MIAMIBEACH

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

Property address: 730 ~~370~~ 71 ST. **Board:** PB. **Date:** 1-21-20

BOARD APPLICATION CHECK LIST

A Pre-Application meeting must be scheduled via CSS to obtain a plan case number and for board staff review of all submittals, and review by the Development Review Committee, as needed.

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 that five(5) business days prior to CSS 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 CSS 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 CSS (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 CSS First submittal deadline.

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

ITEM #	**FIRST SUBMITTAL (VIA CSS) **, To be uploaded online (CSS) 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 CSS system, the applicant should contact staff prior to first submittal to be invoiced and make payment.	X
2	Is the property the primary residence & homestead of the applicant/property owner? (If yes, provide office of the Property Appraiser Summary Report).	
3	Copy of signed and dated check list issued at Pre-Application meeting or Design Review Committee meeting.	X
4	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	X
5	Signed and dated Letter of Intent. **Letter must outline application details and identify hardships if Variances are requested.** (see also Items # 44, 45 & 46).	X
6	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
7	Copies of all current or previously active Business Tax Receipts if applicable.	
8	Copies of previous recorded final Orders if applicable.	
9	School Concurrency Application for projects with a net increase in residential units (no SFH). Provide Planning Department - Miami Dade - School Concurrency Application for Transmittal	
10	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
11	**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.	X
b	Copy of the original survey included in plan package. See No. 10 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

*** 30 day lead time from first submittal for projects requiring 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: AG

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h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	X
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).	
12	**Landscape Plans and Exhibits (must be 11"x 17")**	
a	Tree Survey	
b	Tree Disposition Plan	
c	Landscape Plan- private property and right-of-way areas. Proposed landscaping with landscape legend form, hardscape areas, ground floor equipment, overhead and underground utilities information.	
d	Hardscape Plan, i.e. paving materials, pattern, etc.	
e	Landscape lighting	

13	Copy of original Building Permit Card, & Microfilm, if available.	
14	Copy of previously approved building permits. (provide building permit number).	
15	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recording data.	
16	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.	
17	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.	
18	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	
19	Line of Sight studies.	
20	Structural Analysis of existing building including methodology for shoring and bracing.	
21	Proposed exterior and interior lighting plan, including photometric calculations.	
22	Exploded Axonometric Diagram (showing second floor in relationship to first floor).	
23	Neighborhood Context Study. (Planning will provide guidance if necessary for application.)	
24	Required yards open space calculations and shaded diagrams.	
25	Required yards section drawings.	
26	Variance and/or Waiver Diagram.	
27	Schematic signage program	
28	Detailed sign(s) with dimensions and elevation drawings showing exact location.	
29	Elevation drawings showing area of building façade for sign calculation (Building ID signs).	
30	Daytime and nighttime renderings for illuminated signs.	
31	Floor Plan Indicating area where alcoholic beverages will be displayed.	
32	Survey showing width of the canal (Dimension shall be certified by a surveyor)	
33	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	

Indicate N/A If Not Applicable

Initials: AG

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Property address: _____

34	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
35	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.	
36	Survey with spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the dune within the property. Erosion control line and Bulkhead line shall be indicated if present.	
37	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
38	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable).	X
39	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	
40	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.)-include neighborhood parking lots + pedestrian access to site, & lot utilization-at a min.	X
41	Sound Study report (Hard copy) with 1 CD.	
42	**Site Plan (Identify streets and alleys)**	
a	Identify: setbacks _____Height_____Drive aisle widths_X_Streets and sidewalks widths_X_	
b	# parking spaces & dimensions_X_ Loading spaces locations & dimensions_X_	
c	# of bicycle parking spaces_X_	
d	Interior and loading area location & dimensions_____	
e	Street level trash room location and dimensions_X_	
f	Delivery route_____Sanitation operation_____ Valet drop-off & pick-up_____Valet route in and out_____	
g	Valet route to and from _____auto-turn analysis for delivery and sanitation vehicles_____	
h	Indicate any backflow preventer and FPL vault if applicable	
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan	
43	**Floor Plan (dimensioned)**	
a	Total floor area X	X
b	Identify # seats indoors_X_ outdoors_____ seating in public right of way _____ Total_____	X
c	Occupancy load indoors and outdoors per venue_____ Total when applicable_____	X
44	**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
45	**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.	
46	**The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows:**	X
a	For Conditional Use -Section 118-192 (a)(1)-(7)	X
b	CU - NIE and or outdoor Entertainment Establishments - Section 142-1362 (a)(1)-(9)	
c	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (5)(a)-(k) & (6)(a)-(g)	
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 Item # 47	
47	**Lot Splits**	
a	Conceptual masing study to show the ability to comply with all single family zoning requirements for the maximum size home proposed.	
b	A survey showing the existing lot configuration and individual surveys per each proposed lot.	
c	Conceptual Site Plan for each lot showing compliance with zoning regulations.	
d	Submit opinion of title	

Indicate N/A If Not Applicable

Initials: AG

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Property Address: _____

Notes: The applicant is responsible for checking above referenced sections of the Code.

ITEM #	**FINAL SUBMITTAL (via CSS & PAPER)** **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 CSS) before NOON 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.**	**Required**
48	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 CSS).	
	PAPER FINAL SUBMITTAL:	
49	Original application with all signed and notarized applicable affidavits and disclosures.	X
50	Original of all applicable items.	X
51	One (1) signed and sealed 11"X17" bound, collated set of all the required documents.	X
52	14 collated copies of all required documents	X
53	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
54	Traffic Study (Hard copy)	
55	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 and Development Review Committee Meeting but may be modified based on further analysis.**

B. **It is the responsibility of the applicant to confirm that documents submitted via CSS, Paper Submittal sets (14 copies), and electronic version on CD are consistent with each other and legible.**

C. **All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY Document Name'.**

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

E. **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.**

F. **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)**

M. Entin
Applicant's or designee's Name

Applicant's or designee's signature

7/21/20
Date

Indicate N/A If Not Applicable

Initials: AG

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	Is the property the primary residence & homestead of the applicant/property owner? ☐ Yes ☒ No (if "Yes," provide office of the Property Appraiser Summary Report)
PB20-0351	

Board of Adjustment	Design Review Board
☐ Variance from a provision of the Land Development Regulations	☐ Design review approval
☐ Appeal of an administrative decision	☐ Variance
Planning Board	**Historic Preservation Board**
■ Conditional use permit	☐ Certificate of Appropriateness for design
☐ Lot split approval	☐ Certificate of Appropriateness for demolition
☐ Amendment to the Land Development Regulations or zoning map	☐ Historic district/site designation
☐ Amendment to the Comprehensive Plan or future land use map	☐ Variance

☐ **Other:**

Property Information – Please attach Legal Description as "Exhibit A"

ADDRESS OF PROPERTY
730 71 Street

FOLIO NUMBER(S)
02-3211-002-1260

Property Owner Information

PROPERTY OWNER NAME
71 Retail LLC

ADDRESS	CITY	STATE	ZIPCODE
12000 Biscayne Boulevard	Miami	FL	33181

BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS
	786-325-3200	Fsh 13148@mac.com

Applicant Information (if different than owner)

APPLICANT NAME
Ministerio Internacional El Rey Jesus, Inc

ADDRESS	CITY	STATE	ZIPCODE
730 71st Street	Miami Beach	FL	33141

BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS

Summary of Request

PROVIDE A BRIEF SCOPE OF REQUEST
Conditional Use Permit for Religious Instiution.

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

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Project Information			
Is there an existing building(s) on the site?	■ Yes	☐ No	
Does the project include interior or exterior demolition?	☐ Yes	■ No	
Provide the total floor area of the new construction.		0	SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).		0	SQ. FT.

Party responsible for project design			
NAME Carlos G. Cardoso	■ Architect ☐ Contractor ☐ Landscape Architect ☐ Engineer ☐ Tenant ☐ Other_____		
ADDRESS 14125 NW 80th Avenue, Suite 303	CITY Miami Lakes	STATE FL	ZIPCODE 33016
BUSINESS PHONE 786-235-9097 / CELL PHONE 305-431-3098	EMAIL ADDRESS ccardoso@dtiarchitect.com		

Authorized Representative(s) Information (if applicable)			
NAME Monika Entin	■ Attorney ☐ Contact ☐ Agent ☐ Other_____		
ADDRESS 200 South Biscayne Boulevard, Suite 850	CITY Miami	STATE FL	ZIPCODE 33131
BUSINESS PHONE 305-377-6237 / CELL PHONE 305-542-3445	EMAIL ADDRESS MEntin@BRZoningLaw.com		
NAME	☐ Attorney ☐ Contact ☐ Agent ☐ Other_____		
ADDRESS	CITY	STATE	ZIPCODE
BUSINESS PHONE / CELL PHONE	EMAIL ADDRESS		
NAME	☐ Attorney ☐ Contact ☐ Agent ☐ 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 forgoing 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

Andrew A Fischer

PRINT NAME

3/20/20

DATE SIGNED

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

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The aforementioned is acknowledged by: ☐ Owner of the subject property ■ Authorized representative

SIGNATURE

Rachelle Sabane

PRINT NAME

3-2-2020

DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

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

_____
SIGNATURE

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

NOTARY SEAL OR STAMP

_____
NOTARY PUBLIC

My Commission Expires: _____

_____
PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

STATE OF Florida

COUNTY OF Miami-Dade

I, Andrew A Fischer, being first duly sworn, depose and certify as follows: (1) I am the Authorized Representative (print title) of 71 Retail LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

_____
SIGNATURE

Sworn to and subscribed before me this 23rd day of March, 2020. The foregoing instrument was acknowledged before me by _____ , who has produced drivers license as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

_____
NOTARY PUBLIC

My Commission Expires: _____

_____

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

MONIKA ENTIN
Notary Public - State of Florida
Commission # GG 098314
My Comm. Expires Apr 26, 2021
Bonded through National Notary Assn.

