MIAMIBEACH

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

Property address: 224 2ND STREET. **Board:** PB20-0364 **Date:** 05/04/20

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).	N/A
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	N/A
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.	N/A X
11	**Architectural Plans and Exhibits (must be 11"x 17")** APPROVED PLANS	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 N/A	X
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format). N/A	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) N/A	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 N/A	X
g	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable. N/A	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) N/A	x
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images) N/A	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 N/A	x
m	Demolition Plans (Floor Plans & Elevations with dimensions) N/A.	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 N/A	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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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).	
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.)	
41	Sound Study report (Hard copy) with 1 CD.	
42	**Site Plan (Identify streets and alleys)** (APPROVED SITE PLAN)	*
a	Identify: setbacks _____Height_____Drive aisle widths_____Streets and sidewalks widths_____	
b	# parking spaces & dimensions_____ Loading spaces locations & dimensions_____	
c	# of bicycle parking spaces_____	
d	Interior and loading area location & dimensions_____	
e	Street level trash room location and dimensions_____	
f	Delivery route_____Sanitation operation_____ Valet drop-off & pick-up_____Valet route in and out_____	
g	Valet route to and from _____auto-turn analysis for delivery and sanitation vehicles_____	
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)** (APPROVED).	*
a	Total floor area	
b	Identify # seats indoors_____ outdoors_____ seating in public right of way _____ Total_____	
c	Occupancy load indoors and outdoors per venue_____ Total when applicable_____	
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:**	
a	For Conditional Use -Section 118-192 (a)(1)-(7)	*
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)	
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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305.673.7550

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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)**

Emily K. Balter
Applicant's or designee's Name

Emily K. Balter
Applicant's or designee's signature

5/7/2020
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)
PB20-0364	

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

☐ **Other:**

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

ADDRESS OF PROPERTY
224 2nd Street
FOLIO NUMBER(S)
02-4203-003-1250

Property Owner Information

PROPERTY OWNER NAME				
224 2nd Street, LLC				
ADDRESS		CITY	STATE	ZIPCODE
P.O. Box 191038		Miami Beach	FL	33119
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS		
(404) 925-8539		2242ndstreet@gmail.com		

Applicant Information (if different than owner)

APPLICANT NAME				
BASECAMP305, INC.				
ADDRESS		CITY	STATE	ZIPCODE
P.O. Box 191038		Miami Beach	FL	33119
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS		
(305) 397-8487		jmarshall@basecamp305.io		

Summary of Request

PROVIDE A BRIEF SCOPE OF REQUEST

Request to modify Conditional Use Permit PB19-0259 to provide that the operating entity is the not for profit entity "BaseCamp305, Inc."

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.			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 N/A		☐ Architect ☐ Contractor ☐ Landscape Architect ☐ Engineer ☐ Tenant ☐ Other_____	
ADDRESS N/A		CITY N/A	STATE N/A	ZIPCODE N/A
BUSINESS PHONE N/A	CELL PHONE	EMAIL ADDRESS N/A		
Authorized Representative(s) Information (if applicable)			
NAME Michael W. Larkin, Esq.		■ Attorney ☐ Contact ☐ Agent ☐ Other_____	
ADDRESS 200 S. Biscayne Blvd., Suite 850		CITY Miami	STATE FL	ZIPCODE 33131
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS mlarkin@brzoninglaw.com		
NAME Emily Balter, Esq.		■ Attorney ☐ Contact ☐ Agent ☐ Other_____	
ADDRESS 200 S. Biscayne Blvd., Suite 850		CITY Miami	STATE FL	ZIPCODE 33131
BUSINESS PHONE (305) 374-5300	CELL PHONE	EMAIL ADDRESS ebalter@brzoninglaw.com		
NAME		☐ 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

John Marshall, as Manager of 224 2nd Street, LLC and President of BaseCamp305, Inc.

PRINT NAME

5/6/20

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, John Marshall, being first duly sworn, depose and certify as follows: (1) I am the Manager and President (print title) of 224 2nd Street, LLC and BaseCamp305, Inc. (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 6th day of May, 2020. The foregoing instrument was acknowledged before me by John Marshall, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

BYRON SUAREZ
MY COMMISSION # GG084240
EXPIRES May 13, 2021

_____
NOTARY PUBLIC

My Commission Expires: May 13 2021

Byron Suarez

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

PRINT NAME

POWER OF ATTORNEY AFFIDAVIT

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

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

John Marshall, Manager and President
PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 6th day of May, 2020. The foregoing instrument was acknowledged before me by John Marshall, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

BYRON SUAREZ
MY COMMISSION # GG084240
EXPIRES May 13, 2021

My Commission Expires: May 13th 2021

NOTARY PUBLIC

Byron Suarez
PRINT NAME

*as Manager of 224 2nd Street, LLC and President of Basecamp305, Inc.

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.

224 2nd Street, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
JOHN DANIEL MARSHALL REVOCABLE TRUST U/A/D JULY 3, 2013, AS AMENDED	100%
P.O. Box 191038	
Miami Beach,FL 33119	

BASECAMP305, INC.

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
See Exhibit B, Board of Directors of Not For Profit	N/A

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

DISCLOSURE OF INTEREST
TRUSTEE

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

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

TRUST NAME

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

COMPENSATED LOBBYIST

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

NAME	ADDRESS	PHONE
Michael W. Larkin, Esq.	200 S. Biscayne Blvd,, Suite 850	(305) 374-5300
Emily K. Balter, Esq.	200 S. Biscayne Blvd., Suite 850	(305) 374-5300

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, John Marshall*, 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 6th day of May, 2020. The foregoing instrument was acknowledged before me by John Marshall, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

BYRON SUAREZ
MY COMMISSION # GG084240
EXPIRES May 13, 2021

NOTARY PUBLIC

My Commission Expires: May 13 2021

Byron Suarez

PRINT NAME

*as Manager of 224 2nd Street, LLC and President of Basecamp305, Inc.

Exhibit A
Legal Description

LEGAL DESCRIPTION:

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

Exhibit B

BASECAMP305, INC. Not For Profit
Board of Directors

JOHN MARSHALL, President
P.O. BOX 191038
MIAMI BEACH, FL 33119

JEFFRY BAUM, Vice President
P.O. BOX 191038
MIAMI BEACH, FL 33119

DIANA DELLARATTA
P.O. BOX 191038
MIAMI BEACH, FL 33119

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

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

VIA ELECTRONIC SUBMITTAL

May 11, 2020

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

Re: **PB20-0364** - Request to Modify Operating Entity on the Conditional Use Permit relating to the School at 224 2nd Street, Miami Beach

Dear Mr. Mooney:

This law firm represents 224 2nd Street, LLC (the "Owner"), the owner of the property located at 224 2nd Street ("Property") in the City of Miami Beach ("City"). On June 25, 2019, the City Planning Board approved a Conditional Use Permit ("CUP") for a new private educational institution at the Property, PB19-0259. See Exhibit A, Planning Board Final Order. The Owner created a separate not for profit entity, BaseCamp305, Inc. (the "Applicant") to operate the school. Pursuant to the Planning Board Final Order, condition no. 3, the CUP was issued to the Owner, and any change of management requires Planning Board review as a modification to the CUP. Accordingly, please consider this the Applicant's Letter of Intent supporting the request to modify the operating entity on the CUP from 224 2nd Street, LLC to BaseCamp305, Inc.

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

The Property is currently developed with two contributing structures, separated by an internal courtyard area. The structures have an approximate total floor area of 4,119 square feet. The buildings on the Property have been modified and incorporated over time. The original structure was constructed in 1917 and was used for the Iva Sproule Baker School of Music. Between 1926 and 1929, two additions were added to the original structure for the Shandell Hotel Rooming House and Restaurant. Then in 1937, leaving the now open courtyard area, a single-story two car garage was added on the eastern most side of the Property and the restaurant was converted to residential units. Ten years later, in 1947, two residential units were added above the garage. Additionally, at some point the garage on the first floor was converted to two residential units. By 1985, the entire Property, after undergoing a number of renovations, was converted to a medical complex.

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

On July 9, 2019, the HPB approved a modification of the COA for alterations of the prior design for function of the school use, and construction of an addition to the structures for additional classroom space, HPB19-0298 a.k.a. HPB 17-0122. See Exhibit C, HPB Supplemental Order. The Property is currently under renovation in accordance with the modified COA.

Applicant Proposal. The Owner obtained CUP approval to operate the school use prior to creation of the separate not for profit entity. The proposed vision and operation of the school is not changing. Now that the not for profit entity is created, the Owner would like to modify condition no. 3 of the CUP as follows:

FROM: This Conditional Use Permit is issued to 224 2nd Street LLC. Any change of management or ownership shall require review by the Planning Board as a modification to this Conditional Use Permit.

TO: This Conditional Use Permit is issued to ~~224 2nd Street LLC~~ BaseCamp305, Inc. Any change of management or ownership shall require review by the Planning Board as a modification to this Conditional Use Permit.

The Owner and Applicant are not proposing to modify any other conditions in the PB19-0259 Final Order.

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

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

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

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

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

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

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

The structure and uses associated with the Project are consistent with the Land Development Regulations. In 2019, the HPB granted modifications to the COA, to incorporate an additional classroom space, skylight, and a green roof. Ultimately, the school use will be more in-line with the character of the neighborhood, and complies with the Performance Standard regulations for height and FAR.

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

The public health, safety, morals, and general welfare will not be adversely affected with the introduction of a modestly sized school operated by a not for profit entity. The use of the Property is consistent and compatible with the intent of the C-PS1, and will provide a needed service for the families that live south of 5th Street with young children. In fact, the proposed use as school will be reverting back to the Property's original intended use in 1917. A school is a less intense use than the previously proposed restaurant and will generate significantly less traffic at the intersection of two major thoroughfares – Washington Avenue and 2nd Street. The requested modification of the CUP allows the operating entity of the school to be a certified not for profit entity.

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

The addition of a classroom on the second floor of the historically contributing structure requires one (1) off-street parking space. However, in substantially keeping with the historic nature, there is insufficient capacity to include a parking space. Therefore, pursuant to Section 130-131 of the City Code, the Applicant will participate in the Fee in Lieu of Parking Program to satisfy the off-street parking requirement.

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

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

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

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

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

Sea Level Rise and Resiliency Criteria. The school use advances the sea level rise and resiliency criteria in Section 133-50(a) of the City Code as follows:

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

Yes, a recycling and salvage plan for the demolition and construction of the building will be provided at permitting.

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

Yes, where windows are being replaces, hurricane proof impact windows will be provided.

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

Yes, the Applicant will provide, where feasible, passive cooling systems.

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

Resilient landscaping will be provided.

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

Yes. This is an existing historic property, and the scope of the request is limited to modifying the school operating entity.

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

Where possible within the historic structure, the ground floor areas will be adaptable to raised public rights-of way and adjacent properties.

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

All mechanical and electrical systems will be located above base flood elevation.

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

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

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

Yes, when habitable space is located below base flood elevation, wet or dry flood proofing systems will be provided.

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

Yes, where feasible, water retention systems will be provided.

(11) Cool pavement materials or porous pavement materials shall be utilized.

Yes, where feasible, cool pavement or porous pavement materials will be utilized.

(12) The design of each project shall minimize the potential for heat island effects on-site.

The approved design of the proposed school, with retention of the historic structure will, where feasible, minimizes potential for heat island effects on-site.

Conclusion. The Property is located in a mixed use community with residential and small local businesses. The granting of the request to modify the CUP will be in harmony with the intent and purpose of the City's Comprehensive Plan and Land Development Regulations, and will not be injurious to the area involved or otherwise detrimental to the public welfare. CUP approval will provide the Applicant with a reasonable use of the Property and serve the needs of the surrounding community with a world-class private school.

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

Sincerely,

Emily K. Balter for

Michael W. Larkin

Enclosures

cc: Emily K. Balter

EXHIBIT A

CFN: 20190472436 BOOK 31545 PAGE 1217
DATE:07/29/2019 09:48:30 AM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA

PROPERTY: 224 2nd Street

FILE NO: PB 19-0259

IN RE: An application for a conditional use approval for an educational institution in a CPS-1 zoning district south of Fifth Street pursuant to Chapter 118, Article IV and Chapter 142, Article II of the City Code.

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

MEETING DATE: June 25, 2019

CONDITIONAL USE PERMIT

The applicant, 224 2nd Street LLC, filed an application with the Planning Director for a Conditional Use Permit to operate an Educational institution. 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 the CPS-1, Commercial performance standard, limited mixed-use 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 consistent with the Ordinance;

That the public health, safety, morals, and general welfare will not be adversely affected;

That 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, and the staff report and analysis, which is adopted herein, including the staff recommendation, that the Conditional Use Permit as requested and set forth above be GRANTED, subject to the conditions listed below:

MB

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The applicant shall give a written Progress Report to the Board six (6) months from the date of the issuance of a Certificate of Use for the school and at that time, the Board shall determine if further progress reports are necessary.

2. At the request of the Planning Director, if deemed necessary, the applicant shall provide a progress report to the Board. 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).

3. This Conditional Use Permit is issued to 224 2nd Street LLC. Any change of management or ownership shall require review by the Planning Board as a modification to this Conditional Use Permit.

4. The maximum number of children in the facility shall be limited to the lesser number of this CUP - twenty (20) - or the number approved by the Department of Children and Families in accordance with their licensing requirements. However, subject to the submittal of a revised operations plan, which shall include a revised traffic operations analysis, the maximum number of children may be increased up to forty (40), provided that the analysis substantiates that the drop-off and pick-up on 2nd street will not result in queuing within the travel lanes, and subject to the review and approval of the Planning Department and Transportation Department.

5. Children arriving or leaving by car from the drop-off and pick-up area designated along 2nd Street, shall be escorted by school staff.

6. The hours of operation shall be as proposed by the applicant, school days from 7:00 AM to 3:00 PM.

7. Any substantive change in the operation or increase in students above forty (40) shall require review and approval by the Planning Board as a modification to this Conditional Use Permit.

8. The applicant shall be responsible to instruct the security personnel or staff and the parents to not double park or block the street, sidewalks and the driveways. Pick up and drop off procedures shall be included in instructional materials provided to parents.

9. School security personnel and staff shall ensure that student or parent behavior (noise or loitering) does not become a nuisance to residents in the area.

10. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:

    A. If the project is determined to be a 'substantial renovation' by the Building official, then full compliance with the CMB Landscape Code as prescribed by Chapter 126 is required to be satisfied prior to the issuance of a building permit. Every effort shall be made, in order to satisfy minimum landscape code requirements with the installation of the required plant material on site, in the adjunct public

MB

ROW or as part of a green roof system prior to pursuing options as provided by CMB Landscape Code 126-7.

B. The use of a City pre-approved suspended paving system shall be incorporated as part of the project for street trees and lot trees with limited green space subject to the review and approval of the City of Miami Beach Urban Forester.

