA ROTH	1 CENTURY LANE # 208	MIAMI BEACH	FL	33139	USA
BARRY J FRANKEL JEAN S FRANKEL	10638 STONEBRIDGE	BOCA RATON	FL	33498	USA
BARRY R MILLER TRS MILLER FAMILY REVOC TR ADRIANA SAVINO MILLER TRS	2800 FAIRGREEN DR	MIAMI BEACH	FL	33140	USA
BEATRICE ABEL	3 ISLAND AVE #6-G	MIAMI BEACH	FL	33139	USA
BEATRICE ROY	5 ISLAND AVENUE 12A	MIAMI BEACH	FL	33139	USA
BELL ISLE MIAMI LLC	45 SIERRA RD	BOSTON	MA	02114	USA
BERNIE LICHSTEIN	3 ISLAND AVE UNIT 10K	MIAMI BEACH	FL	33139	USA
BETH JEAN LEVIN	5 ISLAND AVE #9C	MIAMI BEACH	FL	33139-1324	USA
BLANCHE MILGRAUM GRAUER JTRS GENEVIEVE NEGLIA JTRS	3 ISLAND AVE # 14E	MIAMI BEACH	FL	33139	USA
BLANCHE SEIFER BROOKE ASHLEY WALIS	5 ISLAND AVE 4G	MIAMI BEACH	FL	33139	USA
BONNIE BREEN TRS THE KALI REVOCABLE TR (50%) VASANA HILDEBRAND TRS	3 ISLAND AVE #3-1	MIAMI BEACH	FL	33139	USA
BONNIE YOUNG	3 ISLAND AVE #8B	MIAMI BEACH	FL	33139-1373	USA
BPG INVESTMENTS INC	1300 ALTON RD APT 3C	MIAMI BEACH	FL	33139	USA
BRANDON DE CARO	5 ISLAND AVE #7-F	MIAMI BEACH	FL	33139-1324	USA
BRIAN PACHTER	1 CENTURY LN #602	MIAMI BEACH	FL	33139-8815	USA
BRIGITTE EVA ALFRED LLC	10 CENTURY LN	MIAMI BEACH	FL	33139	USA
BRIGITTE EVA ALFRED LLC	11 CENTURY LN	MIAMI BEACH	FL	33139	USA
BRIGITTE HEININGER	5 ISLAND AVE # L-E	MIAMI BEACH	FL	33139	USA
BUENA VISTA 406 INC	3370 MARY ST	MIAMI	FL	33133	USA
CARLOS FRAGOSO SENRA	5 ISLAND AVE #12E	MIAMI BEACH	FL	33139	USA
CARMEN FERREIRA	5 ISLAND AVE UNIT 2D	MIAMI BEACH	FL	33139	USA
CARMEN RODRIGUEZ COWLEY	3 ISLAND AVE #9C	MIAMI BEACH	FL	33139-1370	USA
CAROL GERSHMAN TRUST CAROL GERSHMAN (BEN)	2000 BROADWAY #5B	NEW YORK	NY	10023	USA

CARRIE HORST & H JAMES	1 CENTURY LN #501	MIAMI BEACH	FL	33139-8811	USA
CECILE GYLES	1 CENTURY LN 410	MIAMI BEACH	FL	33139	USA
CELESTINO BERETTA	5 ISLAND AVE UNIT 12C	MIAMI BEACH	FL	33139-1327	USA
CELIA DE LA LLAMA	1 CENTURY LN 202	MIAMI BEACH	FL	33139	USA
CHABAD LUBAVITCH OF VENETIAN CSWY & SURROUNDING ISLANDS INC	14 FARREY LANE	MIAMI BEACH	FL	33139-8801	USA
CHRISTINA CIOETA	5 ISLAND AVE #8C	MIAMI BEACH	FL	33139	USA
CHRISTINA M ARATA	3 ISLAND AVE APT 11J	MIAMI BEACH	FL	33139-1375	USA
CHRISTINE MICHALSKI	3 ISLAND AVE UNIT 5H	MIAMI BEACH	FL	33139-1300	USA
CHRISTOPH WILKE MADISON KENT KARLOCK	5 ISALND AVE #5E	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CLAUDIA VALERIA DIAZ	3 ISLAND AVE #7C	MIAMI BEACH	FL	33139	USA
CLIVE E FUND LISA ANGELIQUE FUNG	5 ISLAND AVE 3K	MIAMI BEACH	FL	33139	USA
CONTACTO MANAGEMENT CORP	5 ISLAND AVE APT 3C	MIAMI BEACH	FL	33139	USA
CRISTIANA CANTERA	ONE CENTURY LANE 405	MIAMI BEACH	FL	33139	USA
DALE MACDONALD	3 ISLAND AVE 14G	MIAMI BEACH	FL	33139	USA
DAN WARE	3 ISLAND AVE #12K	MIAMI BEACH	FL	33139-1336	USA
DANIEL & SYLVIA RODRIGUEZ	9300 S DADELAND BLVD #500	MIAMI	FL	33156	USA
DANIEL BAJAROFF KEREN BAJAROFF	1800 SUNSET HARBOUR DR #1	MIAMI BEACH	FL	33139	USA
DANIEL BODZIN	42 ST MARKS AVE	BROOKLYN	NY	11217	USA
DANIEL NOBEL JTRS LINDA NOBEL JTRS	5 ISLAND AVE #7H	MIAMI BEACH	FL	33139	USA
DANIEL ROCHE	25 GERALD PARK WEST #33J	NEW YORK	NY	10023	USA
DAVID BRADY	280 PARK AVE 13D	NEW YORK	NY	10010	USA
DAVID D BERNSTEIN	245 E 54TH ST APT 5R	NEW YORK	NY	10022-4717	USA
DAVID H CRANSTON JTRS WILLIAM M SHEA JTRS	5 ISLAND AVE # 7D	MIAMI BEACH	FL	33139	USA
DAVID M MOTH WENDY T MOTH	1 CENTURY LN #504	MIAMI BEACH	FL	33139	USA
DAVIDE MURDOCCA	1 CENTURY LN 302	MIAMI BEACH	FL	33139	USA
DAYA N & ASHA & ROSA VASWANI	131 EVERETT ST	NATICK	MA	01760	USA
DEBRA BERGER TRS THE ELINOR MAZUR REVOC TRUST	3 ISLAND AVE #12D	MIAMI BEACH	FL	33139	USA
DELIA B BENOIT	3 ISLAND AVE #4C	MIAMI BEACH	FL	33139-1366	USA
DIANE DE STEFANO	3 ISLAND AVE APT 10A	MIAMI BEACH	FL	33139-1368	USA
DIANE KRAMER	10201 SW 69 AVE	MIAMI	FL	33156	USA
DIANE LIEBERMAN C/O SBI REALTY 1909 LLC	1680 MERIDIAN AVE STE 102	MIAMI BEACH	FL	33139	USA
DIEGO VARELA PRADA	5 ISLAND AVE #11H	MIAMI BEACH	FL	33139	USA
DOLORES M GROLLMAN TRS	3 ISLAND AVE #9K	MIAMI BEACH	FL	33139	USA
DORA CRISTINA VASQUEZ	3 ISLAND AVE APT 11F	MIAMI BEACH	FL	33139	USA
DOROTHY DULKO	5 ISLAND AVE 3F	MIAMI BEACH	FL	33139	USA
DOUGLAS FRENKEL MARLENE WEINSTEIN	2425 MANNING ST	PHILADELPHIA	PA	19103-5525	USA
EDGARD PAREDES & KEITH CLIFFORD TOCCO JTRS	5 ISLAND AVE #12K	MIAMI BEACH	FL	33139-1321	USA
EDINA KOSACHEVSKY	45 PARK AVE APT 1202	NEW YORK	NY	10016-3491	USA
EDUARDO CADAVID & W VICTORIA	5 ISLAND AVE #8 F	MIAMI BEACH	FL	33139	USA
EMMA R COWLEY EST OF RAUL COWLEY	3 ISLAND AVE #6L	MIAMI BEACH	FL	33139-1371	USA
ENGUERRAND T BAIJOT	5 ISLAND AVE 5C	MIAMI BEACH	FL	33139	USA
ERIC J SILVER BRITTANY S SILVER	1 CENTURY LN 304	MIAMI BEACH	FL	33139	USA
ERICH B NEUMANN	5 ISLAND AVE #3J	MIAMI BEACH	FL	33139-1302	USA
ERIKA CEDENO	3 ISLAND AVE APT 5B	MIAMI BEACH	FL	33139	USA
ERNESTO JOSE CONRAD	3 ISLAND AVE 15G	MIAMI BEACH	FL	33139	USA
ESTHER R & PHILIP SMITH	3 ISLAND AVE UNIT PH-K	MIAMI BEACH	FL	33139-1334	USA
EUGENE TRUONO	3 ISLAND AVE #8F	MIAMI BEACH	FL	33139-1373	USA
EVA FIELD	2038 NO DAMEN AV	CHICAGO	IL	60647-4564	USA
EZEQUIEL PAZ	3 ISLAND AVE #10C	MIAMI BEACH	FL	33139-1368	USA
F1EA LLC	11420 SW 238 ST	MIAMI	FL	33032	USA
FABRIZIO CILENTO BRAGOLUSI	5 ISLAND AVE #14J	MIAMI BEACH	FL	33139-1321	USA
FARREY TALES LLC	875 NW 3 ST	MIAMI	FL	33128	USA

