

BOARD APPLICATION CHECKLIST

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

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

Applications requiring a traffic study must meet with the Transportation Department and peer reviewer thirty (30) calendar days prior to the CAP First Submittal deadline to determine the methodology for the traffic impact study and obtain the Transportation Department's checklist. Fifteen (15) days prior to the First submittal the applicant must submit the traffic study via CAP. Seven (7) days prior to First submittal the Transportation Department/Peer Reviewer will provide first round of comments to the applicant. The applicant must address the comments and submit revised traffic study/plans by the CAP First Submittal deadline including a narrative responding to Transportation/Peer Reviewer comments.

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

Property address: 1759 Purdy Avenue Board DRB Date: 04/14/20

ITEM #	ITEM DESCRIPTION	REQUIRED
CAP FIRST SUBMITTAL		
To be uploaded online (CAP) by the applicant before 12:00 pm by First submittal deadline. ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.		
1	Application Fee and Peer review fees shall be paid after Pre-Application meeting and before the First submittal. It is the applicant's responsibility to make this payment, if an invoice is not generated by the CAP system, the applicant should contact staff prior to first submittal to be invoiced and make payment.	✓
a	Is the property the primary residence & homestead of the applicant/property owner? (If yes, provide office of the Property Appraiser Summary Report).	
2	Copy of signed and dated check list issued at Pre-Application meeting.	✓
3	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	✓
4	Signed and dated Letter of Intent. Letter must outline application details and identify hardships if Variances are requested. (see also Items # 42,43 and 44).	✓
5	Mailing Labels: Upload property owner's list and copy of original certified letter from provider. See #52 for submittal of Hard copy / originals of these items.	✓
6	Copies of all current or previously active Business Tax Receipts.	✓
7	School Concurrency Application for projects with a net increase in residential units (no SFH). Provide Planning Department - Miami Dade - School Concurrency Application for Transmittal	
8	Survey: Electronic version of original signed & sealed, dated no more than six months from date of application. Survey must provide: lot area, grade per Section 114-1 of the City Code. (If no sidewalk exists, provide the elevation of the crown of the road) and spot elevations.	✓
9	Architectural Plans and Exhibits (must be 11"x 17")	
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date. Include copies of previous recorded board orders, if applicable.	✓



Property address: 1759 Purdy Avenue

Board: DRB

Date: 04/14/20

ITEM #	ITEM DESCRIPTION	REQUIRED
b	Copy of the original survey included in plan package. See No. 8 above for survey requirements	✓
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	✓
d	Context Location Plan, Min 8.5"X11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images)	✓
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	✓
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable	
g *	Proposed FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable. DRB approved and Modifications	✓
h *	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths). DRB approved and Modifications	✓
i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	✓
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	
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)	✓
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	
m	Demolition Plans (Floor Plans & Elevations with dimensions)	
n *	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks. DRB approved and Modifications	✓
o *	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable) DRB approved and Modifications	✓
p *	Proposed Section Drawings DRB approved and Modifications	✓
q	Color Renderings (elevations and three dimensional perspective drawings).	✓
10	Landscape Plans and Exhibits (must be 11"x 17")	
a	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan, as well as underground and overhead utilities when street trees are required. Existing	✓
b	Hardscape Plan, i.e. paving materials, pattern, etc.	✓
11	Copy of original Building Permit Card, & Microfilm, if available.	✓
12	Copy of previously approved building permits (provide building permit number) and/or Board Orders.	✓
13	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recording data. See Part 1 / Section 1 / A. Surveying & Mapping Standards and submittal Requirements of the Public Works Manual. http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920	
14	Vacant/Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Dept.	

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Board: DRB

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ITEM #	ITEM DESCRIPTION	REQUIRED
15	Historic Resources Report (This report shall include, but not be limited to, copy of the original Building Permit Card and subsequent modifications, Microfilm records, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure and any other related information on the property.	
16	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	
17	Line of Sight studies.	
18	Structural Analysis of existing building including methodology for shoring and bracing.	
19	Proposed exterior and interior lighting plan, including photometric calculations.	
20	Exploded Axonometric Diagram (showing second floor in relationship to first floor).	
21	Neighborhood Context Study. (Planning will provide guidance if necessary for application.)	
22	Required yards open space calculations and shaded diagrams.	
23	Required yards section drawings.	
24	Variance and/or Waiver Diagram	✓
25	Schematic signage program	
26	Detailed sign(s) with dimensions and elevation drawings showing exact location.	
27	Elevation drawings showing area of building façade for sign calculation (Building ID signs).	
28	Daytime and nighttime renderings for illuminated signs.	
29	Floor Plan Indicating area where alcoholic beverages will be displayed.	
30	Survey showing width of the canal (Dimension shall be certified by a surveyor)	
31	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	
32	DERM recommendation/preliminary approval. Docks or any structures shall have approval stamp from DERM or other regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended.	
33	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
34	Survey shall include spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the due within the property. Erosion control line and Bulkhead line shall be indicated if present.	
35	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
36	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable).	
37	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	
38	Traffic Study, Site plan(s) : Revised version and narrative addressing first round of comments from Transportation Department and peer review, provide a narrative. (See Transportation Department check list for requirements.)	
39	Sound Study report (Hard copy) with 1 CD.	
40	Site Plan (Identify streets and alleys)	
a	Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____	

Property address: 1759 Purdy Avenue Board: DRB Date: 04/14/20

ITEM #	ITEM DESCRIPTION	REQUIRED
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	
41	Floor Plan (dimensioned)	
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 _____	
42	The letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.	✓
43	The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:	
a	Section 118-53 (d) of the City Code for each Variance.	✓
44	The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows:	
a	For Conditional Use -Section 118-192 (a)(1)-(7)	
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) & (4)(a)-(k)	
d	CU - Structures over 50,000 SQ.FT. - Section 118-192 (b) (1)-(11)	
e	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	
f	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions	
	Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A	
Other	Height Variance Diagram	
Other	*Site plan, floorplans, elevations and sections; include DRB Approved AND proposed modifications	✓
Other		

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



Property address: 1759 Purdy Avenue

Board: DRB

Date: 04/14/20

ITEM #	ITEM DESCRIPTION	REQUIRED
FINAL SUBMITTAL (CAP & PAPER)		
Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. Final Submittal Documents must be uploaded to the CAP and hard copies must be submitted to the Planning Department prior to 12:00 P.M. on final submittal deadline. Staff will review and issue a notice to proceed or to continue submittal to a future meeting if the application is found incomplete.		
45	Traffic Study, Site plan(s): This is the final traffic study including any modifications required to address comments from the City's Transportation Department. City's required permit by FDOT should be obtained prior to Final submittal (via CAP).	✓
	PAPER FINAL SUBMITTAL:	
46	Original application with all signed and notarized applicable affidavits and disclosures.	✓
47	Original of all applicable items.	✓
48	One (1) signed and sealed 11"X17" bound, collated set of all the required documents.	✓
49	14 collated copies of all required documents	✓
50	One (1) CD/DVD with electronic copy of entire final application package (plans, application, Letter of Intent, traffic/sound study, etc.) see CD/DVD formatting attached, for instructions.	✓
51	Traffic Study (Hard copy)	
52	Mailing Labels -2 sets of gummed labels and a CD including: Property owner's list and Original certified letter from provider.	✓

ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS

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

Tracy Slavens

Applicant or Designee's Name



Applicant or Designee's Signature

4/13/2020

Date



MIAMI BEACH

PLANNING DEPARTMENT

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

LAND USE BOARD HEARING APPLICATION

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

Application Information			
FILE NUMBER DRB20-0549			
<input type="radio"/> Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision		<input checked="" type="radio"/> Design Review Board <input checked="" type="checkbox"/> Design review approval <input type="checkbox"/> Variance	
<input type="radio"/> Planning Board <input type="checkbox"/> Conditional use permit <input type="checkbox"/> Lot split approval <input type="checkbox"/> Amendment to the Land Development Regulations or zoning map <input type="checkbox"/> Amendment to the Comprehensive Plan or future land use map <input type="checkbox"/> Other:		<input type="radio"/> Historic Preservation Board <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic district/site designation <input type="checkbox"/> Variance	
Property Information - Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 1752 Bay Road, 1738 Bay Road, 1730 Bay Road, 1724 Bay Road, 1759 Purdy Avenue, 1747 Purdy Avenue, 1743 Purdy Avenue, and 1733 Purdy Avenue, Miami Beach, FL			
FOLIO NUMBER(S) 02-3233-012-0550, -0530, -0540, -0520, -0510, -0500, -0490, and -0480			
Property Owner Information			
PROPERTY OWNER NAME Sunset Land Associates LLC and SH Owner LLC			
ADDRESS 590 NE 52nd Terrace		CITY Miami	STATE FL
BUSINESS PHONE 305-749-0921		CELL PHONE	EMAIL ADDRESS bradley.colmer@decocapital.com
Applicant Information (if different than owner)			
APPLICANT NAME Same			
ADDRESS		CITY	STATE
BUSINESS PHONE		CELL PHONE	EMAIL ADDRESS
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Design Review Board approval for the construction of a five (5) story mixed-use project consisting of office, retail, personal service, restaurant, and residential uses, or any combination of such uses, and on-site parking. For further information, please refer to the letter of intent.			

Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project include interior or exterior demolition?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Provide the total floor area of the new construction.		66,995	SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).		132,764	SQ. FT.
Party responsible for project design			
NAME Bermello Ajamil & Partners		<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS 2601 S Bayshore Dr #1000		CITY Miami	STATE FL ZIPCODE 33133
BUSINESS PHONE 954-248-3844	CELL PHONE	EMAIL ADDRESS ajenkins@bermelloajamil.com	
Authorized Representative(s) Information (if applicable)			
NAME Tracy R. Slavens		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS Holland & Knight, 701 Brickell Ave, Suite 3300		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE 305-789-7642	CELL PHONE	EMAIL ADDRESS tracy.slavens@hkllaw.com	
NAME Vanessa Madrid		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS Holland & Knight, 701 Brickell Ave, Suite 3300		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE 305-789-7453	CELL PHONE	EMAIL ADDRESS vanessa.madrid@hkllaw.com	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

Please note the following information:

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

Please read the following and acknowledge below:

- 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".
- 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

Bradley Colmer
SIGNATURE

Bradley Colmer, Manger, Sunset Land Associates LLC
PRINT NAME

01/01/2021
DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

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

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

SIGNATURE

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

STATE OF Florida

COUNTY OF Miami-Dade

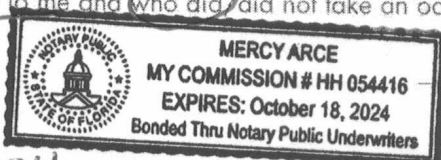
I, Bradley Colmer, being first duly sworn, depose and certify as follows: (1) I am the Manager (print title) of Sunset Land Associates LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support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

[Handwritten Signature]

SIGNATURE

Sworn to and subscribed before me this 1st day of January, 2021. The foregoing instrument was acknowledged before me by Bradley Colmer, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



[Handwritten Signature]

NOTARY PUBLIC

My Commission Expires: 10/18/2024

[Handwritten Signature]

PRINT NAME

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

I, Bradley Colmer, 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 Tracy Slavens & Vanessa Madrid to be my representative before the Design Review Board 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.

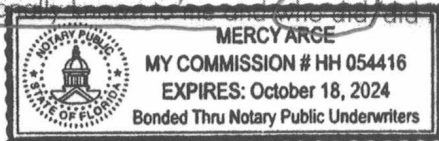
Bradley Colmer, Manager, Sunset Land Associates LLC

PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 1st day of January, 2021. The foregoing instrument was acknowledged before me by Bradley Colmer, who has produced _____ as identification and/or is personally known to me and did not take an oath.

NOTARY SEAL OR STAMP



[Signature]
NOTARY PUBLIC

My Commission Expires: 10/18/2024

mercy Arce
PRINT NAME

CONTRACT FOR PURCHASE

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

NAME	DATE OF CONTRACT
NAME, ADDRESS AND OFFICE	% OF STOCK
_____	_____
_____	_____
_____	_____
_____	_____

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application if filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

DISCLOSURE OF INTEREST
CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

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

Sunset Land Associates LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Please see attached Exhibit "B."

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

DISCLOSURE OF INTEREST
TRUSTEE

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

TRUST NAME	% INTEREST
NAME AND ADDRESS	

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
Tracy Slavens	Holland and Knight, 701 Brickell Ave, Suite 3300 Miami, FL 33131	305-789-7642
Vanessa Madrid	Holland and Knight, 701 Brickell Ave, Suite 3300 Miami, FL 33131	305-789-7453
See also Exhibit "B."		

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

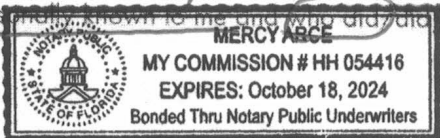
COUNTY OF Miami-Dade

I, Bradley Colmer, Manager, Sunset Land Associates LLC, 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]
SIGNATURE

Sworn to and subscribed before me this 1st day of January, 2021. The foregoing instrument was acknowledged before me by Bradley Colmer, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



[Signature]
NOTARY PUBLIC

My Commission Expires: 10/18/2024


Mercy Arce
PRINT NAME

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".
- 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.
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The aforementioned is acknowledged by:

Owner of the subject property Authorized representative



SIGNATURE

Bradley Colmer, Manger, SH Owner LLC

PRINT NAME

01/01/2021

DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

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

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

SIGNATURE

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

STATE OF Florida

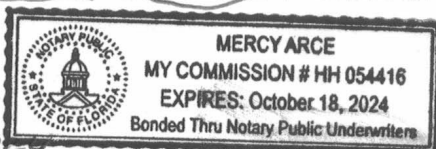
COUNTY OF Miami-Dade

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

Sworn to and subscribed before me this 1st day of January, 2021. The foregoing instrument was acknowledged before me by Bradley Colmer, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

SIGNATURE

NOTARY SEAL OR STAMP



NOTARY PUBLIC

My Commission Expires: 10/18/2024

PRINT NAME

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

I, Bradley Colmer, 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 Tracy Slavens & Vanessa Madrid to be my representative before the Design Review Board 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

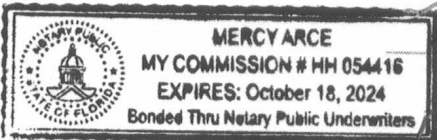
Bradley Colmer, Manager, SH Owner LLC

PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 1st day of January, 2021. The foregoing instrument was acknowledged before me by Bradley Colmer, who has produced _____ as identification and/or is personally known to me and who did did not take an oath.

NOTARY SEAL OR STAMP



Mercy Arce
NOTARY PUBLIC

My Commission Expires: 10/18/2024

Mercy Arce
PRINT NAME

CONTRACT FOR PURCHASE

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

NAME

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE

% OF STOCK

_____	_____
_____	_____
_____	_____
_____	_____

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application if filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

**DISCLOSURE OF INTEREST
CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**

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

SH Owner LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Please see attached Exhibit "B."

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

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

DISCLOSURE OF INTEREST
TRUSTEE

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

TRUST NAME	% INTEREST
NAME AND ADDRESS	

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
<u>Tracy Slavens</u>	<u>Holland and Knight, 701 Brickell Ave, Suite 3300 Miami, FL 33131</u>	<u>305-789-7642</u>
<u>Vanessa Madrid</u>	<u>Holland and Knight, 701 Brickell Ave, Suite 3300 Miami, FL 33131</u>	<u>305-789-7453</u>
<u>See also Exhibit "B."</u>		

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

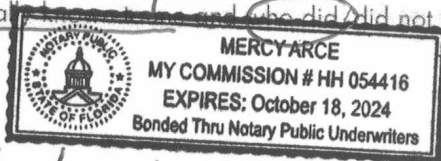
COUNTY OF Miami-Dade

I, Bradley Colmer, Manager, SH Owner LLC, 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.

Bradley Colmer
SIGNATURE

Sworn to and subscribed before me this 1st day of January, 2021. The foregoing instrument was acknowledged before me by Bradley Colmer, who has produced _____ as identification and/or is personally known to me and he did/did not take an oath.