11. Any business identification signs shall be submitted to staff for review and approval before installation.

12. 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.

13. The applicant shall be responsible for maintaining the areas adjacent to the facility, such as the sidewalk and the areas of the street adjacent to the property clean and free of debris.

14. The applicant shall satisfy outstanding liens and past due City bills, if any, to the satisfaction of the City prior to the issuance of an occupational license.

15. 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.

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 modified certificate of use.

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.

18. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

MB

Dated this 11th day of JULY, 2019.

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: Michael Belush
Michael Belush, AICP,
Chief of Planning and Zoning
FOR THE CHAIRMAN

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 11th day of JULY, 2019, by Michael Belush, AICP, Chief of Planning and Zoning of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

VICTOR NUNEZ
MY COMMISSION #GG129397
EXPIRES: JUL 30, 2021
Bonded through 1st State Insurance

Notary:
Print Name
Notary Public, State of Florida
My Commission Expires: July 30, 2021
Commission Number: GG129397

{NOTARIAL SEAL]

Approved As To Form:
Legal Department (Nick Kallegis) 7/9/2019

Filed with the Clerk of the Planning Board on Jason Greene 7/11/19)

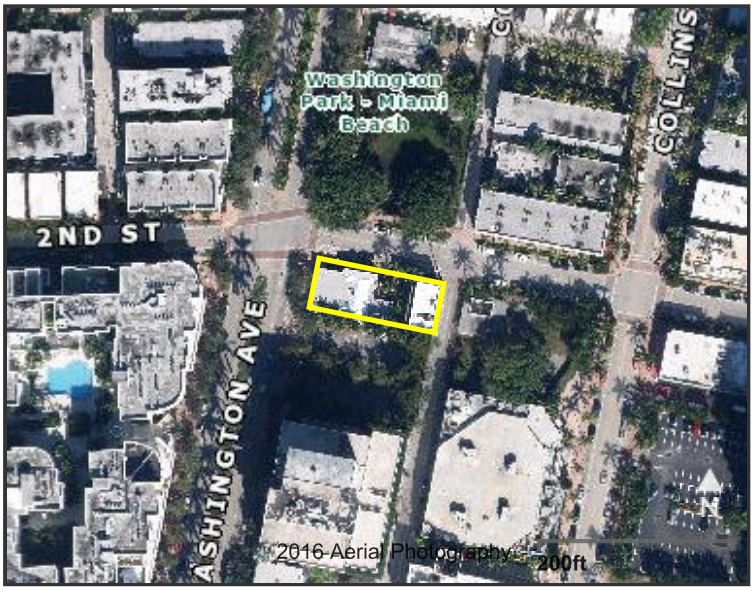
EXHIBIT B

OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 5/8/2020

Property Information	
Folio:	02-4203-003-1250
Property Address:	224 2 ST Miami Beach, FL 33139-7214
Owner	224 2ND STREET LLC
Mailing Address	120 OCEAN DR STE 1000 MIAMI BEACH, FL 33139 USA
PA Primary Zone	6502 COMMERCIAL
Primary Land Use	1209 MIXED USE-STORE/RESIDENTIAL : MIXED USE - RESIDENTIAL
Beds / Baths / Half	4 / 4 / 0
Floors	1
Living Units	4
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	4,987 Sq.Ft
Lot Size	6,500 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2019	2018	2017
Land Value	$3,250,000	$2,600,000	$2,600,000
Building Value	$260,969	$900,000	$266,063
XF Value	$6,300	$0	$6,480
Market Value	$3,517,269	$3,500,000	$2,872,543
Assessed Value	$3,517,269	$3,500,000	$1,823,690

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	$0	$0	$0
Taxable Value	$3,517,269	$3,500,000	$1,823,690
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$3,517,269	$3,500,000	$2,872,543
City			
Exemption Value	$0	$0	$0
Taxable Value	$3,517,269	$3,500,000	$1,823,690
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$3,517,269	$3,500,000	$1,823,690

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction			$1,048,853

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

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/18/2019	$4,800,000	31305-4169	Qual by exam of deed
03/31/2017	$4,150,000	30491-1622	Qual by exam of deed
08/23/2013	$2,150,000	28792-3696	Qual by exam of deed
05/01/2003	$0	00000-00000	Sales which are disqualified as a result of examination of the deed

Short Legal Description

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

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

Version:

EXHIBIT C

CFN: 20190473053 BOOK 31545 PAGE 3492
DATE:07/29/2019 11:25:44 AM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: July 9, 2019

FILE NO: HPB19-0298 a.k.a. HPB 17-0122

PROPERTY: 224 2nd Street

APPLICANT: 224 2nd Street, LLC

LEGAL: Lots 11 & 12, Block 6 of Ocean Beach Florida, according to the plat thereof, as recorded in Plat Book 2, Page 38, of the Public Records, of Miami-Dade County, Florida.

IN RE: An application for modifications to a previously issued Certificate of Appropriateness for the partial demolition and renovation of the existing 1 and 2-story buildings on the site and the construction of an attached 1-story addition. Specifically, the applicant is requesting design modifications including the construction of an additional attached addition.

SUPPLEMENTAL ORDER

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

I. Certificate of Appropriateness

A. The subject site is located within the Ocean Beach Local Historic District.

B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted:

1. Is not consistent with Sea Level Rise and Resiliency Review Criteria (1) in Section 133-50(a) of the Miami Beach Code.

2. Is consistent with the Certificate of Appropriateness Criteria in Section 118-564(a)(1) of the Miami Beach Code.

3. Is consistent with Certificate of Appropriateness Criteria in Section 118-564(a)(2) of the Miami Beach Code.

4. Is consistent with Certificate of Appropriateness Criteria in Section 118-564(a)(3) of the Miami Beach Code.

5. Is not consistent with Certificate of Appropriateness Criteria 'b', 'c' & 'e' for Demolition in Section 118-564(f)(4) of the Miami Beach Code.

C. The project would be consistent with the criteria and requirements of section 118-564 if the following conditions are met:

1. Revised elevation, site plan and floor plan drawings shall be submitted and, at a minimum, such drawings shall incorporate the following:

a. Final details of all exterior surface finishes and materials, including samples, shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

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

II. Variance(s)

A. No variances were filed as a part of this application.

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

A. A copy of all pages of the recorded Supplemental Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.

B. The Supplemental Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.

C. The Supplemental Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

D. The previous Final Order dated July 11, 2017 shall remain in full force and effect, except to the extent modified herein.

E. Where one or more parcels are unified for a single development, the property owner shall execute and record a unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.

F. Applicant agrees that in the event Code Compliance receives complaints of unreasonably loud noise from mechanical and/or electrical equipment, and determines the complaints to be valid, even if the equipment is operating pursuant to manufacturer

specifications, the applicant shall take such steps to mitigate the noise with noise attenuating materials as reviewed and verified by an acoustic engineer, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

G. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.

H. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.

I. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

J. Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the board, and shall be subject to all conditions of approval herein, unless otherwise modified by the Board. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.

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

PROVIDED, the applicant shall build substantially in accordance with the plans entitled **"224 2nd Street" as prepared by Shulman + Associates, dated May 6, 2019** and **"Exhibit A" as prepared by Shulman + Associates, dated July 9, 2019** and as approved by the Historic Preservation Board, as determined by staff and the previously approved plans.

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

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required. When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

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

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

Dated this 10 day of July, 2019

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: _____
DEBORAH TACKETT
CHIEF OF HISTORIC PRESERVATION
FOR THE CHAIR

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

The foregoing instrument was acknowledged before me this 10th day of July 2019 by Deborah Tackett, Chief of Historic Preservation, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. She is personally known to me.

WILLIAM BLACHAR
MY COMMISSION #GG308052
EXPIRES: MAR 05, 2023
Bonded through 1st State Insurance

_____
NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: March 5th, 2023

Approved As To Form:
City Attorney's Office: _____ (7/9/2019)

Filed with the Clerk of the Historic Preservation Board on _____ (7/10/19)

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

May 5, 2020

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

Re: Property owners within 375 feet of:
SUBJECT: 224 2 Street, Miami Beach, FL 33139
FOLIO NUMBER: 02-4203-003-1250
LEGAL DESCRIPTION: OCEAN BEACH FLA SUB PB 2-38 LOT 16 BLK 9

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

Sincerely,

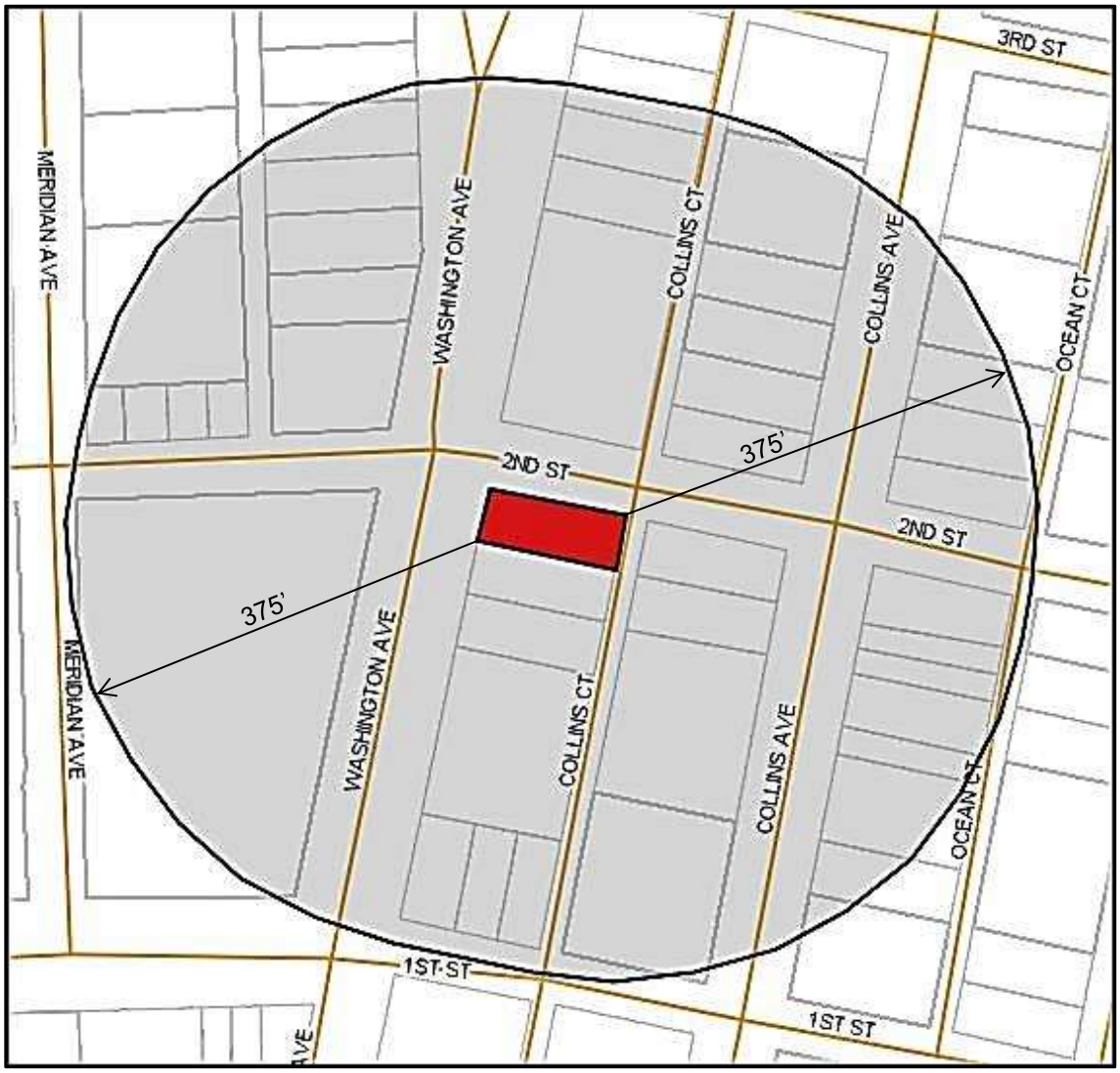
Diana B. Rio

Total number of property owners without repetition: **515, including 25 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: 224 2 Street, Miami Beach, FL 33139
FOLIO NUMBER: 02-4203-003-1250
LEGAL DESCRIPTION: OCEAN BEACH FLA SUB PB 2-38 LOT 16 BLK 9