FERNANDO A GUEVARA	PO BOX 403244	MIAMI BEACH	FL	33140	USA
FERNANDO BLUMENKRON	5 ISLAND AVE #5F	MIAMI BEACH	FL	33139	USA
FERRADO LIDO LLC	20411 SW BIRCH ST	NEWPORT BEACH	CA	92660	USA
FILLIPPO FABBRI GIULIO FABBRI	5 ISLAND AVE #2A	MIAMI BEACH	FL	33139	USA
FLORIDA 5 ISLAND 4K CORP	5 ISLAND AVE 4K	MIAMI BEACH	FL	33139	USA
FLORIDA 7E ISLAND AVE CORP	5 ISLAND AVE 4K	MIAMI BEACH	FL	33139	USA
FRANK FACELLA	33 CLAREMONT PARK	BOSTON	MA	02118	USA
FRANK NEDDERHUFF	3 ISLAND AVE #10-I	MIAMI BEACH	FL	33139	USA
FRED STEIN	3 ISLAND AVE UNIT 12A	MIAMI BEACH	FL	33139-1369	USA
FTP INVESTMENT CORP	1940 FILLMORE ST	SAN FRANCISCO	CA	94115	USA
GABRIELE VERGA	3 ISLAND AVE 12J	MIAMI BEACH	FL	33139	USA
GABRIELE VERGA	3 ISLAND AVE 4J	MIAMI BEACH	FL	33139	USA
GABRIELLE ENEMAN BECKER	5 ISLAND AVE #5H	MIAMI BEACH	FL	33139	USA
GENOVEVA A SLAVCHEV	3 ISLAND AVE #3J	MIAMI BEACH	FL	33139	USA
GEOFFREY SIMPSON	5 ISLAND AVE 4E	MIAMI BEACH	FL	33139	USA
GERALDINE CHECKMAN	3 ISLAND AVE UNIT UNIT 3K	MIAMI BEACH	FL	33139-1332	USA
GERMAN MIRET	3 ISLAND AVE UNIT 5G	MIAMI BEACH	FL	33139-1300	USA
GERRIT ALEXANDER KRETZ	1 CENTURY LANE UNIT 301	MIAMI BEACH	FL	33139	USA
GLENN ALBIN	3 ISLAND AVE UNIT 11D	MIAMI BEACH	FL	33139-1375	USA
GLORIA MASS	3 ISLAND AVE APT 5K	MIAMI BEACH	FL	33139-1300	USA
GREGORY M SHARE	1 CENTURY LN 409	MIAMI BEACH	FL	33139	USA
GUSTAVO J DEL LLANO	3 ISLAND AVE #6K	MIAMI BEACH	FL	33139-1371	USA
GUSTAVO SOUZA COSTA S DA SILVEIRA	3 ISLAND AVE #6A	MIAMI BEACH	FL	33139	USA
GUSTAVO SOUZA COSTA S DE SILVEIRA	3 ISLAND AVE # 15J	MIAMI BEACH	FL	33139	USA
GUY MCKINNON STEVENSON TRS GUY MCKINNON STEVENSON LIV TR	5 ISLAND AVE 11C	MIAMI BEACH	FL	33139	USA
HALI NGUYEN	3 ISLAND AVE APT 6H	MIAMI BEACH	FL	33139-1371	USA
HARRY R COLLINGS DANIEL B MOON	326 DARTMOUTH ST	BOSTON	MA	02116	USA
HECTOR VAZQUEZ JTRS RICHARD NEUSTEDTER JTRS	5 ISLAND AVE #5J	MIAMI BEACH	FL	33139	USA
HEIKE WIEDENBECK	3 ISLANDS AVE #12B	MIAMI BEACH	FL	33139	USA
HERNAN P DEL LLANO	3 ISLAND AVE #PH-F	MIAMI BEACH	FL	33139-1334	USA
HOJAT SALEHI	5 ISLAND AVE # 12G	MIAMI BEACH	FL	33139	USA
HOLLOWCREST LTD	5 ISLAND AVE UNIT 6C	MIAMI BEACH	FL	33139	USA
HOWARD C KREPS	3 ISLAND AVE #9B	MIAMI BEACH	FL	33139-1370	USA
ILEANA DE LIMA MARIA A PEREZ RINCON JTRS	5 ISLAND AVE #2E	MIAMI BEACH	FL	33139-1302	USA
ISABELLE DLACHASSE	7271 SW 128 ST	MIAMI	FL	33156	USA
IVAN J CHRISTIE ED DOWLING	3 ISLAND AVE #7H	MIAMI BEACH	FL	33139-1367	USA
IVO VASSILEV MARIA VASSILEV	11 FARREY LN	MIAMI BEACH	FL	33139-8801	USA
JACK J RUOLO	3 ISLAND AVE # 4K	MIAMI BEACH	FL	33139	USA
JACK MAZUR KATHLEEN KAHLAU	3 ISLAND AVE #8E	MIAMI BEACH	FL	33139	USA
JACOBO BERCOVICI	1 CENTURY LN #305	MIAMI BEACH	FL	33139	USA
JAMES A CLEARWATER &W BONNIE	5 ISLAND AVE UNIT 7C	MIAMI BEACH	FL	33139-1339	USA
JAMES DION COUCH	5 ISLAND AVE UNIT 7K	MIAMI BEACH	FL	33139	USA
JAMES M CONLON &W EVA FIELD	2038 N DAMEN	CHICAGO	IL	60647	USA
JAMES M KAIS ELIZABETH H KAIS	1 CENTURY LN 604	MIAMI BEACH	FL	33139	USA
JAMES R MCANALLY JTRS BERNICE O BATES JTRS CHRISTIAN HOGUE JTRS	5 ISLAND AVE LF	MIAMI BEACH	FL	33139	USA
JAMES VIRGA	3 ISLAND AVE 7F	MIAMI BEACH	FL	33139	USA
JANE OTTO WILKINSON TRS JANE OTTO WILKINSON LIVING TRUST	5 ISLAND AVE # 5D	MIAMI BEACH	FL	33139	USA
JANET L ORR	5 ISLAND AVE #5B	MIAMI BEACH	FL	33139-1322	USA
JANICE GALLEGHER	5 ISLAND AVE 15C	MIAMI BEACH	FL	33139	USA
JEFF BECK	1411 NE 101ST ST	MIAMI SHORES	FL	33138-2612	USA
JEFF BERARDELLI	1615 GEORGIA AVE	WEST PALM BEACH	FL	33401-7025	USA
JEFF YOUNG INVEST INC	9261 E BAY HARBOR DR #703	MIAMI	FL	33154	USA
JEFFERSON TERRACE APARTMENTS LLC C/C AARON J EDELSTEIN	201 E DILIDO DR	MIAMI BEACH	FL	33139	USA

JEFFREY A GREENE	1 CENTURY LN #201	MIAMI BEACH	FL	33139-8811	USA
JEFFREY S HEEBNER	349 NW 46TH ST	MIAMI	FL	33127-2668	USA
JENNIFFER DIAZ	620 W 143RD ST APT 6D	NEW YORK	NY	10031-5953	USA
JEROME COLOMBEL	3 ISLAND AVE UNIT 91	MIAMI BEACH	FL	33139	USA
JESSICA SEGATTO	3 ISLAND AVE UNIT 11A	MIAMI BEACH	FL	33139	USA
JILL PETERS	3 ISLAND AVE 14L	MIAMI BEACH	FL	33139	USA
JOAN BRANSON	1 CENTURY LANE #505	MIAMI BEACH	FL	33139	USA
JOANN F TOMMOLINI CARTY	800 BRICKELL AVE STE 701	MIAMI	FL	33131	USA
JOANNA T FERRONE	9 FARREY LN	MIAMI BEACH	FL	33139	USA
JOEMAR J DOS REIS	3 ISLAND AVE UNIT 10L	MIAMI BEACH	FL	33139	USA
JOHN GUFFEY	3 ISLAND AVE UNIT 14K	MIAMI BEACH	FL	33139-1372	USA
JOHN H HAMPTON &W MONICA	12 CENTURY LN	MIAMI BEACH	FL	33139-8803	USA
JOHN L ROBBINS RAFAEL A PAZ JR	5 ISLAND AVE #14C	MIAMI BEACH	FL	33139	USA
JOHN LEONARD MASON TERRI R MASON	1 CENTURY LN 606	MIAMI BEACH	FL	33139	USA
JOHN M CARTER III	5 ISLAND AVE 14E	MIAMI BEACH	FL	33139	USA
JOHN W BATES	5 ISLAND AVE UNIT 16E	MIAMI BEACH	FL	33139-1345	USA
JONATHAN P ROSE	5 ISLAND AVE UNIT 11-E	MIAMI BEACH	FL	33139-1327	USA
JONNE HICKS TRS JONNE HICKS TRUST	3 ISLAND AVE UNIT 12C	MIAMI BEACH	FL	33139	USA
JOSE LUIS LLAVATA &W CRISTINA NUNEZ	2940 SW 148 PATH	MIAMI	FL	33185	USA
JOSEPH S KORLESKI DANIEL ALEXANDER LUCE	914 SAM DEALEY DR	DALLAS	TX	75208	USA
JUAN CARLOS ARIAS JTRS TIMONTHY QUINN DE SANTIS JTRS	5 ISLAND AVE #9A	MIAMI BEACH	FL	33139	USA
JUAN CARLOS GONZALEZ	3 ISLAND AVE 10J	MIAMI BEACH	FL	33139	USA
JUDITH ANN BAIGIS ROBERT S WACHBROIT ANDREW J BAIGIS	3 ISLAND AVE 12E	MIAMI BEACH	FL	33139	USA
JUDITH DANIELS & FREDERICA LESER	3 ISLAND AVE UNIT 8K	MIAMI BEACH	FL	33139	USA
JUDY BINDER	5 ISLAND AVE #12 H	MIAMI BEACH	FL	33139	USA
JULIANNE MARANGI	1 CENTURY LN 404	MIAMI BEACH	FL	33139	USA
KARELLE LEVY	5 ISLAND AVE #11F	MIAMI BEACH	FL	33139-1327	USA
KAREN E BENNETT	418 GARFIELD ST	NASHVILLE	TN	37208-2228	USA
KAREN ROSENFELD	3 ISLAND AVE UNIT 10G	MIAMI BEACH	FL	33139	USA
KAREN S GERONYMO	5 ISLAND AVE # 6K	MIAMI BEACH	FL	33139	USA
KARIN KNIFE	3 ISLAND AVE #7L	MIAMI BEACH	FL	33139	USA
KEITH P LEWIS	141 DORCHESTER AVE UNIT 607	SOUTH BOSTON	MA	02127-1842	USA
KEITH TODD & DIDIO M BARRERA	5 ISLAND AVE #15H	MIAMI BEACH	FL	33139-1345	USA
KEN J STERNWEIS	5 ISLAND AVE UNIT 15J	MIAMI BEACH	FL	33139-1345	USA
KENNETH & SUZANNE LYON	3 ISLAND AVE #8D	MIAMI BEACH	FL	33139-1373	USA
KEVIN H JONES	5 ISLAND AVE #16A	MIAMI BEACH	FL	33139-1345	USA
KEVIN STEEN JTRS IAN ABADILLA JTRS	425 W 24 ST UNIT 4C	NEW YORK	NY	10011	USA
KIMBERLY MARTIN	4 FARREY LN	MIAMI BEACH	FL	33139-8801	USA
KRESHNIK DIBRANI JENNIFER DIBRANI	5 ISLAND AVE # 8 A	MIAMI BEACH	FL	33139	USA
KUNAL M PARKER	5 ISLAND AVE #14H	MIAMI BEACH	FL	33139	USA
LANCE SIMON	5 ISLAND AVE #3A	MIAMI BEACH	FL	33139-1302	USA
LARRY K PAGE	3 ISLAND AVE APT 10F	MIAMI BEACH	FL	33139	USA
LAURA LAUER	3 ISLAND AVE UNIT 5-I	MIAMI BEACH	FL	33139-1300	USA
LAURA SEJEN CAROL HEPPER	130 WEST 16 ST 46	NEW YORK	NY	10011	USA
LAUREN BRENNAN TRACEY PIETRZAK	3 ISLAND AVE	MIAMI BEACH	FL	33139	USA
LAWRENCE DE PALMA	5 ISLAND AVE 15F	MIAMI BEACH	FL	33139	USA
LEE J LITHERLAND	5 ISLAND AVE #8J	MIAMI BEACH	FL	33139-1324	USA
LESLIE ANN CARONE TRS LESLIE ANN CARONE REVOC LIVING TR	5 ISLAND AVE 9G	MIAMI BEACH	FL	33139	USA
LESLIE S WEBER TRS LESLIE S WEBER REVOCABLE TR	5 ISLAND AVE 9F	MIAMI BEACH	FL	33139	USA
LEWIS J & DANIELLE STOCKMAN	175 E 62 ST APT 140	NEW YORK	NY	10021	USA
LIDA BURITCA BICHEL ALEXANDER BICHEL	5 FARREY LN	MIAMI BEACH	FL	33139-8801	USA
LINDA LEA	3 ISLAND AVE # 4L	MIAMI BEACH	FL	33139	USA
LINDA POULOS	3 ISLAND AVE 9G	MIAMI BEACH	FL	33139	USA