NOTARY SEAL OR STAMP



Mercy Arce
NOTARY PUBLIC
Mercy Arce
PRINT NAME

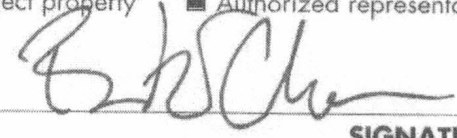
My Commission Expires: 10/18/2024

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".
- 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.
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The aforementioned is acknowledged by:

Owner of the subject property Authorized representative



SIGNATURE

Bradley Colmer, Manager, Sunset Land Associates LLC

PRINT NAME

01/01/2021

DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

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

Sworn to and subscribed before me this _____ day of _____, 20____. The foregoing instrument was acknowledged before me by means of ___ physical presence or ___ online notarization 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

SIGNATURE

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

STATE OF Florida

COUNTY OF Miami-Dade

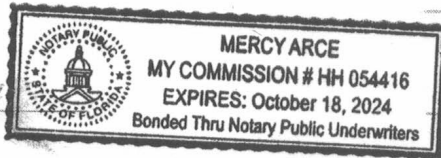
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NOTARY SEAL OR STAMP

SIGNATURE

NOTARY PUBLIC

My Commission Expires: 10/18/2024



PRINT NAME

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

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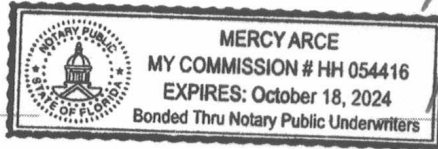
Bradley Colmer, Manager, Sunset Land Associates LLC

PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

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NOTARY SEAL OR STAMP



My Arce
NOTARY PUBLIC
Mercy Arce
PRINT NAME

My Commission Expires: 10/18/2024

CONTRACT FOR PURCHASE

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

NAME	DATE OF CONTRACT
NAME, ADDRESS AND OFFICE	% OF STOCK
_____	_____
_____	_____
_____	_____
_____	_____

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

Sunset Land Associates LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

See attached Exhibit "B"

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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DISCLOSURE OF INTEREST
TRUSTEE

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TRUST NAME	% INTEREST
NAME AND ADDRESS	

COMPENSATED LOBBYIST

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See also Exhibit "C"		

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

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APPLICANT AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

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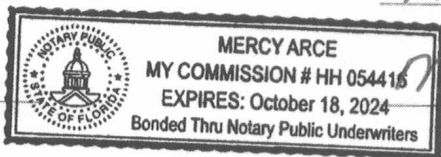
[Handwritten Signature]
SIGNATURE

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[Handwritten Signature]
NOTARY PUBLIC

NOTARY SEAL OR STAMP

My Commission Expires: 10/18/2024



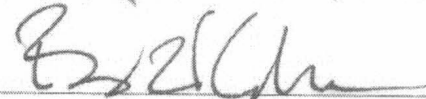
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PRINT NAME

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The aforementioned is acknowledged by:

Owner of the subject property Authorized representative


SIGNATURE

Bradley Colmer, Manager, SH Owner LLC
PRINT NAME

01/01/2021
DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

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NOTARY SEAL OR STAMP

SIGNATURE

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

STATE OF Florida

COUNTY OF Miami-Dade

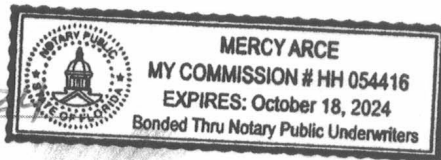
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NOTARY SEAL OR STAMP

SIGNATURE

NOTARY PUBLIC

My Commission Expires: 10/18/2024



Mj Arce
NOTARY PUBLIC
Mercy Arce
PRINT NAME

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

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Bradley Colmer, Manager, SH Owner LLC

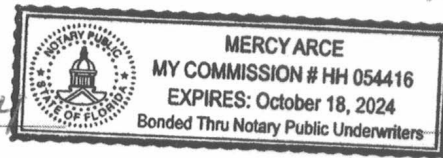
PRINT NAME (and Title, if applicable)

[Handwritten Signature]

SIGNATURE

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NOTARY SEAL OR STAMP



[Handwritten Signature]

NOTARY PUBLIC

[Handwritten Name]

PRINT NAME

My Commission Expires: 10/18/2024

CONTRACT FOR PURCHASE

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

NAME

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE

% OF STOCK

_____	_____
_____	_____
_____	_____
_____	_____

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

SH Owner LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

See attached Exhibit "B"

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

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

DISCLOSURE OF INTEREST
TRUSTEE

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

TRUST NAME	NAME AND ADDRESS	% INTEREST

COMPENSATED LOBBYIST

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

NAME	ADDRESS	PHONE
Tracy Slavens	Holland and Knight, 701 Brickell Ave, Suite 3300 Miami, FL 33131	305-789-7642
Vanessa Madrid	Holland and Knight, 701 Brickell Ave, Suite 3300 Miami, FL 33131	305-789-7453
See also Exhibit "C."		

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

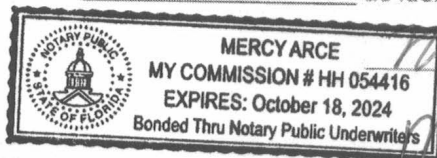
COUNTY OF Miami-Dade

I, Bradley Colmer, Manager, SH Owner LLC, 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.

Bradley Colmer
SIGNATURE

Sworn to and subscribed before me this 1st day of January, 2021. The foregoing instrument was acknowledged before me by means of physical presence or online notarization by Bradley Colmer, who has produced _____ as identification and/or is personally known to me and ~~who did~~ did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires: 10/18/2024

Mercy Arce
NOTARY PUBLIC
Mercy Arce
PRINT NAME

EXHIBIT "A"

LEGAL DESCRIPTION

The West 1/2 of Lot 3, Lot 4 Lot 5, Lot 6 and Lot 7, Block 16, ISLAND VIEW SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6 at Page 115 of the Public Records of Miami-Dade County, Florida.

EXHIBIT "B"

DISCLOSURE OF INTEREST

Interests in Sunset Land Associates, LLC

	Percentage of Interest
Sunset Harbor Holdings, LLC c/o Deco Capital Group 590 NE 52nd Terrace, Miami, FL 33137	100%

Interests in SH Owner, LLC

	Percentage of Interest
Sunset Harbor Holdings, LLC c/o Deco Capital Group 590 NE 52nd Terrace, Miami, FL 33137	100%

Interests in Sunset Harbor Holdings, LLC

	Percentage of Interest
Deco Capital Investments, LLC c/o Deco Capital Group 590 NE 52nd Terrace, Miami, FL 33137	10%
RWNIH-REP Sunset Harbor, LLC c/o Deco Capital Group 590 NE 52nd Terrace, Miami, FL 33137	90%

Interests in Deco Capital Investments, LLC

	Percentage of Interest
Bradley W. Colmer c/o Deco Capital Group 590 NE 52nd Terrace, Miami, FL 33137	5.41%
Dan Marinberg c/o Deco Capital Group 590 NE 52nd Terrace, Miami, FL 33137	9.90%
M-1752 Deco Investor, LLC c/o Deco Capital Group 590 NE 52nd Terrace, Miami, FL 33137	5.01%
Michael Beattie c/o Deco Capital Group 590 NE 52nd Terrace, Miami, FL 33137	4.84%
Frederic Khalil c/o Deco Capital Group 590 NE 52nd Terrace, Miami, FL 33137	8.87%
David Neithardt Beaumont c/o Deco Capital Group 590 NE 52nd Terrace, Miami, FL 33137	12.19%
Douglas Silverman c/o Deco Capital Group 590 NE 52nd Terrace, Miami, FL 33137	10.19%
Boris Marinberg c/o Deco Capital Group 590 NE 52nd Terrace, Miami, FL 33137	1.70%

Deco Capital Group, LLC c/o Deco Capital Group 590 NE 52 nd Terrace, Miami, FL 33137	4.69%
Ralph Bekkevold c/o Deco Capital Group 590 NE 52 nd Terrace, Miami, FL 33137	19.32%
Joseph Furst c/o Deco Capital Group 590 NE 52 nd Terrace, Miami, FL 33137	1.7%
Max and Roger Leifer, 50/50 ownership ¹ c/o Deco Capital Group 590 NE 52 nd Terrace, Miami, FL 33137	5.82%
Christopher Roe c/o Deco Capital Group 590 NE 52 nd Terrace, Miami, FL 33137	1.46%
Gloria Canasi c/o Deco Capital Group Miami, FL 33137 590 NE 52 nd Terrace, Miami, FL 33137	5.54%
GJ Togel Holdings LLC c/o Deco Capital Group 590 NE 52 nd Terrace, Miami, FL 33137	3.12%
DCP Sunset Harbour LLC c/o Deco Capital Group 590 NE 52 nd Terrace, Miami, FL 33137	0.24%

¹ Each of Max Leifer and Roger Leifer own 50% of the 5.82% interest (2.91% each).

Interests in RWNIH-REP Sunset Harbor LLC

Percentage of Interest

RWNIH-REP, LLC c/o Deco Capital Group 590 NE 52 nd Terrace, Miami, FL 33137	95.9588%
Ari Shalam c/o Deco Capital Group 590 NE 52 nd Terrace, Miami, FL 33137	0.4822%
Joshua Shapiro c/o Deco Capital Group 590 NE 52 nd Terrace, Miami, FL 33137	0.0698%
Barry Kringstein c/o Deco Capital Group 590 NE 52 nd Terrace, Miami, FL 33137	3.4892%

Interests in RWNIH-REP LLC

Percentage of Interest

Marc Rowan and Carolyn Rowan, as Husband and Wife c/o Deco Capital Group 590 NE 52 nd Terrace, Miami, FL 33137	98.5603%
Ken Glassman c/o Deco Capital Group 590 NE 52 nd Terrace, Miami, FL 33137	1.2972%
Mary Harada c/o Deco Capital Group 590 NE 52 nd Terrace, Miami, FL 33137	0.1299%

Ari Shalam
c/o Deco Capital Group
590 NE 52nd Terrace,
Miami , FL 33137

0.0126%

M-1752 Deco Investor, LLC

Percentage of Interest

Camilo Miguel
c/o Deco Capital Group
590 NE 52nd Terrace,
Miami, FL 33137

100%

Deco Capital Group, LLC

Percentage of Interest

Bradley W. Colmer
c/o Deco Capital Group
590 NE 52nd Terrace,
Miami, FL 33137

100%

GJ Togel Holdings LLC

Percentage of Interest

Greg Togel
c/o Deco Capital Group
590 NE 52nd Terrace,
Miami, FL 33137

100%

DCP Sunset Harbour LLC

Percentage of Interest

Bradley W. Colmer
c/o Deco Capital Group
590 NE 52nd Terrace,
Miami , FL 33137

100%

EXHIBIT "C"

COMPENSATED LOBBYISTS SUPPLEMENTAL LIST

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. In addition to the persons listed on page 8 of the application, below is a supplemental list of all persons or entities retained by the applicant, as of the date of this application, to lobby City staff or any of the City's land development boards in support of this application.

NAME	ADDRESS	PHONE
<u>Bradley Colmer</u>	<u>Sunset Land Associates LLC and</u> <u>SH Owner LLC</u> <u>590 NE 52nd Terrace,</u> <u>Miami, FL 33137</u>	<u>305-749-0921</u>
<u>Gregory R. Togel</u>	<u>Sunset Land Associates LLC and</u> <u>SH Owner LLC</u> <u>590 NE 52nd Terrace,</u> <u>Miami, FL 33137</u>	<u>305-749-0921</u>
<u>Raimundo Fernandez</u>	<u>Bermillo Ajamil & Partners</u> <u>2601 S Bayshore Dr., #100</u> <u>Miami, FL 33133</u>	<u>954-248-3844</u>
<u>Adrian K. Dabkowski</u>	<u>Kimley-Horn</u> <u>600 North Pine Island Rd., # 450</u> <u>Plantation, FL 33124</u>	<u>954-535-5144</u>
<u>Mercy Arce</u>	<u>Holland and Knight</u> <u>701 Brickell Ave, #3300</u> <u>Miami, FL 33131</u>	<u>305-349-2178</u>

Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799
Holland & Knight LLP | www.hklaw.com

Tracy R. Slavens, Esq.
305.789.7642
tracy.slavens@hklaw.com

January 4, 2021

VIA HAND DELIVERY

Mr. Michael Belush
Chief of Planning and Zoning
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Sunset Land Associates LLC and SH Owner LLC – Response to Staff First Submittal Comments / Application to Design Review Board (DRB20-0549, the “Application”)

Dear Mr. Belush:

Please accept this letter on behalf of Sunset Land Associates LLC and SH Owner LLC (the “Applicants”), in response to Staff’s first submittal review comments issued on December 24, 2020 in connection with the Application. The Applicants responses to the comments are as follows:

Planning Department Comments:

DRB Zoning Review Comments Issued by Irina Villegas, Senior Planner

1. It is not clear if the structures above the maximum height comply with the allowable height exceptions. maximum area of accessible roof deck is 50% of the floor area below, including pool area.

RESPONSE: As proposed the pool deck and maximum combined deck area are in compliance with Section 142-1161 of the City’s Code. Please refer to Sheet A-2.2_P.

DRB Admin Review Comments Issued by Monique Fons, Office Associate V

1. An email must be sent to moniquefons@miamibeachfl.gov confirming application and disclosure are up to date and confirm if all individuals with a 5% or greater interest in Sunset Land Associates LLC and SH Owner LLC have been disclosed.

RESPONSE: Noted. The disclosure of interest complies with this requirement.

2. The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline 1/11/2021:
 1. Advertisement - \$1,544
 2. Posting - \$103
 3. Mail Label Fee (\$5 per mailing label)
 4. Courier - \$ 70
 5. Board Order Recording - \$ 103
 6. Variance(s) - \$772 p/variance
 7. Sq. Ft Fee - \$.31 cents p/ Sq. Ft

Total Outstanding Balance = \$ ALL FEES MUST BE PAID BY 1/13/2021

In addition to the fees, the following shall be provided to the Department no later than the Final submittal deadline 1/4/2021, before 12 p.m. (Tardiness may affect being placed on the agenda):

RESPONSE: Acknowledged.

DRB Plan Review Comments Issued by Fernanda Sotelo-Chotel, Principal Planner

Please provide a narrative response to the comments listed below.

RESPONSE: This letter shall constitute the Applicant's narrative response.

1. GENERAL COMMENTS

- a. This item will also require a modification to a previously approved Condition Use application to be reviewed and approved by the Planning Board. This item was originally approved in 2018, pursuant to DRB File No. 17-0198.

RESPONSE: Please note the Conditional Use application to allow the office use was reviewed and approved by the Planning Board on December 14, 2020. The Conditional Use Permit is in the process of being executed and rendered.

2. ZONING/VARIANCE COMMENTS

- a. Update needs to be dated within 6 mos.

RESPONSE: The survey has been updated to comply with this requirement.

- b. Missing APPROVED Transverse sections

RESPONSE: The approved transverse sections are included with this submittal. Please refer to Sheets A-4.0 through A-4.2_P.

- c. Graphically identify the from approved to proposed. Maybe by highlighting the change in elevation heights?

RESPONSE: Noted. The elevations have been revised to provide a clear graphic distinction between approved and proposed heights.

d. In general, upgrade quality - line and detail - of proposed elevations – Also, add material tags that are legible. There appears to be modifications to exterior materiality and design that needs to be noted.

RESPONSE: The drawings have been revised accordingly.

e. Also provide more detail of top floor – which appears to have changed in design and finish from approved.

RESPONSE: Please refer to Sheet A-2.3_P for details relating to the top floor.

Based on the above, we respectfully seek your favorable review, issuance of notice to proceed to the July meeting of the Design Review Board, and recommendation of approval for this Application. Thank you in advance for your considerate attention to this request.

If you should have any questions or require additional information, please feel free to call me directly at 305-789-7642.

Respectfully submitted,

HOLLAND & KNIGHT, LLP

A handwritten signature in blue ink that reads "Tracy Slavens". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Tracy R. Slavens, Esq.