Name	Address	City	State	Zip	Country
ANAMARIA FERRAO HOLM	SHIS QL 14 CONJUNTO 5 CASA 17	BRASILIA 71640055			BRAZIL
CARLOS MARTIN KARGAUER SERGIO SESSA CRISTIAN SESSA	BOLLINI 2269	BUENOS AIRES 1425			ARGENTINA
CHRISTOPHER M MISERESKY	13 BERRYMAN ST	TORONTO ON M5R 3M1			CANADA
CLAUDIO SALINI	VIA DI PORTA SAN SEBASTIANO 16	ROME			ITALY
DAR HOLDINGS CORP	44 AVENUE DE IENA	PARIS 75106			FRANCE
DARREN WRIGHT KILMENY BECKERING VINCKERS	PO BOX 5578	KINGSTON ACT 2604			AUSTRALIA
DAVID TOMLIN TRS JAWAD KASSAB TRS	383 ELLIS PARK RD #703	TORONTO ON M6S 4B2			CANADA
DRAGAN DRAGUTINOVIC EKATERINA DRAGUTINOVIC	33 TRAILSMOKE CRESENT	TORONTO ON M9C 1L9			CANADA
ERALDO DELLA SANTA	VICOLO DELLE MURA 8	PORDENONE 33170			ITALY
FERNANDO SCHADAN	LARREA 154	BUENOS AIRES 1030			ARGENTINA
FLOREAGLE LLC	218 BIS BOULEVARD PEREIRE	PARIS 75017			FRANCE
GIOVANNI GIORDANO	MOLES HOUSE LEIGH PLACE KT11 2HL	COBHAM SURREY			UNITED KINGDOM
GORDON LAZARE	9100 COTE DE LIESSE	LACHINE QC H8T1A1			CANADA
LOUIS REZNICK	81 RONAL AVE	TORONTO ON M6E 4M9			CANADA
LOUIS REZNICK TRS	40 MADISON AVE	TORONTO ON M5R 2S1			CANADA
LUIS F MOLINA &W CLARA GOMEZ	URBANIZACION EL TREBAL CASA #8	MANIZALES			COLOMBIA
NICLAS ERIKSSON	FORTROLIGHETEN 41	GOTEBORG 41270			SWEDEN
ONE TWENTY ONE COLLINS INC	1229 ST CLAIR AVE WEST	TORONTO ON M6E 1B5			CANADA
PATRICK DE NAS DE TOURRIS	100 BOULEVARD GALLIENI	ISSY LES MOULINEAUX 92130			FRANCE
RAJIV P NOTANI	APT 201 KG COURT 8-11-1 AKSAKA MINATO-KU	TOKYO 151-0063			JAPAN
SAN GABRIEL VEN UNO LLC	CARRETERA PERIMENTAL ZONA INDUSTRIAL ESTADO	GUARICO			VENEZUELA
SHAWN SOHL C/O ACCURATE FASTENERS LTD	550 APPLEWOOD CRESCENT	CONCORD ON L4K 4B4			CANADA
STEVE COUTURE SYLVAIN COUTURE	45 CHARLES ST EAST #2915	TORONTO ON M4Y 0B8			CANADA
STEVEN LUKOSHIUS TRS STEVEN LUKOSHIUS LIVING TRUST VILUTE ISGANAITIS TRS	662 RUE DES BOIS FRANCS	BOUCHERVILLE QC J4B 8R1			CANADA
TRAJAN DISTRICT LLC	MOLES HOUE LEIGH PLACE	COBHAM KT112HL			UNITED KINGDOM
100 COLLINS PH4 LLC	157 COLLINS AVE 2 FLOOR	MIAMI BEACH	FL	33139	USA
100 COLLINS REALTY LLC	300 S POINTE DR #3305	MIAMI BEACH	FL	33139-7350	USA
101 WASHINGTON AVE REALTY LLC	346 MADISON AVE 10FL	NEW YORK	NY	10017	USA
110 CU 1 WASHINGTON LLC	110 WASHINGTON AVE #CU-1	MIAMI BEACH	FL	33139-7221	USA
110 WASHINGTON AVE 1422 LLC	4225 SOUTH PIERCE ST	DENVER	CO	80235	USA
110 WASHINGTON LLC	2213 NW 30 PL 7A	POMPANO BEACH	FL	33069	USA
110 WASHINGTON SOFI LLC	110 WASHINGTON AVE #1513	MIAMI BEACH	FL	33139	USA
157 COLLINS AVE LLC	157 COLLINS AVE 2ND FL	MIAMI BEACH	FL	33139	USA
205 COLLINS LLC	110 WASHINGTON AVE APT 1317	MIAMI BEACH	FL	33139	USA
220 COLLINS LLC	220 COLLINS AVE 8B	MIAMI BEACH	FL	33141	USA
220 COLLINS LLC	20 WEST MASHTA STE 3A	KEY BISCAYNE	FL	33149	USA
220 COLLINS LLC	50 W MASHTA DR 3A	KEY BISCAYNE	FL	33149	USA
220 COLLINS LLC	50 W MASHTA DR STE 3	KEY BISCAYNE	FL	33149	USA
221 MERIDIAN 308 LLC	400 E 58 ST APT 8G	NEW YORK	NY	10022	USA
224 2ND STREET LLC	120 OCEAN DR STE 1000	MIAMI BEACH	FL	33139	USA
235 WASHINGTON HOLDINGS LLC	1300 WASHINGTON AVE STE 2346	MIAMI BEACH	FL	33139	USA
250 COLLINS PROPCO LLC	475 BRICKELL AVE 514	MIAMI	FL	33131	USA
251 WASHINGTON LLC	120 OCEAN DR 1000	MIAMI BEACH	FL	33139	USA
3I OCEAN PLACE CONDO LLC	450 ALTON RD 3506	MIAMI BEACH	FL	33139	USA
720 PROPERTY LLC	201 SEVILLA AVE STE 301	CORAL GABLES	FL	33134	USA
739 2 ST APT 2 LLC	739 2 ST 2	MIAMI BEACH	FL	33139	USA
739 2 ST APT 4 LLC	739 2 ST # 4	MIAMI BEACH	FL	33139	USA
806 PORTOFINO LLC	300 S POINTE DR #806	MIAMI BEACH	FL	33139	USA

ADEL MEKHAIL INGRID MEKHAIL	811 NE MORNINGSIDE DR	BOCA RATON	FL	33487	USA
AGENOR RODRIGUES CHAVES NETO	110 WASHINGTON AVE #1504	MIAMI BEACH	FL	33139	USA
AHMED HASSAN ANKOUNI SOUZAN ANKOUNI	22184 LONG BLVD	DEARBORN	MI	48124	USA
AIKA LLC	3370 MARY ST	MIAMI	FL	33133	USA
ALEJANDRO CASTRO	110 WASHINGTON AVE APT 1314	MIAMI BEACH	FL	33139-7222	USA
ALEJANDRO J GONZALEZ	101 COLLINS AVE APT #21	MIAMI BEACH	FL	33139-7245	USA
ALESSIA MERIGGI	66 W FLAGLER ST 1002	MIAMI	FL	33130	USA
ALEX MORIZIO	110 WASHINGTON AVE 1515	MIAMI BEACH	FL	33139	USA
ALEXANDER BRAGIN BELLA BRAGIN	110 WASHINGTON AVE #1415	MIAMI BEACH	FL	33139	USA
ALEXANDER MILZ	240 COLLINS AVE 3C	MIAMI BEACH	FL	33139	USA
ALEXIS VALDEZ	674 WARREN ST	BROOKLYN	NY	11217-2017	USA
ALEXUNO LLC	6701 SUNSET DR STE 100	MIAMI	FL	33143	USA
ALFA INVESTORS LLC	110 WASHINGTON AVE 1803	MIAMI BEACH	FL	33139	USA
ALFONSO MARROQUIN	7239 NW 3 ST	MIAMI	FL	33126	USA
ALFONSO VICTOR GARCIA JTRS DELIA GARCIA JTRS VICTORIA GARCIA JTRS	4660 SW 14 ST	MIAMI	FL	33134	USA
ALICIA CERVERA TRS ALICIA CERVERA SR REVOCABLE TRUST JAVIER CERVERA TRS	1492 S MIAMI AVENUE	MIAMI	FL	33130	USA
ALISON B SMALL TRS ALISON B SMALL	110 WASHINGTON AVE APT #2619	MIAMI BEACH	FL	33139	USA
ALLEGRA AND MIA CORP	221 MERIDIAN AVE UNIT 413 A	MIAMI BEACH	FL	33139	USA
AMERIGO BETTONI TRS AMERIGO BETTONI REV TR	403 GULF DAVID SOUTH	BRADENTON BEACH	FL	34217	USA
ANA B PORTUONDO	600 NE 36 ST STE 822	MIAMI	FL	33137	USA
ANABELLE PALACIOS	9840 SW 6 ST	MIAMI	FL	33174-1911	USA
ANDREA CARNEVALI C/O ANTONIA VALLA	333 BUSH ST STE# 2020	SAN FRANCISCO	CA	94104	USA
ANDREW COHEN	110 WASHINGTON AVE 1514	MIAMI BEACH	FL	33139-7225	USA
ANDREW E LIAKOPOULOS	110 WASHINGTON AVE #1620	MIAMI BEACH	FL	33139	USA
ANDREW F CRISCUOLO &W CYNIA	1095 JENNIFER OAKS DR	ALPHARETTA	GA	30004	USA
ANN DIAZ	240 COLLINS AVE UNIT 2A	MIAMI BEACH	FL	33139-7126	USA
ANN E NEAL	110 WASHINGTON AVE 2602	MIAMI BEACH	FL	33139	USA
ANNA MARIA MUSUMECI	811 WREN AVE	MIAMI SPRINGS	FL	33166	USA
ANTHONY MATTINA	619 MAXWLL AVE	ROYAL OAK	MI	48067	USA
ANTONIO ANGUIANO & JUAN B MARTINEZ JR	110 WASHINGTON AVE #1612	MIAMI BEACH	FL	33139-7225	USA
ANTONIO ANGUIANO & JUAN B MARTINEZ JR JTRS	110 WASHINGTON AVE #1814	MIAMI BEACH	FL	33139-7233	USA
ANTONIO ARMERO TRS ARMERO FAMILY TRUST AISY ALEU TRS	1500 NW 114 AVE	PEMBROKE PINES	FL	33026	USA
ANTONIO G GRANA RIGOBERTO COLOM PATRICIA ORNELLAS	1218 POLK ST	HOLLYWOOD	FL	33019	USA
AQUARIUS 2009A LLC	6345 COLLINS AVE	MIAMI BEACH	FL	33141	USA
ARKHE LLC C/O PIQUET LAW FIRM	801 BRICKELL AVENUE #1610	MIAMI	FL	33131	USA
ARNALDO MANCEBO	110 WASHINGTON AVE #1713	MIAMI BEACH	FL	33139	USA
ARNALDO QUAGLIATA	110 WASHINGTON AVE #1606	MIAMI BEACH	FL	33139	USA
ARP 2015 LLC	3 ISLAND AVE 10J	MIAMI BEACH	FL	33139	USA
ARYAN RASHED MOHAMMAD RASHED	110 WASHINGTON AVE STE 2603	MIAMI BEACH	FL	33139	USA
ASTOLFO INC	800 BRICKELL AVE #701	MIAMI	FL	33131	USA
ATHENA FLORIDA INVESTMENTS LLC	110 WASHINGTON AVE APT 2506	MIAMI BEACH	FL	33139	USA
AVDJW INVESTMENTS INC	110 WASHINGTON AVE #1408	MIAMI BEACH	FL	33139	USA
BALDOMERO LOPEZ & ELSA M SUAREZ	8979 SW 28 ST	MIAMI	FL	33165-3213	USA
BARNIA LLC	3370 MARY ST	MIAMI	FL	33133	USA
BARNIA LLC C/O RGPA REGISTERED AGENT	3370 MARY STREET	MIAMI	FL	33133	USA
BARRY SANDS TRS LAND TRUST PURSUANT TO F S 687 07	470 NE 123 ST	NORTH MIAMI	FL	33161	USA
BEACH REAL ESTATE CORP C/O MICHAEL VIERA PA	4770 BISCAYNE BLVD 900	MIAMI	FL	33137	USA
BEATRIZ SCHIESARI	110 WASHINGTON AVE UNIT 2616	MIAMI BEACH	FL	33139	USA
BERNARD HAYOT	100 COLLINS AVE #308	MIAMI BEACH	FL	33139-7207	USA

BERTA NUNEZ LOURDES MARIA NUNEZ	228 WASHINGTON AVE APT 1	MIAMI BEACH	FL	33139	USA
BHUPEN J PATEL &W RAKSHA PATEL	7337 WATER SILK DR	PINELLAS PARK	FL	33782	USA
BLANCA BARO EST OF	221 MERIDIAN AVE UNIT 213	MIAMI BEACH	FL	33139-7004	USA
BLUE LINE EQUITY PARTNERS LLC	1615 H ST NW	WASHINGTON	DC	20062	USA
BOWIE COMMER FLA CORP C/O ROJAS & STANHAM LLP	1000 BRICKELL AVE #215	MIAMI	FL	33131	USA
BRADLEY R KROENIG TRS BRADLEY R KROENIG REV TRUST	657 DANIEL CT	WYCKOFF	NJ	07481	USA
BRIAN B HAUSERMAN EST OF	110 WASHINGTON AVE 1321	MIAMI BEACH	FL	33139	USA
BRYAN TREBING SHANNAN TREBING	110 WASHINGTON AVE 1805	MIAMI BEACH	FL	33139	USA
CABANA BOY LLC	12 SOUTHGATE AVE	ANNAPOLIS	MD	21401	USA
CANYON PARKWAY CO LTD	240 COLLINS AVE # 2C	MIAMI BEACH	FL	33139	USA
CARLOS DE LA TORRE	228 WASHINGTON AVE #4	MIAMI BEACH	FL	33139-7131	USA
CARLOS J PELAEZ CARRILLO BEATRIZ ALONSO EXPOSITO	243 MERIDIAN AVE #212	MIAMI BEACH	FL	33139	USA
CARLOS J PELAEZ CARRILLO JTRS MARIA DE LOS A C RODRIGUEZ JTRS	243 MERIDIAN AVE # 212	MIAMI BEACH	FL	33139	USA
CARMEN N DELGADO EST OF	221 MERIDIAN AVE UNIT 510	MIAMI BEACH	FL	33139-7087	USA
CAROLINE L BACEVICIUS JTRS RIMAS BACEVICIUS JTRS	8244 W 164 CT	TINLEY PARK	IL	60477	USA
CAROLYN KIENSTRA	110 WASHINGTON AVE 1618	MIAMI BEACH	FL	33139	USA
CAVANAUGH CHARTERS INC	16885 DALLAS PARKWAY	ADDISON	TX	75001	USA
CHANDLER HARRISON	221 MERIDIAN AVE 205	MIAMI BEACH	FL	33139	USA
CHARLES GAUTIER SHARON GAUTIER	110 WASHINGTON AVE 1414	MIAMI BEACH	FL	33139	USA
CHARLOTTE VAKSMANN	110 WASHINGTON AVE 2515	MIAMI BEACH	FL	33139	USA
CHARLYN MARSHALL	1880 CENTURY PARK EAST 1600	LOS ANGELES	CA	90067	USA
CHRIS L WARNING LINDA M WARNING	24633 103 ST	NAPERVILE	IL	60654	USA
CHRISTINE N CASANOVA	101 COLLINS AVE #5	MIAMI BEACH	FL	33139	USA
CHRISTINE RUSSO &H MIGUEL YANEZ	454 MANHATTAN AVE 3-L	NEW YORK	NY	10026	USA
CHRISTOPHE ARMENGOL	110 WASHINGTON AVE #2321	MIAMI BEACH	FL	33139-7238	USA
CHRISTOPHER B SIMPSON	225 COLLINS AVE #6I	MIAMI BEACH	FL	33139-7141	USA
CHRISTOPHER CARTER BROWDER	110 WASHINGTON AVE APT 1406	MIAMI BEACH	FL	33139	USA
CINDY DIBIASI	110 WASHINGTON AVE 1819	MIAMI BEACH	FL	33139	USA
CINDY SUAREZ	701 BRICKELL KEY BLVD #202	MIAMI	FL	33131	USA
CINTHIA DELGADO TRS DELGADO FAMILY IRREVOCABLE TRUST	20219 SW 85 PL	MIAMI	FL	33189	USA
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CLIFF HOUSE PROPERTIES LLC	101 20 ST #3307	MIAMI BEACH	FL	33139	USA
CLOE FLORIDA CORP	221 MERIDIAN AVE #501	MIAMI BEACH	FL	33139	USA
COLLIN BURNS JANET SHIM	92 ANGUS RD NORTH	GREENWICH	CT	06831	USA
CONRAD ZIEMBINSKI JOANNA ZIEMBINSKI	9535 OSCEOLA AVE	MORTON GROVE	IL	60053	USA
CONSTANCE SHAPIRO	221 MERIDIAN AVE 314	MIAMI BEACH	FL	33139	USA
CORRADO RIZZA	110 WASHINGTON AVE #1816	MIAMI BEACH	FL	33139	USA
COSMO 2306 LLC	110 WASHINGTON AVE 2306	MIAMI BEACH	FL	33139	USA
COSMO 2404 LLC	498 SW 6 ST OFFICE NO 1	MIAMI	FL	33130	USA
COSMOPOLITAN RE LLC	110 WASHINGTON AVE 1622	MIAMI BEACH	FL	33139	USA
COSMOPOLITAN RESIDENCES ON SOUTH BEACH CONDO ASSN INC	110 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
COURTS AT SOUTH BEACH LTD C/O COSMOPOLITAN RES SO BCH ASSN	11O WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
CR 2615 LLC	45 PICKETT PL	NEW ALBANY	OH	43054	USA
CRISTI L STIERS TRS STIERS FAMILY TRUST	110 WASHINGTON AVE 1521	MIAMI BEACH	FL	33139	USA
CRISTINA FERNANDEZ	221 MERIDIAN AVE UNIT 409	MIAMI BEACH	FL	33139-7071	USA
DANIEL A MULVEY &W JOSEFINA MULVEY	3001 CATHEDRAL AVE NW	WASHINGTON	DC	20008	USA
DANIEL B HOWARD	240 COLLINS AVE #7A	MIAMI BEACH	FL	33139-7181	USA
DANIELLE DAM	110 WASHINGTON AVE 1519	MIAMI BEACH	FL	33139	USA
DANILO & ENRICO BORRELLI JTRS	888 BISCAYNE BLVD APT 3711	MIAMI	FL	33132	USA