LINDA TICAL	3 ISLAND AVE 7E	MIAMI BEACH	FL	33139	USA
LINH LE	1 CENTURY LANE #502	MIAMI BEACH	FL	33139	USA
LINN SHAPIRO	3001 VEAZEY TER NW APT 1514	WASHINGTON	DC	20008	USA
LISA VAN WAGENEN	5 ISLAND AVE #7B	MIAMI BEACH	FL	33139	USA
LISETTE GARCIA TREPAUD	3 ISLAND AVE 8C	MIAMI BEACH	FL	33139	USA
LLOYD C HETHERINGTON	5 ISLAND AVE #8B	MIAMI BEACH	FL	33139	USA
LORI GOLD TRS	3 ISLAND AVE #PH-I	MIAMI BEACH	FL	33139-1334	USA
LOUIS BRANCH HARDING	145 WOODLAND RD	CHESTNUT HILL	MA	02467	USA
LUIS F HERNANDEZ C/O ANNE M RODRIGUEZ PA	3 ISLAND AVE APT 12-F	MIAMI BEACH	FL	33139	USA
LUIS MARCELIN TRS LUIS MARCELIN REVOC LIVING TR	1 CENTURY LN 506	MIAMI BEACH	FL	33139	USA
MADELEINE NEHME JTRS TAMIMA SAADE JTRS	5 ISLAND AVE #12-B	MIAMI BEACH	FL	33139	USA
MADLINE MELNICK	5 ISLAND AVE 12J	MIAMI BEACH	FL	33139	USA
MADISON KARLOCK CHRISTOPH WILKE	995 N VENETION DR BELLE ISLE	MIAMI BEACH	FL	33139	USA
MARCELLA MANCA PAOLO LUIGI ACCARDO	5 ISLAND AVE #11D	MIAMI BEACH	FL	33139	USA
MARCO MANGANIELLO & LAURA BANZI	3 ISLAND AVE UNIT 5J	MIAMI BEACH	FL	33139	USA
MARCO SPAZIANI	3 ISLAND AVE # 3L	MIAMI BEACH	FL	33139	USA
MARCO SPAZIANI NATHALIE VRANGOS	3 ISLAND AVE UNIT 4E	MIAMI BEACH	FL	33139	USA
MARIA C RONDINO	3 ISLAND AVE 9L	MIAMI BEACH	FL	33132	USA
MARIA DEL PILAR FERNANDEZ	3 ISLAND AVE 3H	MIAMI BEACH	FL	33139	USA
MARIA ESPERANSA UGARTE MARIA ESTHER UGARTE	9 CENTURY LN	MIAMI BEACH	FL	33139-8804	USA
MARIA JOSE CARTAGENA JTRS KATHERINE JENNIFER KNIGHT JTRS	5 ISLAND AVE #9D	MIAMI BEACH	FL	33139	USA
MARILYNE NEUCHAT	8925 COLLINS AVE APT 11B	SURFSIDE	FL	33154-3534	USA
MARINA ALONSO MENDOZA	8150 SW 53 AVE	MIAMI	FL	33143	USA
MARIO GUILLERMO GUIBERT	3 ISLAND AVE 6I	MIAMI BEACH	FL	33139	USA
MARLENE H PROSS	3 ISLAND AVE UNIT 7K	MIAMI BEACH	FL	33139-1374	USA
MARLENE LEATHERBEE	3 ISLAND AVE #8I	MIAMI BEACH	FL	33139	USA
MARLENE LEATHERBEE	3 ISLAND AVE #9D	MIAMI BEACH	FL	33139	USA
MARSHA RUBIN	5 ISLAND AVE #6A	MIAMI BEACH	FL	33139-1339	USA
MARTIN PUEBLAS	19536 SW 78 PL	CULTER BAY	FL	33157	USA
MARY B MURZANSKI	3 ISLAND AVE #6B	MIAMI BEACH	FL	33139	USA
MARY CALDER TRS THE SOBE 2014 TRUST	3 ISLAND AVE #14I	MIAMI BEACH	FL	33139	USA
MARYANNE BAER HINES WILLIAM P HINES	3 ISLAND AVE 7D	MIAMI BEACH	FL	33139	USA
MATTHEW J MINCONE	3 ISLAND AVE 3B	MIAMI BEACH	FL	33139	USA
MATTHEW WILLOCK	3 ISLAND AVE #10 D	MIAMI BEACH	FL	33139	USA
MAUREEN DONIGER	3 ISLAND AVE #12I	MIAMI BEACH	FL	33139-1336	USA
MAURICE B BURG RUTH C BURG	5 ISLAND AVE #15A	MIAMI BEACH	FL	33139	USA
MAURIZIO PARLATO	1 CENTURY LANE APT 406	MIAMI BEACH	FL	33139	USA
MAX A EVERETT	3 ISLAND AVE #10B	MIAMI BEACH	FL	33139-1368	USA
MD ABUL KASHEM ANA KULLA	5 ISLAND AVE #F-16	MIAMI BEACH	FL	33139	USA
MERVYN ARONOFF	3 ISLAND AVE #8H	MIAMI BEACH	FL	33139-1373	USA
MICHAEL A SAIGER	8 CENTURY LN	MIAMI BEACH	FL	33139	USA
MICHAEL G DALY	1215 WAVERLY WALK	PHILADELPHIA	PA	19147	USA
MICHAEL L JONES	1 CENTURY LANE #605	MIAMI BEACH	FL	33139	USA
MICHAEL PARDO CARYN SHAPIRO PARDO	5 ISLAND AVE 4B	MIAMI BEACH	FL	33139	USA
MICHAEL R MCLEAN TRS MICHAEL R MCLEAN REVOC LIVING TR FIRUZEH MCLEAN TRS	1 CENTURY LN 401	MIAMI BEACH	FL	33139	USA
MICHAEL S PASANO	1 CENTURY LN #608	MIAMI BEACH	FL	33139-8815	USA
MICHAEL WILLIAM GUIBERT MELANIE GUIBERT	3 ISLANDS AVE #6-I	MIAMI BEACH	FL	33139	USA
MIGUEL PEREIRA NIETO	3 ISLAND AVE APT 5F	MIAMI BEACH	FL	33139	USA
MILAGROS SALABARRIA	3 ISLAND AVE UNIT 4A	MIAMI BEACH	FL	33139-1366	USA
MMINA LLC	3 ISLAND AVE # 81	MIAMI BEACH	FL	33139	USA
MONICA HELEN TRACY	5 ISLAND AVE #16J	MIAMI BEACH	FL	33139-1345	USA
MONICA MILITO	3 ISLAND AVE APT 15E	MIAMI BEACH	FL	33139	USA
MONICA MILITO JTRS MELANIE GUIBERT JTRS	3 ISLAND AVE UNIT 15D	MIAMI BEACH	FL	33139	USA

MONICA ROISMAN	3 ISLAND AVE # 3C	MIAMI BEACH	FL	33139	USA
MONIKA SCHUSTER TRS	1800 SUNSET HARBOR DR # 2412	MIAMI BEACH	FL	33139	USA
NATHAN DEAN ROSENBERG DAVID BRAIN MCINERNEY	1 CENTURY LN 306	MIAMI BEACH	FL	33139	USA
NEAL D ATKINS NORMAN ATKINS JTRS	5 ISLAND AVE #16C	MIAMI BEACH	FL	33139-1345	USA
NICOLA KEMMERER	1 CENTURY LN #309	MIAMI BEACH	FL	33139-8811	USA
NICOLE POFF	5 ISLAND AVE #10 J	MIAMI BEACH	FL	33139	USA
NICOLO FABBRIZIO	5 ISLAND AVE 16G	MIAMI BEACH	FL	33139	USA
NIRVANI LAM LE JOSEPH H HEAD III NIRVANI HEAD	3 ISLAND AVE 3G	MIAMI BEACH	FL	33139	USA
OLIVERA SEOVAC	1 CENTURY LN #206	MIAMI BEACH	FL	33139-8811	USA
PABLO CIAFFONE TRS PABLO CIAFFONE REVOCABLE TR	5 ISLAND AVE 14K	MIAMI BEACH	FL	33139	USA
PABOUNETTE LLC	1 CENTURY LN 510	MIAMI BEACH	FL	33139	USA
PANAGIOTIS TSOUMPAS &W PANAGIOTA	5 ISLAND AVE #8D	MIAMI BEACH	FL	33139-1324	USA
PARADA BLUMBERG AGREEMENT TRUST	9441 JOURNEYS END RED	CORAL GABLES	FL	33156	USA
PASSANT ZAKI ADHAM ZAKI	1 CENTURY LN 303	MIAMI BEACH	FL	33139	USA
PATRICIA D VICARI	5 ISLAND AVE #2B	MIAMI BEACH	FL	33139-1302	USA
PATRICIA DIAZ BERGNES	9350 SW 88 TERR	MIAMI	FL	33176	USA
PAUL KENNER	5 ISLAND AVE APT 9-K	MIAMI BEACH	FL	33139-1340	USA
PAUL PUGLIESE	3 ISLAND AVE	MIAMI BEACH	FL	33139	USA
PAUL THOMAS CAPPUCCIO	147 ROUND HILL RD	GREENWICH	CT	06831	USA
PAULA FLETCHER	3 ISLAND AVE APT 14A	MIAMI BEACH	FL	33139	USA
PAULO PARRAS MARTA FERNANDEZ	3 ISLAND AVE # 6C	MIAMI BEACH	FL	33139	USA
PEDRO PALAZZO NAZAR BRUNO PALAZZO NAZAR	3 ISLAND AVE #7 A	MIAMI BEACH	FL	33139	USA
PEKKA MAUNUKSELA	1 CENTURY LN #209	MIAMI BEACH	FL	33139-8811	USA
PETER BROWN &W CAROL K	1 CENTURY LN #308	MIAMI BEACH	FL	33139-8811	USA
PETER J & VINCENZA MADONIA	ONE WASHINGTON SQUARE G	LARCHMONT	NY	10538	USA
PETER J FRIEDMAN &W LORRI FRIEDMAN	51 FOREST CT	YORKTOWN HEIGHTS	NY	10598	USA
PHILIPPE MARTIN VINCENT NICLOT	3 ISLAND AVE #14D	MIAMI BEACH	FL	33139	USA
RAFAEL & CAROLINA LIENDO	1 CENTURY LN #509	MIAMI BEACH	FL	33139-8815	USA
RAMTIN PARVINI	3 ISLAND AVE #4B	MIAMI BEACH	FL	33139	USA
REBECCA L JACOBSON	5 ISLAND AVE 10F	MIAMI BEACH	FL	33139	USA
RICARDO R OSES EST OF CARLOS R OSES	3 ISLAND AVE UNIT 8L	MIAMI BEACH	FL	33139-1373	USA
RICHARD BOWLER	3 ISLAND AVE #12H	MIAMI BEACH	FL	33139	USA
RICHARD VASQUEZ	5 ISLAND AVE #8E	MIAMI BEACH	FL	33139-1324	USA
ROBERT C LEITNER	99 SCHOOLFIELD DR	CARLISLE	PA	17013-4429	USA
ROBERT M STAMBAUGH JTRS JUAN CARLOS GARCIA JTRS	5 ISLAND AVE #6J	MIAMI BEACH	FL	33139	USA
ROBERT NEWMAN GWEN NEWMAN ELIZABETH NEWMAN	5 ISLAND AVE 3E	MIAMI BEACH	FL	33139	USA
ROBERTO CUSCHNIR	3 ISLAND AVE 7B	MIAMI BEACH	FL	33139	USA
ROBERTO CUSCHNIR	3 ISLAND AVE UNIT 11G	MIAMI BEACH	FL	33139	USA
RODOLFO CASTILLO	5 ISLAND AVE #14B	MIAMI BEACH	FL	33139	USA
RORY GREENBERG	5 ISLAND AVE #10C	MIAMI BEACH	FL	33139	USA
ROSA MUNOZ	3 ISLAND AVE #PH-L	MIAMI BEACH	FL	33139-1334	USA
RUSSELL BREINER NAOMI BREINER	5 ISLAND AVE L D	MIAMI BEACH	FL	33139	USA
RUSSELL MACK LEE JR	5 ISLAND AVE 8H	MIAMI BEACH	FL	33139-1364	USA
RYAN PORTER &W KATHRYN PORTER	5 ISLAND AVE #3B	MIAMI BEACH	FL	33139-1302	USA
SAMANTHA A SAMPSON	3 ISLAND AVE #5-L	MIAMI BEACH	FL	33139	USA
SANDRA WINCHESTER	3 ISLAND AVE #7J	MIAMI BEACH	FL	33139	USA
SANTIAGO ALVAREDO	3 ISLAND AVE #11-I	MIAMI BEACH	FL	33139-1375	USA
SARA A JASSIN	5 ISLAND AVE #5A	MIAMI BEACH	FL	33139-1380	USA
SHARON L NANNI TRS	1 CENTURY LANE #210	MIAMI BEACH	FL	33139	USA
SHERRI L PULCINI TRS VICTOR J LABRUZZO TRS	1 CENTURY LN #310	MIAMI BEACH	FL	33139	USA
SILVIA DIAZ HILDA M FALLA	5 ISLAND AVE # 11B	MIAMI BEACH	FL	33139	USA
SILVIA KLINE	5 ISLAND AVE UNIT 2-F	MIAMI BEACH	FL	33139-1302	USA
SOFIA A SAMUELS	1 CENTURY LANE UNIT #207	MIAMI BEACH	FL	33139	USA