Enclosures

CC: Mr. Bradley W. Colmer
Mr. Gregory R. Togel

Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799
Holland & Knight LLP | www.hklaw.com

Tracy R. Slavens
+1 305-789-7642
Tracy.Slavens@hklaw.com

December 14, 2020

VIA ELECTRONIC DELIVERY

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

Re: Sunset Land Associates LLC, and SH Owner LLC – Amended and Restated Letter of Intent for Design Review Board Application No. DRB 20-0549 (the “Application”)

Dear Mr. Mooney:

Please accept this Amended and Restated Letter of Intent for the above-referenced Design Review Board Application on behalf of Sunset Land Associates LLC and SH Owner LLC (the “Applicants”), seeking Design Review Board approval for the construction of a five (5) story mixed-use project consisting of office, retail, personal service, restaurant, and residential uses, or any combination of such uses, and on-site parking (the “Project”). The property subject to this Application is located at 1752, 1738, 1730, and 1724 Bay Road, and 1759, 1747, 1743, and 1733 Purdy Avenue, in Miami Beach, Florida, and is identified by Folio Nos. 02-3233-012-0550, -0530, -0540, -0520, -0510, -0500, -0490, and -0480 (collectively, the “Property”).

I. Background

The Property consists of approximately 0.77 acres, composed of six vacant lots and two lots developed with existing buildings (located at 1752 Bay Road and 1730 Bay Road, both to be demolished), located within the Sunset Harbor neighborhood, and has a land use designation of Medium Intensity Commercial Category (CD-2) and is zoned CD-2. In 2018, the Property received approval for a new five (5) story mixed-use project with ground floor retail uses pursuant to the Design Review Board Order under File No. PB 17-0198 (the “2018 DRB Board Order”).¹ A copy of the recorded 2018 DRB Board Order is attached hereto as Exhibit “A” for your reference. The plans submitted with this Application propose a modification of the 2018 DRB

¹ The Project was also approved pursuant to Conditional Use Permit under File No. PB 17-0168 (aka PB 18-0168, the “2018 CUP”).

Board Order to provide for office floor plans and additional height, as described in detail in the section below.

The Applicants have filed a Planning Board application, identified under File No. PB 20-0344 (“PB 20-0344”), seeking approval of a minor modification of the 2018 CUP to include office use as part of the Project’s development Program. This resulted in a simultaneous decrease of ten (10) residential units (two (2) units proposed, where twelve (12) units were previously contemplated), and an increase of approximately 29,728 square feet of office use. Staff has issued a recommendation of approval for PB 20-0344, and the Planning Board is scheduled to review the application for Conditional Use Permit approval of the addition of office use within the project on December 14, 2020.²

II. Proposed Project

Since Staff’s review of the Applicant’s previous submittal, and issuance of “Notice to Proceed” to the Design Review Board dated May 20, 2020, an ordinance for a text amendment pertaining to a building height increase in strategic commercial areas to incentivize office uses (the “Height Ordinance”), as it pertains to the Sunset Harbour neighborhood, was referred by the City Commission to the Planning Board on December 9, 2020, pursuant to Agenda Item R9 L. The Height Ordinance, as last modified, permits a maximum height of 65 feet in the CD-2 District for office developments that are situated on properties in the Sunset Harbour neighborhood, (i) consist solely of office use above the ground level, (ii) with a minimum lot size of 7,500 square feet, and (iii) bounded by Dade Boulevard on the south, Purdy Avenue on the west, 18th Street on the north, and Bay Road on the east. This Height Ordinance is intended to serve as the initial implementation of a broader Sunset Harbour neighborhood vision plan creating updated development regulations within the Sunset Harbour neighborhood to reflect the current market conditions and neighborhood identity.

The Property complies with the location, and minimum lot size criteria set forth in the Height Ordinance, and the proposed Project has been designed in accordance with the Height Ordinance. Specifically, the Project proposes new Class-A office space along with retail, personal service, restaurant, and/or residential uses as well as on-site parking and a rooftop amenity.

The proposed design features a sleek futurist architectural style that evokes movement and interest along the façade levels. This dual frontage building contains long elegant lines and curving forms, emphasizing the horizontality of the building. The building features a dynamic breezeway element on the ground level that crosses in the east-west direction providing a pathway from Purdy Avenue to Bay Road for both pedestrians and residential vehicles. Separate lobbies are provided for the commercial and residential components of the building. Special attention has been given to the Project’s design to enhance the pedestrian experience, and compatibility with the neighborhood. As a point of clarification, the project significantly exceeds the minimum required front, side, and rear setbacks, as shown on Sheet A-1.0_P of the enclosed plans. In addition, the project provides a green roof element with substantial landscaping as well as additional landscaping and setback on the south side of the second level to create a buffer between the garage and the residential units to the south. It is also important to note that the residential density will be reduced and, as a result,

² Note that changes to the ground floor façade have been determined to be subject to administrative approval.

the activity on the roof deck will be substantially reduced with the change in the development program contemplated by PB 20-0344.

To appeal to the type of tenant the Height Ordinance is intended to attract, tall floor-to-floor open plan floor plates with stunning views of the park, bay, and neighborhood are proposed. In addition, the Project features an interesting mix of materials, and extensive glazing. Overall, the Project will result in a noteworthy addition to the Sunset Harbour neighborhood that will beautify the area, while providing the kind of Class-A office space with superior design that will help fortify the City's economic future and create a significant economic benefit to the City.

III. Compliance with Design Review Criteria

With the approval of the 2018 Board Order, the project was deemed to satisfy the design review criteria set forth in Section 118-251 of the Land Development Regulations. The proposed variance request does not affect the project's compliance with Section 118-251. As such, the project continues to meet the design review criteria, as follows:

(1) The existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, trees, drainage, and waterways.

Satisfied.

(2) The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices.

Satisfied.

(3) The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project.

Satisfied.

(4) The color, design, selection of landscape materials and architectural elements of exterior building surfaces and primary public interior areas for developments requiring a building permit in areas of the city identified in Section 118-252.

Satisfied.

(5) The proposed site plan, and the location, appearance and design of new and existing buildings and structures are in conformity with the standards of this article and other applicable ordinances, architectural and design guidelines as adopted and amended periodically by the design review board and historic preservation board and all pertinent master plans.

Satisfied.

(6) The proposed structure, and/or additions or modifications to an existing structure, indicates a sensitivity to and is compatible with the environment and adjacent structures, and enhances the appearance of the surrounding properties.

Satisfied.

(7) The design and layout of the proposed site plan, as well as all new and existing buildings shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on contiguous and adjacent buildings and lands, pedestrian sight lines and view corridors.

Satisfied.

(8) Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided for and that all parking spaces are usable and are safety and conveniently arranged; pedestrian furniture and bike racks shall be considered. Access to the site from adjacent roads shall be designed so as to interfere as little as possible with traffic flow on these roads and to permit vehicles a rapid and safe ingress and egress to the site.

Satisfied.

(9) Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties. Lighting shall be reviewed to assure that it enhances the appearance of structures at night.

A lighting plan has not been submitted at this time; the Applicant shall comply with the Land Development Regulations for lighting and ensure that the design is both safe and minimally intrusive.

(10) Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design.

Satisfied.

(11) Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas.

Satisfied.

(12) The proposed structure has an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).

Satisfied. The scale of the proposed project is compatible with nearby buildings and the CD-2 zoning district regulations, including the Height Ordinance. To ensure compatibility, the project significantly exceeds the minimum required front, side, and rear setbacks, and provides a green roof element with substantial landscaping as well as additional landscaping and setback on the south side of the second level to create a buffer between the garage and the residential units to the south.

(13) The building has, where feasible, space in that part of the ground floor fronting a street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a street, or streets shall have residential or commercial spaces, shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of the parking structure from the surrounding area and is integrated with the overall appearance of the project.

Satisfied.

(14) The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.

Satisfied.

(15) An addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s).

Not Applicable; all existing improvements and structures are to be demolished.

(16) All portions of a project fronting a street or sidewalk shall incorporate an architecturally appropriate amount of transparency at the first level in order to achieve pedestrian compatibility and adequate visual interest.

Satisfied.

(17) The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties.

Satisfied.

(18) In addition to the foregoing criteria, subsection 118-104(6)(t) of the city Code shall apply to the design review board's review of any proposal to place, construct, modify or

maintain a wireless communications facility or other over the air radio transmission or radio reception facility in the public rights-of-way.

Not Applicable; none proposed.

IV. Compliance with Sea-Level Rise and Resiliency Criteria

Similarly, with the approval of the 2018 Board Order, the project was deemed to satisfy the sea-level rise and resiliency criteria set forth in Section 133-50(a) of the Land Development Regulations. The proposed variance request does not affect the project's compliance with said criteria. As such, the project continues to meet the design review criteria, as follows:

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

A recycling or salvage plan for partial or total demolition will be provided under separate cover at the appropriate time in the development process.

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

All proposed windows will be hurricane proof impact windows.

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

Passive Cooling systems, including, but not limited to, operable windows, will be provided.

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

Resilient landscaping has been incorporated into landscape design.

(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.

Adopted Sea level rise projections in the Southeast Florida Regional Climate Action Plan, including a study of land elevation and elevation of surrounding properties, were considered and the appropriate principles were incorporated into the building design.

(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.

The ground floor, driveways, and garage ramping are adaptable to the raising of public rights-of-ways and adjacent land.

(7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.

All critical mechanical and electrical systems are located above base flood elevation.

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

Not applicable.

(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.

Wet or dry flood-proofing systems will be provided in accordance with Chapter 54 of the City Code for habitable space located below the base flood elevation plus City of Miami Beach Freeboard.

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

As noted above, wet or dry flood-proofing systems will be provided in accordance with Chapter 54 of the City Code for habitable space located below the base flood elevation plus City of Miami Beach Freeboard. Details will be provided as part of the civil engineering design at time of permit.

Based on the above, we respectfully seek your favorable review and recommendation of approval for this application. Thank you in advance for your considerate attention to this request. If you have any questions or require additional information, please feel free to call me directly at 305-789-7642.

Respectfully submitted,

HOLLAND & KNIGHT, LLP



Tracy R. Slavens, Esq.

Enclosures

CC: Mr. Bradley Colmer
Mr. Greg Togel

EXHIBIT "A"

2018 DRB BOARD ORDER

**DESIGN REVIEW BOARD
City of Miami Beach, Florida**

MEETING DATE: December 04, 2018

FILE NO: DRB17-0198

PROPERTY: **1733-1759 Purdy Avenue and 1724-1752 Bay Road**

APPLICANT: Sunset Land Associates LLC

LEGAL: The West ½ of Lot 3, Lot 4, Lot 5, Lot 6, and Lot 7, Block 16, ISLAND VIEW SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6 at Page 115 of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for Design Review Approval for the construction of a new five-story multifamily building with ground floor retail uses with one or more waivers, to replace six vacant lots and two buildings. This item will also require a Conditional Use application to be reviewed and approved by the Planning Board.

ORDER

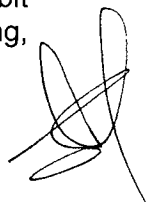
The City of Miami Beach Design Review Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

I. Design Review

- A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not a individually designated historic site.
- 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 is inconsistent with Design Review Criteria 1, 2, 3, 4, 5, 6, 9, 12, 13, 14, 16, and 19 in Section 118-251 of the Miami Beach Code.
- C. 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 is inconsistent with Sea Level Rise Criteria 1, 5, and 10 in Section 133-50(a) of the Miami Beach Code.
- D. The project would be consistent with the criteria and requirements of Section 118-251 and/ or Section 133-50(a) if the following conditions are met:
 1. The project shall comply with all the conditions imposed by the Planning Board Order dated November 27, 2018 for File No. PB 17-0168 aka PB18-0168.
 2. Revised elevation, site plan and floor plan drawings for the proposed mixed-use development at 1733-1759 Purdy Avenue and 1724-1752 Bay Road shall be

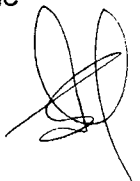
submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:

- a. The additional 5'-0" height at the ground level **shall** be permitted as proposed.
- b. The central breezeway at the ground level of the project shall be further refined. The width of the corridor shall accommodate two, minimum 6'-0" wide pedestrian zones flanking a central vehicle aisle, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- c. The garage level parking (second floor), shall be setback a minimum of ten (10') feet from the south property line. The entirety of such setback area (the roof of the ground floor) shall be open to the sky from this level upwards, and shall be re-designed to include a decorative wall, hardscape, landscape planter or landscape features in order to create a buffer between the garage and the residential units of the building to the south, in a manner to be reviewed and approved by staff.
- d. The garage level parking (second floor), shall be internally redesigned to comply with all of the underlying programmatic parking requirements and zoning design and dimensioning standards.
- e. At the garage level on the south side, a floor to ceiling wall that must be at least 75% solid shall be provided, in a manner to be reviewed and approved by staff.
- f. The floor of the garage shall be designed and constructed to minimize tire noise, in a manner to be approved and certified by a qualified acoustic engineer, subject to the review and approval of staff.
- g. All existing overhead utilities and poles abutting the subject site shall be placed underground at the sole expense of the applicant.
- h. Additional material finishes shall be introduced along the front elevation at the underside and side walls of the breezeway as depicted on rendering sheet A-6.3, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- i. The 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 Design Review Criteria and/or the directions from the Board.
- j. All interior fixtures, including, but not limited to, shelving, partitions, and checkout counters, if parallel to the exterior wall, shall be setback a minimum of ten (10') feet from the exterior walls of the building, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board. This shall not prohibit substantially transparent fixtures for display purposes; however, shelving,



partitions, and checkout counters, or similar objects, shall not be permitted to be flush to the exterior walls of the building facing any right-of-way.

- k. The final design and details of all exterior and interior lighting for the ground floor commercial components shall be provided, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board. Interior lighting shall be designed in a manner to not have an adverse overwhelming impact upon the surrounding area. No florescent or intensive 'white' lighting (or similar intensive lighting) visible from the adjacent public rights or way or adjacent properties shall be permitted.
- l. Any future kitchen ventilation or mechanical venting shall be chased through the interior of the building to the roof. No exhaust ducts or vents shall be permitted on any building elevations.
- m. All internal garage lighting shall be shielded to buffer views of all direct light sources from outside of the structure, as well as on the roof deck, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- n. All rooftop lighting shall consist of a lighting fixture that is affixed to, and no higher than, the rooftop parapet wall. All roof-top lighting fixtures shall be designed to preclude light from spilling over to adjacent properties, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- o. All exterior handrails and support posts shall incorporate a flat profile. The final design details, dimensions material and color of all exterior handrails shall be made part of the building permit plans and shall be subject to the review and approval of staff.
- p. The interior walls of the first level of the parking garage entrance, ramps and loading areas, shall be fully detailed on revised plans. Such interior areas shall consist of high quality, non-stucco surface materials which have a well finished appearance commensurate with the primary façade of the building, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- q. All building signage shall require a separate permit. A uniform sign plan for the new building shall be required. Such sign plan shall be consistent in materials, method of illumination and sign location, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- r. The entire ground level exterior paving system, and its design and detailing, shall be clearly identified with all colors, textures and materials clearly differentiating the areas as identified as pedestrian-only regions from those portions accessible to vehicular traffic, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.



- s. The design and detailing of the proposed planters within the breezeway shall be further developed and detailed, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - t. The final design and details, including materials, colors, finishes, of any security fence, shall be provided, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - u. The final design and details, including materials, colors, finishes, of all roof top elements, including any canopies, and stairwell or elevator bulkheads, shall be further developed and detailed and submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - v. All exterior walkways and drives shall consist of decorative pavers, set in sand or other semi-pervious material, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - w. Final details of all proposed storefront systems and associated details shall be provided for all of the structures on the project site, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - x. A fully enclosed, air-conditioned trash room shall be provided, which is sufficient to handle the maximum uses intended for the proposed structure. External dumpsters shall not be permitted.
 - y. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
 - z. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.
3. 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. Prior to the issuance of a building permit, the applicant shall submit a tree protection plan for all trees to be retained on site. Such plan shall be subject to the review and approval of staff, and shall include, but not be



limited to a sturdy tree protection fence installed at the dripline of the trees prior to any construction.