DARACH J CHAPMAN	3300 GRANADA BLVD	MIAMI	FL	33134	USA
DARRIN A COLEGRAVE PAULA A COLEGRAVE	110 WASHINGTON AVE 1813	MIAMI BEACH	FL	33139	USA
DARYL G HENDRICKS MICHELE A HERMAN HENDRICKS	110 WASHINGTON AVE 2315	MIAMI BEACH	FL	33139-0000	USA
DAVID HILLMAN	107 W DELAWARE PL #D	CHICAGO	IL	60610	USA
DAVID S BONILLA	433 DORADO BEACH EAST	DORADO	PR	00646	PUERTO RICO
DAVID W SWIM TRS DAVID W SWIM REVOCABLE TRUST DAVID W SWIM	110 WASHINGTON AVE #2422	MIAMI BEACH	FL	33139	USA
DEBORA WINTERS TRS CONTINUUM TRUST	3110 BUNKER HILL CIR	MARIETTA	GA	30062	USA
DEVIN BOUTON	1769 ARTHUR KILL RD	STATEN ISLAND	NY	10312	USA
DIAMA 10 LLC	9130 S DADELAND BLVD STE 1509	MIAMI	FL	33156-7850	USA
DIANA C HUNT	2955 WHITEHEAD ST	MIAMI	FL	33133	USA
DIANE PEARL	5920 SW 93 PLACE	MIAMI	FL	33173	USA
DONALD VINES &W MARYANN	110 WASHINGTON AVE 1420	MIAMI BEACH	FL	33139-7223	USA
DONNA POIRIER	220 WASHINGTON AVE 2C	MIAMI BEACH	FL	33139	USA
DOUGLAS SMITH	707 2 ST #4	MIAMI BEACH	FL	33139	USA
DOUGLAS W FRIEDRICH	110 WASHINGTON AVE #2314	MIAMI BEACH	FL	33139-7238	USA
DTW WASHINGTON AVENUE LLC	8275 SW 64 ST	MIAMI	FL	33143	USA
EAST COAST PETROLEUM INC MARIA V SURIDIS	221 MERIDIAN AVE 401	MIAMI BEACH	FL	33139	USA
EDUARDO MANEIRA ROSARA MANEIRA	110 WASHINGTON AVE APT #2601	MIAMI BEACH	FL	33139	USA
EDWARD SCOTT PEREIRA	225 COLLINS AVE #5J	MIAMI BEACH	FL	33139	USA
ELAINE ANDRAE CORRIGAN TRS	6304 TAHOE DR	LOS ANGELES	CA	90068	USA
ELAINE LEARY LE REM VANESSA J UZAN	110 WASHINGTON AVE #1611	MIAMI BEACH	FL	33139	USA
ELLEN CAVACINI	110 WASHINGTON AVE # 1722	MIAMI BEACH	FL	33139	USA
ELLIOT B RICHMAN	110 WASHINGTON AVE 1822	MIAMI BEACH	FL	33139	USA
ELSA LAVIN JTRS FRANK A LAVIN JR JTRS	110 WASHINGTON AVE #1303	MIAMI BEACH	FL	33139	USA
ELVIRA GARICA DEL BUSTO CESAR GARICA DEL BUSTO	9639 NW 47 TER	DORAL	FL	33178	USA
EMANUELE CORVO	450 WEST 17TH ST #603	NEW YORK	NY	10011	USA
EMILY ANDRIS & LOUIS M ANDRIS JR	8621 SW 161 TER	PALMETTO BAY	FL	33157	USA
EMINA RAJKOVIC GOLDBERG	1 HOLLOW LN STE 307	NEW HYDE PARK	NY	11042	USA
EMMA ELMAS	400 S POINTE DR 2104	MIAMI BEACH	FL	33139	USA
ENLACE N &C LLC	110 WASHINGTON AVE #1324	MIAMI BEACH	FL	33139-7221	USA
ENRIQUE ACOSTA	1111 CRANDON BLVD # B 407	KEY BISCAYNE	FL	33149	USA
ENRIQUE G VILATO &W SILVIA P VILATO	225 COLLINS AVE #8J	MIAMI BEACH	FL	33139-7156	USA
ENTRUST GROUP INC FBO ASGAR RAHMAN IRA #57-00665	555 12 ST #1250	OAKLAND	CA	94607	USA
ERIC SUTTON	240 COLLINS AVE 5G	MIAMI BEACH	FL	33139	USA
ERIK M HERZFIELD	110 WASHINGTON AVE #2413	MIAMI BEACH	FL	33139	USA
ERNESTO ENRIQUEZ	101 COLLINS AVE #15	MIAMI BEACH	FL	33139-7245	USA
ESTHER FEINGOLD TRS	120 GAVILAN AVE	CORAL GABLES	FL	33143-6557	USA
ETIENNE D ADORNO	87 18 JAMAICA AVE	WOODHAVEN	NY	11421	USA
EUGENE LEFKOWITZ JUDITH LEFKOWITZ	240 COLLINS AVE UNIT 4-A	MIAMI BEACH	FL	33139-7179	USA
EURO SUNBELT PROPERTIES LLC	100 COLLINS AVE # 210	MIAMI BEACH	FL	33139	USA
EURO SUNBELT PROPERTIES LLC	605 LINCOLN RD # 301	MIAMI BEACH	FL	33139	USA
FABIO R SALAZAR	5975 FRESH POND ROAD	MASPETH	NY	11378	USA
FAITH TUEDOR	110 WASHINGTON AVE 2507	MIAMI BEACH	FL	33139	USA
FAKAFLO CORP	20295 NE 29 PL 100A	AVENTURA	FL	33180	USA
FELIPE R ONETTO KARINA ONETTO	10751 SW 61 AVE	PINECREST	FL	33156	USA
FELIPE VIEL	221 MERIDIAN AVE 512	MIAMI BEACH	FL	33139	USA
FERNANDO F CRUZ	221 MERIDIAN AVE UNIT 302	MIAMI BEACH	FL	33139-7005	USA
FERNANDO FUENTES MAYRA FUENTES	110 WASHINGTON AVE # 1718	MIAMI BEACH	FL	33139	USA
FIXED ASSETS LLC	100 COLLINS AVE	MIAMI BEACH	FL	33139	USA

FLORENTINO NILOOBAN JOHN MARAVEGIAS NICK KONIARIS	2981 FORD STREET EXT # 318	OGDENSBURG	NY	13669-3474	USA
FRANCESCA PORCELLI	110 WASHINGTON AVE 1816	MIAMI BEACH	FL	33139	USA
FRED D SCIAMMAS TRUST 2000 FRED D SCIAMMAS (BEN)	110 WASHINGTON AVE #2607	MIAMI BEACH	FL	33139-7240	USA
FREDERICK GREENBERG LE REM MICHAEL HALBERG	4471 SW 105 AVE	DAVIE	FL	33328	USA
GARDEN PRODUCTIONS HOLDINGS INC	40 SW 13 ST STE 804	MIAMI	FL	33130	USA
GENNELL A JEFFERSON	1310 W FLETCHER ST #1E	CHICAGO	IL	60657	USA
GENOA CLUB MIAMI BEACH LLC	1800 SUNSET HARBOR DR # 213	MIAMI BEACH	FL	33139	USA
GEORG KIRCHGAESSER CATHERINE M LAPADULA KIRCHGAESSER	110 WASHINGTON AVE #1615	MIAMI BEACH	FL	33139	USA
GEORGE MEYER LINDA A MEYER	404 CENTRAL AVE	POINT PLEASANT BEACH	NJ	08742-3201	USA
GEORGE H BEUCHERT III	243 MERIDIAN AVE #111	MIAMI BEACH	FL	33139-7096	USA
GEORGE STEVEN WILLOUGHBY KAREN D WILLOUGHBY	110 WASHINGTON AVE 1317	MIAMI BEACH	FL	33139	USA
GERALD JONAS	3939 W MCKINLEY AVE	MILWAUKEE	WI	53208	USA
GERALD L POSNER &W TRISHA	110 WASHINGTON AVE #2401	MIAMI BEACH	FL	33119-0000	USA
GIANFRANCO CARRETTI GIANFRANCO CARRETTI	243 MERIDIAN AVE #211	MIAMI BEACH	FL	33139	USA
GIANFRANCO STRAZZACAPA	110 WASHINGTON AVE 2311	MIAMI BEACH	FL	33139	USA
GILBERT D BEAUPERTHUY TRS BEAUPERTHUY JOINT REV TR CRISTINA M BEAUPERTHUY TRS	110 WASHINGTON AVE 2614	MIAMI BEACH	FL	33139	USA
GILLMAN PROPERTIES LLC	40 WORTH ST STE 600	NEW YORK	NY	10013	USA
GINA M WILSHER	27782 HORSESHOE BND	SAN JUAN CAPISTRANO	CA	92675-1521	USA
GIOVANNI MATERASSI &W SUSANNA FABRIS	6303 BLUE LAGOON DR #200	MIAMI	FL	33126	USA
GIOVANNI PASCALE LANGER	66 W FLAGLER ST STE 1002	MIAMI	FL	33130	USA
GLEN MANZANO SHARON MANZANO	110 WASHINGTON AVE 1520	MIAMI BEACH	FL	33139	USA
GLORIA FIORAVANTI	110 WASHINGTON AVE #1511	MIAMI BEACH	FL	33139	USA
GOVERI LLC	110 WASHINGTON AVE 1517	MIAMI BEACH	FL	33139	USA
GRABEN SOUTH BEACH LLC	300 S POINTE DR STE 505	MIAMI BEACH	FL	33139	USA
GREGORY MORRIS TRS OCEAN PLACE 226 REVOCABLE LIV TR	480 6 AVENUE PMB 204	NEW YORK	NY	10011	USA
GREGORY STOSKOPF	500 WEST 43 STREET APT 35B	NEW YORK	NY	10036	USA
GUILLERMO G GARAU-MEDINA LIZ LOPEZ	110 WASHINGTON AVE #1308	MIAMI BEACH	FL	33139	USA
GUILLERMO R CUEVAS	221 MERIDAN AVE UNIT 411	MIAMI BEACH	FL	33139-7071	USA
HASMIT POPAT	18834 STONE OAK PKWY # 103	SAN ANTONIO	TX	78258	USA
HECTOR M RAMOS	9150 LIME BAY BLVD B9 APT211	FORT LAUDERDALE	FL	33321	USA
HEDENSTED LLC	240 COLLINS AVE 5F	MIAMI BEACH	FL	33139	USA
HUBERT A MITTNECKER	703 2 ST UNIT 2	MIAMI BEACH	FL	33139	USA
HUBERT MITTNECKER QIAOYU HU	703 2 ST UNIT 2	MIAMI BEACH	FL	33139	USA
IAN SCOTT	240 COLLINS AVE APT 2E	MIAMI BEACH	FL	33139-7126	USA
IBIZA 2 INC	74 NE 40 ST	MIAMI	FL	33137	USA
IDALIS ALVAREZ PERKINS KEVIN PERKINS	221 MERIDIAN AVE 513	MIAMI BEACH	FL	33139	USA
IGOR K KOTLIAR	100 COLLINS AVE #310	MIAMI BEACH	FL	33139	USA
ILAN ALLAN FEINGOLD TRS ESTHER M FEINGOLD IRREVOC TRUST	120 GAVILAN AVE	CORAL GABLES	FL	33143	USA
ILEANE SPINNER	2 GRACE CT #5B	BROOKLYN	NY	11201	USA
INSPIRATION BED & BREAKFAST AND HEALTH SPA	233 1 ST	MIAMI BEACH	FL	33139-7354	USA
INVERSIONES COSMO CU5 LLC	175 SW 7 ST #1523	MIAMI	FL	33130	USA
INVERSUR LLC	1210 NE 96 ST	MIAMI SHORES	FL	33138	USA
ION V PANCU &W MIHAELA PANCU	1425 GARDEN ST APT 604	HOBOKEN	NJ	07030	USA
IPF US CONDO LLC	205 COLLINS AVE	MIAMI BEACH	FL	33139	USA
IRON STRATEGIES LLC	243 MERIDIAN AVE UNIT 215	MIAMI BEACH	FL	33139	USA
IRVING SHECHTMAN	4401 COLLINS AVE #2-1412	MIAMI BEACH	FL	33140	USA
ISAO KUDO	221 MERIDIAN AVE # 310	MIAMI BEACH	FL	33139-7088	USA
IVAN TORO	110 WASHINGTON AVE APT 1210	MIAMI BEACH	FL	33139-7222	USA
J MICHAEL PROPERTIES II LLC	1345 NORTH ASTOR STREET	CHICAGO	IL	60610	USA