SONNY Z FELLIG MIRIAM FELLIG TZVI M FELLIG	5 ISLAND AVE 4H	MIAMI	FL	33160	USA
STAVROS KOUROS C/O TERRA VERRE MARIA KOUROS	455 EAST 10 AVE	HIALEAH	FL	33010	USA
STEFANO PALAORO &W SANDY	3 ISLAND AVE UNIT 3E	MIAMI BEACH	FL	33139-1332	USA
STELLA M RODRIGUEZ	3 ISLAND AVE #8A	MIAMI BEACH	FL	33139	USA
STEPHEN DUFFUS WEISS RANDALL JOHN RUTLEDGE	5 ISLAND AVE 4J	MIAMI BEACH	FL	33139	USA
STEPHEN SYTA JOERG DRESSLER	3 ISLAND AVE #11L	MIAMI BEACH	FL	33139	USA
STEPHEN SYTA JOERG DRESSLER	5 PLEASANT ST	PROVINCETOWN	MA	02657	USA
STEVEN M RHODES JESSICA R RHODES	8 FARREY LN	MIAMI BEACH	FL	33139	USA
STORTFORD NV EUROAMERICAN GROUP INC	407 LINCOLN RD PH-N	MIAMI BEACH	FL	33139	USA
SUSAN BERNs ROTHCHILD TRS SUSAN BERNs ROTHCHILD JOHN ROTHCHILD	5 ISLAND AVE #11J	MIAMI BEACH	FL	33139	USA
TANYA ZAKRISON	5 ISLAND AVE #3D	MIAMI BEACH	FL	33139	USA
TERRENCE L IBBS	1 CENTURY LN #407	MIAMI BEACH	FL	33139-8811	USA
THE HARBOUR TRUST CO LTD TRS	5 ISLAND AVE #15B	MIAMI BEACH	FL	33139-1321	USA
THOMAS A ZUR TRS THOMAS A ZUR SR	5 ISLAND AVE #15D	MIAMI BEACH	FL	33139	USA
THOMAS ZUR JENNIFER ZUR	5 ISLAND AVE 15D	MIAMI BEACH	FL	33139	USA
TIM IOANNIDES	140 SW CHAMBER CT #200	PORT ST LUCIE	FL	34986	USA
TIMOTHY FREDERIK SILVERMAN LUISA LUCIANI	2805 Q STREET NW	WASHINGTON	DC	20007	USA
TIMOTHY LEE SCOTT	1528 NE 17 TER	FORT LAUDERDALE	FL	33304	USA
TRACEE WAGNER CHRISTOPHER T NACE	5 ISLAND AVE 4C	MIAMI BEACH	FL	33139	USA
VALENTINE MOROZ	PO BOX 415895	MIAMI BEACH	FL	33141	USA
VALERIE SYDNEY	1 CENTURY LANE #503	MIAMI BEACH	FL	33139-8815	USA
VANESSA ELMALEH	5 ISLAND AVE #5G	MIAMI BEACH	FL	33139-1322	USA
VICTOR J LABRUZZO &W SHERRI L PULCINI	1 CENTURY LN #507	MIAMI BEACH	FL	33139-8815	USA
WILLIAM G CALOMIRIS MARY G CALOMIRIS	1112 16 ST NW STE 900	WASHINGTON	DC	20036	USA
WILLIAM G FEHR	12 FARREY LN	MIAMI BEACH	FL	33139-8801	USA
WILLIAM M RITZI RICHARD J SICLARI JR	3 ISLAND AVE UNIT 4-D	MIAMI BEACH	FL	33139	USA
YANN GIBAJA	240 RIVERSIDE BLVD APT 10F	NEW YORK	NY	10069-1029	USA
YARON ROTH KAREN LEAH HOLST	5 ISLAND AVE # 10E	MIAMI BEACH	FL	33139	USA
YVES BOUCHER	3 ISLAND AVE #6E	MIAMI BEACH	FL	33139-1371	USA
YVES BOUCHER	3 ISLAND AVE UNIT 6F	MIAMI BEACH	FL	33139-1371	USA
ZBIGNIEW WOJCIECHOWSKI GRAZYNA B WOJCIECHOSKI	5 ISLAND AVE #6G	MIAMI BEACH	FL	33139	USA

Name	Address	City	State	Zip	Country
IDEAS INTERNATIONAL SERVICES LTD	AVENIDA BRIGADEIRO FARIA LIMA 2413 SOBRELOJA CONJ	SAO PAULO			BRAZIL
MARINA PIANO	VIA CADOLINI 32	MILAN 20137			ITALY
RAJIV ROBERT SHAH	130 CLIFTON RD	TORONTO ONTARIO M4T 2G6			CANADA
RENATO MAGALDI	PIAZZA CARITA 32	NAPOLI 80134			ITALY
123 NW 51 ST LLC 85 NW 71 ST LLC 3D 85 LLC	2121 NW 2 AVE #206	MIAMI	FL	33127	USA
5 ISLAND INVESTMENTS LLC	1455 OCEAN DR #1502	MIAMI BEACH	FL	33139	USA
5 ISLAND LLC	2250 NE 201 ST	NORTH MIAMI	FL	33180	USA
ALDA LOYTI LLC	5 ISLAND AVE #14G	MIAMI BEACH	FL	33139	USA
ALDO EDUARDO AGUERO	3 ISLAND AVE UNIT 12G	MIAMI BEACH	FL	33139	USA
ALEXANDER RANDO	5 ISLAND AVE #12F	MIAMI BEACH	FL	33139-1327	USA
ALEXANDRA BASSIL	5 ISLAND AVE UNIT 10A	MIAMI BEACH	FL	33139-1340	USA
AMY MUSTO MICHELLE REILLY	3 ISLAND AVE 6J	MIAMI BEACH	FL	33139	USA
ANA GIORMERZIAN EUGENIO TORRES MUNGUIA	6 FARREY LN	MIAMI BEACH	FL	33139	USA
ANA M CASTILLO	3 ISLAND AVE UNIT 14F	MIAMI BEACH	FL	33139-1372	USA
ANA MARIA RUIZ	3 ISLAND AVE #11K	MIAMI BEACH	FL	33139-1375	USA
ANDRES J RUIZ & JAMES S GILHAM	5 ISLAND AVE #12-D	MIAMI BEACH	FL	33139-1327	USA
ANDREW A KREZAL	3 ISLAND AVE #9A	MIAMI BEACH	FL	33139	USA
ANDREW C JORDAN	3 ISLAND AVE #3F	MIAMI BEACH	FL	33139-1332	USA
ANDREW GLICK ALAN MILES	3 ISLAND AVE #11C	MIAMI BEACH	FL	33139	USA
ANDREW KREZAL	3 ISLAND AVE #15 A	MIAMI BEACH	FL	33139	USA
ANDREW TILBURY	5 ISLAND AVE 4D	MIAMI BEACH	FL	33139	USA
ANTHONY C SCANNELLA	1345 LINCOLN RD #PH6	MIAMI BEACH	FL	33139-2281	USA
ANTHONY L GONZALEZ & W AIMEE R	5 ISLAND AVE UNIT 16-H	MIAMI BEACH	FL	33139-1345	USA
ANTONIO FRAGOSO SENRA	5 ISLAND AVE # 2C	MIAMI BEACH	FL	33139	USA
APH CORPORATION EXECUTIVE OFFICES	1940 FILLMORE ST	SAN FRANCISCO	CA	94115	USA
ARLENE DE LA TORRE	3 ISLAND AVE #14H	MIAMI BEACH	FL	33139-1372	USA
B S EDELSTEIN & A J EDELSTEIN % LIDO SPA HOTEL	201 E DILIDO DR	MIAMI BEACH	FL	33139	USA
BARBARA COWEN & BETH RABINOWITZ	3 ISLAND AVE #71	MIAMI BEACH	FL	33139-1352	USA
BARBARA K DOBSON	ONE FIFTH AVE 19E	NEW YORK	NY	10003	USA
BARBARA ROTH TRS BARBARA ROTH	1 CENTURY LANE # 208	MIAMI BEACH	FL	33139	USA
BARRY J FRANKEL JEAN S FRANKEL	10638 STONEBRIDGE	BOCA RATON	FL	33498	USA
BARRY R MILLER TRS MILLER FAMILY REVOC TR ADRIANA SAVINO MILLER TRS	2800 FAIRGREEN DR	MIAMI BEACH	FL	33140	USA
BEATRICE ABEL	3 ISLAND AVE #6-G	MIAMI BEACH	FL	33139	USA
BEATRICE ROY	5 ISLAND AVENUE 12A	MIAMI BEACH	FL	33139	USA
BELL ISLE MIAMI LLC	45 SIERRA RD	BOSTON	MA	02114	USA
BERNIE LICHSTEIN	3 ISLAND AVE UNIT 10K	MIAMI BEACH	FL	33139	USA
BETH JEAN LEVIN	5 ISLAND AVE #9C	MIAMI BEACH	FL	33139-1324	USA
BLANCHE MILGRAUM GRAUER JTRS GENEVIEVE NEGLIA JTRS	3 ISLAND AVE # 14E	MIAMI BEACH	FL	33139	USA
BLANCHE SEIFER BROOKE ASHLEY WALIS	5 ISLAND AVE 4G	MIAMI BEACH	FL	33139	USA
BONNIE BREEN TRS THE KALI REVOCABLE TR (50%) VASANA HILDEBRAND TRS	3 ISLAND AVE #3-1	MIAMI BEACH	FL	33139	USA
BONNIE YOUNG	3 ISLAND AVE #8B	MIAMI BEACH	FL	33139-1373	USA
BPG INVESTMENTS INC	1300 ALTON RD APT 3C	MIAMI BEACH	FL	33139	USA
BRANDON DE CARO	5 ISLAND AVE #7-F	MIAMI BEACH	FL	33139-1324	USA
BRIAN PACHTER	1 CENTURY LN #602	MIAMI BEACH	FL	33139-8815	USA
BRIGITTE EVA ALFRED LLC	10 CENTURY LN	MIAMI BEACH	FL	33139	USA
BRIGITTE EVA ALFRED LLC	11 CENTURY LN	MIAMI BEACH	FL	33139	USA
BRIGITTE HEININGER	5 ISLAND AVE # L-E	MIAMI BEACH	FL	33139	USA
BUENA VISTA 406 INC	3370 MARY ST	MIAMI	FL	33133	USA
CARLOS FRAGOSO SENRA	5 ISLAND AVE #12E	MIAMI BEACH	FL	33139	USA
CARMEN FERREIRA	5 ISLAND AVE UNIT 2D	MIAMI BEACH	FL	33139	USA
CARMEN RODRIGUEZ COWLEY	3 ISLAND AVE #9C	MIAMI BEACH	FL	33139-1370	USA
CAROL GERSHMAN TRUST CAROL GERSHMAN (BEN)	2000 BROADWAY #5B	NEW YORK	NY	10023	USA