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

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

_____
SIGNATURE

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

NOTARY SEAL OR STAMP

_____
NOTARY PUBLIC

My Commission Expires: _____

_____
PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

STATE OF Florida

COUNTY OF Miami-Dade

I, Rachelle Seibane, being first duly sworn, depose and certify as follows: (1) I am the COO (print title) of Ministerio Internacional El Rey Jesus (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 2nd day of March , 2020. The foregoing instrument was acknowledged before me by Rachelle Seibane , who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

STACY SARAHI PINEDA
Notary Public - State of Florida
Commission # GG 029211
My Comm. Expires Sep 12, 2020
Bonded through National Notary Assn.

_____
NOTARY PUBLIC

My Commission Expires: Sept. 12, 2020 Stacy Pineda

PRINT NAME

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

I, Rachelle Seibane, 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 Monika Entin 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.

Rachelle Seibane

PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 2nd day of March, 2020. The foregoing instrument was acknowledged before me by Rachelle Seibane, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

STACY SARAHI PINEDA
Notary Public - State of Florida
Commission # GG 029211
My Comm. Expires Sep 12, 2020
Bonded through National Notary Assn.

NOTARY PUBLIC

My Commission Expires: Sept. 12, 2020

Stacy Pineda

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.

N/A

NAME

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE	% OF STOCK

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

Ministerio Internacional El Rey Jesus

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
14100 SW 144th Avenue	
Miami, FL 33186	
a Florida Not for Profit Corporation	
See Exhibit B	

71 Retail LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
Michael Fischer (via XL Funding, Inc)	100
7980 Biscayne Point Circle	
Miami Beach, FL 33141	

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.

Scanned with CamScanner

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.

N/A

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
Monika Entin	200 South Biscayne Boulevard, Suite 850	305-542-3445
Carlos Cardoso	14125 NW 80th Avenue, Suite 303	786-235-9097

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

SIGNATURE

Sworn to and subscribed before me this 2nd day of March, 2020. The foregoing instrument was acknowledged before me by Rachelle Seipane, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

STACY SARAHI PINEDA
Notary Public - State of Florida
Commission # GG 029211
My Comm. Expires Sep 12, 2020
Bonded through National Notary Assn.

NOTARY PUBLIC

My Commission Expires: Sept. 12, 2020

Stacy Pineda

PRINT NAME

EXHIBIT A

Legal Description
Address: 730 71 Street, Miami Beach, Florida
Folio No. 02-3211-002-1260

All of that portion of Lots 1 and 2, in Block 16, of NORMANDY BEACH SOUTH, according to the map or plat thereof recorded in Plat Book 21, Page 54, of the Public Records of Miami-Dade County, Florida more particularly described as follows:

From a point of beginning at the Northeast corner of Lot 1, Block 16, NORMANDY BEACH SOUTH, run West for a distance of 45 feet along the North line of said Lot 1; then run South at an angle of 90 degrees, for a distance of 101.40 feet to the South line of Lot 2 of said Block 16; thence run East for a distance of 107.55 feet along said South line of Lot 2 to the Southeast corner of said Lot 2; thence run in a Northwesterly direction on the dividing line between Lots 2 and 11 and Lots 1 and 12 respectively, for a distance of 119.14 feet back to the Point of Beginning; situate in the City of Miami Beach, Miami-Dade County, Florida.

PLUS:

All of that portion of Lots 11 and 12, Block 16, NORMANDY BEACH SOUTH, according to the map or plat thereof recorded in Plat book 21, Page 54, of the Public Recorded of Miami-Dade County, Florida, more particularly described as follows:

Begin at the Northwest corner of the aforesaid Lot 12 and run Easterly along the Northerly line of Lot 12, a distance of 52.63 feet to a point; thence deflecting 90 degrees to the right, run along a line that runs along the centerline of a 4-inch brick partition wall, a distance of 85.32 feet, to a point on the dividing line between Lot 11 and Lot 2 of Block 16 of the above mentioned Subdivision thence run Northerly along the dividing line between Lots 2 and 11 and Lots 1 and 12 respectively of the above mentioned subdivision, a distance of 100.24 feet to the Point of Beginning, situate in the City of Miami each, Miami-Dade County, Florida.

Exhibit B

IRS Department of the Treasury
Internal Revenue Service
P.O. Box 2508, Room 4010
Cincinnati OH 45201

In reply refer to: 4077556534
Apr. 28, 2011 LTR 4168C C3
65-0605906 000000 00 X
00036000
BODC: TE

MINISTERIO INTERNACIONAL EL REY
JESUS INC
PHILIP S HANEY ASSOCIATES
% PHILIP S HANEY
1437 SOUTH BOULDER STE 1050
TULSA OK 74119-3616

027204

Employer Identification Number: 65-0605906
Person to Contact: SHARON LENARD
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your Sep. 22, 2010, request for information regarding your tax-exempt status.

Our records indicate that you were recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued in August 1996.

Our records also indicate that you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(i).

Donors may deduct contributions to you as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Please refer to our website www.irs.gov/eo for information regarding filing requirements. Specifically, section 6033(j) of the Code provides that failure to file an annual information return for three consecutive years results in revocation of tax-exempt status as of the filing due date of the third return for organizations required to file. We will publish a list of organizations whose tax-exempt status was revoked under section 6033(j) of the Code on our website beginning in early 2011.

4077556534
Apr. 28, 2011 LTR 4168C C3
65-0605906 000000 00 X
00036001

MINISTERIO INTERNACIONAL EL REY
JESUS INC
PHILIP S HANEY ASSOCIATES
% PHILIP S HANEY
1437 SOUTH BOULDER STE 1050
TULSA OK 74119-3616

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely yours,

Cindy Thomas

Cindy Thomas
Manager, EO Determinations

State of Florida
Department of State

I certify from the records of this office that MINISTERIO INTERNACIONAL EL REY JESUS, INC. is a corporation organized under the laws of the State of Florida, filed on June 23, 1995.

The document number of this corporation is N95000003016.

I further certify that said corporation has paid all fees due this office through December 31, 2018, that its most recent annual report/uniform business report was filed on September 7, 2018, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Third day of December, 2018

Ken Detzner

Secretary of State

Tracking Number: CU1110732468

To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication

2019 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

FILED
Apr 16, 2019
Secretary of State
5247512836CC

DOCUMENT# N95000003016

Entity Name: MINISTERIO INTERNACIONAL EL REY JESUS, INC.

Current Principal Place of Business:

14100 SW 144TH AVENUE
MIAMI, FL 33186

Current Mailing Address:

14100 SW 144TH AVENUE
MIAMI, FL 33186 US

FEI Number: 65-0605906

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

MARIANNE SALAZAR ESQ
14100 SW 144TH AVENUE
MIAMI, FL 33186 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: MARIANNE SALAZAR 04/16/2019

Electronic Signature of Registered Agent — Date

Officer/Director Detail :

Title	PD	Title	SD
Name	MALDONADO, GUILLERMO	Name	LAFFITTE, JOHN
Address	14100 SW 144TH AVENUE	Address	8421 SW 202 STREET
City-State-Zip:	MIAMI FL 33186	City-State-Zip:	MIAMI FL 33189
Title	D	Title	COO
Name	HECHAVARRIA, FRANK	Name	SEIBANE, RACHELLE
Address	14100 SW 144TH AVENUE	Address	14100 SW 144TH AVENUE
City-State-Zip:	MIAMI FL 33186	City-State-Zip:	MIAMI FL 33186

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: RACHELLE SEIBANE COO 04/16/2019

Electronic Signature of Signing Officer/Director Detail — Date

BERCOW RADELL FERNANDEZ LARKIN & TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6235
E-Mail: BFernandez@BRZoningLaw.com

VIA ELECTRONIC SUBMISSION

March 23, 2020

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

Re: Revised Letter of Intent for Approval of a Conditional Use Permit to Permit Religious Institution on the Property Located at 730 71st Street Miami Beach

Dear Tom:

As you may know, this law firm represents Ministerio Internacional El Rey Jesus Inc. (the "Applicant"), the operator of the above-referenced property (the "Property"), which is located in the City of Miami Beach, Florida ("City"). Please allow this correspondence to serve as the required letter of intent in connection with the Applicant's request for a Conditional Use Permit ("CUP") for a religious institution pursuant to Section 142-736 of the Code.

Description of Property. The Property, which is identified by Miami-Dade County Tax Folio Nos. 02-3211-002-1269, is located on the south side of 71st Street, near the intersection with Bonita Drive. The Property previously housed a funeral home with chapel. The Applicant is leasing approximately 6,443 square feet of the Property to house a church.

The Property is zoned TC-1, as are the adjacent properties to the east, west, and north. The property directly to the south is zoned GU and consists of an open-air parking lot.