JACKY WERTA	10275 COLLINS AVE APT 422	BAL HARBOUR	FL	33154-1461	USA
JAMES LUSCHER TATIANA DJUROMSCAIA	11557 SOUTHINGTON LN	HERNDON	VA	20170	USA
JAMES S KIZER ERIKA ANGULO	202 WASHINGTON AVE #14	MIAMI BEACH	FL	33139	USA
JAMIE STEIN &W ANA P DE FARIA	930 BAY DR 14	MIAMI BEACH	FL	33141	USA
JAN GRAD &W DANUTA	2724 NE 21 TERR APT 2	FT LAUDERDALE	FL	33306	USA
JANET BROWN	220 COLLINS AVE UNIT 6A	MIAMI BEACH	FL	33139-7125	USA
JASON WIESENFELD TRS JASON P WIESENFELD REV TR	243 MERIDIAN AVE 115	MIAMI BEACH	FL	33139	USA
JASPER COLLINS LLC	801 SOUTH MIAMI AVE 5004	MIAMI	FL	33130	USA
JASWINDER SANDHU	110 WASHINGTON AVE APT 2409	MIAMI BEACH	FL	33139-7239	USA
JAW WASHINGTON AVENUE LLC	8275 SW 64 ST	MIAMI	FL	33143	USA
JDT SOUTH BEACH HOLDINGS LLC	2905 NW 79 AVE	MIAMI	FL	33122	USA
JEFFREY LANDRY	500 W 30 ST APT 19B	NEW YORK	NY	10001	USA
JERRY HARPER & ROSE HARPER	110 WASHINGTON AVE #1704	MIAMI BEACH	FL	33139	USA
JESSICA D BOVA	110 WASHINGTON AVE #1621	MIAMI BEACH	FL	33139	USA
JJCU 6 LLC	500 SOUTH POINTE DR STE 210	MIAMI BEACH	FL	33139-7317	USA
JMS FAMILY INVESTMENT LLC	110 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
JOAQUIN CORTIZO	739 2 ST #8	MIAMI BEACH	FL	33139-7069	USA
JOHANN SAN CRISTOBAL	709 2 ST 5	MIAMI BEACH	FL	33139-7042	USA
JOHN ARTHUR LLC	4770 BISCAYNE BLVD STE 1430	MIAMI	FL	33137	USA
JOHN BLIZZARD TARA BAPTISTE	110 WASHINGTON AVE 1315	MIAMI BEACH	FL	33139	USA
JOHN D RELIC	226 OCEAN DR 4D	MIAMI BEACH	FL	33139	USA
JOHN DOBSON	140 CHRISTIE HILL RD	DARIEN	CT	06820	USA
JOHN LATELLA JTRS EDUARDO PRATES DE SOUZA JTRS	110 WASHINGTON AVE #2416	MIAMI BEACH	FL	33139	USA
JOHN MARAVEGIAS NICK KONIARIS FLORENTINO NILOOBAN	225 COLLINS AVE #5L	MIAMI BEACH	FL	33139	USA
JOHN MCCLUSKEY &W NANCY MCCLUSKEY	PO BOX 2764	DUXBURY	MA	02331	USA
JOHN PAGOUMIAN SVETLANA SUTOVA PAGOUMIAN	110 WASHINGTON AVE 2621	MIAMI BEACH	FL	33139	USA
JOHN SEITZ	8 GREENE ST APT 6	NEW YORK	NY	10013-5802	USA
JOHN W CALDWELL ADRIANA CALDWELL	18910 WENTWORTH DR	MIAMI	FL	33015	USA
JOONOK YANG	110 WASHINGTON AVE #1215	MIAMI BEACH	FL	33139-7222	USA
JORGE ANDRES AGUILAR VIAL SILVIA ESTELA NOFAL	110 WASHINGTON AVE #2522	MIAMI BEACH	FL	33139	USA
JORGE H ARIVIELLO LUZ A VARON	5837 NW 112 CT	DORAL	FL	33178	USA
JORGE H ARIVIELLO LUZ A VARON	110 WASHINGTON AVE APT 2517	MIAMI BEACH	FL	33139-7240	USA
JOSE A PETIT TRS JOSE A PETIT AND GLADIYS PETIT TRUST	2455 SW 60 CT	MIAMI	FL	33155	USA
JOSE ADORNO	739 2 ST APT #6	MIAMI BEACH	FL	33139	USA
JOSE M MUNOZ &W MONICA ESPINOSA	110 WASHINGTON AVE #1412	MIAMI BEACH	FL	33139-7223	USA
JOSE MARCUS C DE MENEZES ANA MARIE REGINA DE MENEZES	8011 SANDBURG CT	DUNN LORING	VA	22027	USA
JOSE O TRIANA	3495 W 1 AVE	HIALEAH	FL	33012	USA
JOSEPH FERREIRA	530 OCEAN DR. UNIT 206	MIAMI BEACH	FL	33139	USA
JUAN CARLOS CHAOUI	5313 COLLINS AVE APT 805	MIAMI BEACH	FL	33140	USA
JUELSMINDE LLC	240 COLLINS AVE 5F	MIAMI BEACH	FL	33139	USA
KAINE 136 LLC	2650 BISCAYNE BLVD	MIAMI	FL	33137	USA
KAINE PARKING 125 LLC LAWRENCE F KAINE	2650 BISCAYNE BLVD	MIAMI	FL	33137	USA
KARIN A AAFTINK VAN GOOL TRS	PO BOX 8392	BRECKENRIDGE	CO	80424	USA
KARINA CONDE PA	2069 NE 123 ST	NORTH MIAMI	FL	33181	USA
KARL H SMITH	4 E 78TH ST APT 4	NEW YORK	NY	10075-1735	USA
KARLOS ANDRE BRAGGS	5323 DENTON DRIVE	DALLAS	TX	75235	USA
KATHRYN STEIGERWALD COLLEEN HOLLOWAY	110 WASHINGTON AVE 1323	MIAMI BEACH	FL	33139	USA
KEITH AUSTIN MCQUILLEN	5711 N BAY RD	MIAMI BEACH	FL	33140-2034	USA
KENNETH R MANGONE STEVE J CASTELLA	6248 EMERALDWOOD PL	DALLAS	TX	75254	USA

KENNETH SILVER &W CAROL SILVER	110 WASHINGTON AVE #2320	MIAMI BEACH	FL	33139-7238	USA
KERDOS LLC	1150 SW 22 ST	MIAMI	FL	33129	USA
KESTUTIS KRISCIUNAS	4545 W 67 ST	CHICAGO	IL	60629	USA
KEVIN F HOBBS TRS	47 HILLS POINT RD	WESTPORT	CT	06880	USA
KEVIN J GRAVELINE	11096 ROCKLEDGE VIEW DR	WEST PALM BEACH	FL	33412-2480	USA
KONSTANTINE CHERNUKHA GALINA CHERNUKHA	110 WASHINGTON AVE #1405	MIAMI BEACH	FL	33139	USA
KURT SCHENK TRUDI SCHENK	110 WASHINGTON AVE #1616	MIAMI BEACH	FL	33139	USA
LARRY GILBERG ANNA GILBERG	7 ALVISO CT	PACIFICA	CA	94044	USA
LAURENCE GILLMAN	101 COLLINS AVE #12 A	MIAMI BEACH	FL	33139	USA
LAURENT BACZYNSKYJ	110 WASHINGTON AVE 2309	MIAMI BEACH	FL	33139	USA
LAWRENCE F KAINE	1717 N BAYSHORE DR UNIT 2032	MIAMI	FL	33132-1156	USA
LAZARO E MARTINEZ & GILZA M FORT	161 WESTWARD DR	MIAMI SPRINGS	FL	33166-5257	USA
LEE SCHNEIDER	30 N LASALLE ST #3930	CHICAGO	IL	60602	USA
LEONARDO FABIAN ALTSTUT STEPHANIE TEIXEIRA ALTSTUT	110 WASHINGTON AVE 1821	MIAMI BEACH	FL	33139	USA
LEONARDO REPLE MANTOVANELLI NEIDE TOMAZI	221 MERIDIAN AVE 402	MIAMI BEACH	FL	33139	USA
LHM ENTERP COSMOPOLITAN LLC	7400 W FLAGLER ST	MIAMI	FL	33144	USA
LIBARDO TELLEZ &W AMALIA	2101 BRICKELL AVE UNIT 1112	MIAMI	FL	33129-2114	USA
LINDA S JEVAHIRIAN	22821 VIOLET ST	FARMINGTON	MI	48336	USA
LISA NAPOLITANO	500 W 23RD ST APT#10E	NEW YORK	NY	10011	USA
LOGTOWN PROPERTIES LLC	2130 FERNCLIFF RD	CHARLOTTE	NC	28211	USA
LORRAINE RINALDO	110 WASHINGTON AVE #1311	MIAMI BEACH	FL	33139	USA
LUCA FIDENZIO ALESSANDRO COSMELLI	240 COLLINS AVE 5C	MIAMI BEACH	FL	33139	USA
LUCIANA FIORAVANTI	125 JEFFERSON AVE #142	MIAMI BEACH	FL	33139	USA
LUCIANA LOPES DO NASCIMENTO	110 WASHINGTON AVE 1510	MIAMI BEACH	FL	33139	USA
LUCIO CATONE	110 WASHINGTON AVE #1605	MIAMI BEACH	FL	33139-7225	USA
LUIS C PADILLA	101 COLLINS AVE UNIT 4	MIAMI BEACH	FL	33139-7231	USA
LUIS E TOLLINCHE PETER R MEYER	119 FULTON ST APT 12	NEW YORK	NY	10038-2729	USA
LUIS PADILLA ZAIDA PADILLA LUIS C PADILLA	1080 94 ST 509	BAY HARBOR ISLANDS	FL	33154	USA
MAC 100 LLC	300 S POINTE DR STE 3305	MIAMI BEACH	FL	33139-7350	USA
MAC 101 COLLINS LLC	157 COLLINS AVE	MIAMI BEACH	FL	33139	USA
MAC 225 LLC	157 COLLINS AVE 2ND FL	MIAMI BEACH	FL	33139-7242	USA
MADMAX HOUSE LLC	225 COLLINS AVE # 6 K	MIAMI BEACH	FL	33139	USA
MAHYAR TAHBAZ	601 NE 36 ST STE 708	MIAMI	FL	33137	USA
MALGORZATA CHOJNACKI	221 MERIDIAN AVE UNIT 502	MIAMI BEACH	FL	33139-7072	USA
MANUEL RAVELO	221 MERIDIAN AVE UNIT 210	MIAMI BEACH	FL	33139-7004	USA
MARC A LIPPMAN TRS MARC A LIPPMAN PROPERTY TRUST	110 WASHINGTON AVE 2521	MIAMI BEACH	FL	33139	USA
MARC ARTHUR MENASE LAETITIA CHEKROUN MENASE	110 WASHINGTON AVE #2518	MIAMI BEACH	FL	33139	USA
MARC GELLMAN TRS MARC GELLMAN LIVING TRUST	1125 MAXWELL LN	HOBOKEN	NJ	07030	USA
MARCELO BASTOS CASTILLO BRANCO	110 WASHINGTON AVE #1509	MIAMI BEACH	FL	33139-7223	USA
MARCOS LOPEZ AROCHA &W MARIA ALEMAN LOPEZ	3230 NW 126 AVE	SUNRISE	FL	33323	USA
MARGARET CARUTHERS	34 BERRY ST #4T	BROOKLYN	NY	11249	USA
MARGOT HOUSE LLC	3370 MARY STREET	MIAMI	FL	33133	USA
MARIA A ALI RICARDO ALI LILIANA MOLINA	110 WASHINGTON AVE #1410	MIAMI BEACH	FL	33139	USA
MARIA C GARNICA	5890 NW 71 TER	PARKLAND	FL	33067	USA
MARIA P ROSERO	110 WASHINGTON AVE #1502	MIAMI BEACH	FL	33139	USA
MARIA TERESA RAMIREZ LOPEZ	110 WASHINGTON AVE #2608	MIAMI BEACH	FL	33139	USA
MARILYN JORGE	221 MERIDIAN AVE #410	MIAMI BEACH	FL	33139	USA
MARINA A MALLMANN	210 WASHINGTON AVE # 10	MIAMI BEACH	FL	33139	USA
MARINA SHAP C/O MARINA SHAP	2843 S BAYSHORE DR #16B	MIAMI	FL	33133	USA

MARK G NOLLER	225 COLLINS AVE 7J	MIAMI BEACH	FL	33139	USA
MARTIN J VANDERPLOEG TRS MARTIN J VANDERPLOEG 2001 REVOC LIVING TRUST	225 COLLINS AVE #8K 8L	MIAMI BEACH	FL	33139	USA
MARTIN VERSCHOOR VALERIE ANNE VERSCHOOR	711 2ND STREET	MIAMI BEACH	FL	33139	USA
MARY FLOR LEVI LE REM JOHNNY MONTOYA	100 COLLINS AVE 313	MIAMI BEACH	FL	33139	USA
MATTHEW GORDON RICE JESSICA LYNNE RICE	110 WASHINGTON AVE # 1213	MIAMI BEACH	FL	33139	USA
MATTHEW J FEELEY NANCY FERRON	110 WASHINGTON AVE 1320	MIAMI BEACH	FL	33139	USA
MATTINA VENTURES LLC	922 QUARY	ROCHESTER HILLS	MI	48306	USA
MD LLC	465 OCEAN DR #722	MIAMI BEACH	FL	33139-6626	USA
MEDARDO MILIAN (JR)	220 WASHINGTON AVE #4D	MIAMI BEACH	FL	33139-7155	USA
MEIMIAMI604 LLC	11919 ROCKBLUFF	FRISCO	TX	75033	USA
MERCURY 211 LLC	4380 N BAY RD	MIAMI BEACH	FL	33140	USA
MERCURY 214 LLC	1600 NW 165 ST	NORTH MIAMI BEACH	FL	33169	USA
MERCURY 215 LLC	1600 NW 165 ST	NORTH MIAMI BEACH	FL	33169	USA
MERCURY HOTEL GROUP LLC	100 COLLINS AVE #15	MIAMI BEACH	FL	33139	USA
MERCURY HOTEL GROUP LLC	100 COLLINS AVE #CU-15	MIAMI BEACH	FL	33139-7207	USA
MERIDIAN 506 LLC	5820 SW 73 AVE	MIAMI	FL	33143	USA
MERIDIAN AVENUE CORP	220 71 ST #213	MIAMI BEACH	FL	33141	USA
MICHAEL BARRINEAU	110 WASHINGTON AVE UNIT 1613	MIAMI BEACH	FL	33139	USA
MICHAEL CHIPKO & MATTHEW PURKO	101 COLLINS AVE #14	MIAMI BEACH	FL	33139-7241	USA
MICHAEL E AGUILAR	41-19 60 ST #3-A	WOODSIDE	NY	11377	USA
MICHAEL NARULA & SATPAL SINGH	101 COLLINS AVE #8	MIAMI BEACH	FL	33139-7241	USA
MICHAEL RYAN & CATHERINE GOTAY JTRS	111 CHIPPEWA RD	YONKERS	NY	10710	USA
MIDI 1702 INC	800 BRICKELL AVE STE 701	MIAMI	FL	33131	USA
MIGUEL NOBILE	465 OCEAN DR #1123	MIAMI BEACH	FL	33139-6628	USA
MIKE HEZEMANS	100 WEST AVENUE UNIT #617	MIAMI BEACH	FL	33139	USA
MILAGROSA D JESUS GUERRA LE REM ROQUE ROXANA DE LA PAZ	533 MERIDIAN AVE UNIT 7	MIAMI BEACH	FL	33139	USA
MINALGA ROMAS	220 COLLINS AVE #2-A	MIAMI BEACH	FL	33139	USA
MIRIAM COLON	739 2ND ST APT 3	MIAMI BEACH	FL	33139	USA
MIRIAM HERNANDEZ	4600 SW 94 AVE	MIAMI	FL	33165-5846	USA
MITCHELL R BERLIN MILAN D LINT	31 PROSPECT PARK W	BROOKLYN	NY	11215-2307	USA
MOBILE ARTS INC	212 COLLINS AVE	MIAMI BEACH	FL	33139	USA
MODIMIDA LLC C/O HOWARD CHASE REAL ESTATE LLC	1354 WASHINGTON AVE 220	MIAMI BEACH	FL	33139	USA
MOUSTAFA M SOLIMAN TRS LYNN SKZYNEAR TRS	2203 MASSACHUSETTS AVE NORTHWEST	WASHINGTON	DC	20008	USA
MUR INVEST GRP INC C/O P&B SERVICES INC	13205 SW 137 AVE STE 122	MIAMI	FL	33186-5334	USA
MUR INVEST GRP INC C/O P&B SERVICES OF MIAMI INC	13205 SW 137 AVE SUITE 122	MIAMI	FL	33186-5334	USA
NABOLEX LLC	5600 COLLINS AVE #11M	MIAMI BEACH	FL	33140	USA
NASSIR AL HABBOUBI NAJWA FAYOUMI	110 WASHINGTON AVE #2606	MIAMI BEACH	FL	33139	USA
NATALIE TORRES	206 WASHINGTON AVE 12	MIAMI BEACH	FL	33139-7116	USA
NATHAN BROWNING	248 WASHINGTON AVE #2	MIAMI BEACH	FL	33139	USA
NATHAN BROWNING	248 WASHINGTON AVE #1	MIAMI BEACH	FL	33139-7104	USA
NICHOLAS A CARRA	115 SAGAMORE DR	SYOSSET	NY	11791	USA
NICHOLAS KONIARIS JOHN MARAVEGIAS	226 OCEAN DR # 5D	MIAMI BEACH	FL	33139	USA
NICK SERIANNI	110 WASHINGTON AVENUE #1811	MIAMI BEACH	FL	33139	USA
NIKOLETTA SZILVIA KALLOS MONIKA HENRIETTA KALLOS	110 WASHINGTON AVE 1421	MIAMI BEACH	FL	33139	USA
NIRIT WELKOVITZ	3802 NE 207 ST APT 1804	AVENTURA	FL	33180-3853	USA
NOEL NUNEZ	228 WASHINGTON AVE #3	MIAMI BEACH	FL	33139-7131	USA
OCEAN JOURNEY LLC	120 RIVERVIEW DRIVE	SUWANNEE	GA	33024	USA
OCEAN PLACE 3J LLC	1000 SOUTH POINT DR #2101	MIAMI BEACH	FL	33139	USA
ODYSSEUS LLC	1338 CLARET CT	FT MEYERS	FL	33919	USA