CARRIE HORST & H JAMES	1 CENTURY LN #501	MIAMI BEACH	FL	33139-8811	USA
CECILE GYLES	1 CENTURY LN 410	MIAMI BEACH	FL	33139	USA
CELESTINO BERETTA	5 ISLAND AVE UNIT 12C	MIAMI BEACH	FL	33139-1327	USA
CELIA DE LA LLAMA	1 CENTURY LN 202	MIAMI BEACH	FL	33139	USA
CHABAD LUBAVITCH OF VENETIAN CSWY & SURROUNDING ISLANDS INC	14 FARREY LANE	MIAMI BEACH	FL	33139-8801	USA
CHRISTINA CIOETA	5 ISLAND AVE #8C	MIAMI BEACH	FL	33139	USA
CHRISTINA M ARATA	3 ISLAND AVE APT 11J	MIAMI BEACH	FL	33139-1375	USA
CHRISTINE MICHALSKI	3 ISLAND AVE UNIT 5H	MIAMI BEACH	FL	33139-1300	USA
CHRISTOPH WILKE MADISON KENT KARLOCK	5 ISALND AVE #5E	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CLAUDIA VALERIA DIAZ	3 ISLAND AVE #7C	MIAMI BEACH	FL	33139	USA
CLIVE E FUND LISA ANGELIQUE FUNG	5 ISLAND AVE 3K	MIAMI BEACH	FL	33139	USA
CONTACTO MANAGEMENT CORP	5 ISLAND AVE APT 3C	MIAMI BEACH	FL	33139	USA
CRISTIANA CANTERA	ONE CENTURY LANE 405	MIAMI BEACH	FL	33139	USA
DALE MACDONALD	3 ISLAND AVE 14G	MIAMI BEACH	FL	33139	USA
DAN WARE	3 ISLAND AVE #12K	MIAMI BEACH	FL	33139-1336	USA
DANIEL & SYLVIA RODRIGUEZ	9300 S DADELAND BLVD #500	MIAMI	FL	33156	USA
DANIEL BAJAROFF KEREN BAJAROFF	1800 SUNSET HARBOUR DR #1	MIAMI BEACH	FL	33139	USA
DANIEL BODZIN	42 ST MARKS AVE	BROOKLYN	NY	11217	USA
DANIEL NOBEL JTRS LINDA NOBEL JTRS	5 ISLAND AVE #7H	MIAMI BEACH	FL	33139	USA
DANIEL ROCHE	25 GERALD PARK WEST #33J	NEW YORK	NY	10023	USA
DAVID BRADY	280 PARK AVE 13D	NEW YORK	NY	10010	USA
DAVID D BERNSTEIN	245 E 54TH ST APT 5R	NEW YORK	NY	10022-4717	USA
DAVID H CRANSTON JTRS WILLIAM M SHEA JTRS	5 ISLAND AVE # 7D	MIAMI BEACH	FL	33139	USA
DAVID M MOTH WENDY T MOTH	1 CENTURY LN #504	MIAMI BEACH	FL	33139	USA
DAVIDE MURDOCCA	1 CENTURY LN 302	MIAMI BEACH	FL	33139	USA
DAYA N & ASHA & ROSA VASWANI	131 EVERETT ST	NATICK	MA	01760	USA
DEBRA BERGER TRS THE ELINOR MAZUR REVOC TRUST	3 ISLAND AVE #12D	MIAMI BEACH	FL	33139	USA
DELIA B BENOIT	3 ISLAND AVE #4C	MIAMI BEACH	FL	33139-1366	USA
DIANE DE STEFANO	3 ISLAND AVE APT 10A	MIAMI BEACH	FL	33139-1368	USA
DIANE KRAMER	10201 SW 69 AVE	MIAMI	FL	33156	USA
DIANE LIEBERMAN C/O SBI REALTY 1909 LLC	1680 MERIDIAN AVE STE 102	MIAMI BEACH	FL	33139	USA
DIEGO VARELA PRADA	5 ISLAND AVE #11H	MIAMI BEACH	FL	33139	USA
DOLORES M GROLLMAN TRS	3 ISLAND AVE #9K	MIAMI BEACH	FL	33139	USA
DORA CRISTINA VASQUEZ	3 ISLAND AVE APT 11F	MIAMI BEACH	FL	33139	USA
DOROTHY DULKO	5 ISLAND AVE 3F	MIAMI BEACH	FL	33139	USA
DOUGLAS FRENKEL MARLENE WEINSTEIN	2425 MANNING ST	PHILADELPHIA	PA	19103-5525	USA
EDGARD PAREDES & KEITH CLIFFORD TOCCO JTRS	5 ISLAND AVE #12K	MIAMI BEACH	FL	33139-1321	USA
EDINA KOSACHEVSKY	45 PARK AVE APT 1202	NEW YORK	NY	10016-3491	USA
EDUARDO CADAVID & W VICTORIA	5 ISLAND AVE #8 F	MIAMI BEACH	FL	33139	USA
EMMA R COWLEY EST OF RAUL COWLEY	3 ISLAND AVE #6L	MIAMI BEACH	FL	33139-1371	USA
ENGUERRAND T BAIJOT	5 ISLAND AVE 5C	MIAMI BEACH	FL	33139	USA
ERIC J SILVER BRITTANY S SILVER	1 CENTURY LN 304	MIAMI BEACH	FL	33139	USA
ERICH B NEUMANN	5 ISLAND AVE #3J	MIAMI BEACH	FL	33139-1302	USA
ERIKA CEDENO	3 ISLAND AVE APT 5B	MIAMI BEACH	FL	33139	USA
ERNESTO JOSE CONRAD	3 ISLAND AVE 15G	MIAMI BEACH	FL	33139	USA
ESTHER R & PHILIP SMITH	3 ISLAND AVE UNIT PH-K	MIAMI BEACH	FL	33139-1334	USA
EUGENE TRUONO	3 ISLAND AVE #8F	MIAMI BEACH	FL	33139-1373	USA
EVA FIELD	2038 NO DAMEN AV	CHICAGO	IL	60647-4564	USA
EZEQUIEL PAZ	3 ISLAND AVE #10C	MIAMI BEACH	FL	33139-1368	USA
F1EA LLC	11420 SW 238 ST	MIAMI	FL	33032	USA
FABRIZIO CILENTO BRAGOLUSI	5 ISLAND AVE #14J	MIAMI BEACH	FL	33139-1321	USA
FARREY TALES LLC	875 NW 3 ST	MIAMI	FL	33128	USA