Development Program. The Applicant recently leased the Property to service as a religious institution for area residents. While the Property is situated within a commercial corridor in the City, there are a number of multi-family buildings in the vicinity, the residents of which may be or become church congregates. The Church provides a divine place to carry out God's vision. Its goal is the continual and constant growth of the individual. The vision is the

revelation of God's dream and the promise of what we will someday become, which can only be experienced through faith.

Request. The Applicant seeks a CUP for a religious institution to replace the previously existing funeral home with chapel. The proposed use is not only consistent with the fabric of the neighborhood, but will not result in any impact to the surrounding area. The funeral home use was a seven (7) days per week, around the clock. Funeral homes provide services and a place for people to mourn loved ones at odd hours of the day and night. Churches generally do not go late into the nights nor early in the morning. As a result, we anticipate that the proposed use will actually alleviate foot and vehicular traffic in the area.

Although no Certificate of Occupancy was located for the prior use, it is not anticipated that the proposed use will increase the occupancy calculations. The Church does not intend to expand the physical structure nor the public gathering spaces. Moreover, the same amount of pews previously existing at the Funeral Home and Chapel are the same number being maintained by the Applicant. The minor changes to the structure relate to interior office and meeting spaces. Refer to the revised plans for further information relating to the occupancy.

Only minor interior changes are proposed for the church. These changes include, in part, creating office spaces and an area for children to play while their parents are enjoying the religious services. The children areas are only in use while the parent is actively at the church, the space is not intended as a daycare.

The Property will operate as a Church, providing weekly mass, as well as spiritual guidance and teachings to its congregates. It is not intended to operate as a hall for hire. The hours of operation will depend on the religious activity proposed for the day, i.e. religious discussion versus Christmas Eve Mass, Sunday morning Easter Mass, or a mass in remembrance of lost loved ones. All activities at the church are consistent with mass and services provided at most churches throughout the world. Members of the church are available daily to provide spiritual guidance. Formal religious services, as more commonly associated with a church are generally held on Saturdays and Sundays between 8:00 AM and 9:00 PM. Services may run from one to three hours depending on the theme for the service.

Satisfaction of CUP Criteria for Religious Institutions. The Applicant's request satisfies the general review criteria for CUPs, found in City Code Section 118-192(c), as follows:

(1) **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.**

CONSISTENT. Please refer to the Operations Plan provided under separate cover.

(2) **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.**

CONSISTENT. In light of the proposed use, deliveries will be minimal. Nevertheless, deliveries will be coordinated at times when the Church is not in use by members and not after 5:00 PM. Deliveries will occur between 8:00 AM and 5:00 PM, as minimally necessary.

All deliveries will be accessed through the southern entrance. The Church's southern entrance is surrounded by a private alley. This alley provides sufficient space for delivery vehicles to temporarily park while servicing the Church. This will allow delivery vehicles to depart public roadways and thereby not have an impact on local traffic.

Please refer to the Delivery section of the Operations Plan provided under separate cover.

(3) **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.**

CONSISTENT. The Applicant proposes to use an existing structure. The interior of the existing structure will be minimally modified to provide office spaces and service the congregation. The proposed

use will service area residents and their families and is consistent with the land development regulations (LDRs). The Code permits these uses through the conditional use process in order to ensure compatibility.

(4) **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.**

CONSISTENT. The proposed public areas of the Church are not increasing in occupancy from what previously existed at the Property. Furthermore, there are a number of parking lots in the area which service the property. The closest parking area neighboring the Property along the south Property line. Two (2) other parking lots are located within one (1) City block or less, with yet five (5) more City parking lots within walking distance of the Church. Ample parking is available within the direct vicinity of the Church, but just as importantly, the Church anticipates that many of its congregates will walk to services. Please refer to the Parking Section of the Operations Plan.

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

CONSISTENT. Church members will access the Church via the front entrance located along 71st Street. A secondary entrance will be available along the south side of the Church. The southern entrance provides a carport, which can be used to drop off elderly Church goers or during increment weather. Please refer to the Access section of the Operations Plan provided under separate cover.

(6) **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.**

(7) **Whether a traffic circulation analysis and plan has been provided that details means 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.**

CONSISTENT. The proposed use is not expected to impact the neighborhood in light of the funeral home and chapel use which it is replacing. The Church use is not expected to reduce the levels of service as set forth in the City's Comprehensive Plan. Instead, due to the change in use, we expect that the Church will alleviate some of the impacts created by the prior funeral home.

(8) **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.**

CONSISTENT. **The facility houses a basic receiver and speaker, with microphone. No exterior speakers are proposed for the Church. From time to time, during services musical instruments may be played to accompany the Church's choir. At all times the Church will comply with the City's noise ordinance. No further noise attenuation is proposed for the Church. Please refer to the Sound Section of the Operations Plan provided under separate cover.**

(9) **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.**

CONSISTENT. All waste will be transported, through the Church interior to the existing dumpsters on the southeast side of the Property. The Applicant will work with one of the City approved waste collection companies for refuse collections. Collections will occur between 8:00 AM and 5:00 M, along the south side of the property, on an as needed basis. Please refer to the Collections Section of the Operations Plan.

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

CONSISTENT. The neighborhood is undergoing a push for re-development. Restaurants, bars, and retail establishments exist along the 71st Street corridor. However, there is no over-saturation of facilities guided toward spiritual enlightening. The proposed church will nurture the residents' spirits and elevate their essence. This use is not only consistent with the area, but will improve the fabric of the neighborhood. There will not be any adverse cumulative effect.

(11) **Whether a cumulative effect from the proposed structure with adjacent and nearby structures arises, and how such cumulative effect will be addressed.**

CONSISTENT. The Applicant's proposal is consistent with the surrounding area. The proposed use provides spiritual benefits to the surrounding neighborhood, as well as the City, at large. As such, the proposed use is appropriate and will not adversely affect the public health, safety, morals or general welfare.

Conclusion. The Applicant's proposal is consistent with the character of the neighborhood, as well as the intent of the Code. We respectfully request your recommendation of approval of the Applicant's requests. If you have any questions or comments with regard to the application, please give me a call at (305) 377-6237.

Sincerely,

Ben Fernandez

cc: Mr. Michael Belush

CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: LEVITT-WEINSTEIN BLASBERG CHAPEL
DBA: LEVITT-WEINSTEIN BLASBERG CHAPEL
IN CARE OF:
ADDRESS: 111 Skokie Blvd
WILMETTE, IL 60091

LICENSE NUMBER: RL-93181948
Beginning: 03/11/2019
Expires: 09/30/2019
Parcel No: 0232110021260

TRADE ADDRESS: 720 71St St

Code	Business Type
95008200	FUNERAL HOME

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

A Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

This Receipt may be transferred:

A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the

Additional Information

Storage Locations

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

PRESORTED
FIRST CLASS
U.S. POSTAGE
PAID
MIAMI BEACH, FL
PERMIT No 1525

LEVITT-WEINSTEIN BLASBERG CHAPEL
Po Box 616
PICO RIVERA, CA 90660

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

February 27, 2020

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

Re: Property owners within 375 feet of:
SUBJECT: 730 71 Street, Miami Beach, FL 33141
FOLIO NUMBER: 02-3211-002-1260
LEGAL DESCRIPTION: NORMANDY BEACH SOUTH PB 21-54 PT LOTS 1 & 2 & 11 & 12 BLK 16 - BEG NE COR LOT 1 W45FT S101.54FT E107.63FT NWLY19.06FT N85.32FT W52.63FT TO POB & EASMT IN SW COR LOT 2