OFIR KAHATI	92 BANNISTER LN PRIVET HOUSE	LAWRENCE	NY	11559-2147	USA
OLGA AMAYA LE REM OMAYRA AMAYA	720 COLLINS AVE APT 604	MIAMI BEACH	FL	33139	USA
OLIVER CURTIUS	110 WASHINGTON AVE # 1619	MIAMI BEACH	FL	33139	USA
ORLANDO M FORTUN &W ISIS	8260 NW 171 ST	MIAMI	FL	33015-3738	USA
PAMELA JENNIFER MCGOWAN	204 WASHINGTON AVE #13	MIAMI BEACH	FL	33139	USA
PAOLA GIL	221 MERIDIAN AVE UNIT 509	MIAMI BEACH	FL	33139	USA
PAOLO GANDOLFI	127 RIVERSIDE DR	NEW YORK	NY	10024	USA
PARADISE POINT ENTERPRISES INC	161 SW 6 TERR	BOCA RATON	FL	33486	USA
PAUL A FELFLE &W SANDRA VELEZ	226 OCEAN DR #4C	MIAMI BEACH	FL	33139-7449	USA
PAUL A GISCARD	110 WASHINGTON AVE #1409	MIAMI BEACH	FL	33139-7223	USA
PAUL A LEVINSON PATRICIA K LEVINSON	315 E NEW ENGLAND AVE 6	WINTER PARK	FL	32789	USA
PAUL BREZINSKY	221 MERIDIAN AVE #307	MIAMI BEACH	FL	33139	USA
PAUL D GEORGE	31170 COUNTRY RIDGE CIRCLE	FARMINGTON HILLS	MI	48331	USA
PAUL F GEITNER RAFAEL DE BUSTAMANTE TELLO	2041 GRICE LN	KETTERING	OH	45429	USA
PAUL P KELLY DEBRA A KELLY	110 WASHINGTON AVE 1601	MIAMI BEACH	FL	33139	USA
PEDRO P IGLESIAS	110 WASHINGTON AVE #2316	MIAMI BEACH	FL	33139	USA
PETER CRISTANCHO	1035 N 31 RD	HOLLYWOOD	FL	33021	USA
PETER DOTY ZSUZSANNA DOTY	220 WASHINGTON AVE 4A	MIAMI BEACH	FL	33139	USA
PETER RAYMOND SCHNEIDER ADRIENNE ARMSTRONG	1345 WOODSIDE DR	MC LEAN	VA	22102	USA
PETRA STEKL FALTYNOVA	110 WASHINGTON AVE #2508	MIAMI BEACH	FL	33139	USA
PHILIP J ALLAN JOSE WALTAN DOS SANTOS	243 MERIDIAN AVE 213	MIAMI BEACH	FL	33139	USA
PINK FLAMINGO 14 LLC	1521 ALTON ROAD #272	MIAMI BEACH	FL	33139-7221	USA
PLES ENTERPRISES CORP C/O ERWIN SLATIC	336 MERIDIAN AVE	MIAMI BEACH	FL	33139	USA
PRADEEP VASWANI	705 2 ST #3	MIAMI BEACH	FL	33139-7042	USA
PREMATESH CHATTOO & RAJESH CHATTOO & VISHAL SOOD	100 COLLINS AVE #203	MIAMI BEACH	FL	33139-7207	USA
PRESTWICK FAMILY LLC	2750 NE 185 ST 204	AVENTURA	FL	33180	USA
PROA LLC	444 BRICKELL AVE #415	MIAMI	FL	33131-2405	USA
QUEEN CITY PROPERTIES HOLDING CO LLC	600 12TH AVE S #900	NASHVILLE	TN	37203	USA
QUINMA INC	1835 NE MIAMI GARDENS DR #440	NORTH MIAMI BEACH	FL	33179	USA
RAFAEL PALOP	101 COLLINS AVE 7	MIAMI BEACH	FL	33139	USA
RAFFAELE AGOVINO	110 WASHINGTON AVE # 1806	MIAMI BEACH	FL	33139	USA
RAFFAELLA CHIANTINI	240 COLLINS AVE #7B	MIAMI BEACH	FL	33139	USA
RAMLE INTERNATIONAL CORP	12855 SW 136 AVE #207	MIAMI	FL	33186-5827	USA
RANDALL D FREED &W ANNA WALKOWSKI	110 WASHINGTON AVE UNIT 1505	MIAMI BEACH	FL	33139	USA
RAYMOND MATTHEW DEERING III OTMARA DEERING	240 COLLINS AVE 6C	MIAMI BEACH	FL	33139	USA
RED OAK MIAMI LLC	12000 BISCAYNE BLVD STE 107	NORTH MIAMI	FL	33181	USA
RICARDO FONDO &W MARGARITA	50 NW 204 ST #9	MIAMI	FL	33169-2603	USA
RICARDO J KOMOTAR	243 MERIDIAN AVE 113	MIAMI BEACH	FL	33139	USA
RICHARD A CANTOR & CHARLES L GRIZZLE JTRS	300 S POINTE DR 1104	MIAMI BEACH	FL	33139	USA
RICHARD JOHN GIACCO JR DOROTHY MEREDITH KELLER	PO BOX 4095	WILMINGTON	DE	19807	USA
RICHARD KNIGHT	110 WASHINGTON AVE #2211	MIAMI BEACH	FL	33139	USA
RICHARD M WHITE & RICHARD M CARROLL	50 LEXINGTON AVE #7D	NEW YORK	NY	10010	USA
RICHARDO KILPATRICK CAROLE KILPATRICK	3258 MONTMARTE CIR	W BLOOMFIELD	MI	48323-3541	USA
RIO ENCO LLC C/O ARAN CORREA AND GUARCH P A	2100 SALZEDO ST STE 303	CORAL GABLES	FL	33134	USA
ROBERT A PECK TRS DESCENDANTS SEPARATE TRUST JUDITH POLLACK TRS	PO BOX 24388	KNOXVILLE	TN	37933	USA
ROBERT C WILBURN PATRICIA E WILBURN	110 WASHINGTON AVE #1711	MIAMI BEACH	FL	33139	USA
ROBERT LOMBARDI	6040 NW 67 CT	PARKLAND	FL	33067	USA
ROBERT MAZEROLLE TERESA DI CAIRANO	110 WASHINGTON AVE 2418	MIAMI BEACH	FL	33139	USA
ROBERT S BETTER LISA C BETTER	3265 COACOOCHEE ST	MIAMI	FL	33133	USA

ROBERTO LUZ DE BARROS BARRETO FLAVA G PENA DE BARROS BARRETO	110 WASHINGTON AVE #2403	MIAMI BEACH	FL	33139	USA
ROCHELLE FILKER ANDREOTTI ANDERSON SCOTT BARNS	110 WASHINGTON AVE UNIT 1416	MIAMI BEACH	FL	33139	USA
RONALD J RICK III	200 OCEAN DR 6A	MIAMI BEACH	FL	33139	USA
RONDA L BAKER	110 WASHINGTON AVE #2610	MIAMI BEACH	FL	33139-7240	USA
ROSELEINE MOUSSIGNAC	228 WASHINGTON AVE #7	MIAMI BEACH	FL	33139	USA
SAINT TERESA OF AVILA 2 LLC	851 MERIDIAN AVE UNIT 32	MIAMI BEACH	FL	33139	USA
SAMAR SLEIMAN	221 MERIDIAN AVE 201	MIAMI BEACH	FL	33138	USA
SAMUEL FARKAS &W MAGDA	8 HAYES CT #201	MONROE	NY	10950	USA
SASHA KLEIN	228 WASHINGTON AVE # 5	MIAMI BEACH	FL	33139	USA
SASHA KLEIN	228 WASHINGTON AVE # 8	MIAMI BEACH	FL	33139	USA
SCOTT A FISHER	942 S PEARL ST 101	DENVER	CO	80209	USA
SCOTT HAMPTON	100 COLLINS AVE 307	MIAMI BEACH	FL	33139	USA
SEAN A SCOTT	24210 CANOE DR	MILLSBORO	DE	19966	USA
SEATILE INTERNATIONAL LLC	225 COLLINS AVE #4I	MIAMI BEACH	FL	33139	USA
SECOND AND FOURTH LLC	270 W 19 STREET 7A	NEW YORK	NY	10011	USA
SERGE SAFAR	PO BOX 45	NEWTON CENTER	MA	02459	USA
SERGEY PISKLAKOV	225 CENTRAL PARK WEST # 617	NEW YORK	NY	10024	USA
SEVER ANTON ANDREEA ANTON	501 HOLLOW CREEK RD	WIND POINT	WI	53402	USA
SEVERINE A PARRY	240 COLLINS AVE #2B	MIAMI BEACH	FL	33139-7126	USA
SHANE NASSAR	101 COLLINS AVE # 17	MIAMI BEACH	FL	33139	USA
SHELLEY F RUBIN TRS SHELLEY FROST RUBIN REVOCABLE TR	100 SOUTH POINTE DR 2903	MIAMI BEACH	FL	33139	USA
SHIMRIT WOLF C/O WENDY MCKINNEY DANIEL WOLF	3101 INGERSOLL AVE	DES MOINES	IA	50312	USA
SIGITA AUSRA	220 COLLINS AVE #1B	MIAMI BEACH	FL	33139	USA
SILVIA MERINO	220 WASHINGTON AVE 4C	MIAMI BEACH	FL	33139	USA
SONIA REGINA DE OLIVEIRA	57 OLD SALEM CT	FLETCHER	NC	28732	USA
SOPHIE PATRICIA GUERRERO JEAN PHILLIPPE GUERRERO	110 WASHINGTON AVE #1808	MIAMI BEACH	FL	33139	USA
SOROUSH NIKNIA TRS THE NIKNIA FAMILY LIVING TRUST POURAN NIKNIA TRS	110 WASHINGTON AVE #1413	MIAMI BEACH	FL	33139	USA
SOS 2E LLC	226 OCEAN DR 2D	MIAMI BEACH	FL	33139	USA
SOUTH BEACH PROMOTIONS LLC	100 COLLINS AVE # 100	MIAMI BEACH	FL	33139	USA
SOUTH OF V PROPERTIES LLC	500 S POINTE DR STE 250	MIAMI BEACH	FL	33139	USA
SPENCER E MULLEE TRS MGN FLORIDA FAMILY TRUST BRETT E GOWDY TRS	9591 VIA LAGO WAY	FORT MYERS	FL	33912	USA
SPYRIDON KOUTSOURIS	110 WASHINGTON AVE #1709	MIAMI BEACH	FL	33139-7224	USA
STANLEY J ARONOFF &W JANET C 2200 U S BANK TOWER	425 WALNUT ST	CINCINNATI	OH	45202	USA
STANLEY WERTHEM &W MARY	110 WASHINGTON AVE #1319	MIAMI BEACH	FL	33139-7222	USA
STELA S PEREIRA	221 MERIDIAN AVE 209	MIAMI BEACH	FL	33139	USA
STEVEN CIFRANIC	3482 W 146 ST	CLEVELAND	OH	44111	USA
STEVEN MICHAEL GILLON	110 WASHINGTON AVE UNIT 1724	MIAMI BEACH	FL	33139	USA
SUDHAKAR D DESHMUKAH NEELA S DESHMUKAH	2810 SHERIDAN PL	EVANSTON	IL	60201	USA
SUSANA MEJIA	228 WASHINGTON AVE #6	MIAMI BEACH	FL	33179	USA
TATIANA F DJUROMSCAIA	11557 SOUTHINGTON LN	HERNDON	VA	20170-2417	USA
THE HOUSING AUTHORITY/MIAMI BEACH	200 ALTON RD	MIAMI BEACH	FL	33139-6742	USA
THOMAS A CAFFREY &W ANDREA CARDONA	400 S POINTE DR #2109	MIAMI BEACH	FL	33139-7361	USA
THOMAS J AFRICANO &W LESLIE B AFRICANO	226 OCEAN DR # 6GH	MIAMI BEACH	FL	33139-7448	USA
THOMAS P SPAHR	225 COLLINS AVE APT 6L	MIAMI BEACH	FL	33139-7141	USA
TIMOTHY SYKES JO ANN SYKES	110 WASHINGTON AVE 1524	MIAMI BEACH	FL	33139	USA
TOUFIE MAZZAWI RIMA MAZZAWI	9000 SW 140 ST	MIAMI	FL	33176-7109	USA
TRK AP LLC	PO BOX 2727	ORLEANS	MA	02653	USA
TRYUMPH CYCLON LLC	74 NE 40 ST	MIAMI	FL	33137	USA
URGUT LLC	4780 PINE TREE DR #2	MIAMI BEACH	FL	33140	USA