FERNANDO A GUEVARA	PO BOX 403244	MIAMI BEACH	FL	33140	USA
FERNANDO BLUMENKRON	5 ISLAND AVE #5F	MIAMI BEACH	FL	33139	USA
FERRADO LIDO LLC	20411 SW BIRCH ST	NEWPORT BEACH	CA	92660	USA
FILLIPPO FABBRI GIULIO FABBRI	5 ISLAND AVE #2A	MIAMI BEACH	FL	33139	USA
FLORIDA 5 ISLAND 4K CORP	5 ISLAND AVE 4K	MIAMI BEACH	FL	33139	USA
FLORIDA 7E ISLAND AVE CORP	5 ISLAND AVE 4K	MIAMI BEACH	FL	33139	USA
FRANK FACELLA	33 CLAREMONT PARK	BOSTON	MA	02118	USA
FRANK NEDDERHUFF	3 ISLAND AVE #10-I	MIAMI BEACH	FL	33139	USA
FRED STEIN	3 ISLAND AVE UNIT 12A	MIAMI BEACH	FL	33139-1369	USA
FTP INVESTMENT CORP	1940 FILLMORE ST	SAN FRANCISCO	CA	94115	USA
GABRIELE VERGA	3 ISLAND AVE 12J	MIAMI BEACH	FL	33139	USA
GABRIELE VERGA	3 ISLAND AVE 4J	MIAMI BEACH	FL	33139	USA
GABRIELLE ENEMAN BECKER	5 ISLAND AVE #5H	MIAMI BEACH	FL	33139	USA
GENOVEVA A SLAVCHEV	3 ISLAND AVE #3J	MIAMI BEACH	FL	33139	USA
GEOFFREY SIMPSON	5 ISLAND AVE 4E	MIAMI BEACH	FL	33139	USA
GERALDINE CHECKMAN	3 ISLAND AVE UNIT UNIT 3K	MIAMI BEACH	FL	33139-1332	USA
GERMAN MIRET	3 ISLAND AVE UNIT 5G	MIAMI BEACH	FL	33139-1300	USA
GERRIT ALEXANDER KRETZ	1 CENTURY LANE UNIT 301	MIAMI BEACH	FL	33139	USA
GLENN ALBIN	3 ISLAND AVE UNIT 11D	MIAMI BEACH	FL	33139-1375	USA
GLORIA MASS	3 ISLAND AVE APT 5K	MIAMI BEACH	FL	33139-1300	USA
GREGORY M SHARE	1 CENTURY LN 409	MIAMI BEACH	FL	33139	USA
GUSTAVO J DEL LLANO	3 ISLAND AVE #6K	MIAMI BEACH	FL	33139-1371	USA
GUSTAVO SOUZA COSTA S DA SILVEIRA	3 ISLAND AVE #6A	MIAMI BEACH	FL	33139	USA
GUSTAVO SOUZA COSTA S DE SILVEIRA	3 ISLAND AVE # 15J	MIAMI BEACH	FL	33139	USA
GUY MCKINNON STEVENSON TRS GUY MCKINNON STEVENSON LIV TR	5 ISLAND AVE 11C	MIAMI BEACH	FL	33139	USA
HALI NGUYEN	3 ISLAND AVE APT 6H	MIAMI BEACH	FL	33139-1371	USA
HARRY R COLLINGS DANIEL B MOON	326 DARTMOUTH ST	BOSTON	MA	02116	USA
HECTOR VAZQUEZ JTRS RICHARD NEUSTEDTER JTRS	5 ISLAND AVE #5J	MIAMI BEACH	FL	33139	USA
HEIKE WIEDENBECK	3 ISLANDS AVE #12B	MIAMI BEACH	FL	33139	USA
HERNAN P DEL LLANO	3 ISLAND AVE #PH-F	MIAMI BEACH	FL	33139-1334	USA
HOJAT SALEHI	5 ISLAND AVE # 12G	MIAMI BEACH	FL	33139	USA
HOLLOWCREST LTD	5 ISLAND AVE UNIT 6C	MIAMI BEACH	FL	33139	USA
HOWARD C KREPS	3 ISLAND AVE #9B	MIAMI BEACH	FL	33139-1370	USA
ILEANA DE LIMA MARIA A PEREZ RINCON JTRS	5 ISLAND AVE #2E	MIAMI BEACH	FL	33139-1302	USA
ISABELLE DLACHASSE	7271 SW 128 ST	MIAMI	FL	33156	USA
IVAN J CHRISTIE ED DOWLING	3 ISLAND AVE #7H	MIAMI BEACH	FL	33139-1367	USA
IVO VASSILEV MARIA VASSILEV	11 FARREY LN	MIAMI BEACH	FL	33139-8801	USA
JACK J RUOLO	3 ISLAND AVE # 4K	MIAMI BEACH	FL	33139	USA
JACK MAZUR KATHLEEN KAHLAU	3 ISLAND AVE #8E	MIAMI BEACH	FL	33139	USA
JACOBO BERCOVICI	1 CENTURY LN #305	MIAMI BEACH	FL	33139	USA
JAMES A CLEARWATER &W BONNIE	5 ISLAND AVE UNIT 7C	MIAMI BEACH	FL	33139-1339	USA
JAMES DION COUCH	5 ISLAND AVE UNIT 7K	MIAMI BEACH	FL	33139	USA
JAMES M CONLON &W EVA FIELD	2038 N DAMEN	CHICAGO	IL	60647	USA
JAMES M KAIS ELIZABETH H KAIS	1 CENTURY LN 604	MIAMI BEACH	FL	33139	USA
JAMES R MCANALLY JTRS BERNICE O BATES JTRS CHRISTIAN HOGUE JTRS	5 ISLAND AVE LF	MIAMI BEACH	FL	33139	USA
JAMES VIRGA	3 ISLAND AVE 7F	MIAMI BEACH	FL	33139	USA
JANE OTTO WILKINSON TRS JANE OTTO WILKINSON LIVING TRUST	5 ISLAND AVE # 5D	MIAMI BEACH	FL	33139	USA
JANET L ORR	5 ISLAND AVE #5B	MIAMI BEACH	FL	33139-1322	USA
JANICE GALLEGHER	5 ISLAND AVE 15C	MIAMI BEACH	FL	33139	USA
JEFF BECK	1411 NE 101ST ST	MIAMI SHORES	FL	33138-2612	USA
JEFF BERARDELLI	1615 GEORGIA AVE	WEST PALM BEACH	FL	33401-7025	USA
JEFF YOUNG INVEST INC	9261 E BAY HARBOR DR #703	MIAMI	FL	33154	USA
JEFFERSON TERRACE APARTMENTS LLC C/C AARON J EDELSTEIN	201 E DILIDO DR	MIAMI BEACH	FL	33139	USA

JEFFREY A GREENE	1 CENTURY LN #201	MIAMI BEACH	FL	33139-8811	USA
JEFFREY S HEEBNER	349 NW 46TH ST	MIAMI	FL	33127-2668	USA
JENNIFFER DIAZ	620 W 143RD ST APT 6D	NEW YORK	NY	10031-5953	USA
JEROME COLOMBEL	3 ISLAND AVE UNIT 91	MIAMI BEACH	FL	33139	USA
JESSICA SEGATTO	3 ISLAND AVE UNIT 11A	MIAMI BEACH	FL	33139	USA
JILL PETERS	3 ISLAND AVE 14L	MIAMI BEACH	FL	33139	USA
JOAN BRANSON	1 CENTURY LANE #505	MIAMI BEACH	FL	33139	USA
JOANN F TOMMOLINI CARTY	800 BRICKELL AVE STE 701	MIAMI	FL	33131	USA
JOANNA T FERRONE	9 FARREY LN	MIAMI BEACH	FL	33139	USA
JOEMAR J DOS REIS	3 ISLAND AVE UNIT 10L	MIAMI BEACH	FL	33139	USA
JOHN GUFFEY	3 ISLAND AVE UNIT 14K	MIAMI BEACH	FL	33139-1372	USA
JOHN H HAMPTON &W MONICA	12 CENTURY LN	MIAMI BEACH	FL	33139-8803	USA
JOHN L ROBBINS RAFAEL A PAZ JR	5 ISLAND AVE #14C	MIAMI BEACH	FL	33139	USA
JOHN LEONARD MASON TERRI R MASON	1 CENTURY LN 606	MIAMI BEACH	FL	33139	USA
JOHN M CARTER III	5 ISLAND AVE 14E	MIAMI BEACH	FL	33139	USA
JOHN W BATES	5 ISLAND AVE UNIT 16E	MIAMI BEACH	FL	33139-1345	USA
JONATHAN P ROSE	5 ISLAND AVE UNIT 11-E	MIAMI BEACH	FL	33139-1327	USA
JONNE HICKS TRS JONNE HICKS TRUST	3 ISLAND AVE UNIT 12C	MIAMI BEACH	FL	33139	USA
JOSE LUIS LLAVATA &W CRISTINA NUNEZ	2940 SW 148 PATH	MIAMI	FL	33185	USA
JOSEPH S KORLESKI DANIEL ALEXANDER LUCE	914 SAM DEALEY DR	DALLAS	TX	75208	USA
JUAN CARLOS ARIAS JTRS TIMONTHY QUINN DE SANTIS JTRS	5 ISLAND AVE #9A	MIAMI BEACH	FL	33139	USA
JUAN CARLOS GONZALEZ	3 ISLAND AVE 10J	MIAMI BEACH	FL	33139	USA
JUDITH ANN BAIGIS ROBERT S WACHBROIT ANDREW J BAIGIS	3 ISLAND AVE 12E	MIAMI BEACH	FL	33139	USA
JUDITH DANIELS & FREDERICA LESER	3 ISLAND AVE UNIT 8K	MIAMI BEACH	FL	33139	USA
JUDY BINDER	5 ISLAND AVE #12 H	MIAMI BEACH	FL	33139	USA
JULIANNE MARANGI	1 CENTURY LN 404	MIAMI BEACH	FL	33139	USA
KARELLE LEVY	5 ISLAND AVE #11F	MIAMI BEACH	FL	33139-1327	USA
KAREN E BENNETT	418 GARFIELD ST	NASHVILLE	TN	37208-2228	USA
KAREN ROSENFELD	3 ISLAND AVE UNIT 10G	MIAMI BEACH	FL	33139	USA
KAREN S GERONYMO	5 ISLAND AVE # 6K	MIAMI BEACH	FL	33139	USA
KARIN KNIFE	3 ISLAND AVE #7L	MIAMI BEACH	FL	33139	USA
KEITH P LEWIS	141 DORCHESTER AVE UNIT 607	SOUTH BOSTON	MA	02127-1842	USA
KEITH TODD & DIDIO M BARRERA	5 ISLAND AVE #15H	MIAMI BEACH	FL	33139-1345	USA
KEN J STERNWEIS	5 ISLAND AVE UNIT 15J	MIAMI BEACH	FL	33139-1345	USA
KENNETH & SUZANNE LYON	3 ISLAND AVE #8D	MIAMI BEACH	FL	33139-1373	USA
KEVIN H JONES	5 ISLAND AVE #16A	MIAMI BEACH	FL	33139-1345	USA
KEVIN STEEN JTRS IAN ABADILLA JTRS	425 W 24 ST UNIT 4C	NEW YORK	NY	10011	USA
KIMBERLY MARTIN	4 FARREY LN	MIAMI BEACH	FL	33139-8801	USA
KRESHNIK DIBRANI JENNIFER DIBRANI	5 ISLAND AVE # 8 A	MIAMI BEACH	FL	33139	USA
KUNAL M PARKER	5 ISLAND AVE #14H	MIAMI BEACH	FL	33139	USA
LANCE SIMON	5 ISLAND AVE #3A	MIAMI BEACH	FL	33139-1302	USA
LARRY K PAGE	3 ISLAND AVE APT 10F	MIAMI BEACH	FL	33139	USA
LAURA LAUER	3 ISLAND AVE UNIT 5-I	MIAMI BEACH	FL	33139-1300	USA
LAURA SEJEN CAROL HEPPER	130 WEST 16 ST 46	NEW YORK	NY	10011	USA
LAUREN BRENNAN TRACEY PIETRZAK	3 ISLAND AVE	MIAMI BEACH	FL	33139	USA
LAWRENCE DE PALMA	5 ISLAND AVE 15F	MIAMI BEACH	FL	33139	USA
LEE J LITHERLAND	5 ISLAND AVE #8J	MIAMI BEACH	FL	33139-1324	USA
LESLIE ANN CARONE TRS LESLIE ANN CARONE REVOC LIVING TR	5 ISLAND AVE 9G	MIAMI BEACH	FL	33139	USA
LESLIE S WEBER TRS LESLIE S WEBER REVOCABLE TR	5 ISLAND AVE 9F	MIAMI BEACH	FL	33139	USA
LEWIS J & DANIELLE STOCKMAN	175 E 62 ST APT 140	NEW YORK	NY	10021	USA
LIDA BURITCA BICHEL ALEXANDER BICHEL	5 FARREY LN	MIAMI BEACH	FL	33139-8801	USA
LINDA LEA	3 ISLAND AVE # 4L	MIAMI BEACH	FL	33139	USA
LINDA POULOS	3 ISLAND AVE 9G	MIAMI BEACH	FL	33139	USA