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

Sincerely,

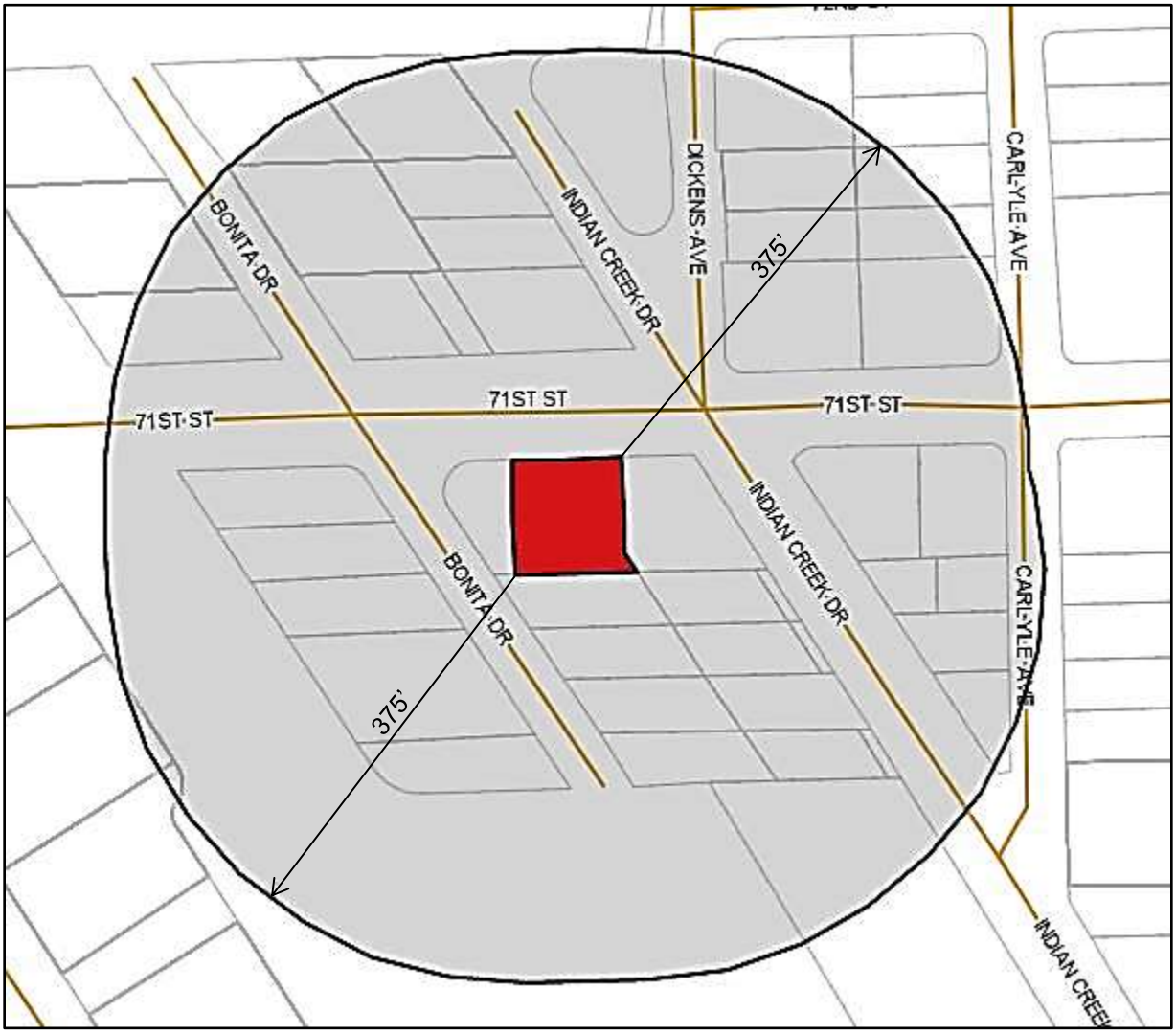
Diana B. Rio

Total number of property owners without repetition: **180, including 0 international**

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

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: 730 71 Street, Miami Beach, FL 33141
FOLIO NUMBER: 02-3211-002-1260
LEGAL DESCRIPTION: NORMANDY BEACH SOUTH PB 21-54 PT LOTS 1 & 2 & 11 & 12 BLK 16 - BEG NE COR LOT 1 W45FT S101.54FT E107.63FT NWLY19.06FT N85.32FT W52.63FT TO POB & EASMT IN SW COR LOT 2

Name	Address	City	State	Zip	Country
6961 INDIAN CREEK DRIVE LLC	6961 INDIAN CREEK DR	MIAMI BEACH	FL	33141	USA
6970 INDIAN CREEK APARTMENTS LLC	800 WASHINGTON AVE #112	MIAMI BEACH	FL	33139	USA
71 RETAIL LLC	12000 BISCAYNE BLVD 201	NORTH MIAMI	FL	33181	USA
734 71ST ST LLC	1420 OCEAN WAY #12-A	JUPITER	FL	33477	USA
ALBERTA HERNANDEZ & ELIZABETH RIVERA	7118 BONITA DR UNIT 403	MIAMI BEACH	FL	33141-3005	USA
ALBERTO LOPEZ ELENA LOPEZ	7150 INDIAN CREEK DR 506	MIAMI BEACH	FL	33141	USA
ALEJANDRO MONTERO	6905 EAST BAY DR 20	MIAMI BEACH	FL	33141	USA
ALFONSO J HERRERA &	7118 BONITA DR UNIT 401	MIAMI BEACH	FL	33141	USA
ALFREDO M VALE HERIBERTO J FERNANDEZ VALE	7150 INDIAN CREEK DR #205	MIAMI BEACH	FL	33141	USA
ALICIA PAZ & RHEMILA BARCIA	PO BOX 765	ESTERO	FL	33928-0765	USA
ANA KESSER	7125 BONITA DR 203	MIAMI BEACH	FL	33141-3093	USA
ANTHONY L TRULLENQUE GRETEL TRULLENQUE	7098 BONITA DR	MIAMI BEACH	FL	33141	USA
ARIZA SWEET HOME PROPERTIES LLC	19380 COLLINS AVE PH04	SUNNY ISLES BEACH	FL	33160	USA
ARIZA SWEET HOME PROPERTIES LLC	19803 COLLINS AVE PH4	SUNNY ISLES BEACH	FL	33160	USA
ARMANDO PAREDES &W ELVA	6937 BAY DR #203	MIAMI BEACH	FL	33141-5422	USA
AXEL LACAU	7150 INDIAN CREEK DR #305	MIAMI BEACH	FL	33141-3003	USA
BIENTZ PROPERTIES LLC	7125 BONITA DR 202	MIAMI BEACH	FL	33142	USA
BONITA DRIVE APARTMENTS LLC	12301 SW 1 ST	PLANTATION	FL	33325	USA
BONITA DRIVE INVESTMENTS LLC	7143 BONITA DR	MIAMI BEACH	FL	33141	USA
BOSCO SOLUTIONS LLC	300 SOUTH POINTE DR # 301	MIAMI BEACH	FL	33139	USA
CALVARY CHAPEL OF MIAMI BEACH INC	7141 INDIAN CREEK DR	MIAMI BEACH	FL	33141	USA
CARLO ANNUITI	6937 BAY DR UNIT 504	MIAMI BEACH	FL	33141-5428	USA
CARLO ANNUITI TRS CARLO ANNUITI REVOCABLE TR SANDRA E VASTA TRS	6937 BAY DR 506	MIAMI BEACH	FL	33141	USA
CARMELA GERRATANA FRANCESCO GERRATANA EST OF	6937 BAY DR 204	MIAMI BEACH	FL	33141	USA
CARMEN CHAPARRO	6937 BAY DR #409	MIAMI BEACH	FL	33141	USA
CELESTE ECHEVARRIA	1047 NE 84 ST	MIAMI	FL	33138	USA
CHARLES HODGE	239 W 63 ST	NEW YORK	NY	10023	USA
CINTRA I HARDY	6937 BAY DR #302	MIAMI BEACH	FL	33141-5424	USA
CITY OF MIAMI BEACH CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CLAUDIA EXPOSITO GONZALEZ PABLO ALEJANDRO VEGA NAVARRO	7150 INDIAN CREEK DR 405	MIAMI BEACH	FL	33141	USA
CLAUDIO MOYANO	7118 BONITA DR #503	MIAMI BEACH	FL	33141	USA
CORP BISHOP CHURCH JESUS CHRIST LATTER-DAY STS/RE: FILE# 544-0149	50 E NORTH TEMPLE ST 22 FLOOR	SALT LAKE CITY	UT	84150	USA
CREEK LOFTS LLC	6981 INDIAN CREEK DR	MIAMI BEACH	FL	33141	USA
DABBY PROPERTIES % AUERBACH ASSOC INC	3300 N FEDERAL HWY 250	FORT LAUDERDALE	FL	33306	USA
DANIEL PINHEIRO DE SOUZA	7125 BONITA DR 402	MIAMI BEACH	FL	33141	USA
DAVID ARAMA BENJAMIN ARAMA CATHERINE ARAMA	400 N LASALLE ST	CHICAGO	IL	60654	USA
DAVID FARO &W FANNY	6937 BAY DR #201	MIAMI BEACH	FL	33141-5422	USA
DEISE VALDES	6937 BAY DR UNIT 401	MIAMI BEACH	FL	33141-5426	USA
DELMAR INVESTMENTS L L C	7400 W FLAGLER ST	MIAMI	FL	33144	USA
DIANE HAGEN JTRS HADASSAH S ISRAEL JTRS	6937 BAY DR #207	MIAMI BEACH	FL	33141	USA