- b. In order to identify, protect and preserve mature trees on site, which are suitable for retention and relocation, a Tree Report prepared by a Certified Tree Arborist shall be submitted for the mature trees on site.
- c. Any tree identified to be in good overall condition shall be retained, and protected in their current location if they are not in conflict with the proposed home, or they shall be relocated on site, if determined feasible, subject to the review and approval of staff. A tree care and watering plan also prepared by a Certified Arborist shall be submitted prior to the issuance of a Building Permit or Tree Removal/Relocation Permit. Subsequent to any approved relocation, a monthly report prepared by a Certified Arborist shall be provided to staff describing the overall tree performance and adjustments to the maintenance plan in order to ensure survivability, such report shall continue for a period of 18 months unless determined otherwise by staff.
- d. A minimum of 50% of the combined total of all roof levels which are open to the sky, shall be designed in a "green manner" to accommodate a true green roof system. Portions of the green roof shall, have sufficient depth of soil planting beds to accommodate rooting depths for larger trees while satisfying minimum canopy shade tree requirements.
- e. Existing trees to be retained on site shall be protected from all types of construction disturbance. Root cutting, storage of soil or construction materials, movement of heavy vehicles, change in drainage patterns, and wash of concrete or other materials shall be prohibited.
- f. The backflow prevention device shall not be permitted within any area fronting a street or sidewalk, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board
- g. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by the Public Works Department.
- h. Any existing plant material within the public right-of-way may be required to be removed, as the discretion of the Public Works Department.
- i. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
- j. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.



- k. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures. The location of backflow preventors, Siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans, and shall be subject to the review and approval of staff.
- l. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers and how they are screened with landscape material from the right of wall shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
- m. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.

In accordance with Section 118-262, the applicant, or the city manager on behalf of the city administration, or an affected person, Miami Design Preservation League or Dade Heritage Trust may seek review of any order of the Design Review Board by the City Commission, except that orders granting or denying a request for rehearing shall not be reviewed by the Commission.

II. Variance(s)

- A. No variance(s) were filed as part of this application.

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

III. General Terms and Conditions applying to both 'I. Design Review Approval and 'II. Variances' noted above.

- A. 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.
- B. Site plan approval is contingent upon meeting Public School Concurrency requirements. Applicant shall obtain a valid School Concurrency Determination Certificate (Certificate) issued by the Miami-Dade County Public Schools. The Certificate shall state the number of seats reserved at each school level. In the event sufficient seats are not available, a proportionate share mitigation plan shall be incorporated into a tri-party development agreement and duly executed prior to the issuance of a Building Permit.
- C. The applicant shall submit a Hold Harmless Covenant Running with the Land to the City Attorney's Office in a form acceptable to the City Attorney indemnifying and holding harmless the city against any claim or loss in the event of an accident involving a motor



vehicle or other instrumentality due to the proximity of the new building to the public right-of way.

- D. 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, subject to the review and approval of staff based upon the design review or appropriateness criteria, and/or directions received from the Board.
- E. A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.
- F. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
- G. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- H. 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.
- I. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- J. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- K. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

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

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "Sunset Park", as prepared by **Domo Architecture + Design**, dated September 07, 2018, and dated August 03, 2018, and as approved by the Design Review Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions 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 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 shall 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 06 day of December, 2018.


DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

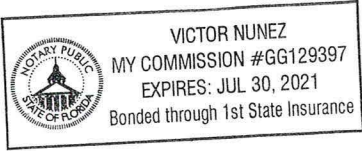
BY: 

JAMES G. MURPHY
CHIEF OF URBAN DESIGN
FOR THE CHAIR

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

The foregoing instrument was acknowledged before me this 7 day of December, 2018 by James G. Murphy, Chief of Urban Design, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.





V. Nunez

NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: July 30, 2021

Approved As To Form:
City Attorney's Office: Nick Kallejin (12/6/2018)

Filed with the Clerk of the Design Review Board on Josim Jimenez (12/7/18)



October 23, 2020

**City of Miami Beach
Planning Department
1700 Convention Center Drive
Miami Beach, FL 33139**

RE: Property Owners List within 375 feet of:

LEGAL DESCRIPTION:

The West 1/2 of Lot 3, and all of Lots 4, 5, 6 and 7 Block 16 of **ISLAND VIEW SUBDIVISION**, according to the Plat thereof, as recorded in Plat Book 6, Page 115 of the Public Records of Miami-Dade County, Florida.

LOCATION: 1724-52 Bay Road and 1733-59 Purdy Avenue, Miami Beach FL 33139

FOLIO NO. 02-3233-012-0480 through -0550

ORDER: 200407

Total number of property owners without repetition: 701

This is to certify that the attached ownership list, map and mailing matrix is a complete and accurate representation of the real estate property and property owners within 375 feet of the subject property listed above. This reflects the most current records on the file in Miami-Dade County Tax Assessor's Office.

Sincerely,

THE ZONING SPECIALISTS GROUP, INC.

A handwritten signature in blue ink that reads "Omara R. Lopez". The signature is written in a cursive style with a large initial "O" and a long, sweeping tail.

Omara R. Lopez,
For the Firm

7729 NW 146th Street • Miami Lakes, FL 33016
Phone: 305 828-1210
www.thezoningspecialistsgroup.com

OWNERS LIST

THE FOLLOWING ARE PROPERTY OWNERS WITHIN A 375-FOOT RADIUS OF THE FOLLOWING LEGALLY DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

The West 1/2 of Lot 3, and all of Lots 4, 5, 6 and 7 Block 16 of **ISLAND VIEW SUBDIVISION**, according to the Plat thereof, as recorded in Plat Book 6, Page 115 of the Public Records of Miami-Dade County, Florida.

LOCATION: 1724-52 Bay Road and 1733-59 Purdy Avenue, Miami Beach FL 33139

FOLIO NO. 02-3233-012-0480 through -0550

ORDER: 200407

West Bay Plaza Condo Unit 705 Undiv 0.9821 % Int In Common Elements Property address: 1688 West Ave, #705 Folio number: 0232330570550	Teresa Lynn Woo 61 Jalan Puteh Jerneh Holland 278077, Singapore
West Bay Plaza Condo Unit 1008 Undiv 0.9833 % Int In Common Elements Property address: 1688 West Ave, #1008 Folio number: 0232330570970	Teresa Woo 61 Jalan Puteh Jerneh Singapore 278077, Japan
Bayside Terrace Condo Apt 2-D Second Fl Undiv 2.78% Int In Common Elemen Property address: 1670 Bay Rd, #2D Folio number: 0232330290040	Ivano Battista Via Conte Ruggero 6 Unit 4A Catania 95129, Italy
Bonne Vie Condo Apt 3-B Third Floor Undiv 3.12 % Int In Common Elements Property address: 1670 Lincoln Ct, #3B Folio number: 0232330280070	Daniel Benoit Trs 1085 Yves Blais 802 Terrebonne Quebec J6voa9, Canada
Bonne Vie Condo Apt 4-D Fourth Floor Undiv 3.12 % Int In Common Elements Property address: 1670 Lincoln Ct, #4D Folio number: 0232330280140 Canada	Jacques Gauvreau Trs & Cesar Perez Trs 1070 Rue De Bleury, #510 Montreal Quebec Canada H2z 1N3,
Bayside Terrace Condo Apt 6-D Sixth Fl Undiv 3.05% Int In Common Element Property address: 1670 Bay Rd, #6D Folio number: 0232330290320	Michelle Faye Mathias Carey Regan Hunker 1665 Nelson St., #402 Vancouver, Canada
Arcadia Condo Unit 505 Undiv 4.338710% Int In Common Elements Property address: 1674 Bay Rd, #505 Folio number: 0232330430230	Raoul Graf Trs Raoul Graf Living Trust Jose Luis Martinez Marin Trs 700 Rue Saint Charles Longueuil Qc J4h 1G9, Canada
Sunset Harbour South Condo Unit 1601 Undiv 0.3777% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1601 Folio number: 0232330620090	Padcorp Inc 300 Bloor St East #2301 Toronto Ontario M4w3y2, Canada

Sunset Harbour South Condo Unit P743 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P743 Folio number: 0232330625640	Padcorp Inc 300 Bloor St East #2301 Toronto Ontario M4w3y2, Canada
Island View Sub PB 6-115 E1/2 Lot 1 & E1/2 Lot 2 Blk 14 Property address: 1800 Bay Rd Folio number: 0232330120260	1800 Bay Road Investors LLC C/O Greenstreet Partners 1515 Sunset Dr Ste 44 Miami, FL 33143-5803
Island View Sub PB 6-115 W1/2 Lots 1 Thru 3 Blk 14 Property address: 1801 Purdy Ave Folio number: 0232330120270	Purdy Ave Lllp C/O Greenstreet Partners 1515 Sunset Dr Ste 44 Miami, FL 33143-5803
33-34 53 42 Island View Sub PB 6-115 E1/2 Lot 3 Blk 14 Property address: 1820 Bay Rd Folio number: 0232330120290	1800 Bay Road Investors LLC C/O Greenstreet Partners 1515 Sunset Dr Ste 44 Miami, FL 33143-5803
33-34 53 42 Island View Sub PB 6-115 E1/2 Lot 4 Blk 14 Property address: 1828 Bay Rd Folio number: 0232330120310	Quinta Criolla LLC 7950 NW 53rd St Ste 118 Miami, FL 33166-4635
Island View Sub PB 6-115 W1/2 Lot 4 Blk 14 Property address: 1827 Purdy Ave Folio number: 0232330120320	1827 Purdy Ave Investors LLC C/O Greenstreet Partners 1515 Sunset Dr Ste 44 Miami, FL 33143-5803
Island View Sub PB 6-115 Lots 1 Thru 9 Blk 15 & Parcel Of Submerged Land Property address: 1700 Purdy Ave Folio number: 0232330120390	City Of Miami Beach 1130 Washington Ave Miami Beach, FL 33139-4600
33-34 53 42 Island View Sub PB 6-115 E1/2 Lot 3 Blk 16 Property address: 1718 Bay Rd Folio number: 0232330120470	Sobe Room Inc 1718 Bay Rd Miami Beach, FL 33139-1414
Island View Sub PB 6-115 W1/2 Lot 3 Blk 16 Property address: 1733 Purdy Ave Folio number: 0232330120480	Sh Owner LLC 1691 Michigan Ave Ste 510 Miami Beach, FL 33139-2562
33-34 53 42 Island View Sub PB 6-115 E1/2 Lot 4 Blk 16 Property address: 1724 Bay Rd Folio number: 0232330120490	Sh Owner LLC 1691 Michigan Ave Ste 510 Miami Beach, FL 33139-2562
33-34 53 42 Island View Sub PB 6-115 W1/2 Lot 4 Blk 16 Property address: 1743 Purdy Ave Folio number: 0232330120500	Sh Owner LLC 1691 Michigan Ave Ste 510 Miami Beach, FL 33139-2562
Island View Sub PB 6-115 E1/2 Lot 5 Blk 16 Property address: 1730 Bay Rd Folio number: 0232330120510	Sh Owner LLC C/O Deco Capital Management LLC 1691 Michigan Ave Ste 510 Miami Beach, FL 33139-2562

Island View Sub PB 6-115 W1/2 Lot 5 Blk 16

Property address: 1747 Purdy Ave
Folio number: 0232330120520

Sunset Land Associates LLC
C/O Rwn Real Estate Partners LLC
1691 Michigan Ave Ste 510
Miami Beach, FL 33139-2562

Island View Sub PB 6-115 E1/2 Lot 6 Blk 16

Property address: 1738 Bay Rd
Folio number: 0232330120530

Sunset Land Associates LLC
C/O Rwn Real Estate Partners LLC
1691 Michigan Ave Ste 510
Miami Beach, FL 33139-2562

Island View Sub PB 6-115 W1/2 Lot 6 Blk 16

Property address: 1759 Purdy Ave
Folio number: 0232330120540

Sunset Land Associates LLC
C/O Rwn Real Estate Partners LLC
1691 Michigan Ave Ste 510
Miami Beach, FL 33139-2562

Island View Sub PB 6-115 E1/2 Lot 7 & W1/2 Lot 7 Blk 16

Property address: 1752 Bay Rd
Folio number: 0232330120550

Sh Owner LLC
712 5th Ave Fl 18
New York, NY 10019-4108

Island View Sub PB 6-115 E1/2 Lot 8 Blk 16

Property address: 1754 Bay Rd
Folio number: 0232330120560

Elbaz Family Corp
1754 Bay Rd
Miami Beach, FL 33139-1414

Island View Sub PB 6-115 W1/2 Lot 8 Blk 16 73R-231660

Property address: 1771 Purdy Ave
Folio number: 0232330120570

Martin R Sherman & W Grace
3484 Chase Ave
Miami Beach, FL 33140-3417

Island View Sub PB 6-115 Lot 10 & E1/2 Of Lot 9 Blk 16

Property address: 1766 Bay Rd
Folio number: 0232330120580

Goldwater Realty Vii Inc
PO Box 190816
Miami Beach, FL 33119-0816

Island View Sub PB 6-115 W1/2 Lot 9 Blk 16

Property address: 1787 Purdy Ave
Folio number: 0232330120590

Ap Sunset Harbour Lp
1616 Camden Rd Ste 210
Charlotte, NC 28203-4925

33 34 53 42 Island View Sub PB 6-115 Lots 1 & 2 Blk 16 A

Property address: 1301 Dade Blvd
Folio number: 0232330120610

South Beach Associates
Dept Pt Fl 28351
PO Box 25025
Glendale, CA 91221-5025

33-34 53 42 Island View Sub PB 6-115 Lots 3 & 4 Blk 16 A

Property address: 1778 West Ave
Folio number: 0232330120620

South Beach Associates
Dept Pt Fl 28351
PO Box 25025
Glendale, CA 91221-5025

Island View Sub PB 6-115 Lot 5 Blk 16 A

Property address: 1784 West Ave
Folio number: 0232330120630

Ap 1784 West Ave Lp
1616 Camden Rd Ste 210
Charlotte, NC 28203-4925

33-34 53 42 Island View Sub PB 6-115 Lot 6 & Beg 14.82Ft S Of NE Cor
Lot7 S85.06Ft W0.16Ft N85.06Ft E0.12Ft To POB Blk 16A
Property address: 1330 18 St
Folio number: 0232330120640

Luey LLC
7950 NW 53rd St Ste 118
Miami, FL 33166-4635

33-34 53 42 Island View Sub PB 6-115 Lot 10 Less E50ft Blk 16 A

Property address: 1743 Bay Rd
Folio number: 0232330120670

Katz Family Partnership
% American Plumbing Supply Co Inc
1735 Alton Rd
Miami Beach, FL 33139-2411

Island View Sub PB 6-115 E50ft Lot 10 & All Lot 13 Blk 16 A
Property address: 1333 Dade Blvd
Folio number: 0232330120671

Jose Luis Rodriguez
1333 Dade Blvd
Miami Beach, FL 33139-1420

Island View Sub PB 6-115 Lots 11 & 12 Blk 16 A

Property address: 1349 Dade Blvd
Folio number: 0232330120680

Vincent J Festa Trs
Festa Trust Agreement
8660 4 Villa La Jolla Drive
La Jolla, CA 92037

Alton Beach Realty Co Amd PI PB 9-146 Lots 1 Thru 4 Blk 13
Property address: 1800 West Ave
Folio number: 0232330130010

Goldwater Realty Xv
PO Box 190816
Miami Beach, FL 33119-0816

33 53 42 PB 9-146 Alton Beach Realty Co Amd PI Lots 10 Thru 12 Bk 13
Property address: 1833 Bay Rd
Folio number: 0232330130120

City Of Miami Beach
Lot 11 Blk 13
Miami Beach, FL 33100

33 53 42 PB 9-146 Alton Beach Realty Co Amd PI Lot 13 Blk 13
Property address: 1801 Bay Rd
Folio number: 0232330130140