LINDA TICAL	3 ISLAND AVE 7E	MIAMI BEACH	FL	33139	USA
LINH LE	1 CENTURY LANE #502	MIAMI BEACH	FL	33139	USA
LINN SHAPIRO	3001 VEAZEY TER NW APT 1514	WASHINGTON	DC	20008	USA
LISA VAN WAGENEN	5 ISLAND AVE #7B	MIAMI BEACH	FL	33139	USA
LISETTE GARCIA TREPAUD	3 ISLAND AVE 8C	MIAMI BEACH	FL	33139	USA
LLOYD C HETHERINGTON	5 ISLAND AVE #8B	MIAMI BEACH	FL	33139	USA
LORI GOLD TRS	3 ISLAND AVE #PH-I	MIAMI BEACH	FL	33139-1334	USA
LOUIS BRANCH HARDING	145 WOODLAND RD	CHESTNUT HILL	MA	02467	USA
LUIS F HERNANDEZ C/O ANNE M RODRIGUEZ PA	3 ISLAND AVE APT 12-F	MIAMI BEACH	FL	33139	USA
LUIS MARCELIN TRS LUIS MARCELIN REVOC LIVING TR	1 CENTURY LN 506	MIAMI BEACH	FL	33139	USA
MADELEINE NEHME JTRS TAMIMA SAADE JTRS	5 ISLAND AVE #12-B	MIAMI BEACH	FL	33139	USA
MADLINE MELNICK	5 ISLAND AVE 12J	MIAMI BEACH	FL	33139	USA
MADISON KARLOCK CHRISTOPH WILKE	995 N VENETION DR BELLE ISLE	MIAMI BEACH	FL	33139	USA
MARCELLA MANCA PAOLO LUIGI ACCARDO	5 ISLAND AVE #11D	MIAMI BEACH	FL	33139	USA
MARCO MANGANIELLO & LAURA BANZI	3 ISLAND AVE UNIT 5J	MIAMI BEACH	FL	33139	USA
MARCO SPAZIANI	3 ISLAND AVE # 3L	MIAMI BEACH	FL	33139	USA
MARCO SPAZIANI NATHALIE VRANGOS	3 ISLAND AVE UNIT 4E	MIAMI BEACH	FL	33139	USA
MARIA C RONDINO	3 ISLAND AVE 9L	MIAMI BEACH	FL	33132	USA
MARIA DEL PILAR FERNANDEZ	3 ISLAND AVE 3H	MIAMI BEACH	FL	33139	USA
MARIA ESPERANSA UGARTE MARIA ESTHER UGARTE	9 CENTURY LN	MIAMI BEACH	FL	33139-8804	USA
MARIA JOSE CARTAGENA JTRS KATHERINE JENNIFER KNIGHT JTRS	5 ISLAND AVE #9D	MIAMI BEACH	FL	33139	USA
MARILYNE NEUCHAT	8925 COLLINS AVE APT 11B	SURFSIDE	FL	33154-3534	USA
MARINA ALONSO MENDOZA	8150 SW 53 AVE	MIAMI	FL	33143	USA
MARIO GUILLERMO GUIBERT	3 ISLAND AVE 6I	MIAMI BEACH	FL	33139	USA
MARLENE H PROSS	3 ISLAND AVE UNIT 7K	MIAMI BEACH	FL	33139-1374	USA
MARLENE LEATHERBEE	3 ISLAND AVE #8I	MIAMI BEACH	FL	33139	USA
MARLENE LEATHERBEE	3 ISLAND AVE #9D	MIAMI BEACH	FL	33139	USA
MARSHA RUBIN	5 ISLAND AVE #6A	MIAMI BEACH	FL	33139-1339	USA
MARTIN PUEBLAS	19536 SW 78 PL	CULTER BAY	FL	33157	USA
MARY B MURZANSKI	3 ISLAND AVE #6B	MIAMI BEACH	FL	33139	USA
MARY CALDER TRS THE SOBE 2014 TRUST	3 ISLAND AVE #14I	MIAMI BEACH	FL	33139	USA
MARYANNE BAER HINES WILLIAM P HINES	3 ISLAND AVE 7D	MIAMI BEACH	FL	33139	USA
MATTHEW J MINCONE	3 ISLAND AVE 3B	MIAMI BEACH	FL	33139	USA
MATTHEW WILLOCK	3 ISLAND AVE #10 D	MIAMI BEACH	FL	33139	USA
MAUREEN DONIGER	3 ISLAND AVE #12I	MIAMI BEACH	FL	33139-1336	USA
MAURICE B BURG RUTH C BURG	5 ISLAND AVE #15A	MIAMI BEACH	FL	33139	USA
MAURIZIO PARLATO	1 CENTURY LANE APT 406	MIAMI BEACH	FL	33139	USA
MAX A EVERETT	3 ISLAND AVE #10B	MIAMI BEACH	FL	33139-1368	USA
MD ABUL KASHEM ANA KULLA	5 ISLAND AVE #F-16	MIAMI BEACH	FL	33139	USA
MERVYN ARONOFF	3 ISLAND AVE #8H	MIAMI BEACH	FL	33139-1373	USA
MICHAEL A SAIGER	8 CENTURY LN	MIAMI BEACH	FL	33139	USA
MICHAEL G DALY	1215 WAVERLY WALK	PHILADELPHIA	PA	19147	USA
MICHAEL L JONES	1 CENTURY LANE #605	MIAMI BEACH	FL	33139	USA
MICHAEL PARDO CARYN SHAPIRO PARDO	5 ISLAND AVE 4B	MIAMI BEACH	FL	33139	USA
MICHAEL R MCLEAN TRS MICHAEL R MCLEAN REVOC LIVING TR FIRUZEH MCLEAN TRS	1 CENTURY LN 401	MIAMI BEACH	FL	33139	USA
MICHAEL S PASANO	1 CENTURY LN #608	MIAMI BEACH	FL	33139-8815	USA
MICHAEL WILLIAM GUIBERT MELANIE GUIBERT	3 ISLANDS AVE #6-I	MIAMI BEACH	FL	33139	USA
MIGUEL PEREIRA NIETO	3 ISLAND AVE APT 5F	MIAMI BEACH	FL	33139	USA
MILAGROS SALABARRIA	3 ISLAND AVE UNIT 4A	MIAMI BEACH	FL	33139-1366	USA
MMINA LLC	3 ISLAND AVE # 81	MIAMI BEACH	FL	33139	USA
MONICA HELEN TRACY	5 ISLAND AVE #16J	MIAMI BEACH	FL	33139-1345	USA
MONICA MILITO	3 ISLAND AVE APT 15E	MIAMI BEACH	FL	33139	USA
MONICA MILITO JTRS MELANIE GUIBERT JTRS	3 ISLAND AVE UNIT 15D	MIAMI BEACH	FL	33139	USA

MONICA ROISMAN	3 ISLAND AVE # 3C	MIAMI BEACH	FL	33139	USA
MONIKA SCHUSTER TRS	1800 SUNSET HARBOR DR # 2412	MIAMI BEACH	FL	33139	USA
NATHAN DEAN ROSENBERG DAVID BRAIN MCINERNEY	1 CENTURY LN 306	MIAMI BEACH	FL	33139	USA
NEAL D ATKINS NORMAN ATKINS JTRS	5 ISLAND AVE #16C	MIAMI BEACH	FL	33139-1345	USA
NICOLA KEMMERER	1 CENTURY LN #309	MIAMI BEACH	FL	33139-8811	USA
NICOLE POFF	5 ISLAND AVE #10 J	MIAMI BEACH	FL	33139	USA
NICOLO FABBRIZIO	5 ISLAND AVE 16G	MIAMI BEACH	FL	33139	USA
NIRVANI LAM LE JOSEPH H HEAD III NIRVANI HEAD	3 ISLAND AVE 3G	MIAMI BEACH	FL	33139	USA
OLIVERA SEOVAC	1 CENTURY LN #206	MIAMI BEACH	FL	33139-8811	USA
PABLO CIAFFONE TRS PABLO CIAFFONE REVOCABLE TR	5 ISLAND AVE 14K	MIAMI BEACH	FL	33139	USA
PABOUNETTE LLC	1 CENTURY LN 510	MIAMI BEACH	FL	33139	USA
PANAGIOTIS TSOUMPAS &W PANAGIOTA	5 ISLAND AVE #8D	MIAMI BEACH	FL	33139-1324	USA
PARADA BLUMBERG AGREEMENT TRUST	9441 JOURNEYS END RED	CORAL GABLES	FL	33156	USA
PASSANT ZAKI ADHAM ZAKI	1 CENTURY LN 303	MIAMI BEACH	FL	33139	USA
PATRICIA D VICARI	5 ISLAND AVE #2B	MIAMI BEACH	FL	33139-1302	USA
PATRICIA DIAZ BERGNES	9350 SW 88 TERR	MIAMI	FL	33176	USA
PAUL KENNER	5 ISLAND AVE APT 9-K	MIAMI BEACH	FL	33139-1340	USA
PAUL PUGLIESE	3 ISLAND AVE	MIAMI BEACH	FL	33139	USA
PAUL THOMAS CAPPUCCIO	147 ROUND HILL RD	GREENWICH	CT	06831	USA
PAULA FLETCHER	3 ISLAND AVE APT 14A	MIAMI BEACH	FL	33139	USA
PAULO PARRAS MARTA FERNANDEZ	3 ISLAND AVE # 6C	MIAMI BEACH	FL	33139	USA
PEDRO PALAZZO NAZAR BRUNO PALAZZO NAZAR	3 ISLAND AVE #7 A	MIAMI BEACH	FL	33139	USA
PEKKA MAUNUKSELA	1 CENTURY LN #209	MIAMI BEACH	FL	33139-8811	USA
PETER BROWN &W CAROL K	1 CENTURY LN #308	MIAMI BEACH	FL	33139-8811	USA
PETER J & VINCENZA MADONIA	ONE WASHINGTON SQUARE G	LARCHMONT	NY	10538	USA
PETER J FRIEDMAN &W LORRI FRIEDMAN	51 FOREST CT	YORKTOWN HEIGHTS	NY	10598	USA
PHILIPPE MARTIN VINCENT NICLOT	3 ISLAND AVE #14D	MIAMI BEACH	FL	33139	USA
RAFAEL & CAROLINA LIENDO	1 CENTURY LN #509	MIAMI BEACH	FL	33139-8815	USA
RAMTIN PARVINI	3 ISLAND AVE #4B	MIAMI BEACH	FL	33139	USA
REBECCA L JACOBSON	5 ISLAND AVE 10F	MIAMI BEACH	FL	33139	USA
RICARDO R OSES EST OF CARLOS R OSES	3 ISLAND AVE UNIT 8L	MIAMI BEACH	FL	33139-1373	USA
RICHARD BOWLER	3 ISLAND AVE #12H	MIAMI BEACH	FL	33139	USA
RICHARD VASQUEZ	5 ISLAND AVE #8E	MIAMI BEACH	FL	33139-1324	USA
ROBERT C LEITNER	99 SCHOOLFIELD DR	CARLISLE	PA	17013-4429	USA
ROBERT M STAMBAUGH JTRS JUAN CARLOS GARCIA JTRS	5 ISLAND AVE #6J	MIAMI BEACH	FL	33139	USA
ROBERT NEWMAN GWEN NEWMAN ELIZABETH NEWMAN	5 ISLAND AVE 3E	MIAMI BEACH	FL	33139	USA
ROBERTO CUSCHNIR	3 ISLAND AVE 7B	MIAMI BEACH	FL	33139	USA
ROBERTO CUSCHNIR	3 ISLAND AVE UNIT 11G	MIAMI BEACH	FL	33139	USA
RODOLFO CASTILLO	5 ISLAND AVE #14B	MIAMI BEACH	FL	33139	USA
RORY GREENBERG	5 ISLAND AVE #10C	MIAMI BEACH	FL	33139	USA
ROSA MUNOZ	3 ISLAND AVE #PH-L	MIAMI BEACH	FL	33139-1334	USA
RUSSELL BREINER NAOMI BREINER	5 ISLAND AVE L D	MIAMI BEACH	FL	33139	USA
RUSSELL MACK LEE JR	5 ISLAND AVE 8H	MIAMI BEACH	FL	33139-1364	USA
RYAN PORTER &W KATHRYN PORTER	5 ISLAND AVE #3B	MIAMI BEACH	FL	33139-1302	USA
SAMANTHA A SAMPSON	3 ISLAND AVE #5-L	MIAMI BEACH	FL	33139	USA
SANDRA WINCHESTER	3 ISLAND AVE #7J	MIAMI BEACH	FL	33139	USA
SANTIAGO ALVAREDO	3 ISLAND AVE #11-I	MIAMI BEACH	FL	33139-1375	USA
SARA A JASSIN	5 ISLAND AVE #5A	MIAMI BEACH	FL	33139-1380	USA
SHARON L NANNI TRS	1 CENTURY LANE #210	MIAMI BEACH	FL	33139	USA
SHERRI L PULCINI TRS VICTOR J LABRUZZO TRS	1 CENTURY LN #310	MIAMI BEACH	FL	33139	USA
SILVIA DIAZ HILDA M FALLA	5 ISLAND AVE # 11B	MIAMI BEACH	FL	33139	USA
SILVIA KLINE	5 ISLAND AVE UNIT 2-F	MIAMI BEACH	FL	33139-1302	USA
SOFIA A SAMUELS	1 CENTURY LANE UNIT #207	MIAMI BEACH	FL	33139	USA