DISCUS CORPORATION C/O ANA L LA ROSA	1845 SW 18 ST	MIAMI	FL	33145	USA
DOLORES BHATTACHARJEE	7150 INDIAN CREEK DR #304	MIAMI BEACH	FL	33141-3003	USA
DR JORGE DANIEL ARTIME TRS DR JORGE ARTIME REV TRUST	11860 NW 9 ST	PLANTATION	FL	33325	USA
DULCE MARIA CASTRO BETSES TRS DULCE MARIA CASTRO BETSES REV TR CONSTANTINOS BETSES	1833 S OCEAN DR #1210	HALLANDALE	FL	33009	USA
DVORA SZTUKAISKI	6937 BAY DR #311	MIAMI BEACH	FL	33141-5425	USA
EDUARDO JORGE PALLANZA NOEMI ELSA LIBERMAN	1969 CLEMONS ST	BELLMORE	NY	11710	USA
ELIAS & ADA BATULE	7118 BONITA DR #703	MIAMI BEACH	FL	33141-3068	USA
EMERIO ALONSO AGUDELO	7118 BONITA DR # 502	MIAMI BEACH	FL	33141	USA
EMERIO ALONSO AGUDELO	7118 BONITA DR # 603	MIAMI BEACH	FL	33141	USA
EMMA A TRIVELLA	7118 BONITA DR 801	MIAMI BEACH	FL	33141	USA
ENRIQUE DE JESUS VAZQUEZ	7118 BONITA DR #304	MIAMI BEACH	FL	33141-3004	USA
ETHEL W BLUM JTRS JEFFERY BLUM JTRS	6937 BAY DR #505	MIAMI BEACH	FL	33141	USA
EVA FELDMAN	7125 DICKENS AVE UNIT 4	MIAMI BEACH	FL	33141-3060	USA
EVAN STEPHEN BREWSTER &W ADA MARIA BATULE	7118 BONITA DR #701	MIAMI BEACH	FL	33141-3068	USA
FELIX MURILLO	3097 NW 97 CT	MIAMI	FL	33172-1037	USA
FENWICK BONNELL	6911 E BAY DR #3	MIAMI BEACH	FL	33141	USA
FERNANDO FERNANDEZ	7125 BONITA DR #406	MIAMI BEACH	FL	33141-3066	USA
FIDEL J PRIDA &W CECILIA	7150 INDIAN CREEK DR #301	MIAMI BEACH	FL	33141-3003	USA
FININVEST BAY CORP C/O OFFICE	7050 BONITA DR	MIAMI BEACH	FL	33141	USA
FRANCESCO G NIFOSI EST OF CARMELA GERRATANA CARDOZO	6937 BAY DR APT 204	MIAMI BEACH	FL	33141	USA
FRANCISCO J BETANCOURT &W SILVIA YENEYSSI C BETANCOURT JTRS	6937 BAY ROAD APT # 206	MIAMI BEACH	FL	33141	USA
GISELLE PARRA RAUL SALINA ELSIE ACELA FREIJOSO	7125 BONITA DR 306	MIAMI BEACH	FL	33141	USA
GLADYS TIGREROS	7118 BONITA DR #301	MIAMI BEACH	FL	33141-3004	USA
GLORIA RIVERA DIANA S MARTINEZ GLORIA RIVERA GDN	7118 BONITA DR #303	MIAMI BEACH	FL	33141	USA
GUSTAVO ELIAS KARINA L POL	11001 SW 38 LN	MIAMI	FL	33165	USA
HAROLD N WILKINS III	6905 BAY DR #14	MIAMI BEACH	FL	33141	USA
HAROLD R KIDDER	6911 E BAY DR #5	MIAMI BEACH	FL	33141	USA
HECTOR AMADO &W MARIA C	6937 BAY DR UNIT 403	MIAMI BEACH	FL	33141-5426	USA
HERNAN D PABON	7118 BONITA DR 202	MIAMI BEACH	FL	33141	USA
HUGO ELOY ARZAC &W MARIA ROSA	7125 DICKENS AVE #1	MIAMI BEACH	FL	33141-3039	USA
IC PROPERTY CAPITAL CORP	700 E DANIA BEACH BLVD 202	DANIA	FL	33004	USA
ITAMAR MAKMAL	640 W 51ST ST	MIAMI BEACH	FL	33140-2613	USA
IVAN CASTANO	4201 INDIAN CREEK DR #2	MIAMI BEACH	FL	33140	USA
JAIRO DOS SANTOS DINIZ	7150 INDIAN CREEK DR # 403	MIAMI BEACH	FL	33141	USA
JAIRO NARANJO	1498 JEFFERSON AVE # 508	MIAMI BEACH	FL	33139	USA
JANNA BERKOVSKY	6937 BAY DR #308	MIAMI BEACH	FL	33141-5425	USA
JASON B YEDWAB JENNY YEDWAB	7118 BONITA DR UNIT 601	MIAMI BEACH	FL	33141	USA
JASSON HOMER JUSTIN HOMER	7125 BONITA DR #206	MIAMI BEACH	FL	33141	USA
JAZ AND ASSOCIATES LLC	7118 BONITA DR 305	MIAMI BEACH	FL	33141	USA
JERIKA PROPERTIES INC	5901 NW 151 ST #126	MIAMI LAKES	FL	33014-2447	USA
JERRY T PRICE	401 S GILBERT ST APT 204	IOWA CITY	IA	52240-4900	USA

JOHN HANNA	209 CHAPMAN DR	CORTE MADERA	CA	94925-1506	USA
JOHN MARC PEREZ	6937 BAY DR 306	MIAMI BEACH	FL	33141	USA
JOSE E MEJIA &W AIDA M	7150 INDIAN CREEK DR #204	MIAMI BEACH	FL	33141-3002	USA
JOSE FERNANDEZ	6937 BAY DR UNIT 304	MIAMI BEACH	FL	33141-5424	USA
JOSE GONZALO ORTIZ LAURA FABIANA GONZALEZ	7125 DICKENS AVE # 2	MIAMI BEACH	FL	33141	USA
JOSEPH H MANNING &W MARGARET H	7150 INDIAN CREEK DR #401	MIAMI BEACH	FL	33141-3063	USA
KELLY A WOLFE	7118 BONITA DR 705	MIAMI BEACH	FL	33141	USA
KG 72ND LLC 72 CARLYLE INVESTMENTS LLC	1193 71 ST	MIAMI BEACH	FL	33141	USA
KG 72ND LLC 72ND AND CARLYLE INVESTMENTS LLC	PO BOX 414318	MIAMI BEACH	FL	33141	USA
LAS GOLONDRINAS INC	2069 NE 123RD ST	NORTH MIAMI	FL	33181-2806	USA
LAUREN ROGERS & GEORGIANA ROGERS	6911 E BAY DR UNIT # 2	MIAMI BEACH	FL	33141	USA
LAURENT ISAURE	7150 INDIAN CREEK DR # 503	MIAMI BEACH	FL	33141	USA
LEIDA PELLEGRINI	15354 SW 72 ST APT 12	MIAMI	FL	33193	USA
LENOX AVENUE EQUITIES LLC	800 WASHINGTON AVE 112	MIAMI BEACH	FL	33139	USA
LEONEL DE J LABAUT	6905 E BAY DR #11	MIAMI BEACH	FL	33141	USA
LIMOR LIPPMAN	6937 BAY DR 412	MIAMI BEACH	FL	33141	USA
LINDA IVONNE ALVAREZ	6937 BAY DR 402	MIAMI BEACH	FL	33141	USA
LIORA RAMATI &W KAREL G MILAN	7150 INDIAN CREEK DR #404	MIAMI BEACH	FL	33141-3063	USA
LISA PENA	6937 BAY DR #209	MIAMI BEACH	FL	33141-5423	USA
LONA B ORENSTEIN (TRUST)	7150 INDIAN CREEK DR APT 501	MIAMI BEACH	FL	33141-3064	USA
LUDMILA SENKEVICH	11117 SW 134 PL	MIAMI	FL	33186-4314	USA
MAGDA CACERES	6937 BAY DR APT 202	MIAMI BEACH	FL	33141	USA
MANUEL ARIAS &W ELENA T	7125 BONITA DR UNIT 305	MIAMI BEACH	FL	33141-3065	USA
MANUEL ZEVALLOS	10211 43 AVE	CORONA	NY	11386	USA
MARCELO J STEINMANDER	6905 E BAY DR # 21	MIAMI BEACH	FL	33141	USA
MARIA C PACHECO	18181 NE 31ST CT APT 1807	AVENTURA	FL	33160-2677	USA
MARIA CONSTANZA GUTIERREZ TRS MARIA CONSTANZA GUTIERREZ REVOCABLE LIVING TRUST	2808 NORTH 46 AVE 352E	HOLLYWOOD	FL	33021	USA
MARIA E TONDO PETER PATRICK TONDO III	7150 INDIAN CREEK DR 306	MIAMI BEACH	FL	33141	USA
MARIA J ROSENDO MONTEIRO	7150 INDIAN CREEK DR #502	MIAMI BEACH	FL	33141	USA
MARIA L REYES	7118 BONITA DR #203	MIAMI BEACH	FL	33141-3004	USA
MARIA MARTELENA RECALDE TRS MARIA M RECALDE REVOCABLE TRUST	1817 S OCEAN DR APT 928	HALLANDALE	FL	33009	USA
MARIO JACOB LERMAN TRS MARIO JACOB LERMAN REVOCABLE TR	PO BOX 15973	WEST PALM BEACH	FL	33416	USA
MARK OKUN &W BABA	250 - 174 ST UNIT 1605	NO MIAMI BEACH	FL	33160-3350	USA
MARTA F SALVAT	1334 DUSTY SAGE CT	HENDERSON	NV	89014	USA
MARTIN D WEAVER JR DIANDRA I WEAVER	6937 BAY DR 309	MIAMI BEACH	FL	33141	USA
MATIAS PINEIRO YESICA GUERRA DURAN	7125 BONITA DR 403	MIAMI BEACH	FL	33141	USA
MAYA R STEPHENSON LE REM EDWARD ENRIQUE RODRIGUEZ	7118 BONITA DR #602	MIAMI BEACH	FL	33141	USA
MERCEDES MARIA TABOADA	6905 E BAY DR # 13	MIAMI BEACH	FL	33141	USA
MILEIDYS DANIEL OROZCO	7125 DICKENS AVE #5	MIAMI BEACH	FL	33141	USA
NACIN A MIGUEL	11420 NE 4 AVE	MIAMI	FL	33161-6658	USA
NAFEZ EL MUHTASEB	7125 DICKENS AVE #3	MIAMI BEACH	FL	33141-3039	USA