Goldwater Rlty Xii Corp
PO Box 190816
Miami Beach, FL 33119-0816

Alton Beach Realty Co Amd PI PB 9 - 146 Lot 14 Blk 13
Property address:
Folio number: 0232330130145

Goldwater Raelty Xv
PO Box 190816
Miami Beach, FL 33119-0816

Belle View Sub PB 6-114 Outlot 12 & Bay Rd Outlot
Property address:
Folio number: 0232330140220

City Of Miami Beach City Hall
1700 Convention Center Dr
Miami Beach, FL 33139-1819

Alton Beach Rlty Cos Sub PB 6-165 & Belleview Sub PB 6-114 Lots 7-8-9 Bk 17
Of PB 6-165 & Port Of Lot 11 Blk 41 Of PB 6-114 Desc As Beg At SE COr Of Lot 7
Blk 17 Of PB 6-165 Th S 88 Deg W 125.66Ft NWly Ad 39.27Ft N01 Deg
W 113.46Ft N 58 Deg E 173.72Ft S 01 Deg E 224.94Ft To POB & Beg SE Cor
Of Lot 7 Blk 17 Of PB 6-165 Th S 88 Deg W 125.66Ft For POB Cont S88 Deg
W 9.34Ft SWly Ad 45.69Ft N 32 Deg W 13.95Ft N 75 Deg E 40.56Ft NIY
Ad 14Ft N 01 Deg W 73.28Ft N 58 Deg E 80.71Ft S 01 Deg E 113.46Ft SEly
Ad 39.27Ft To POB & Comm SE Cor Of Lot 7 Blk 17 Of PB 6-165 Th S 88 Deg
W 135Ft SWly Ad 45.69Ft N 32 Deg W 13.95Ft N 75 Deg W 40.55Ft For POB
Property address: 1231 17 St
Folio number: 0232330170010

Sobe 17 Owner LLC
9425 Harding Ave
Miami Beach, FL 33154-2803

Bonne Vie Condo Apt 2-A Second Floor Undiv 3.16 % Int In Common Elements Property address: 1670 Lincoln Ct, #2A Folio number: 0232330280010	Nelson David Martinez 1670 Lincoln Ct Apt 2A Miami Beach, FL 33139-2122
Bonne Vie Condo Apt 2-B Second Floor Undiv 3.01 % Int In Common Elements Property address: 1670 Lincoln Ct, #2B Folio number: 0232330280020	Bradley Hardaway Terry D Woolery 1670 Lincoln Ct Apt 2B Miami Beach, FL 33139-2122
Bonne Vie Condo Apt 2-C Second Floor Undiv 2.98 % Int In Common Elements Property address: 1670 Lincoln Ct, #2C Folio number: 0232330280030	Apollo Family Holdings LLC 1521 Alton Rd # 900 Miami Beach, FL 33139-3301
Bonne Vie Condo Apt 2-D Second Fl Undiv 2.93% Int In Common Elements Cle Property address: 1670 Lincoln Ct, #2D Folio number: 0232330280040	Mohsen Tolba Joseph Talbet 100 W 57th St Apt 19F New York, NY 10019-3328
Bonne Vie Condo Apt 2-E Second Floor Undiv 3.12 % Int In Common Elements Property address: 1670 Lincoln Ct, #2E Folio number: 0232330280050	Mauricio Valenzuela 12695 NE 2nd Ave Miami, FL 33161-4555
Bonne Vie Condo Apt 3-A Third Floor Undiv 3.25 % Int In Common Elements Property address: 1670 Lincoln Ct, #3A Folio number: 0232330280060	Martha Silva Porteus & Raymond Porteus 271 Walnut Rd Glen Cove, NY 11542-1536
Bonne Vie Condo Apt 3-C Third Floor Undiv 3.02 % Int In Common Elements Property address: 1670 Lincoln Ct, #3C Folio number: 0232330280080	Isaac Toala & W Sonia 1670 Lincoln Ct Apt 3C Miami Beach, FL 33139-2157
Bonne Vie Condo Apt 3-D Third Floor Undiv 3.01 % Int In Common Elements Property address: 1670 Lincoln Ct, #3D Folio number: 0232330280090	Matthew Miller 1670 Lincoln Ct Apt 3D Miami Beach, FL 33139-2157
Bonne Vie Condo Apt 3-E Third Floor Undiv 3.28 % Int In Common Elements Property address: 1670 Lincoln Ct, #3E Folio number: 0232330280100	Rigoberto Sin 1670 Lincoln Ct Apt 3E Miami Beach, FL 33139-2157
Bonne Vie Condo Apt 4-A Fourth Floor Undiv 3.34% Int In Common Elements Property address: 1670 Lincoln Ct, #4A Folio number: 0232330280110	Renee Sall PO Box 141 Park Ridge, NJ 07656-0141
Bonne Vie Condo Apt 4-B Fourth Floor Undiv 3.21 % Clerks File 67R-60683 Property address: 1670 Lincoln Ct, #4B Folio number: 0232330280120	Gabor Jurina 1345 Lincoln Rd Apt 504 Miami Beach, FL 33139-2242
Bonne Vie Condo Apt 4-C Fourth Floor Undiv 3.17 % Int In Common Elements Property address: 1670 Lincoln Ct, #4C Folio number: 0232330280130	Danny Reynolds 1670 Lincoln Ct Apt 4C Miami Beach, FL 33139-3264

Bonne Vie Condo Apt 4-E Fourth Floor Undiv 3.31 % Int In Common Elements Property address: 1670 Lincoln Ct, #4E Folio number: 0232330280150	Janice Yvonne Santiago 1670 Lincoln Ct Apt 4E Miami Beach, FL 33139-3264
Bonne Vie Condo Apt 5-A Fifth Floor Undiv 3.44 % Int In Common Elements Property address: 1670 Lincoln Ct, #5A Folio number: 0232330280160	Michael Edwards Katherine Clifford 1670 Lincoln Ct Apt 5A Miami Beach, FL 33139-2158
Bonnie Vie Condo Apt 5-B Fifth Floor Undiv 3.31 % Int In Common Elements Property address: 1670 Lincoln Ct, #5B Folio number: 0232330280170	Rosaura & Leno J Piedra PO Box 535 Vail, CO 81658-0535
Bonne Vie Condo Apt 5-C Fifth Floor Undiv 3.26 % Int In Common Elements Property address: 1670 Lincoln Ct, #5C Folio number: 0232330280180	Mauro Calcagno 1670 Lincoln Ct Apt 5C Miami Beach, FL 33139-2158
Bonne Vie Condo Apt 5-D Fifth Floor Undiv 3.21 % Int In Common Elements Property address: 1670 Lincoln Ct, #5D Folio number: 0232330280190	Erick Chiroles Elizabeth Beery Schuett 1670 Lincoln Ct Apt 5D Miami Beach, FL 33139-2158
Bonne Vie Condo Apt 5-E Fifth Floor Undiv 3.40 % Int In Common Elements Property address: 1670 Lincoln Ct, #5E Folio number: 0232330280200	Edith Stango Le Rem Barry Tetreault 3708 NE 167th St # 37 North Miami Beach, FL 33160-3532
Bonne Vie Condo Apt 6-A Sixth Floor Undiv 3.76 % Int In Common Elements Property address: 1670 Lincoln Ct, #6A Folio number: 0232330280210	Terry Keller 1300 S Miami Ave Unit 4101 Miami, FL 33130-4494
Bonne Vie Condo Apt 6-B Sixth Floor Undiv 3.62 % Int In Common Elements Property address: 1670 Lincoln Ct, #6B Folio number: 0232330280220	Massimo Rizzo 225 Fairway Dr Miami Beach, FL 33141-2416
Bonne Vie Condo Apt 6-C Sixth Floor Undiv 3.58 % Int In Common Elements Property address: 1670 Lincoln Ct, #6C Folio number: 0232330280230	Thomas H Hill Escudero III 1670 Lincoln Ct Apt 6C Miami Beach, FL 33139-3265
Bonne Vie Condo Apt 6-D Sixth Floor Undiv 3.55 % Int In Common Elements Property address: 1670 Lincoln Ct, #6D Folio number: 0232330280240	Lawrence Grobman Gale Grobman 4485 N Jefferson Ave Miami Beach, FL 33140-2935
Bonne Vie Condo Apt 6-E Sixth Floor Undiv 3.71 % Int In Common Elements Property address: 1670 Lincoln Ct, #6E Folio number: 0232330280250	Scott Silverman 1670 Lincoln Ct Apt 6E Miami Beach, FL 33139-3265
Bonne Vie Condo Apt 7-A Seventh Floor Undiv 3.76 % Int In Common Element Property address: 1670 Lincoln Ct, #7A Folio number: 0232330280260	Gerald H Talerico 1670 Lincoln Ct Apt 7A Miami Beach, FL 33139-2159
Bonne Vie Condo Apt 7-B Seventh Floor Undiv 3.62 % Int In Common Element Property address: 1670 Lincoln Ct, #7B Folio number: 0232330280270	Saintnet Z Lehtinen 1670 Lincoln Ct Apt 7B Miami Beach, FL 33139-2159

Bonne Vie Condo Apt 7-C Seventh Floor Undiv 3.58 % Int In Common Element Property address: 1670 Lincoln Ct, #7C Folio number: 0232330280280	Clara Reinman Le Rem William Reinman Rem Linda M Reinman 1670 Lincoln Ct Apt 7C Miami Beach, FL 33139-2159
Bonne Vie Condo Apt 7-D Seventh Floor Undiv 3.53 % Int In Common Element Property address: 1670 Lincoln Ct, #7D Folio number: 0232330280290	Jeremy S Korch 1670 Lincoln Ct Apt 7D Miami Beach, FL 33139-2159
Bonne Vie Condo Apt 7-E Seventh Floor Undiv 3.71 % Int In Common Element Property address: 1670 Lincoln Ct, #7E Folio number: 0232330280300	Adi Zilberberg 1670 Lincoln Ct Apt 7E Miami Beach, FL 33139-2159
Bayside Terrace Condo Apt 2-A Second Fl Undiv 2.78% Int In Common Elemen Property address: 1670 Bay Rd, #2A Folio number: 0232330290010	Anthony Magaldi 1670 Bay Rd Apt 2A Miami Beach, FL 33139-2137
Bayside Terrace Condo Apt 2-B Second Fl Undiv 2.74% Int In Common Elemen Property address: 1670 Bay Rd, #2B Folio number: 0232330290020	Irene Marlene Gallegos 1670 Bay Rd Apt 2B Miami Beach, FL 33139-2137
Bayside Terrace Condo Apt 2-C Second Fl Undiv 2.72% Int In Common Elemen Property address: 1670 Bay Rd, #2C Folio number: 0232330290030	Mauricio G Penaranda 1670 Bay Rd Apt 2C Miami Beach, FL 33139-2137
Bayside Terrace Condo Apt 2-E Second Fl Undiv 2.76% Int In Common Elemen Property address: 1670 Bay Rd, #2E Folio number: 0232330290050	Merle S Inasi Trs Merle S Inasi Rev Living Trust 1670 Bay Rd Apt 2E Miami Beach, FL 33139-2137
Bayside Terrace Condo Apt 2-F Second Fl Undiv 2.72% Int In Common Elemen Property address: 1670 Bay Rd, #2F Folio number: 0232330290060	Carlos J Rodriguez Feo 1670 Bay Rd Apt 2F Miami Beach, FL 33139-2176
Bayside Terrace Condo Apt 2-G Second Fl Undiv 2.76% Int In Common Elemen Property address: 1670 Bay Rd, #2G Folio number: 0232330290070	Edith J Lainez 1670 Bay Rd Apt 2G Miami Beach, FL 33139-2176
Bayside Terrace Condo Apt 3-A Third Fl Undiv 2.82% Int In Common Element Property address: 1670 Bay Rd, #3A Folio number: 0232330290080	D Timothy Mccoskey 1670 Bay Rd Apt 3A Miami Beach, FL 33139-2176
Bayside Terrace Condo Apt 3-B Third Fl Undiv 2.79% Int In Common Element Property address: 1670 Bay Rd, #3B Folio number: 0232330290090	Cecilia A Di Paolo 6715 SW 113th Pl Miami, FL 33173-1954
Bayside Terrace Condo Apt 3-C Third Fl Undiv 2.76% Int In Common Element Property address: 1670 Bay Rd, #3C Folio number: 0232330290100	Juliette Business LLC 7105 SW 8th St Ste 302 Miami, FL 33144-4664

Bayside Terrace Condo Apt 3-D Third Fl Undiv 2.82% Int In Common Element Property address: 1670 Bay Rd, #3D Folio number: 0232330290110	Angelo Castricone 1670 Bay Rd Apt 3D Miami Beach, FL 33139-2173
Bayside Terrace Condo Apt 3-E Third Fl Undiv 2.80% Int In Common Element Property address: 1670 Bay Rd, #3E Folio number: 0232330290120	Toni Ray Revoc Trustee 3436 Chesapeake Walk Annapolis, MD 21403-4801
Bayside Terrace Condo Apt 3-F Third Fl Undiv 2.76% Int In Common Element Property address: 1670 Bay Rd, #3F Folio number: 0232330290130	Manuel Fernandez & Richard Paley Jtrs 1670 Bay Rd Apt 3F Miami Beach, FL 33139-2173
Bayside Terrace Condo Apt 3-G Third Fl Undiv 2.80% Int In Common Element Property address: 1670 Bay Rd, #3G Folio number: 0232330290140	Zawaka LLC 8004 NW 154th St Ste Unit Pmb 384 Hialeah, FL 33016-5814
Bayside Terrace Condo Apt 4-A Fourth Fl Undiv 2.87% Int In Common Element Property address: 1670 Bay Rd, #4A Folio number: 0232330290150	Gerald Blackwell Jtrs Francisco Rene Cometta Jtrs 1670 Bay Rd Apt 4A Miami Beach, FL 33139-2173
Bayside Terrace Condo Apt 4-B Fourth Fl Undiv 2.84% Int In Common Element Property address: 1670 Bay Rd, #4B Folio number: 0232330290160	Tucan Residences LLC 1620 Pennsylvania Ave Apt 102 Miami Beach, FL 33139-7718
Bayside Terrace Condo Apt 4-C Fourth Fl Undiv 2.80% Int In Common Element Property address: 1670 Bay Rd, #4C Folio number: 0232330290170	Cecilia Almonte 1670 Bay Rd Apt 4C Miami Beach, FL 33139-2179
Bayside Terrace Condo Apt 4-D Fourth Fl Undiv 2.87% Int In Common Element Property address: 1670 Bay Rd, #4D Folio number: 0232330290180	Peter Confalone 1670 Bay Rd Apt 4D Miami Beach, FL 33139-2179
Bayside Terrace Condo Apt 4-E Fourth Fl Undiv 2.85% Int In Common Element Property address: 1670 Bay Rd, #4E Folio number: 0232330290190	Toni Ray Trs 3436 Chesapeake Walk Annapolis, MD 21403-4801
Bayside Terrace Condo Apt 4-F Fourth Fl Undiv 2.80% Int In Common Element Property address: 1670 Bay Rd, #4F Folio number: 0232330290200	Marivi Iglesias 2151 SW 16th Ter Miami, FL 33145-2111
Bayside Terrace Condo Apt 4-G Fourth Fl Undiv 2.85% Int In Common Element Property address: 1670 Bay Rd, #4G Folio number: 0232330290210	Rocio Del Moral Garcia Maurino 1670 Bay Rd Apt 4G Miami Beach, FL 33139-2174
Bayside Terrace Condo Apt 5-A Fifth Fl Undiv 2.95% Int In Common Element Property address: 1670 Bay Rd, #5A Folio number: 0232330290220	Richard T Nowak 1670 Bay Rd Apt 5A Miami Beach, FL 33139-2174