VALERIA QUAGLIATA	110 WASHINGTON AVE UNIT 1518	MIAMI BEACH	FL	33139	USA
VALERY SIGAL	225 COLLINS AVE 7K	MIAMI BEACH	FL	33139-7156	USA
VAROUJAN ARTINIAN JTRS ANKIN ARTINIAN JTRS VIKEN GARABED ARTINIAN JTRS	225 COLLINS AVE # 5K	MIAMI BEACH	FL	33139	USA
VEJLE LLC	240 COLLINS AVE 5F	MIAMI BEACH	FL	33139	USA
VERONICA A DEBURRO	110 WASHINGTON AVE #1608	MIAMI BEACH	FL	33139	USA
VICTOR A SMITH	101 COLLINS AVE #12	MIAMI BEACH	FL	33139-7241	USA
VICTOR HUGO JARAMILLO	240 COLLINS AVE # 2D	MIAMI BEACH	FL	33139	USA
VILLA UNO LLC	1300 S MIAMI AVE 3604	MIAMI	FL	33130	USA
VINCENT A GUIDO	110 WASHINGTON AVE 1310	MIAMI BEACH	FL	33139-7222	USA
VINCENZO GUSMANO	3308 NW 46 CT	OCALA	FL	34482	USA
VINICIUS SOUZA & PATRICIA REZENDE FONSECA JTRS	9432 BYRON AVE	MIAMI	FL	33154-2440	USA
VIVIANE D ASCOLA	110 WASHINGTON AVE #2618	MIAMI BEACH	FL	33139	USA
WALTER O'LEARY	110 WASHINGTON AVE #2213	MIAMI BEACH	FL	33139	USA
WALTER SCARFO	220 WASHINTON AVE UNIT 3D	MIAMI BEACH	FL	33139-7157	USA
WANDA O ROURKE	208 JEFFERSON AVE #103	MIAMI BEACH	FL	33139	USA
WASHINGTON 234 LLC	2001 TYLER ST STE 5	HOLLYWOOD	FL	33020	USA
WILLIAM A APONTE	221 MERIDIAN AVE #511	MIAMI BEACH	FL	33139	USA
WILLIAM B MEDELLIN	240 COLLINS AVE UNIT 3F	MIAMI BEACH	FL	33139-7178	USA
WILLIAM D WINKOWSKI GLORIA WINKOWSKI	110 WASHINGTON AVE 2504	MIAMI BEACH	FL	33139	USA
WILLIAM FIORE &W LINDA FIORE	627 FOREST AVE	WESTFIELD	NJ	07090	USA
WILLIAM J FEENEY JR &W VICKI	220 WASHINGTON AVE 5B	MIAMI BEACH	FL	33139-7158	USA
WILLIAM J REYNOLDS	221 MERIDIAN AVE #414	MIAMI BEACH	FL	33139-7071	USA
WILLIAM REDDING JTRS PAMELA REDDING JTRS	90 WHITE OAK DR	SOUTHINGTON	CT	06489	USA
WISE BROWN HOLDING LLC	7100 SW 99 AVE STE 201	MIAMI	FL	33173-4668	USA
YANTRA 119 LLC	119 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
ZAEV A WULFFHART & DEBORAH I WULFFHART & ET AL JEFFREY IVON WULFFHART	110 WASHINGTON AVE UNIT 2617	MIAMI BEACH	FL	33139	USA

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

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

CHRISTOPHER M MISERESKY
13 BERRYMAN ST
TORONTO ON M5R 3M1
CANADA

CLAUDIO SALINI
VIA DI PORTA SAN SEBASTIANO 16
ROME
ITALY

DAR HOLDINGS CORP
44 AVENUE DE IENA
PARIS 75106
FRANCE

DARREN WRIGHT
KILMENY BECKERING VINCKERS
PO BOX 5578
KINGSTON ACT 2604
AUSTRALIA

DAVID TOMLIN TRS
JAWAD KASSAB TRS
383 ELLIS PARK RD #703
TORONTO ON M6S 4B2
CANADA

DRAGAN DRAGUTINOVIC
EKATERINA DRAGUTINOVIC
33 TRAILSMOKE CRESENT
TORONTO ON M9C 1L9
CANADA

ERALDO DELLA SANTA
VICOLO DELLE MURA 8
PORDENONE 33170
ITALY

FERNANDO SCHADAN
LARREA 154
BUENOS AIRES 1030
ARGENTINA

FLOREAGLE LLC
218 BIS BOULEVARD PEREIRE
PARIS 75017
FRANCE

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

GORDON LAZARE
9100 COTE DE LIESSE
LACHINE QC H8T1A1
CANADA

LOUIS REZNICK
81 RONAL AVE
TORONTO ON M6E 4M9
CANADA

LOUIS REZNICK TRS
40 MADISON AVE
TORONTO ON M5R 2S1
CANADA

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

NICLAS ERIKSSON
FORTROLIGHETEN 41
GOTEBORG 41270
SWEDEN

ONE TWENTY ONE COLLINS INC
1229 ST CLAIR AVE WEST
TORONTO ON M6E 1B5
CANADA

PATRICK DE NAS DE TOURRIS
100 BOULEVARD GALLIENI
ISSY LES MOULINEAUX 92130
FRANCE

RAJIV P NOTANI
APT 201 KG COURT 8-11-1
AKSAKA MINATO-KU
TOKYO 151-0063
JAPAN

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

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

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

STEVEN LUKOSHIUS TRS
STEVEN LUKOSHIUS LIVING TRUST
VILUTE ISGANAITIS TRS
662 RUE DES BOIS FRANCS
BOUCHERVILLE QC J4B 8R1
CANADA

TRAJAN DISTRICT LLC
MOLES HOUE LEIGH PLACE
COBHAM KT112HL
UNITED KINGDOM

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

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

101 WASHINGTON AVE REALTY LLC
346 MADISON AVE 10FL
NEW YORK, NY 10017

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

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

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

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

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

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

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

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

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

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

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

224 2ND STREET LLC
120 OCEAN DR STE 1000
MIAMI BEACH, FL 33139

235 WASHINGTON HOLDINGS LLC
1300 WASHINGTON AVE STE 2346
MIAMI BEACH, FL 33139

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

251 WASHINGTON LLC
120 OCEAN DR 1000
MIAMI BEACH, FL 33139

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

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

739 2 ST APT 2 LLC
739 2 ST 2
MIAMI BEACH, FL 33139

739 2 ST APT 4 LLC
739 2 ST # 4
MIAMI BEACH, FL 33139

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

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

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

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

AIKA LLC
3370 MARY ST
MIAMI, FL 33133

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

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

ALESSIA MERIGGI
66 W FLAGLER ST 1002
MIAMI, FL 33130

ALEX MORIZIO
110 WASHINGTON AVE 1515
MIAMI BEACH, FL 33139

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

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

ALEXIS VALDEZ
674 WARREN ST
BROOKLYN, NY 11217-2017

ALEXUNO LLC
6701 SUNSET DR STE 100
MIAMI, FL 33143

ALFA INVESTORS LLC
110 WASHINGTON AVE 1803
MIAMI BEACH, FL 33139

ALFONSO MARROQUIN
7239 NW 3 ST
MIAMI, FL 33126

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

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

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

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

AMERIGO BETTONI TRS
AMERIGO BETTONI REV TR
403 GULF DAVID SOUTH
BRADENTON BEACH, FL 34217

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

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

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

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

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

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

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

ANN E NEAL
110 WASHINGTON AVE 2602
MIAMI BEACH, FL 33139

ANNA MARIA MUSUMECI
811 WREN AVE
MIAMI SPRINGS, FL 33166

ANTHONY MATTINA
619 MAXWLL AVE
ROYAL OAK, MI 48067

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

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

ANTONIO ARMERO TRS
ARMERO FAMILY TRUST
AISY ALEU TRS
1500 NW 114 AVE
PEMBROKE PINES, FL 33026

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

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

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

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

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

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

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

ASTOLFO INC
800 BRICKELL AVE #701
MIAMI, FL 33131

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

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

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

BARNIA LLC
3370 MARY ST
MIAMI, FL 33133

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

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

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

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

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

BERTA NUNEZ
LOURDES MARIA NUNEZ
228 WASHINGTON AVE APT 1
MIAMI BEACH, FL 33139

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

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

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

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

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

BRIAN B HAUSERMAN EST OF
110 WASHINGTON AVE 1321
MIAMI BEACH, FL 33139

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

CABANA BOY LLC
12 SOUTHGATE AVE
ANNAPOLIS, MD 21401

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

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

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

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

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

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

CAROLYN KIENSTRA
110 WASHINGTON AVE 1618
MIAMI BEACH, FL 33139

CAVANAUGH CHARTERS INC
16885 DALLAS PARKWAY
ADDISON, TX 75001

CHANDLER HARRISON
221 MERIDIAN AVE 205
MIAMI BEACH, FL 33139

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

CHARLOTTE VAKSMANN
110 WASHINGTON AVE 2515
MIAMI BEACH, FL 33139

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

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

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

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

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

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

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

CINDY DIBIASI
110 WASHINGTON AVE 1819
MIAMI BEACH, FL 33139

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

CINTHIA DELGADO TRS
DELGADO FAMILY IRREVOCABLE TRUST
20219 SW 85 PL
MIAMI, FL 33189

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

CLIFF HOUSE PROPERTIES LLC
101 20 ST #3307
MIAMI BEACH, FL 33139

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

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

CONRAD ZIEMBINSKI
JOANNA ZIEMBINSKI
9535 OSCEOLA AVE
MORTON GROVE, IL 60053

CONSTANCE SHAPIRO
221 MERIDIAN AVE 314
MIAMI BEACH, FL 33139

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

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

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

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

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

COURTS AT SOUTH BEACH LTD
C/O COSMOPOLITAN RES SO BCH ASSN
11O WASHINGTON AVE
MIAMI BEACH, FL 33139

CR 2615 LLC
45 PICKETT PL
NEW ALBANY, OH 43054

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

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

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

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

DANIELLE DAM
110 WASHINGTON AVE 1519
MIAMI BEACH, FL 33139

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

DARACH J CHAPMAN
3300 GRANADA BLVD
MIAMI, FL 33134

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

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

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

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

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

DEBORA WINTERS TRS
CONTINUUM TRUST
3110 BUNKER HILL CIR
MARIETTA, GA 30062

DEVIN BOUTON
1769 ARTHUR KILL RD
STATEN ISLAND, NY 10312

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

DIANA C HUNT
2955 WHITEHEAD ST
MIAMI, FL 33133

DIANE PEARL
5920 SW 93 PLACE
MIAMI, FL 33173

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ETIENNE D ADORNO
87 18 JAMAICA AVE
WOODHAVEN, NY 11421

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

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

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

FABIO R SALAZAR
5975 FRESH POND ROAD
MASPETH, NY 11378

FAITH TUEDOR
110 WASHINGTON AVE 2507
MIAMI BEACH, FL 33139

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

FELIPE R ONETTO
KARINA ONETTO
10751 SW 61 AVE
PINECREST, FL 33156

FELIPE VIEL
221 MERIDIAN AVE 512
MIAMI BEACH, FL 33139

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

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

FIXED ASSETS LLC
100 COLLINS AVE
MIAMI BEACH, FL 33139

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

FRANCESCA PORCELLI
110 WASHINGTON AVE 1816
MIAMI BEACH, FL 33139

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

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

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

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

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

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

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

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

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

GERALD JONAS
3939 W MCKINLEY AVE
MILWAUKEE, WI 53208

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

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

GIANFRANCO STRAZZACAPA
110 WASHINGTON AVE 2311
MIAMI BEACH, FL 33139

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

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

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

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

GIOVANNI PASCALE LANGER
66 W FLAGLER ST STE 1002
MIAMI, FL 33130

GLEN MANZANO
SHARON MANZANO
110 WASHINGTON AVE 1520
MIAMI BEACH, FL 33139

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

GOVERI LLC
110 WASHINGTON AVE 1517
MIAMI BEACH, FL 33139

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

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

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

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

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

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

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

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

HUBERT A MITTNECKER
703 2 ST UNIT 2
MIAMI BEACH, FL 33139

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

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

IBIZA 2 INC
74 NE 40 ST
MIAMI, FL 33137

IDALIS ALVAREZ PERKINS
KEVIN PERKINS
221 MERIDIAN AVE 513
MIAMI BEACH, FL 33139

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

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

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

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

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

INVERSUR LLC
1210 NE 96 ST
MIAMI SHORES, FL 33138

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

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

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

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

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

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

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

JACKY WERTA
10275 COLLINS AVE APT 422
BAL HARBOUR, FL 33154-1461

JAMES LUSCHER
TATIANA DJUROMSCAIA
11557 SOUTHINGTON LN
HERNDON, VA 20170

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

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

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

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

JASON WIESENFELD TRS
JASON P WIESENFELD REV TR
243 MERIDIAN AVE 115
MIAMI BEACH, FL 33139

JASPER COLLINS LLC
801 SOUTH MIAMI AVE 5004
MIAMI, FL 33130

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

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

JDT SOUTH BEACH HOLDINGS LLC
2905 NW 79 AVE
MIAMI, FL 33122

JEFFREY LANDRY
500 W 30 ST APT 19B
NEW YORK, NY 10001

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

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

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

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

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

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

JOHN ARTHUR LLC
4770 BISCAYNE BLVD STE 1430
MIAMI, FL 33137

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

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

JOHN DOBSON
140 CHRISTIE HILL RD
DARIEN, CT 06820

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

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

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

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

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

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

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

JORGE ANDRES AGUILAR VIAL
SILVIA ESTELA NOFAL
110 WASHINGTON AVE #2522
MIAMI BEACH, FL 33139

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

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

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

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

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

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

JOSE O TRIANA
3495 W 1 AVE
HIALEAH, FL 33012

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

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

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

KAINE 136 LLC
2650 BISCAYNE BLVD
MIAMI, FL 33137

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

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

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

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

KARLOS ANDRE BRAGGS
5323 DENTON DRIVE
DALLAS, TX 75235

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

KEITH AUSTIN MCQUILLEN
5711 N BAY RD
MIAMI BEACH, FL 33140-2034

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

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

KERDOS LLC
1150 SW 22 ST
MIAMI, FL 33129

KESTUTIS KRISCIUNAS
4545 W 67 ST
CHICAGO, IL 60629

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

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

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

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

LARRY GILBERG
ANNA GILBERG
7 ALVISO CT
PACIFICA, CA 94044

LAURENCE GILLMAN
101 COLLINS AVE #12 A
MIAMI BEACH, FL 33139

LAURENT BACZYNSKYJ
110 WASHINGTON AVE 2309
MIAMI BEACH, FL 33139

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

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

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

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

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

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

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

LINDA S JEVAHIRIAN
22821 VIOLET ST
FARMINGTON, MI 48336

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

LOGTOWN PROPERTIES LLC
2130 FERNCLIFF RD
CHARLOTTE, NC 28211

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

LUCA FIDENZIO
ALESSANDRO COSMELLI
240 COLLINS AVE 5C
MIAMI BEACH, FL 33139

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MARGOT HOUSE LLC
3370 MARY STREET
MIAMI, FL 33133