NATALY MOJENA HERNANDEZ	6905 E BAY DR 17	MIAMI BEACH	FL	33141	USA
NAUTICO 512 LLC	655 W FLAGLER ST 100	MIAMI	FL	33130	USA
NDPRE #15 LLC	9171 SOUTH DIXIE HIGHWAY	PINECREST	FL	33156	USA
NEIL FRESCHMAN	2500 CLARENDON BLVD APT 813	ARLINGTON	VA	22201-3831	USA
NELLY MUNOZ	7150 INDIAN CREEK DR #504	MIAMI BEACH	FL	33141-3064	USA
NELSON GOMEZ	2801 NE 183 ST #2207	AVENTURA	FL	33160	USA
NICHOLAS COULAPIDES	7118 BONITA DR 904	MIAMI BEACH	FL	33141	USA
NOBE CREEK LLC	1561 WEST AVE	MIAMI BEACH	FL	33139	USA
OHEV SHOLOM BNAI JOSEPH CONGREGATION	7055 BONITA DR	MIAMI BEACH	FL	33141	USA
OSVALDINA DA COSTA	6937 BAY DR #405	MIAMI BEACH	FL	33141-5426	USA
PABLO GONZALEZ	6937 BAY DR #502	MIAMI BEACH	FL	33141	USA
PABLO MORGADO	6937 BAY DR #312	MIAMI BEACH	FL	33141	USA
PABLO R & LUISA CEPERO (TRS)	309 HELLER ST	REDWOOD CITY	CA	94063	USA
PARAMOUNT 71 LLC	PO BOX 402188	MIAMI BEACH	FL	33140	USA
PAUL J LEITE &W SIMONE	6224 SW 32 ST	MIRAMAR	FL	33023	USA
PETER CHODZINSKI & JOANNA ZEMETRO JTRS	7125 BONITA DR #404	MIAMI BEACH	FL	33141-3066	USA
PHIL DAWSON JULIET DRAGOS	6937 BAY DR #408	MIAMI BEACH	FL	33141	USA
RAFAEL OVIEDO	8255 ABBOTT AVE APT 202	MIAMI BEACH	FL	33141-5229	USA
RAUL J ROJAS &W MARIA C	7118 BONITA DR UNIT 201	MIAMI BEACH	FL	33141-3004	USA
REINA Y MARTINEZ	7118 BONITA DR #805	MIAMI BEACH	FL	33141-3069	USA
REM YEHEZKEL EZRA SHARBANI REM MALKA GUTTMANN REM AILEEN ISRAEL	6937 BAY DR #212	MIAMI BEACH	FL	33141-5423	USA
REYNALDO PENA ALMENAR	900 BAY DR # 721	MIAMI BEACH	FL	33141	USA
RICARDO F ROMERO	7118 BONITA DR 804	MIAMI BEACH	FL	33141	USA
RICARDO MONTUFAR	7150 INDIAN CREEK DR #303	MIAMI BEACH	FL	33141	USA
RICARDO SOLINES JONATHAN ANGERMEYER	6905 BAY DR #18	MIAMI BEACH	FL	33141	USA
ROBERT OLIS	7118 BONITA DR #905	MIAMI BEACH	FL	33141-3069	USA
ROBINSON CALLEN TRUST A	605 LINCOLN ROAD #320	MIAMI BEACH	FL	33139	USA
RODOLFO F GILBERT	7118 BONITA DR UNIT 302	MIAMI BEACH	FL	33141-3004	USA
ROMCA CORP	354 SEVILLA AVE	CORAL GABLES	FL	33134	USA
ROSA MAYA	6937 BAY DR #211	MIAMI BEACH	FL	33141-5423	USA
ROSANIA MALKIN	2129 BOYDS WAY	AUSTIN	TX	78748	USA
RUBEN RABASA	7118 BONITA DR #802	MIAMI BEACH	FL	33141-3069	USA
SABETAY MAYA	426 POINCIANA ISLAND DR	MIAMI BEACH	FL	33160-4533	USA
SALLY RASKIN EST OF	6937 BAY DR #404	MIAMI BEACH	FL	33141	USA
SANDRA PATRICIA OVIEDO ALBERTO CASAS	7118 BONITA DR # 501	MIAMI BEACH	FL	33141	USA
SERGIO LEON	6937 BAY DR UNIT 301	MIAMI BEACH	FL	33141-5424	USA
SEVERINO DE LIMA &W DELITA S	7150 INDIAN CREEK DR #203	MIAMI BEACH	FL	33141-3002	USA
SEVERINO DELIMA	7150 INDIAN CREEK DR UNIT 202	MIAMI BEACH	FL	33141-3002	USA
SOFIA GRENBERG	6937 BAY DR #501	MIAMI BEACH	FL	33141-5428	USA
SUSAN BEITERMAN	6915 E BAY DR #1	MIAMI BEACH	FL	33141-2949	USA
SYLVIA SAN EMETERIO	7118 BONITA DR 405	MIAMI BEACH	FL	33141	USA

SYLVIA T CABANA LE REM SYLVIA A CABANA REM HORACIO G CABANA	100 HUNTINGTON RD	GARDEN CITY	NY	11530	USA
TERESA CASTELLANOS C/O SANDRA PEYDRA - POA	10934 SW 139 CT	MIAMI	FL	33186	USA
THANASES ANTONOPOULOS TRS THANASES ANTONOPOULOS REV TRUST	6905 E BAY DR 22	MIAMI BEACH	FL	33141	USA
THE IVENS CORP	800 - 71 ST 2ND FLOOR	MIAMI BEACH	FL	33141-3072	USA
THEODORE YEMC JOANNA G DAVILA	6911 BAY DR 6	MIAMI BEACH	FL	33141	USA
THOMAS DAVID RIDLER	7118 BONITA DR UNIT 504	MIAMI BEACH	FL	33141-3005	USA
THOMAS STAEHLI	7125 BONIITA DR 201	MIAMI BEACH	FL	33141	USA
TOMISLAV REIL	6911 E BAY DR 9	MIAMI BEACH	FL	33141	USA
TRACY LOVITT DONNA SIRGANY KEVIN J VEILLEUX	700 NE 90 ST	MIAMI	FL	33138	USA
VANESA S BEREZOVSKY	7150 INDIAN CREEK DR #402	MIAMI BEACH	FL	33141	USA
VERONICA A ROBERSON	6905 E BAY DR #16	MIAMI BEACH	FL	33140-2453	USA
VILMA BATTLE	7125 BONITA DR #304	MIAMI BEACH	FL	33141-3065	USA
WAGNER MOURA	7150 INDIAN CREEK DR #406	MIAMI BEACH	FL	33141	USA
WANDA I RUFIN LUIS RUFIN	12581 SW 35 ST	MIAMI	FL	33175-2907	USA
XIOMARA S DOMINGUEZ	6937 BAY DR #310	MIAMI BEACH	FL	33141-5425	USA
YANELYS CRESPO	6937 BAY DR 511	MIAMI BEACH	FL	33141	USA
ZAIDA A LANUZA	6937 BAY DR UNIT 305	MIAMI BEACH	FL	33141-5424	USA