Bayside Terrace Condo Apt 5-B Fifth Fl Undiv 2.90% Int In Common Element Property address: 1670 Bay Rd, #5B Folio number: 0232330290230	Ladila Casas 1670 Bay Rd Apt 5B Miami Beach, FL 33139-2174
Bayside Terrace Condo Apt 5-C Fifth Fl Undiv 2.86% Int In Common Element Property address: 1670 Bay Rd, #5C Folio number: 0232330290240	Myrna C Burgos 1670 Bay Rd Apt 5C Miami Beach, FL 33139-2174
Bayside Terrace Condo Apt 5-D Fifth Fl Undiv 2.95% Int In Common Element Property address: 1670 Bay Rd, #5D Folio number: 0232330290250	Aliosmy Abrahante William David Devaul Geoffrey Thomas Devaul 1670 Bay Rd Apt 5D Miami Beach, FL 33139-2174
Bayside Terrace Condo Apt 5-E Fifth Fl Undiv 2.92% Int In Common Element Property address: 1670 Bay Rd, #5E Folio number: 0232330290260	Carlos Rivero 1670 Bay Rd Apt 5E Miami Beach, FL 33139-2167
Bayside Terrace Condo Apt 5-F Fifth Fl Undiv 2.86% Int In Common Element Property address: 1670 Bay Rd, #5F Folio number: 0232330290270	Derek C Becker 1670 Bay Rd Apt 5F Miami Beach, FL 33139-2167
Bayside Terrace Condo Apt 5-G Fifth Fl Undiv 2.92% Int In Common Element Property address: 1670 Bay Rd, #5G Folio number: 0232330290280	Andrea Finozzi 505 Court St Apt 2A Brooklyn, NY 11231-3947
Bayside Terrace Condo Apt 6-A Sixth Fl Undiv 3.05% Int In Common Element Property address: 1670 Bay Rd, #6A Folio number: 0232330290290	Antonia Imperoli 1670 Bay Rd Apt 6A Miami Beach, FL 33139-2167
Bayside Terrace Condo Apt 6-B Sixth Fl Undiv 2.99% Int In Common Element Property address: 1670 Bay Rd, #6B Folio number: 0232330290300	Teresa Monem 1670 Bay Rd Apt 6B Miami Beach, FL 33139-2167
Bayside Terrace Condo Apt 6-C Sixth Fl Undiv 2.92% Int In Common Element Property address: 1670 Bay Rd, #6C Folio number: 0232330290310	Andromachi Kamvyselli 1670 Bay Rd # 6C Miami Beach, FL 33139-2113
Bayside Terrace Condo Apt 6-E Sixth Fl Undiv 3.01% Int In Common Element Property address: 1670 Bay Rd, #6E Folio number: 0232330290330	Fabio Moretti 1670 Bay Rd Apt 6E Miami Beach, FL 33139-2172
Bayside Terrace Condo Apt 6-F Sixth Fl Undiv 2.92% Int In Common Element Property address: 1670 Bay Rd, #6F Folio number: 0232330290340	Bossali LLC 1670 Bay Rd Apt 6F Miami Beach, FL 33139-2172
Bayside Terrace Condo Apt 6-G Sixth Fl Undiv 3.01% Int In Common Element Property address: 1670 Bay Rd, #6G Folio number: 0232330290350	Toni Ray Trs 3436 Chesapeake Walk Annapolis, MD 21403-4801

Arcadia Condo Unit 201 Undiv 3.927700% Int In Common Elements

Property address: 1674 Bay Rd, #201
Folio number: 0232330430010

Allan Y Navarrete Trs
Allan Y Navarrete Rev Tr
1674 Bay Rd Apt 202
Miami Beach, FL 33139-2138

Arcadia Condo Unit 202 Undiv 4.222320% Int In Common Elements

Property address: 1674 Bay Rd, #202
Folio number: 0232330430020

Anadelta Properties LLC
1674 Bay Rd Unit 202
Miami Beach, FL 33139-2113

Arcadia Condo Unit 203 Undiv 4.326635% Int In Common Elements

Property address: 1674 Bay Rd, #203
Folio number: 0232330430030

Adela Mesa
228 Hearthwood Ln
Simpsonville, SC 29681-4592

Arcadia Condo Unit 204 Undiv 4.306300% Int In Common Elementse

Property address: 1674 Bay Rd, #204
Folio number: 0232330430040

Ludvic Sosefo Baquie Ekaterina Baquie
9720 Phipps Ln
Wellington, FL 33414-3406

Arcadia Condo Unit 205 Undiv 4.338710% Int In Common Elements

Property address: 1674 Bay Rd, #205
Folio number: 0232330430050

Ricky Servulo Costa
1674 Bay Rd Apt 205
Miami Beach, FL 33139-2138

Arcadia Condo Unit 206 Undiv 3.878135% Int In Common Elementse

Property address: 1674 Bay Rd, #206
Folio number: 0232330430060

Jill B Garbero Trs Jill B Garbero
1674 Bay Rd Apt 206
Miami Beach, FL 33139-2138

Arcadia Condo Unit 301 Undiv 3.927700% Int In Common Elements

Property address: 1674 Bay Rd, #301
Folio number: 0232330430070

Valen Business LLC
1674 Bay Rd Apt 201
Miami Beach, FL 33139-2138

Arcadia Condo Unit 302 Undiv 4.222320% Int In Common Elements

Property address: 1674 Bay Rd, #302
Folio number: 0232330430080

Stella Real Estate Inc
8740 NE 2nd Ave
Miami, FL 33138-3006

Arcadia Condo Unit 303 Undiv 4.326835% Int In Common Elements

Property address: 1674 Bay Rd, #303
Folio number: 0232330430090

Leticia Perez
1674 Bay Rd Apt 303
Miami Beach, FL 33139-2177

Arcadia Condo Unit 304 Undiv 4.306300% Int In Common Elements

Property address: 1674 Bay Rd, #304
Folio number: 0232330430100

Maria S Rojas Durand & Jocelyn
& Jessica & J Espejo
1674 Bay Rd Apt 304
Miami Beach, FL 33139-2177

Arcadia Condo Unit 305 Undiv 4.338710% Int In Common Elements Clerks 74R

Property address: 1674 Bay Rd, #305
Folio number: 0232330430110

Martin R Sherman Grace Sherman
3484 Chase Ave
Miami Beach, FL 33140-3417

Arcadia Condo Unit 306 Undiv 3.878135% Int In Common Elements

Property address: 1674 Bay Rd, #306
Folio number: 0232330430120

Martin R Sherman & W Grace
3484 Chase Ave
Miami Beach, FL 33140-3417

Arcadia Condo Unit 401 Undiv 3.927700% Int In Common Elements
Property address: 1674 Bay Rd, #401
Folio number: 0232330430130

Alicia S Pino Dario Andres Mazzitelli
1674 Bay Rd Apt 401
Miami Beach, FL 33139-2178

Arcadia Condo Unit 402 Undiv 4.222320% Int In Common Elements
Property address: 1674 Bay Rd, #402
Folio number: 0232330430140

Wilson Vivanco
12534 Griffing Blvd
Miami, FL 33161-4612

Arcadia Condo Unit 403 Undiv 4.326835% Int In Common Elements
Property address: 1674 Bay Rd, #403
Folio number: 0232330430150

Iryna Prymakova
1674 Bay Rd Apt 403
Miami Beach, FL 33139-2178

Arcadia Condo Unit 404 Undiv 4.306300% Int In Common Elements
Property address: 1674 Bay Rd, #404
Folio number: 0232330430160

Sandra Ortero
1674 Bay Rd Apt 404
Miami Beach, FL 33139-2178

Arcadia Condo Unit 405 Undiv 4.338710% Int In Common Elements
Property address: 1674 Bay Rd, #405
Folio number: 0232330430170

Fe E Reynardus
1674 Bay Rd Apt 405
Miami Beach, FL 33139-2178

Arcadia Condo Unit 406 Undiv 3.878135% Int In Common Elements
Property address: 1674 Bay Rd, #406
Folio number: 0232330430180

Ari Nogueira C/O Jason B Giller Esq
1111 Brickell Ave Ste 1550
Miami, FL 33131-3123

Arcadia Condo Unit 501 Undiv 3.927700% Int In Common Elements
Property address: 1674 Bay Rd, #501
Folio number: 0232330430190

Emily Gonzales
8968 Campus Meadows Loop NE
Lacey, WA 98516-3893

Arcadia Condo Unit 502 Undiv 4.222320% Int In Common Elements
Property address: 1674 Bay Rd, #502
Folio number: 0232330430200

Larry E Leigh Yim
1250 North Rd
Belmont, CA 94002-1958

Arcadia Condo Unit 503 Undiv 4.326835% Int In Common Elements
Property address: 1674 Bay Rd, #503
Folio number: 0232330430210

Lilian Miranda
1674 Bay Rd # 503
Miami Beach, FL 33139-2113

Arcadia Condo Unit 504 Undiv 4.306300% Int In Common Elements
Property address: 1674 Bay Rd, #504
Folio number: 0232330430220

Jose Ariel Ramos
2132 Monterey Blvd
Hermosa Beach, CA 90254-2630

Arcadia Condo Unit 506 Undiv 3.878135% Int In Common Elements

Property address: 1674 Bay Rd, #506
Folio number: 0232330430240

Marianella Nicole Zaza Le Rem Natalie
Vanessa Zaza Rem Stefani Antonella
1674 Bay Rd Apt 506
Miami Beach, FL 33139-2180

Bayview Gardens Condo Unit 201 Undiv .0481% Int In Common Elements
Property address: 1673 Bay Rd, #201
Folio number: 0232330490010

Lease Capital LLC
4501 Lake Rd
Miami, FL 33137-3372

Bayview Gardens Condo Unit 301 Undiv .0481% Int In Common Elements Property address: 1673 Bay Rd, #301 Folio number: 0232330490020	Gregorio Herrera 1673 Bay Rd Apt 301 Miami Beach, FL 33139-2132
Bayview Gardens Condo Unit 401 Undiv .0481% Int In Common Elements Property address: 1673 Bay Rd, #401 Folio number: 0232330490030	Refc Real Estate Corp 1331 Lincoln Rd Apt 601 Miami Beach, FL 33139-2239
Bayview Gardens Condo Unit 501 Undiv .0481% Int In Common Elements Property address: 1673 Bay Rd, #501 Folio number: 0232330490044	Pierre Hubert Plessis 737 NE 118th St Miami, FL 33161-6357
Bayview Gardens Condo Unit 202 Undiv .0499% Int In Common Elements Property address: 1673 Bay Rd, #202 Folio number: 0232330490050	Henry Barrabes & W Colleen 1673 Bay Rd Apt 202 Miami Beach, FL 33139-2131
Bayview Gardens Condo Unit 302 Undiv .0499% Int In Common Elements Property address: 1673 Bay Rd, #302 Folio number: 0232330490060	1673 Bay Road 302 LLC 1405 SW 107th Ave Ste 301B Miami, FL 33174-2532
Bayview Gardens Condo Unit 402 Undiv .0499% Int In Common Elements Property address: 1673 Bay Rd, #402 Folio number: 0232330490070	Julio Allegue Gladys R Allegue 1673 Bay Rd Apt 402 Miami Beach, FL 33139-2142
Bayview Gardens Condo Unit 502 Undiv .0499% Int In Common Elements Property address: 1673 Bay Rd, #502 Folio number: 0232330490080	Cartoccio LLC PO Box 398976 Miami Beach, FL 33239-8976
Bayview Gardens Condo Unit 203 Undiv .0307% Int In Common Elements Property address: 1673 Bay Rd, #203 Folio number: 0232330490090	Andrea Del Zotto 1673 Bay Rd Apt 203 Miami Beach, FL 33139-2131
Bayview Gardens Condo Unit 303 Undiv .0307% Int In Common Elements Property address: 1673 Bay Rd, #303 Folio number: 0232330490100	Franklin D Gonzalez 1665 Bay Rd Apt 225 Miami Beach, FL 33139-2156
Bayview Gardens Condo Unit 403 Undiv .0307% Int In Common Elements Property address: 1673 Bay Rd, #403 Folio number: 0232330490110	Naum Dymereets & W Tatyana 17555 Collins Ave Apt 1102 North Miami Beach, FL 33160-2885
Bayview Gardens Condo Unit 503 Undiv .0307% Int In Common Elements Property address: 1673 Bay Rd, #503 Folio number: 0232330490120	Miguel R Falcon 12730 SW 76th St Miami, FL 33183-4203
Bayview Gardens Condo Unit 204 Undiv .0307% Int In Common Elements Property address: 1673 Bay Rd, #204 Folio number: 0232330490130	Ana Helena Carvalho Bielschowsky PO Box 398257 Miami Beach, FL 33239-8257
Bayview Gardens Condo Unit 304 Undiv .0307% Int In Common Elements Property address: 1673 Bay Rd, #304 Folio number: 0232330490140	Chi Kin Lam Dieci Cai 1673 Bay Rd Apt 304 Miami Beach, FL 33139-2132

Bayview Gardens Condo Unit 404 Undiv .0307% Int In Common Elements
Property address: 1673 Bay Rd, #404
Folio number: 0232330490150

Jorge A Wall
1900 Sunset Harbour Dr Apt 1109
Miami Beach, FL 33139-1489

Bayview Gardens Condo Unit 504 Undiv .0307% Int In Common Elements
Property address: 1673 Bay Rd, #504
Folio number: 0232330490160

Angela Alexander
1673 Bay Rd Apt 504
Miami Beach, FL 33139-2175

Bayview Gardens Condo Unit 205 Undiv .0462% Int In Common Elements
Property address: 1673 Bay Rd, #205
Folio number: 0232330490170

Miriam Rossi
1673 Bay Rd Apt 205
Miami Beach, FL 33139-2131

Bayview Gardens Condo Unit 305 Undiv .0462% Int In Common Elements
Property address: 1673 Bay Rd, #305
Folio number: 0232330490180

Henry Barrabes Colleen Barrabes
1673 Bay Rd Apt 202
Miami Beach, FL 33139-2131

Bayview Gardens Condo Unit 405 Undiv .0462% Int In Common Elements
Property address: 1673 Bay Rd, #405
Folio number: 0232330490190

Manuel Nunez & W Consuelo
% Rotbart & Assc
PO Box 414006
Miami Beach, FL 33141-0006

Bayview Gardens Condo Unit 505 Undiv .0462% Int In Common Elements
Property address: 1673 Bay Rd, #505
Folio number: 0232330490200

Josefina F Lopez
Maria Jesus Lopez F De Maldonado
1673 Bay Rd Apt 505
Miami Beach, FL 33139-2175

Bayview Gardens Condo Unit 206 Undiv .0444% Int In Common Elements
Property address: 1673 Bay Rd, #206
Folio number: 0232330490210

Phattarapong Thanoosorn
Sukwanda Jitwanitchakul
1673 Bay Rd Apt 206
Miami Beach, FL 33139-2131

Bayview Gardens Condo Unit 306 Undiv .0444% Int In Common Elements
Property address: 1673 Bay Rd, #306
Folio number: 0232330490220

Helen Leonor Barnard Frances
Helena Barnard Gedeon
1818 SW 182nd Ave
Hollywood, FL 33029-5223

Bayview Gardens Condo Unit 406 Undiv .0444% Int In Common Elements
Property address: 1673 Bay Rd, #406
Folio number: 0232330490230

Anthony Pizzuti
PO Box 301205
Jamaica Plain, MA 02130-0011

Bayview Gardens Condo Unit 506 Undiv .0444% Int In Common Elements
Property address: 1673 Bay Rd, #506
Folio number: 0232330490240

Juan C Luna & W Alejandrina
1673 Bay Rd Apt 506
Miami Beach, FL 33139-2175

West Bay Plaza Condo Unit 201 Undiv 0.971 % Int In Common Elements
Property address: 1688 West Ave, #201
Folio number: 0232330570010

Gregory Duhamel Sandra Pinto
719 NE 82nd St
Miami, FL 33138-4129

West Bay Plaza Condo Unit 301 Undiv 0.971 % Int In Common Elements
Property address: 1688 West Ave, #301
Folio number: 0232330570020

Clemente A Baena
1688 West Ave Apt 301A
Miami Beach, FL 33139-2366

West Bay Plaza Condo Unit 401 Undiv 0.971 % Int In Common Elements
Property address: 1688 West Ave, #401
Folio number: 0232330570030