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

MARIA C GARNICA
5890 NW 71 TER
PARKLAND, FL 33067

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

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

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

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

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

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

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

MARTIN VERSCHOOR
VALERIE ANNE VERSCHOOR
711 2ND STREET
MIAMI BEACH, FL 33139

MARY FLOR LEVI LE
REM JOHNNY MONTOYA
100 COLLINS AVE 313
MIAMI BEACH, FL 33139

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

MATTHEW J FEELEY
NANCY FERRON
110 WASHINGTON AVE 1320
MIAMI BEACH, FL 33139

MATTINA VENTURES LLC
922 QUARY
ROCHESTER HILLS, MI 48306

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

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

MEIMIAMI604 LLC
11919 ROCKBLUFF
FRISCO, TX 75033

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

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

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

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

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

MERIDIAN 506 LLC
5820 SW 73 AVE
MIAMI, FL 33143

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MOBILE ARTS INC
212 COLLINS AVE
MIAMI BEACH, FL 33139

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

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

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

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

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

NASSIR AL HABBOUBI
NAJWA FAYOUMI
110 WASHINGTON AVE #2606
MIAMI BEACH, FL 33139

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

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

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

NICHOLAS A CARRA
115 SAGAMORE DR
SYOSSET, NY 11791

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

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

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

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

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

OCEAN JOURNEY LLC
120 RIVERVIEW DRIVE
SUWANNEE, GA 33024

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

ODYSSEUS LLC
1338 CLARET CT
FT MEYERS, FL 33919

OFIR KAHATI
92 BANNISTER LN PRIVET HOUSE
LAWRENCE, NY 11559-2147

OLGA AMAYA LE
REM OMAYRA AMAYA
720 COLLINS AVE APT 604
MIAMI BEACH, FL 33139

OLIVER CURTIUS
110 WASHINGTON AVE # 1619
MIAMI BEACH, FL 33139

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

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

PAOLA GIL
221 MERIDIAN AVE UNIT 509
MIAMI BEACH, FL 33139

PAOLO GANDOLFI
127 RIVERSIDE DR
NEW YORK, NY 10024

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

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

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

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

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

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

PAUL F GEITNER
RAFAEL DE BUSTAMANTE TELLO
2041 GRICE LN
KETTERING, OH 45429

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

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

PETER CRISTANCHO
1035 N 31 RD
HOLLYWOOD, FL 33021

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

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

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

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

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

PLES ENTERPRISES CORP
C/O ERWIN SLATIC
336 MERIDIAN AVE
MIAMI BEACH, FL 33139

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

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

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

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

QUEEN CITY PROPERTIES HOLDING
CO LLC
600 12TH AVE S #900
NASHVILLE, TN 37203

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

RAFAEL PALOP
101 COLLINS AVE 7
MIAMI BEACH, FL 33139

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

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

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

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

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

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

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

RICARDO J KOMOTAR
243 MERIDIAN AVE 113
MIAMI BEACH, FL 33139

RICHARD A CANTOR &
CHARLES L GRIZZLE JTRS
300 S POINTE DR 1104
MIAMI BEACH, FL 33139

RICHARD JOHN GIACCO JR
DOROTHY MEREDITH KELLER
PO BOX 4095
WILMINGTON, DE 19807

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

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

RICHARDO KILPATRICK
CAROLE KILPATRICK
3258 MONTMARTE CIR
W BLOOMFIELD, MI 48323-3541

RIO ENCO LLC
C/O ARAN CORREA AND GUARCH P A
2100 SALZEDO ST STE 303
CORAL GABLES, FL 33134

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

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

ROBERT LOMBARDI
6040 NW 67 CT
PARKLAND, FL 33067

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

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

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

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

RONALD J RICK III
200 OCEAN DR 6A
MIAMI BEACH, FL 33139

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

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

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

SAMAR SLEIMAN
221 MERIDIAN AVE 201
MIAMI BEACH, FL 33138

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

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

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

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

SCOTT HAMPTON
100 COLLINS AVE 307
MIAMI BEACH, FL 33139

SEAN A SCOTT
24210 CANOE DR
MILLSBORO, DE 19966

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

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

SERGE SAFAR
PO BOX 45
NEWTON CENTER, MA 02459

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

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

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

SHANE NASSAR
101 COLLINS AVE # 17
MIAMI BEACH, FL 33139

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

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

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

SILVIA MERINO
220 WASHINGTON AVE 4C
MIAMI BEACH, FL 33139

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

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

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

SOS 2E LLC
226 OCEAN DR 2D
MIAMI BEACH, FL 33139

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

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

SPENCER E MULLEE TRS
MGN FLORIDA FAMILY TRUST
BRETT E GOWDY TRS
9591 VIA LAGO WAY
FORT MYERS, FL 33912

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

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

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

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

STEVEN CIFRANIC
3482 W 146 ST
CLEVELAND, OH 44111

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

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

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

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

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

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

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

THOMAS P SPAHR
225 COLLINS AVE APT 6L
MIAMI BEACH, FL 33139-7141

TIMOTHY SYKES
JO ANN SYKES
110 WASHINGTON AVE 1524
MIAMI BEACH, FL 33139

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

TRK AP LLC
PO BOX 2727
ORLEANS, MA 02653

TRYUMPH CYCLON LLC
74 NE 40 ST
MIAMI, FL 33137

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

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

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

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

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

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

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

VICTOR HUGO JARAMILLO
240 COLLINS AVE # 2D
MIAMI BEACH, FL 33139

VILLA UNO LLC
1300 S MIAMI AVE 3604
MIAMI, FL 33130

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

VINCENZO GUSMANO
3308 NW 46 CT
OCALA, FL 34482

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

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

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

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

WANDA O ROURKE
208 JEFFERSON AVE #103
MIAMI BEACH, FL 33139

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

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

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

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

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

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

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

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

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

YANTRA 119 LLC
119 WASHINGTON AVE
MIAMI BEACH, FL 33139

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

CFN: 20190472436 BOOK 31545 PAGE 1217
DATE:07/29/2019 09:48:30 AM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA

PROPERTY: 224 2nd Street

FILE NO: PB 19-0259

IN RE: An application for a conditional use approval for an educational institution in a CPS-1 zoning district south of Fifth Street pursuant to Chapter 118, Article IV and Chapter 142, Article II of the City Code.

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

MEETING DATE: June 25, 2019

CONDITIONAL USE PERMIT

The applicant, 224 2nd Street LLC, filed an application with the Planning Director for a Conditional Use Permit to operate an Educational institution. 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 the CPS-1, Commercial performance standard, limited mixed-use 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 consistent with the Ordinance;

That the public health, safety, morals, and general welfare will not be adversely affected;

That 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, and the staff report and analysis, which is adopted herein, including the staff recommendation, that the Conditional Use Permit as requested and set forth above be GRANTED, subject to the conditions listed below:

MB

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The applicant shall give a written Progress Report to the Board six (6) months from the date of the issuance of a Certificate of Use for the school and at that time, the Board shall determine if further progress reports are necessary.

2. At the request of the Planning Director, if deemed necessary, the applicant shall provide a progress report to the Board. 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).

3. This Conditional Use Permit is issued to 224 2nd Street LLC. Any change of management or ownership shall require review by the Planning Board as a modification to this Conditional Use Permit.

4. The maximum number of children in the facility shall be limited to the lesser number of this CUP - twenty (20) - or the number approved by the Department of Children and Families in accordance with their licensing requirements. However, subject to the submittal of a revised operations plan, which shall include a revised traffic operations analysis, the maximum number of children may be increased up to forty (40), provided that the analysis substantiates that the drop-off and pick-up on 2nd street will not result in queuing within the travel lanes, and subject to the review and approval of the Planning Department and Transportation Department.

5. Children arriving or leaving by car from the drop-off and pick-up area designated along 2nd Street, shall be escorted by school staff.

6. The hours of operation shall be as proposed by the applicant, school days from 7:00 AM to 3:00 PM.

7. Any substantive change in the operation or increase in students above forty (40) shall require review and approval by the Planning Board as a modification to this Conditional Use Permit.

8. The applicant shall be responsible to instruct the security personnel or staff and the parents to not double park or block the street, sidewalks and the driveways. Pick up and drop off procedures shall be included in instructional materials provided to parents.

9. School security personnel and staff shall ensure that student or parent behavior (noise or loitering) does not become a nuisance to residents in the area.

10. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:

    A. If the project is determined to be a 'substantial renovation' by the Building official, then full compliance with the CMB Landscape Code as prescribed by Chapter 126 is required to be satisfied prior to the issuance of a building permit. Every effort shall be made, in order to satisfy minimum landscape code requirements with the installation of the required plant material on site, in the adjunct public

MB

ROW or as part of a green roof system prior to pursuing options as provided by CMB Landscape Code 126-7.

B. The use of a City pre-approved suspended paving system shall be incorporated as part of the project for street trees and lot trees with limited green space subject to the review and approval of the City of Miami Beach Urban Forester.

11. Any business identification signs shall be submitted to staff for review and approval before installation.

12. 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.

13. The applicant shall be responsible for maintaining the areas adjacent to the facility, such as the sidewalk and the areas of the street adjacent to the property clean and free of debris.

14. The applicant shall satisfy outstanding liens and past due City bills, if any, to the satisfaction of the City prior to the issuance of an occupational license.

15. 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.

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 modified certificate of use.

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.

18. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

MB

Dated this 11th day of JULY, 2019.

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: Michael Belush
Michael Belush, AICP,
Chief of Planning and Zoning
FOR THE CHAIRMAN

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 11th day of JULY, 2019, by Michael Belush, AICP, Chief of Planning and Zoning of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

VICTOR NUNEZ
MY COMMISSION #GG129397
EXPIRES: JUL 30, 2021
Bonded through 1st State Insurance

Notary:
Print Name
Notary Public, State of Florida
My Commission Expires: July 30, 2021
Commission Number: GG129397

{NOTARIAL SEAL]

Approved As To Form:
Legal Department (Nick Kallegis) 7/9/2019

Filed with the Clerk of the Planning Board on Jason Greene 7/11/19)

CFN: 20190473053 BOOK 31545 PAGE 3492
DATE:07/29/2019 11:25:44 AM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: July 9, 2019

FILE NO: HPB19-0298 a.k.a. HPB 17-0122

PROPERTY: 224 2nd Street

APPLICANT: 224 2nd Street, LLC

LEGAL: Lots 11 & 12, Block 6 of Ocean Beach Florida, according to the plat thereof, as recorded in Plat Book 2, Page 38, of the Public Records, of Miami-Dade County, Florida.

IN RE: An application for modifications to a previously issued Certificate of Appropriateness for the partial demolition and renovation of the existing 1 and 2-story buildings on the site and the construction of an attached 1-story addition. Specifically, the applicant is requesting design modifications including the construction of an additional attached addition.

SUPPLEMENTAL ORDER

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

I. Certificate of Appropriateness

A. The subject site is located within the Ocean Beach Local Historic District.

B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted:

1. Is not consistent with Sea Level Rise and Resiliency Review Criteria (1) in Section 133-50(a) of the Miami Beach Code.

2. Is consistent with the Certificate of Appropriateness Criteria in Section 118-564(a)(1) of the Miami Beach Code.

3. Is consistent with Certificate of Appropriateness Criteria in Section 118-564(a)(2) of the Miami Beach Code.

4. Is consistent with Certificate of Appropriateness Criteria in Section 118-564(a)(3) of the Miami Beach Code.

5. Is not consistent with Certificate of Appropriateness Criteria 'b', 'c' & 'e' for Demolition in Section 118-564(f)(4) of the Miami Beach Code.

C. The project would be consistent with the criteria and requirements of section 118-564 if the following conditions are met:

1. Revised elevation, site plan and floor plan drawings shall be submitted and, at a minimum, such drawings shall incorporate the following:

a. Final details of all exterior surface finishes and materials, including samples, shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

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

II. Variance(s)

A. No variances were filed as a part of this application.

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

A. A copy of all pages of the recorded Supplemental Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.

B. The Supplemental Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.

C. The Supplemental Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

D. The previous Final Order dated July 11, 2017 shall remain in full force and effect, except to the extent modified herein.

E. Where one or more parcels are unified for a single development, the property owner shall execute and record a unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.

F. Applicant agrees that in the event Code Compliance receives complaints of unreasonably loud noise from mechanical and/or electrical equipment, and determines the complaints to be valid, even if the equipment is operating pursuant to manufacturer

specifications, the applicant shall take such steps to mitigate the noise with noise attenuating materials as reviewed and verified by an acoustic engineer, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

G. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.

H. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.

I. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

J. Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the board, and shall be subject to all conditions of approval herein, unless otherwise modified by the Board. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.

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

PROVIDED, the applicant shall build substantially in accordance with the plans entitled **"224 2nd Street" as prepared by Shulman + Associates, dated May 6, 2019** and **"Exhibit A" as prepared by Shulman + Associates, dated July 9, 2019** and as approved by the Historic Preservation Board, as determined by staff and the previously approved plans.

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

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required. When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

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

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

Dated this 10 day of July, 2019

HISTORIC PRESERVATION BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: _____
DEBORAH TACKETT
CHIEF OF HISTORIC PRESERVATION
FOR THE CHAIR

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

The foregoing instrument was acknowledged before me this 10th day of July 2019 by Deborah Tackett, Chief of Historic Preservation, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. She is personally known to me.

WILLIAM BLACHAR
MY COMMISSION #GG308052
EXPIRES: MAR 05, 2023
Bonded through 1st State Insurance

_____
NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: March 5th, 2023

Approved As To Form:
City Attorney's Office: _____ (7/9/2019)

Filed with the Clerk of the Historic Preservation Board on _____ (7/10/19)