6961 INDIAN CREEK DRIVE LLC
6961 INDIAN CREEK DR
MIAMI BEACH, FL 33141

6970 INDIAN CREEK APARTMENTS LLC
800 WASHINGTON AVE #112
MIAMI BEACH, FL 33139

71 RETAIL LLC
12000 BISCAYNE BLVD 201
NORTH MIAMI, FL 33181

734 71ST ST LLC
1420 OCEAN WAY #12-A
JUPITER, FL 33477

ALBERTA HERNANDEZ &
ELIZABETH RIVERA
7118 BONITA DR UNIT 403
MIAMI BEACH, FL 33141-3005

ALBERTO LOPEZ
ELENA LOPEZ
7150 INDIAN CREEK DR 506
MIAMI BEACH, FL 33141

ALEJANDRO MONTERO
6905 EAST BAY DR 20
MIAMI BEACH, FL 33141

ALFONSO J HERRERA &
7118 BONITA DR UNIT 401
MIAMI BEACH, FL 33141

ALFREDO M VALE
HERIBERTO J FERNANDEZ VALE
7150 INDIAN CREEK DR #205
MIAMI BEACH, FL 33141

ALICIA PAZ & RHEMILA BARCIA
PO BOX 765
ESTERO, FL 33928-0765

ANA KESSER
7125 BONITA DR 203
MIAMI BEACH, FL 33141-3093

ANTHONY L TRULLENQUE
GRETEL TRULLENQUE
7098 BONITA DR
MIAMI BEACH, FL 33141

ARIZA SWEET HOME PROPERTIES LLC
19380 COLLINS AVE PH04
SUNNY ISLES BEACH, FL 33160

ARIZA SWEET HOME PROPERTIES LLC
19803 COLLINS AVE PH4
SUNNY ISLES BEACH, FL 33160

ARMANDO PAREDES &W ELVA
6937 BAY DR #203
MIAMI BEACH, FL 33141-5422

AXEL LACAU
7150 INDIAN CREEK DR #305
MIAMI BEACH, FL 33141-3003

BIENTZ PROPERTIES LLC
7125 BONITA DR 202
MIAMI BEACH, FL 33142

BONITA DRIVE APARTMENTS LLC
12301 SW 1 ST
PLANTATION, FL 33325

BONITA DRIVE INVESTMENTS LLC
7143 BONITA DR
MIAMI BEACH, FL 33141

BOSCO SOLUTIONS LLC
300 SOUTH POINTE DR # 301
MIAMI BEACH, FL 33139

CALVARY CHAPEL OF MIAMI BEACH INC
7141 INDIAN CREEK DR
MIAMI BEACH, FL 33141

CARLO ANNUITI
6937 BAY DR UNIT 504
MIAMI BEACH, FL 33141-5428

CARLO ANNUITI TRS
CARLO ANNUITI REVOCABLE TR
SANDRA E VASTA TRS
6937 BAY DR 506
MIAMI BEACH, FL 33141

CARMELA GERRATANA
FRANCESCO GERRATANA EST OF
6937 BAY DR 204
MIAMI BEACH, FL 33141

CARMEN CHAPARRO
6937 BAY DR #409
MIAMI BEACH, FL 33141

CELESTE ECHEVARRIA
1047 NE 84 ST
MIAMI, FL 33138

CHARLES HODGE
239 W 63 ST
NEW YORK, NY 10023

CINTRA I HARDY
6937 BAY DR #302
MIAMI BEACH, FL 33141-5424

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

CLAUDIA EXPOSITO GONZALEZ
PABLO ALEJANDRO VEGA NAVARRO
7150 INDIAN CREEK DR 405
MIAMI BEACH, FL 33141

CLAUDIO MOYANO
7118 BONITA DR #503
MIAMI BEACH, FL 33141

CORP BISHOP CHURCH JESUS CHRIST
LATTER-DAY STS/RE: FILE# 544-0149
50 E NORTH TEMPLE ST 22 FLOOR
SALT LAKE CITY, UT 84150

CREEK LOFTS LLC
6981 INDIAN CREEK DR
MIAMI BEACH, FL 33141

DABBY PROPERTIES
% AUERBACH ASSOC INC
3300 N FEDERAL HWY 250
FORT LAUDERDALE, FL 33306

DANIEL PINHEIRO DE SOUZA
7125 BONITA DR 402
MIAMI BEACH, FL 33141

DAVID ARAMA
BENJAMIN ARAMA
CATHERINE ARAMA
400 N LASALLE ST
CHICAGO, IL 60654

DAVID FARO &W FANNY
6937 BAY DR #201
MIAMI BEACH, FL 33141-5422

DEISE VALDES
6937 BAY DR UNIT 401
MIAMI BEACH, FL 33141-5426

DELMAR INVESTMENTS L L C
7400 W FLAGLER ST
MIAMI, FL 33144

DIANE HAGEN JTRS
HADASSAH S ISRAEL JTRS
6937 BAY DR #207
MIAMI BEACH, FL 33141

DISCUS CORPORATION
C/O ANA L LA ROSA
1845 SW 18 ST
MIAMI, FL 33145

DOLORES BHATTACHARJEE
7150 INDIAN CREEK DR #304
MIAMI BEACH, FL 33141-3003

DR JORGE DANIEL ARTIME TRS
DR JORGE ARTIME REV TRUST
11860 NW 9 ST
PLANTATION, FL 33325

DULCE MARIA CASTRO BETSES TRS
DULCE MARIA CASTRO BETSES REV TR
CONSTANTINOS BETSES
1833 S OCEAN DR #1210
HALLANDALE, FL 33009

DVORA SZTUKAISKI
6937 BAY DR #311
MIAMI BEACH, FL 33141-5425

EDUARDO JORGE PALLANZA
NOEMI ELSA LIBERMAN
1969 CLEMONS ST
BELLMORE, NY 11710

ELIAS & ADA BATULE
7118 BONITA DR #703
MIAMI BEACH, FL 33141-3068

EMERIO ALONSO AGUDELO
7118 BONITA DR # 502
MIAMI BEACH, FL 33141

EMERIO ALONSO AGUDELO
7118 BONITA DR # 603
MIAMI BEACH, FL 33141

EMMA A TRIVELLA
7118 BONITA DR 801
MIAMI BEACH, FL 33141

ENRIQUE DE JESUS VAZQUEZ
7118 BONITA DR #304
MIAMI BEACH, FL 33141-3004

ETHEL W BLUM JTRS
JEFFERY BLUM JTRS
6937 BAY DR #505
MIAMI BEACH, FL 33141

EVA FELDMAN
7125 DICKENS AVE UNIT 4
MIAMI BEACH, FL 33141-3060

EVAN STEPHEN BREWSTER &W
ADA MARIA BATULE
7118 BONITA DR #701
MIAMI BEACH, FL 33141-3068

FELIX MURILLO
3097 NW 97 CT
MIAMI, FL 33172-1037

FENWICK BONNELL
6911 E BAY DR #3
MIAMI BEACH, FL 33141

FERNANDO FERNANDEZ
7125 BONITA DR #406
MIAMI BEACH, FL 33141-3066

FIDEL J PRIDA &W CECILIA
7150 INDIAN CREEK DR #301
MIAMI BEACH, FL 33141-3003

FININVEST BAY CORP
C/O OFFICE
7050 BONITA DR
MIAMI BEACH, FL 33141

FRANCESCO G NIFOSI EST OF
CARMELA GERRATANA CARDOZO
6937 BAY DR APT 204
MIAMI BEACH, FL 33141

FRANCISCO J BETANCOURT &W SILVIA
YENEYSSI C BETANCOURT JTRS
6937 BAY ROAD APT # 206
MIAMI BEACH, FL 33141

GISELLE PARRA
RAUL SALINA
ELSIE ACELA FREIJOSO
7125 BONITA DR 306
MIAMI BEACH, FL 33141

GLADYS TIGRERROS
7118 BONITA DR #301
MIAMI BEACH, FL 33141-3004

GLORIA RIVERA
DIANA S MARTINEZ
GLORIA RIVERA GDN
7118 BONITA DR #303
MIAMI BEACH, FL 33141

GUSTAVO ELIAS
KARINA L POL
11001 SW 38 LN
MIAMI, FL 33165

HAROLD N WILKINS III
6905 BAY DR #14
MIAMI BEACH, FL 33141

HAROLD R KIDDER
6911 E BAY DR #5
MIAMI BEACH, FL 33141

HECTOR AMADO &W MARIA C
6937 BAY DR UNIT 403
MIAMI BEACH, FL 33141-5426

HERNAN D PABON
7118 BONITA DR 202
MIAMI BEACH, FL 33141

HUGO ELOY ARZAC &W MARIA ROSA
7125 DICKENS AVE #1
MIAMI BEACH, FL 33141-3039

IC PROPERTY CAPITAL CORP
700 E DANIA BEACH BLVD 202
DANIA, FL 33004

ITAMAR MAKMAL
640 W 51ST ST
MIAMI BEACH, FL 33140-2613

IVAN CASTANO
4201 INDIAN CREEK DR #2
MIAMI BEACH, FL 33140

JAIRO DOS SANTOS DINIZ
7150 INDIAN CREEK DR # 403
MIAMI BEACH, FL 33141

JAIRO NARANJO
1498 JEFFERSON AVE # 508
MIAMI BEACH, FL 33139

JANNA BERKOVSKY
6937 BAY DR #308
MIAMI BEACH, FL 33141-5425

JASON B YEDWAB
JENNY YEDWAB
7118 BONITA DR UNIT 601
MIAMI BEACH, FL 33141

JASSON HOMER
JUSTIN HOMER
7125 BONITA DR #206
MIAMI BEACH, FL 33141

JAZ AND ASSOCIATES LLC
7118 BONITA DR 305
MIAMI BEACH, FL 33141

JERIKA PROPERTIES INC
5901 NW 151 ST #126
MIAMI LAKES, FL 33014-2447

JERRY T PRICE
401 S GILBERT ST APT 204
IOWA CITY, IA 52240-4900

JOHN HANNA
209 CHAPMAN DR
CORTE MADERA, CA 94925-1506

JOHN MARC PEREZ
6937 BAY DR 306
MIAMI BEACH, FL 33141

JOSE E MEJIA &W AIDA M
7150 INDIAN CREEK DR #204
MIAMI BEACH, FL 33141-3002

JOSE FERNANDEZ
6937 BAY DR UNIT 304
MIAMI BEACH, FL 33141-5424

JOSE GONZALO ORTIZ
LAURA FABIANA GONZALEZ
7125 DICKENS AVE # 2
MIAMI BEACH, FL 33141

JOSEPH H MANNING &W MARGARET H
7150 INDIAN CREEK DR #401
MIAMI BEACH, FL 33141-3063

KELLY A WOLFE
7118 BONITA DR 705
MIAMI BEACH, FL 33141

KG 72ND LLC
72 CARLYLE INVESTMENTS LLC
1193 71 ST
MIAMI BEACH, FL 33141

KG 72ND LLC
72ND AND CARLYLE INVESTMENTS LLC
PO BOX 414318
MIAMI BEACH, FL 33141

LAS GOLONDRINAS INC
2069 NE 123RD ST
NORTH MIAMI, FL 33181-2806

LAUREN ROGERS &
GEORGIANA ROGERS
6911 E BAY DR UNIT # 2
MIAMI BEACH, FL 33141

LAURENT ISAURE
7150 INDIAN CREEK DR # 503
MIAMI BEACH, FL 33141

LEIDA PELLEGRINI
15354 SW 72 ST APT 12
MIAMI, FL 33193

LENOX AVENUE EQUITIES LLC
800 WASHINGTON AVE 112
MIAMI BEACH, FL 33139

LEONEL DE J LABAUT
6905 E BAY DR #11
MIAMI BEACH, FL 33141

LIMOR LIPPMAN
6937 BAY DR 412
MIAMI BEACH, FL 33141

LINDA IVONNE ALVAREZ
6937 BAY DR 402
MIAMI BEACH, FL 33141

LIORA RAMATI &W KAREL G MILAN
7150 INDIAN CREEK DR #404
MIAMI BEACH, FL 33141-3063

LISA PENA
6937 BAY DR #209
MIAMI BEACH, FL 33141-5423

LONA B ORENSTEIN (TRUST)
7150 INDIAN CREEK DR APT 501
MIAMI BEACH, FL 33141-3064

LUDMILA SENKEVICH
11117 SW 134 PL
MIAMI, FL 33186-4314

MAGDA CACERES
6937 BAY DR APT 202
MIAMI BEACH, FL 33141

MANUEL ARIAS &W ELENA T
7125 BONITA DR UNIT 305
MIAMI BEACH, FL 33141-3065

MANUEL ZEVALLOS
10211 43 AVE
CORONA, NY 11386

MARCELO J STEINMANDER
6905 E BAY DR # 21
MIAMI BEACH, FL 33141

MARIA C PACHECO
18181 NE 31ST CT APT 1807
AVENTURA, FL 33160-2677

MARIA CONSTANZA GUTIERREZ TRS
MARIA CONSTANZA GUTIERREZ
REVOCABLE LIVING TRUST
2808 NORTH 46 AVE 352E
HOLLYWOOD, FL 33021