SONNY Z FELLIG MIRIAM FELLIG TZVI M FELLIG	5 ISLAND AVE 4H	MIAMI	FL	33160	USA
STAVROS KOUROS C/O TERRA VERRE MARIA KOUROS	455 EAST 10 AVE	HIALEAH	FL	33010	USA
STEFANO PALAORO &W SANDY	3 ISLAND AVE UNIT 3E	MIAMI BEACH	FL	33139-1332	USA
STELLA M RODRIGUEZ	3 ISLAND AVE #8A	MIAMI BEACH	FL	33139	USA
STEPHEN DUFFUS WEISS RANDALL JOHN RUTLEDGE	5 ISLAND AVE 4J	MIAMI BEACH	FL	33139	USA
STEPHEN SYTA JOERG DRESSLER	3 ISLAND AVE #11L	MIAMI BEACH	FL	33139	USA
STEPHEN SYTA JOERG DRESSLER	5 PLEASANT ST	PROVINCETOWN	MA	02657	USA
STEVEN M RHODES JESSICA R RHODES	8 FARREY LN	MIAMI BEACH	FL	33139	USA
STORTFORD NV EUROAMERICAN GROUP INC	407 LINCOLN RD PH-N	MIAMI BEACH	FL	33139	USA
SUSAN BERNs ROTHCHILD TRS SUSAN BERNs ROTHCHILD JOHN ROTHCHILD	5 ISLAND AVE #11J	MIAMI BEACH	FL	33139	USA
TANYA ZAKRISON	5 ISLAND AVE #3D	MIAMI BEACH	FL	33139	USA
TERRENCE L IBBS	1 CENTURY LN #407	MIAMI BEACH	FL	33139-8811	USA
THE HARBOUR TRUST CO LTD TRS	5 ISLAND AVE #15B	MIAMI BEACH	FL	33139-1321	USA
THOMAS A ZUR TRS THOMAS A ZUR SR	5 ISLAND AVE #15D	MIAMI BEACH	FL	33139	USA
THOMAS ZUR JENNIFER ZUR	5 ISLAND AVE 15D	MIAMI BEACH	FL	33139	USA
TIM IOANNIDES	140 SW CHAMBER CT #200	PORT ST LUCIE	FL	34986	USA
TIMOTHY FREDERIK SILVERMAN LUISA LUCIANI	2805 Q STREET NW	WASHINGTON	DC	20007	USA
TIMOTHY LEE SCOTT	1528 NE 17 TER	FORT LAUDERDALE	FL	33304	USA
TRACEE WAGNER CHRISTOPHER T NACE	5 ISLAND AVE 4C	MIAMI BEACH	FL	33139	USA
VALENTINE MOROZ	PO BOX 415895	MIAMI BEACH	FL	33141	USA
VALERIE SYDNEY	1 CENTURY LANE #503	MIAMI BEACH	FL	33139-8815	USA
VANESSA ELMALEH	5 ISLAND AVE #5G	MIAMI BEACH	FL	33139-1322	USA
VICTOR J LABRUZZO &W SHERRI L PULCINI	1 CENTURY LN #507	MIAMI BEACH	FL	33139-8815	USA
WILLIAM G CALOMIRIS MARY G CALOMIRIS	1112 16 ST NW STE 900	WASHINGTON	DC	20036	USA
WILLIAM G FEHR	12 FARREY LN	MIAMI BEACH	FL	33139-8801	USA
WILLIAM M RITZI RICHARD J SICLARI JR	3 ISLAND AVE UNIT 4-D	MIAMI BEACH	FL	33139	USA
YANN GIBAJA	240 RIVERSIDE BLVD APT 10F	NEW YORK	NY	10069-1029	USA
YARON ROTH KAREN LEAH HOLST	5 ISLAND AVE # 10E	MIAMI BEACH	FL	33139	USA
YVES BOUCHER	3 ISLAND AVE #6E	MIAMI BEACH	FL	33139-1371	USA
YVES BOUCHER	3 ISLAND AVE UNIT 6F	MIAMI BEACH	FL	33139-1371	USA
ZBIGNIEW WOJCIECHOWSKI GRAZYNA B WOJCIECHOSKI	5 ISLAND AVE #6G	MIAMI BEACH	FL	33139	USA

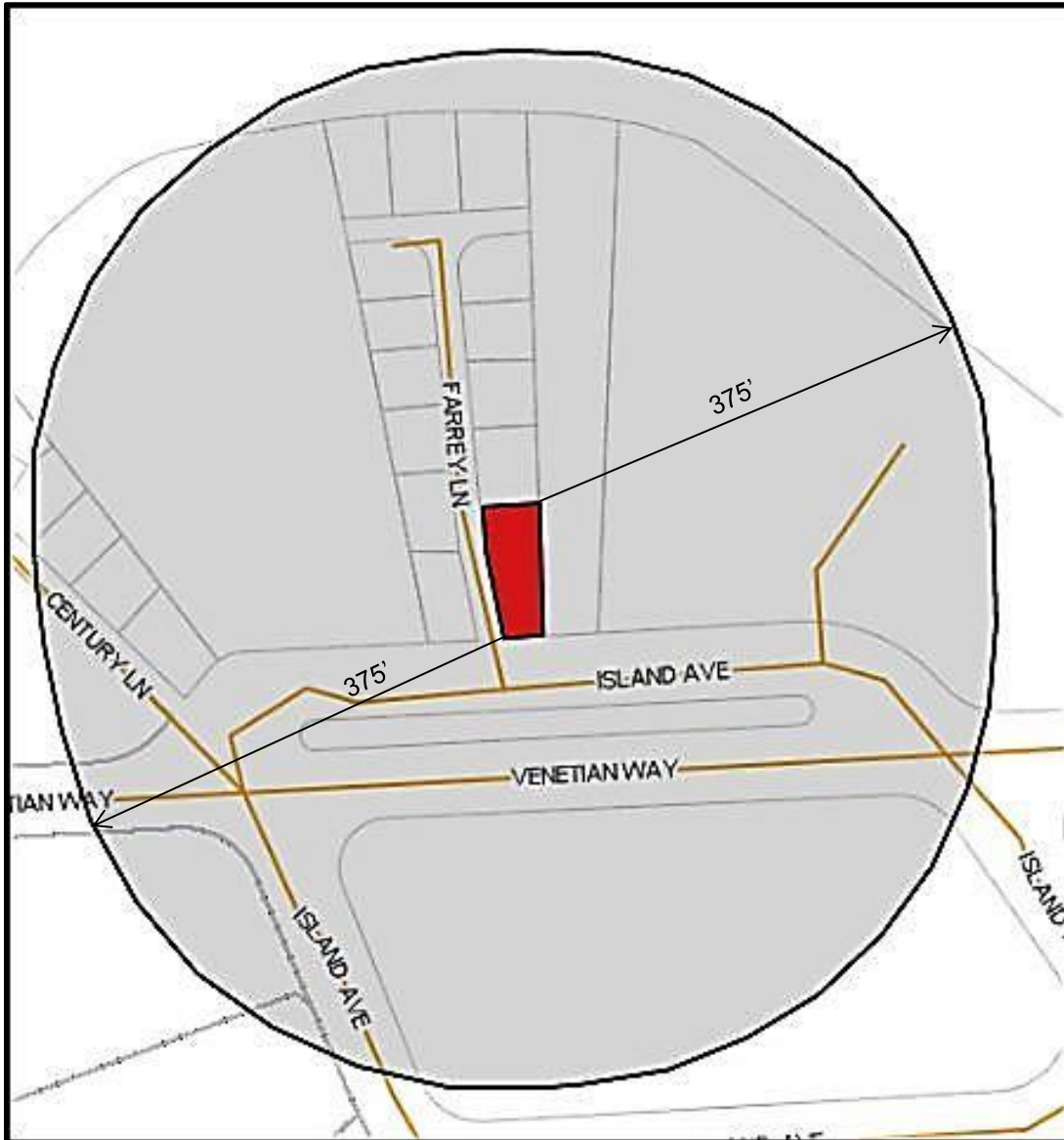


rdr miami | public hearing notification services

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

375' RADIUS MAP



SUBJECT: 14 Farrey Lane, Miami Beach, FL 33139

FOLIO NUMBER: 02-3233-003-0140

LEGAL DESCRIPTION: BELLE ISLE VILLAS 2ND SEC PB 42-100 LOT 14

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: 14 FARLEY LANE Board: PB18-0243 Date: 11/26/18

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).	X
2	Copy of signed and dated check list issued at Pre-Application meeting.	X
3	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	X
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.	
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")	X
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	X
g	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable.	X
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: AC

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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)	X
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)	X
p	Proposed Section Drawings	X
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.	X
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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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).	X
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.)	X
39	Sound Study report (Hard copy) with 1 CD.	
40	Site Plan (Identify streets and alleys)	X
a	Identify: setbacks <input checked="" type="checkbox"/> Height <input checked="" type="checkbox"/> Drive aisle widths <input checked="" type="checkbox"/> Streets and sidewalks widths <input checked="" type="checkbox"/>	
b	# parking spaces & dimensions <input checked="" type="checkbox"/> Loading spaces locations & dimensions <input checked="" type="checkbox"/>	
c	# of bicycle parking spaces <input checked="" type="checkbox"/>	
d	Interior and loading area location & dimensions <input checked="" type="checkbox"/>	
e	Street level trash room location and dimensions <input checked="" type="checkbox"/>	
f	Delivery route <input checked="" type="checkbox"/> Sanitation operation <input checked="" type="checkbox"/> Valet drop-off & pick-up <input checked="" type="checkbox"/> Valet route in and out <input checked="" type="checkbox"/>	
g	Valet route to and from <input checked="" type="checkbox"/> auto-turn analysis for delivery and sanitation vehicles <input checked="" type="checkbox"/>	
h	Indicate any backflow preventer and FPL vault if applicable	X
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan	
41	Floor Plan (dimensioned)	X
a	Total floor area	X
b	Identify # seats indoors <input checked="" type="checkbox"/> outdoors <input checked="" type="checkbox"/> seating in public right of way <input checked="" type="checkbox"/> Total <input checked="" type="checkbox"/>	
c	Occupancy load indoors and outdoors per venue <input checked="" type="checkbox"/> Total when applicable <input checked="" type="checkbox"/>	X
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:	
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)	X
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: X

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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)	
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)

* TRAFFIC OPERATIONAL PLAN TO BE SUBMITTED AND REVIEWED BY TRANSPORTATION.



Applicant's or designee's signature

Date

Indicate N/A If Not Applicable

Initials: gk