Gigi Chuy
1688 West Ave Apt 401
Miami Beach, FL 33139-2366

West Bay Plaza Condo Unit 501 Undiv 0.971 % Int In Common Elements

Property address: 1688 West Ave, #501
Folio number: 0232330570040

Pantaleon Morel Rumich
Silvia Maria Elias
1688 West Ave Apt 501
Miami Beach, FL 33139-2367

West Bay Plaza Condo Unit 601 Undiv 0.971 % Int In Common Elements
Property address: 1688 West Ave, #601
Folio number: 0232330570050

Stephen Rosenfeld Douglas Figueredo
200 W 54th St
New York, NY 10019-5567

West Bay Plaza Condo Unit 701 Undiv 0.971 % Int In Common Elements
Property address: 1688 West Ave, #701
Folio number: 0232330570060

Fernand R Braun & W Patricia J
PO Box 430660
Big Pine Key, FL 33043-0660

West Bay Plaza Condo Unit 801 Undiv 0.971 % Int In Common Elements
Property address: 1688 West Ave, #801
Folio number: 0232330570070

Gwendolyn Grant & Grace Wyatt
221 S State Road 7 # 1567
Plantation, FL 33317-3734

West Bay Plaza Condo Unit 901 Undiv 0.971 % Int In Common Elements
Property address: 1688 West Ave, #901
Folio number: 0232330570080

Armando Perez Roura
1688 West Ave Apt 901
Miami Beach, FL 33139-2382

West Bay Plaza Condo Unit 1001 Undiv 0.971 % Int In Common Elements
Property address: 1688 West Ave, #1001
Folio number: 0232330570090

Seth Kurn Barbara Harris
1688 West Ave Apt 1001
Miami Beach, FL 33139-2382

West Bay Plaza Condo Unit 1101 Undiv 0.971 % Int In Common Elements
Property address: 1688 West Ave, #1101
Folio number: 0232330570100

Ian Mcneel
5401 W Kennedy Blvd Ste 751
Tampa, FL 33609-2447

West Bay Plaza Condo Unit 1201 Undiv 0.971 % Int In Common Elements

Property address: 1688 West Ave, #1201
Folio number: 0232330570110

Ian Mcneel
C/O Mcneel International Julie Mcneel
5401 W Kennedy Blvd Ste 751
Tampa, FL 33609-2447

West Bay Plaza Condo Unit Ph-01 Undiv 0.971 % Int In Common Elements

Property address: 1688 West Ave, #Ph01
Folio number: 0232330570120

Orlando Delgado Le Elsa B Delgado Le
Rem Marlene M Delgado
1070 SW 84th Ct
Miami, FL 33144-4139

West Bay Plaza Condo Unit 202 Undiv 0.9833 % Int In Common Elements

Property address: 1688 West Ave, #202
Folio number: 0232330570130

Ellis P Robinson & W Doris E
& Michelle L Robinson
1688 West Ave Apt 202
Miami Beach, FL 33139-2366

West Bay Plaza Condo Unit 302 Undiv 0.9833 % Int In Common Elements
Property address: 1688 West Ave, #302
Folio number: 0232330570140

Juana Lopez Diaz
1688 West Ave Apt 302
Miami Beach, FL 33139-2366

West Bay Plaza Condo Unit 402 Undiv 0.9833 % Int In Common Elements
Property address: 1688 West Ave, #402
Folio number: 0232330570150

Maria R Tartaglia Trs
241 SW 19th Rd
Miami, FL 33129-1424

West Bay Plaza Condo Unit 502 Undiv 0.9833 % Int In Common Elements
Property address: 1688 West Ave, #502
Folio number: 0232330570160

Kazimierz Sulkowski & W Isabelle
6767 Collins Ave Apt 602
Miami Beach, FL 33141-3264

West Bay Plaza Condo Unit 602 Undiv 0.9833 % Int In Common Elements
Property address: 1688 West Ave, #602
Folio number: 0232330570170

Amaury Cruz & W Consuelo T
1688 West Ave Apt 602B
Miami Beach, FL 33139-2367

West Bay Plaza Condo Unit 702 Undiv 0.9833 % Int In Common Elements
Property address: 1688 West Ave, #702
Folio number: 0232330570180

Herbert P Oye
1222 Lake Dr
Daniels, WV 25832-9234

West Bay Plaza Condo Unit 802 Undiv 0.9833 % Int In Common Elements
Property address: 1688 West Ave, #802
Folio number: 0232330570190

Sherwood Neiss
2095 Tamarac St
Denver, CO 80238-3201

West Bay Plaza Condo Unit 902 Undiv 0.9833 % Int In Common Elements
Property address: 1688 West Ave, #902
Folio number: 0232330570200

George M Pyatte
Brenda A Pyatte Nevah A Assang
1688 West Ave Apt 902
Miami Beach, FL 33139-2382

West Bay Plaza Condo Unit 1002 Undiv 0.9833 % Int In Common Elements
Property address: 1688 West Ave, #1002
Folio number: 0232330570210

Davide M Tafuri
1688 West Ave Apt 1002B
Miami Beach, FL 33139-2382

West Bay Plaza Condo Unit 1102 Undiv 0.9833 % Int In Common Elements
Property address: 1688 West Ave, #1102
Folio number: 0232330570220

Edgardo Andujar
250 Velarde Ave
Coral Gables, FL 33134-7326

West Bay Plaza Condo Unit 1202 Undiv 0.9833 % Int In Common Elements
Property address: 1688 West Ave, #1202
Folio number: 0232330570230

Ray Janssen Craig P Thomsen
1688 West Ave Apt 1202
Miami Beach, FL 33139-2383

West Bay Plaza Condo Unit Ph-02 Undiv 0.9833 % Int In Common Elements
Property address: 1688 West Ave, #Ph02
Folio number: 0232330570240

Rosalie Farina Trs Rosalie Farina Rev Tr
1688 West Ave Ph02 B
Miami Beach, FL 33139

West Bay Plaza Condo Unit 203 Undiv 0.9133 % Int In Common Elements
Property address: 1688 West Ave, #203
Folio number: 0232330570250

Cesar Angulo
1688 West Ave Apt 203
Miami Beach, FL 33139-2366

West Bay Plaza Condo Unit 303 Undiv 0.9133 % Int In Common Elements
Property address: 1688 West Ave, #303
Folio number: 0232330570260

Ruth E Riley Benjamin N Hunter
1688 West Ave Apt 303
Miami Beach, FL 33139-2366

West Bay Plaza Condo Unit 403 Undiv 0.9133 % Int In Common Elements
Property address: 1688 West Ave, #403
Folio number: 0232330570270

John W Van Der Kieft
11513 Crystal Falls Dr
Keller, TX 76244-7792

West Bay Plaza Condo Unit 503 Undiv 0.9133 % Int In Common Elements
Property address: 1688 West Ave, #503
Folio number: 0232330570280

Lily Elasmarr
1688 West Ave Apt 503
Miami Beach, FL 33139-2367

West Bay Plaza Condo Unit 603 Undiv 0.9133 % Int In Common Elements
Property address: 1688 West Ave, #603
Folio number: 0232330570290

Michael Day
1688 West Ave Apt 603C
Miami Beach, FL 33139-2367

West Bay Plaza Condo Unit 703 Undiv 0.9133 % Int In Common Elements
Property address: 1688 West Ave, #703
Folio number: 0232330570300

Paige A Harper
3414 Granada Blvd
Coral Gables, FL 33134-6370

West Bay Plaza Condo Unit 803 Undiv 0.9133 % Int In Common Elements
Property address: 1688 West Ave, #803
Folio number: 0232330570310

L Hernando Urrea & W Angela
4693 Rosinante Rd
El Paso, TX 79922-2121

West Bay Plaza Condo Unit 903 Undiv 0.9133 % Int In Common Elements

Property address: 1688 West Ave, #903
Folio number: 0232330570320

Monica Plaza Carlos
Fernando Meneses Fernando Plaza
1688 West Ave Apt 903
Miami Beach, FL 33139-2382

West Bay Plaza Condo Unit 1003 Undiv 0.9133 % Int In Common Elements
Property address: 1688 West Ave, #1003
Folio number: 0232330570330

Ken Eversley
1688 West Ave Apt 1003
Miami Beach, FL 33139-2382

West Bay Plaza Condo Unit 1103 Undiv 0.9133 % Int In Common Elements
Property address: 1688 West Ave, #1103
Folio number: 0232330570340

Lucia Barnes
1688 West Ave Apt 1103
Miami Beach, FL 33139-2383

West Bay Plaza Condo Unit 1203 Undiv 0.9133 % Int In Common Elements
Property address: 1688 West Ave, #1203
Folio number: 0232330570350

Giovanna E Rud Jeffrey Rud
1174 7th St E Apt 1
Saint Paul, MN 55106-4168

West Bay Plaza Condo Unit Ph-03 Undiv 0.9133 % Int In Common Elements
Property address: 1688 West Ave, #Ph03
Folio number: 0232330570360

Lewis & Spencer & Hill Inc
1688 West Ave Unit Ph 03
Miami Beach, FL 33139-2356

West Bay Plaza Condo Unit 204 Undiv 0.7233 % Int In Common Elements

Property address: 1688 West Ave, #204
Folio number: 0232330570370

Keith R Pressman Le Rem Michael
Mueller & Geralyn Mueller
1688 West Ave Apt 204
Miami Beach, FL 33139-2366

West Bay Plaza Condo Unit 304 Undiv 0.7233 % Int In Common Elements
Property address: 1688 West Ave, #304
Folio number: 0232330570380

Maria P Dozier
1688 West Ave Apt 304
Miami Beach, FL 33139-2366

West Bay Plaza Condo Unit 404 Undiv 0.7233 % Int In Common Elements
Property address: 1688 West Ave, #404
Folio number: 0232330570390

Marta Del Carmen Alvarez
1688 West Ave Apt 404
Miami Beach, FL 33139-2366

West Bay Plaza Condo Unit 504 Undiv 0.7233 % Int In Common Elements

Property address: 1688 West Ave, #504
Folio number: 0232330570400

Sonya Vinitzky Le Rem Oleg Vinitzky Jtrs
Rem Alla Privis Jtrs
1688 West Ave Apt 504D
Miami Beach, FL 33139-2367

West Bay Plaza Condo Unit 604 Undiv 0.7233 % Int In Common Elements
Property address: 1688 West Ave, #604
Folio number: 0232330570410

Luz Maria Quinones Perez
1688 West Ave Apt 604
Miami Beach, FL 33139-2367

West Bay Plaza Condo Unit 704 Undiv 0.7233 % Int In Common Elements
Property address: 1688 West Ave, #704
Folio number: 0232330570420

Victoria Mosali
1688 West Ave Apt 704
Miami Beach, FL 33139-2367

West Bay Plaza Condo Unit 804 Undiv 0.7233 % Int In Common Elements
Property address: 1688 West Ave, #804
Folio number: 0232330570430

Mary J Miranda
1688 West Ave Apt 804
Miami Beach, FL 33139-2382

West Bay Plaza Condo Unit 904 Undiv 0.7233 % Int In Common Elements
Property address: 1688 West Ave, #904
Folio number: 0232330570440

Robert E Bryan III
1688 West Ave Apt 904
Miami Beach, FL 33139-2382

West Bay Plaza Condo Unit 1004 Undiv 0.7233 % Int In Common Elements
Property address: 1688 West Ave, #1004
Folio number: 0232330570450

Centura Churchill
1688 W Ave 1004 D
Miami Beach, FL 33139

West Bay Plaza Condo Unit 1104 Undiv 0.7233 % Int In Common Elements
Property address: 1688 West Ave, #1104
Folio number: 0232330570460

Marlene Pendergast
276 1st Ave Apt 5G
New York, NY 10009-1822

West Bay Plaza Condo Unit 1204 Undiv 0.7233 % Int In Common Elements
Property address: 1688 West Ave, #1204
Folio number: 0232330570470

Jose L Von Zuben
1688 West Ave Apt 1204
Miami Beach, FL 33139-2383

West Bay Plaza Condo Unit Ph-04 Undiv 0.7233 % Int In Common Elements
Property address: 1688 West Ave, #Ph04
Folio number: 0232330570480

Ricardo Barboza
1688 West Ave Ph 4
Miami Beach, FL 33139-2303

West Bay Plaza Condo Unit G-05 Undiv 0.9821 % Int In Common Elements
Property address: 1688 West Ave, #G05
Folio number: 0232330570490

Maria Mercedes Garcia
3660 NW 126th Ave Unit 8
Coral Springs, FL 33065-2457

West Bay Plaza Condo Unit 205 Undiv 0.9821 % Int In Common Elements
Property address: 1688 West Ave, #205
Folio number: 0232330570500

Lucia Blanco Est Of
1688 West Ave Apt 205
Miami Beach, FL 33139-2366

West Bay Plaza Condo Unit 305 Undiv 0.9821 % Int In Common Elements
Property address: 1688 West Ave, #305
Folio number: 0232330570510

Neil Gumbs
1688 West Ave Apt 305
Miami Beach, FL 33139-2366

West Bay Plaza Condo Unit 405 Undiv 0.9821 % Int In Common Elements
Property address: 1688 West Ave, #405
Folio number: 0232330570520

Misty M Polanco Kevin N Polanco
1688 West Ave Apt 405
Miami Beach, FL 33139-2366

West Bay Plaza Condo Unit 505 Undiv 0.9821 % Int In Common Elements
Property address: 1688 West Ave, #505
Folio number: 0232330570530

Jorge L Felis
1688 West Ave Apt 505
Miami Beach, FL 33139-2367

West Bay Plaza Condo Unit 605 Undiv 0.9821 % Int In Common Elements
Property address: 1688 West Ave, #605
Folio number: 0232330570540

Abigail Otero Trs Manuel Otero And
Abigail Otero Joint Revocable Trust
1688 West Ave Apt 605
Miami Beach, FL 33139-2367

West Bay Plaza Condo Unit 805 Undiv 0.9821 % Int In Common Elements
Property address: 1688 West Ave, #805
Folio number: 0232330570560

Marcello Coltro
1688 West Ave Apt 805
Miami Beach, FL 33139-2382

West Bay Plaza Condo Unit 905 Undiv 0.9821 % Int In Common Elements
Property address: 1688 West Ave, #905
Folio number: 0232330570570

Gloria Levy
1688 West Ave Apt 905
Miami Beach, FL 33139-2382

West Bay Plaza Condo Unit 1005 Undiv 0.9821 % Int In Common Elements
Property address: 1688 West Ave, #1005
Folio number: 0232330570580

Celia R Mccallum Trs
Celia R Mccallum Living Trust
275 N Shore Dr
Miami Beach, FL 33141-2425

West Bay Plaza Condo Unit 1105 Undiv 0.9821 % Int In Common Elements
Property address: 1688 West Ave, #1105
Folio number: 0232330570590

Satyajit Ray
1688 West Ave Apt 1105
Miami Beach, FL 33139-2383

West Bay Plaza Condo Unit 1205 Undiv 0.9821 % Int In Common Elements
Property address: 1688 West Ave, #1205
Folio number: 0232330570600

Hector Garcia & W Maria A
1688 West Ave Apt 1205
Miami Beach, FL 33139-2383

West Bay Plaza Condo Unit Ph-05 Undiv 0.9821 % Int In Common Elements
Property address: 1688 West Ave, #Ph05
Folio number: 0232330570610

Antonio Pollan & W Rosa
& Fernando Pollan
1688 West Ave Ph 5
Miami Beach, FL 33139-2303

West Bay Plaza Condo Unit G-06 Undiv 0.7233 % Int In Common Elements
Property address: 1688 West Ave, #G06
Folio number: 0232330570620

Inez Gonzalez Evette Pastoriza
1688 West Ave Apt G106
Miami Beach, FL 33139-2366

West Bay Plaza Condo Unit 206 Undiv 0.7233 % Int In Common Elements
Property address: 1688 West Ave, #206
Folio number: 0232330570630

Prs Real Estate Holdings LLC
1498 NW 15th St Apt 105
Miami, FL 33125-2494

West Bay Plaza Condo Unit 306 Undiv 0.7233 % Int In Common Elements
Property address: 1688 West Ave, #306
Folio number: 0232330570640