MARIA E TONDO
PETER PATRICK TONDO III
7150 INDIAN CREEK DR 306
MIAMI BEACH, FL 33141

MARIA J ROSENDO MONTEIRO
7150 INDIAN CREEK DR #502
MIAMI BEACH, FL 33141

MARIA L REYES
7118 BONITA DR #203
MIAMI BEACH, FL 33141-3004

MARIA MARTELENA RECALDE TRS
MARIA M RECALDE REVOCABLE TRUST
1817 S OCEAN DR APT 928
HALLANDALE, FL 33009

MARIO JACOB LERMAN TRS
MARIO JACOB LERMAN REVOCABLE TR
PO BOX 15973
WEST PALM BEACH, FL 33416

MARK OKUN &W BABA
250 - 174 ST UNIT 1605
NO MIAMI BEACH, FL 33160-3350

MARTA F SALVAT
1334 DUSTY SAGE CT
HENDERSON, NV 89014

MARTIN D WEAVER JR
DIANDRA I WEAVER
6937 BAY DR 309
MIAMI BEACH, FL 33141

MATIAS PINEIRO
YESICA GUERRA DURAN
7125 BONITA DR 403
MIAMI BEACH, FL 33141

MAYA R STEPHENSON LE
REM EDWARD ENRIQUE RODRIGUEZ
7118 BONITA DR #602
MIAMI BEACH, FL 33141

MERCEDES MARIA TABOADA
6905 E BAY DR # 13
MIAMI BEACH, FL 33141

MILEIDYS DANIEL OROZCO
7125 DICKENS AVE #5
MIAMI BEACH, FL 33141

NACIN A MIGUEL
11420 NE 4 AVE
MIAMI, FL 33161-6658

NAFEZ EL MUHTASEB
7125 DICKENS AVE #3
MIAMI BEACH, FL 33141-3039

NATALY MOJENA HERNANDEZ
6905 E BAY DR 17
MIAMI BEACH, FL 33141

NAUTICO 512 LLC
655 W FLAGLER ST 100
MIAMI, FL 33130

NDPRE #15 LLC
9171 SOUTH DIXIE HIGHWAY
PINECREST, FL 33156

NEIL FRESCHMAN
2500 CLARENDON BLVD APT 813
ARLINGTON, VA 22201-3831

NELLY MUNOZ
7150 INDIAN CREEK DR #504
MIAMI BEACH, FL 33141-3064

NELSON GOMEZ
2801 NE 183 ST #2207
AVENTURA, FL 33160

NICHOLAS COULAPIDES
7118 BONITA DR 904
MIAMI BEACH, FL 33141

NOBE CREEK LLC
1561 WEST AVE
MIAMI BEACH, FL 33139

OHEV SHOLOM BNAI
JOSEPH CONGREGATION
7055 BONITA DR
MIAMI BEACH, FL 33141

OSVALDINA DA COSTA
6937 BAY DR #405
MIAMI BEACH, FL 33141-5426

PABLO GONZALEZ
6937 BAY DR #502
MIAMI BEACH, FL 33141

PABLO MORGADO
6937 BAY DR #312
MIAMI BEACH, FL 33141

PABLO R & LUISA CEPERO (TRS)
309 HELLER ST
REDWOOD CITY, CA 94063

PARAMOUNT 71 LLC
PO BOX 402188
MIAMI BEACH, FL 33140

PAUL J LEITE &W SIMONE
6224 SW 32 ST
MIRAMAR, FL 33023

PETER CHODZINSKI &
JOANNA ZEMETRO JTRS
7125 BONITA DR #404
MIAMI BEACH, FL 33141-3066

PHIL DAWSON
JULIET DRAGOS
6937 BAY DR #408
MIAMI BEACH, FL 33141

RAFAEL OVIEDO
8255 ABBOTT AVE APT 202
MIAMI BEACH, FL 33141-5229

RAUL J ROJAS &W MARIA C
7118 BONITA DR UNIT 201
MIAMI BEACH, FL 33141-3004

REINA Y MARTINEZ
7118 BONITA DR #805
MIAMI BEACH, FL 33141-3069

REM YEHEZKEL EZRA SHARBANI
REM MALKA GUTTMANN
REM AILEEN ISRAEL
6937 BAY DR #212
MIAMI BEACH, FL 33141-5423

REYNALDO PENA ALMENAR
900 BAY DR # 721
MIAMI BEACH, FL 33141

RICARDO F ROMERO
7118 BONITA DR 804
MIAMI BEACH, FL 33141

RICARDO MONTUFAR
7150 INDIAN CREEK DR #303
MIAMI BEACH, FL 33141

RICARDO SOLINES
JONATHAN ANGERMEYER
6905 BAY DR #18
MIAMI BEACH, FL 33141

ROBERT OLIS
7118 BONITA DR #905
MIAMI BEACH, FL 33141-3069

ROBINSON CALLEN TRUST A
605 LINCOLN ROAD #320
MIAMI BEACH, FL 33139

RODOLFO F GILBERT
7118 BONITA DR UNIT 302
MIAMI BEACH, FL 33141-3004

ROMCA CORP
354 SEVILLA AVE
CORAL GABLES, FL 33134

ROSA MAYA
6937 BAY DR #211
MIAMI BEACH, FL 33141-5423

ROSANIA MALKIN
2129 BOYDS WAY
AUSTIN, TX 78748

RUBEN RABASA
7118 BONITA DR #802
MIAMI BEACH, FL 33141-3069

SABETAY MAYA
426 POINCIANA ISLAND DR
MIAMI BEACH, FL 33160-4533

SALLY RASKIN EST OF
6937 BAY DR #404
MIAMI BEACH, FL 33141

SANDRA PATRICIA OVIEDO
ALBERTO CASAS
7118 BONITA DR # 501
MIAMI BEACH, FL 33141

SERGIO LEON
6937 BAY DR UNIT 301
MIAMI BEACH, FL 33141-5424

SEVERINO DE LIMA &W DELITA S
7150 INDIAN CREEK DR #203
MIAMI BEACH, FL 33141-3002

SEVERINO DELIMA
7150 INDIAN CREEK DR UNIT 202
MIAMI BEACH, FL 33141-3002

SOFIA GRENBERG
6937 BAY DR #501
MIAMI BEACH, FL 33141-5428

SUSAN BEITERMAN
6915 E BAY DR #1
MIAMI BEACH, FL 33141-2949

SYLVIA SAN EMETERIO
7118 BONITA DR 405
MIAMI BEACH, FL 33141

SYLVIA T CABANA LE
REM SYLVIA A CABANA
REM HORACIO G CABANA
100 HUNTINGTON RD
GARDEN CITY, NY 11530

TERESA CASTELLANOS
C/O SANDRA PEYDRA - POA
10934 SW 139 CT
MIAMI, FL 33186

THANASES ANTONOPOULOS TRS
THANASES ANTONOPOULOS REV TRUST
6905 E BAY DR 22
MIAMI BEACH, FL 33141

THE IVENS CORP
800 - 71 ST 2ND FLOOR
MIAMI BEACH, FL 33141-3072

THEODORE YEMC
JOANNA G DAVILA
6911 BAY DR 6
MIAMI BEACH, FL 33141

THOMAS DAVID RIDLER
7118 BONITA DR UNIT 504
MIAMI BEACH, FL 33141-3005

THOMAS STAEHLI
7125 BONIITA DR 201
MIAMI BEACH, FL 33141

TOMISLAV REIL
6911 E BAY DR 9
MIAMI BEACH, FL 33141

TRACY LOVITT
DONNA SIRGANY
KEVIN J VEILLEUX
700 NE 90 ST
MIAMI, FL 33138

VANESA S BEREZOVSKY
7150 INDIAN CREEK DR #402
MIAMI BEACH, FL 33141

VERONICA A ROBERSON
6905 E BAY DR #16
MIAMI BEACH, FL 33140-2453

VILMA BATTLE
7125 BONITA DR #304
MIAMI BEACH, FL 33141-3065

WAGNER MOURA
7150 INDIAN CREEK DR #406
MIAMI BEACH, FL 33141

WANDA I RUFIN
LUIS RUFIN
12581 SW 35 ST
MIAMI, FL 33175-2907

XIOMARA S DOMINGUEZ
6937 BAY DR #310
MIAMI BEACH, FL 33141-5425

YANELYS CRESPO
6937 BAY DR 511
MIAMI BEACH, FL 33141

ZAIDA A LANUZA
6937 BAY DR UNIT 305
MIAMI BEACH, FL 33141-5424