Jun Oishi
1688 West Ave Apt 306
Miami Beach, FL 33139-2366

West Bay Plaza Condo Unit 406 Undiv 0.7233 % Int In Common Elements

Property address: 1688 West Ave, #406
Folio number: 0232330570650

Andrew Yanez Trs
Andrew Yanez Revoc Tr
10423 SW 21st Ter
Miami, FL 33165-7337

West Bay Plaza Condo Unit 506 Undiv 0.7233 % Int In Common Elements
Property address: 1688 West Ave, #506
Folio number: 0232330570660

Adnan Razack
1688 West Ave Apt 506
Miami Beach, FL 33139-2367

West Bay Plaza Condo Unit 606 Undiv 0.7233 % Int In Common Elements
Property address: 1688 West Ave, #606
Folio number: 0232330570670

Paul W Giedat
1688 West Ave Apt 606
Miami Beach, FL 33139-2367

West Bay Plaza Condo Unit 706 Undiv 0.7233 % Int In Common Elements
Property address: 1688 West Ave, #706
Folio number: 0232330570680

Jzm4 Asset Management LLC
1610 Lenox Ave Apt 502
Miami Beach, FL 33139-2474

West Bay Plaza Condo Unit 806 Undiv 0.7233 % Int In Common Elements
Property address: 1688 West Ave, #806
Folio number: 0232330570690

John Brandolino
1688 West Ave Apt 806
Miami Beach, FL 33139-2382

West Bay Plaza Condo Unit 906 Undiv 0.7233 % Int In Common Elements
Property address: 1688 West Ave, #906
Folio number: 0232330570700

Sophia D Salver
1688 West Ave Apt 906
Miami Beach, FL 33139-2382

West Bay Plaza Condo Unit 1006 Undiv 0.7233 % Int In Common Elements
Property address: 1688 West Ave, #1006
Folio number: 0232330570710

Morgan A Sall
140 W 22nd St Apt 2F
New York, NY 10011-2787

West Bay Plaza Condo Unit 1106 Undiv 0.7233 % Int In Common Elements
Property address: 1688 West Ave, #1106
Folio number: 0232330570720

Ernest Gores
1688 West Ave Apt 1106
Miami Beach, FL 33139-2383

West Bay Plaza Condo Unit Ph-06 Undiv 0.7233 % Int In Common Elements
Property address: 1688 West Ave, #Ph06
Folio number: 0232330570740

Edgardo R Marrero Jesus Manuel Lastre
1688 West Ave Ph 6F
Miami Beach, FL 33139-2303

West Bay Plaza Condo Unit G-07 Undiv 0.7338 % Int In Common Elements
Property address: 1688 West Ave, #G07
Folio number: 0232330570750

Ramiro Ernesto Verdun
899 West Ave Apt 4D
Miami Beach, FL 33139-5534

West Bay Plaza Condo Unit 207 Undiv 0.7338 % Int In Common Elements
Property address: 1688 West Ave, #207
Folio number: 0232330570760

Oswald Torres
1688 West Ave Apt 207
Miami Beach, FL 33139-2366

West Bay Plaza Condo Unit 307 Undiv 0.7338 % Int In Common Elements Property address: 1688 West Ave, #307 Folio number: 0232330570770	Frances H Pan 1688 West Ave Apt 307 Miami Beach, FL 33139-2366
West Bay Plaza Condo Unit 407 Undiv 0.7338 % Int In Common Elements Property address: 1688 West Ave, #407 Folio number: 0232330570780	Victor M Corral 8856 SW 111th Ter Miami, FL 33176-3773
West Bay Plaza Condo Unit 507 Undiv 0.7338 % Int In Common Elements Property address: 1688 West Ave, #507 Folio number: 0232330570790	Jose Susi 1688 West Ave Apt 507G Miami Beach, FL 33139-2367
West Bay Plaza Condo Unit 607 Undiv 0.7338 % Int In Common Elements Property address: 1688 West Ave, #607 Folio number: 0232330570800	Julio Allegue 2410 Brickell Ave Apt 306C Miami, FL 33129-2450
West Bay Plaza Condo Unit 707 Undiv 0.7338 % Int In Common Elements Property address: 1688 West Ave, #707 Folio number: 0232330570810	Jonathan Roger Young 1688 West Ave Apt 707 Miami Beach, FL 33139-2382
West Bay Plaza Condo Unit 807 Undiv 0.7338 % Int In Common Elements Property address: 1688 West Ave, #807 Folio number: 0232330570820	Amy Cinnamon Trs Amy Cinnamon 1688 West Ave Apt 807 Miami Beach, FL 33139-2382
West Bay Plaza Condo Unit 907 Undiv 0.7338 % Int In Common Elements Property address: 1688 West Ave, #907 Folio number: 0232330570830	Peppy Iplixian 46 Butler St Apt 301 Brooklyn, NY 11231-4993
West Bay Plaza Condo Unit 1007 Undiv 0.7338 % Int In Common Elements Property address: 1688 West Ave, #1007 Folio number: 0232330570840	Alexander De La Asuncion 9790 SW 140th St Miami, FL 33176-6762
West Bay Plaza Condo Unit 1107 Undiv 0.7338 % Int In Common Elements Property address: 1688 West Ave, #1107 Folio number: 0232330570850	Valeria Quagliata 110 Washington Ave Apt 1518 Miami Beach, FL 33139-7225
West Bay Plaza Condo Unit 1207 Undiv 0.7338 % Int In Common Elements Property address: 1688 West Ave, #1207 Folio number: 0232330570860	Juan F Madrid 1688 West Ave Apt 1207G Miami Beach, FL 33139-2383
West Bay Plaza Condo Unit Ph-07 Undiv 0.7338 % Int In Common Elements Property address: 1688 West Ave, #Ph07 Folio number: 0232330570870	Carlo Dipasquale Jtrs Giovanni Dipasquale Jtrs Valeria Amara Jtrs 300 Euclid Ave Apt 204 Miami Beach, FL 33139-8783
West Bay Plaza Condo Unit G-08 Undiv 0.8134 % Int In Common Elements Property address: 1688 West Ave, #G08 Folio number: 0232330570880	Alexandra M Morgan 120 E 36th St Apt 12F New York, NY 10016-3433

West Bay Plaza Condo Unit 208 Undiv 0.9833 % Int In Common Elements Property address: 1688 West Ave, #208 Folio number: 0232330570890	Luis J Francisco 1800 N Bayshore Dr Apt 2412 Miami, FL 33132-3229
West Bay Plaza Condo Unit 308 Undiv 0.9833 % Int In Common Elements Property address: 1688 West Ave, #308 Folio number: 0232330570900	Heinrich Camilo Hueck 6900 Bay Dr Apt 8C Miami Beach, FL 33141-5464
West Bay Plaza Condo Unit 408 Undiv 0.9833 % Int In Common Elements Property address: 1688 West Ave, #408 Folio number: 0232330570910	Ricardo Boffill 1688 West Ave Apt 408 Miami Beach, FL 33139-2367
West Bay Plaza Condo Unit 508 Undiv 0.9833 % Int In Common Elements Property address: 1688 West Ave, #508 Folio number: 0232330570920	Mariana De Assis & Aloysio Silva De Assis & W Glaucy 1688 West Ave Apt 508 Miami Beach, FL 33139-2367
West Bay Plaza Condo Unit 608 Undiv 0.9833 % Int In Common Elements Property address: 1688 West Ave, #608 Folio number: 0232330570930	Eric Morales 4867 SW 71st Pl Miami, FL 33155-5636
West Bay Plaza Condo Unit 708 Undiv 0.9833 % Int In Common Elements Property address: 1688 West Ave, #708 Folio number: 0232330570940	Matthew Pitroff Cindy Pitroff 1688 West Ave Apt 708 Miami Beach, FL 33139-2382
West Bay Plaza Condo Unit 808 Undiv 0.9833 % Int In Common Elements Property address: 1688 West Ave, #808 Folio number: 0232330570950	1688 West Ave 808 LLC PO Box 813729 Hollywood, FL 33081-3729
West Bay Plaza Condo Unit 908 Undiv 0.9833 % Int In Common Elements Property address: 1688 West Ave, #908 Folio number: 0232330570960	Amar R Deshpande 1688 West Ave Apt 908 Miami Beach, FL 33139-2382
West Bay Plaza Condo Unit 1108 Undiv 0.9833 % Int In Common Elements Property address: 1688 West Ave, #1108 Folio number: 0232330570980	Immobella LLC PO Box 398986 Miami Beach, FL 33239-8986
West Bay Plaza Condo Units 1208 & 1206 Undiv 0.9833 & 0.7233% Int In Com Property address: 1688 West Ave, #1208 Folio number: 0232330570990	Mark Wohl Jessica Wohl 1688 West Ave Apt 1208 Miami Beach, FL 33139-2383
West Bay Plaza Condo Unit Ph-08 Undiv 0.9833 % Int In Common Elements Property address: 1688 West Ave, #Ph08 Folio number: 0232330571000	Medardo Milian 1688 West Ave Ph 8 Miami Beach, FL 33139-2303
West Bay Plaza Condo Unit G-09 Undiv 0.9682 % Int In Common Elements Property address: 1688 West Ave, #G09 Folio number: 0232330571010	Hinaben Bhulabhai Patel 1688 West Ave G 09 Miami Beach, FL 33139

West Bay Plaza Condo Unit 209 Undiv 0.9682 % Int In Common Elements Property address: 1688 West Ave, #209 Folio number: 0232330571020	Shannon Ann Balliet 1688 West Ave Apt 209 Miami Beach, FL 33139-2366
West Bay Plaza Condo Unit 309 Undiv 0.9682 % Int In Common Elements Property address: 1688 West Ave, #309 Folio number: 0232330571030	Joachim Albert Back 1688 West Ave Apt 309 Miami Beach, FL 33139-2366
West Bay Plaza Condo Unit 409 Undiv 0.9682 % Int In Common Elements Property address: 1688 West Ave, #409 Folio number: 0232330571040	Christopher Thompson & W Cathleen 1688 West Ave Apt 409 Miami Beach, FL 33139-2367
West Bay Plaza Condo Unit 509 Undiv 0.9682 % Int In Common Elements Property address: 1688 West Ave, #509 Folio number: 0232330571050	Jorge O Anta Trs 791 Lake St Newark, NJ 07104-2219
West Bay Plaza Condo Unit 609 Undiv 0.9682 % Int In Common Elements Property address: 1688 West Ave, #609 Folio number: 0232330571060	Sanford M Sloane 1688 West Ave Apt 609 Miami Beach, FL 33139-2367
West Bay Plaza Condo Unit 709 Undiv 0.9682 % Int In Common Elements Property address: 1688 West Ave, #709 Folio number: 0232330571070	St Gregory Inv Inc & J Gutierrez C/O Raul Valdes Fauli P A 355 Alhambra Cir Ste 1205 Coral Gables, FL 33134-5038
West Bay Plaza Condo Unit 809 Undiv 0.9682 % Int In Common Elements Property address: 1688 West Ave, #809 Folio number: 0232330571080	Jace A Bishop 1688 West Ave Apt 809 Miami Beach, FL 33139-2382
West Bay Plaza Condo Unit 909 Undiv 0.9682 % Int In Common Elements Property address: 1688 West Ave, #909 Folio number: 0232330571090	Jose Sanchez 1688 West Ave Apt 909 Miami Beach, FL 33139-2382
West Bay Plaza Condo Unit 1009 Undiv 0.9682 % Int In Common Elements Property address: 1688 West Ave, #1009 Folio number: 0232330571100	John M Rindo Est Of 1688 West Ave Apt 1009 Miami Beach, FL 33139-2383
West Bay Plaza Condo Unit 1109 Undiv 0.9682 % Int In Common Elements Property address: 1688 West Ave, #1109 Folio number: 0232330571110	Elizabeth Langkraehr 1688 West Ave Apt 1109 Miami Beach, FL 33139-2383
West Bay Plaza Condo Unit 1209 Undiv 0.9682 % Int In Common Elements Property address: 1688 West Ave, #1209 Folio number: 0232330571120	Salim Ismail Lily Yonat Safrani 1688 West Ave Apt 1209 Miami Beach, FL 33139-2383
West Bay Plaza Condo Unit Ph-09 Undiv 0.9682 % Int In Common Elements Property address: 1688 West Ave, #Ph09 Folio number: 0232330571130	Daniel Goldberg Sarah R Goldberg 1688 West Ave Ph 9 Miami Beach, FL 33139-2303

Sunset Harbour South Condo Unit 701 Undiv 0.3777% Int In Common Elements Property address: 1800 Sunset Harbour Dr, #701 Folio number: 0232330620010	Ian Perez Ponce 4843 Beach Dr SW Seattle, WA 98116-4342
Sunset Harbour South Condo Unit 801 Undiv 0.3777% Int In Common Elements Property address: 1800 Sunset Harbour Dr, #801 Folio number: 0232330620020	Yamile Guerra Negrete 1800 Sunset Harbour Dr #801 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 901/903 Undiv 0.7629% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #901/9 Folio number: 0232330620030	Robert Guatelli & W Sara 1800 Sunset Harbour Dr #901 Miami Beach, FL 33139-1452
Sunset Harbour South Condo Unit 1001 Undiv 0.3777% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1001 Folio number: 0232330620040	Katana Usa Corp 1800 Sunset Harbour Dr #1001 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 1101 Undiv 0.3777% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1101 Folio number: 0232330620050	Aurealise Martinez Le Rem Peter M Martinez Rem Justin P Martinez 16546 NE 26th Ave Apt 4B North Miami Beach, FL 33160-4020
Sunset Harbour South Condo Unit 1201 Undiv 0.3777% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1201 Folio number: 0232330620060	Morgan Halabu 1800 Sunset Harbour Dr #1201 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 1401 Undiv 0.3777% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1401 Folio number: 0232330620070	1800 Mb LLC PO Box 1437 Deerfield, IL 60015-6007
Sunset Harbour South Condo Units 1501 & P808 & P710 Undiv 0.3777% & 0.00 Property address: 1800 Sunset Harbour Dr, #1501 Folio number: 0232330620080	Heli Alfredo Pays Gacia 1800 Sunset Harbour Dr #1501 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 1701 Undiv 0.3777% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1701 Folio number: 0232330620100	Dale A Williams 1323 E 34th St Tulsa, OK 74105-2609
Sunset Harbour South Condo Unit 1801 Undiv 0.3777% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1801 Folio number: 0232330620110	Gerald Cattarro Jtrs 178 Suffolk Rd Island Park, NY 11558-1457
Sunset Harbour South Condo Unit 1901 Undiv 0.3777% Int In Common Element Property address: Folio number: 0232330620120	Confidential ,
Sunset Harbour South Condo Unit 2001 Undiv 0.3777% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2001 Folio number: 0232330620130	Ignacio L Ceriani Brian Ridley 1800 Sunset Harbour Dr #2001 Miami Beach, FL 33139-1465

Sunset Harbour South Condo Unit 2101 Undiv 0.3777% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2101 Folio number: 0232330620140	George M Lopez 560 N Shore Dr Miami Beach, FL 33141-2432
Sunset Harbour South Condo Unit 2201 Undiv 0.3777% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2201 Folio number: 0232330620150	Danielle Ruth Gahn Helen Ruth Labadie 1800 Sunset Harbour Dr #2201 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 2301 Undiv 0.3777% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2301 Folio number: 0232330620160	Bruce Backman & Edward T Sullivan Jr 1800 Sunset Harbour Dr #2301 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 2401 Undiv 0.4829 Int In Common Elements Property address: 1800 Sunset Harbour Dr, #2401 Folio number: 0232330620170	Paul Sasseville & Juan Duarte 1800 Sunset Harbour Dr #2401 Miami Beach, FL 33139-1461
Sunset Harbour South Condo Unit Ph-1 Undiv 0.9485% Int In Common Element Property address: 1800 Sunset Harbour Dr, #Ph1 Folio number: 0232330620180	Deepchand Bajpai Dolly K Bajpai 1800 Sunset Harbour Drive #Ph1 Miami Beach, FL 33139
Sunset Harbour South Condo Unit Ts-1 Undiv 2.8978% Int In Common Element Property address: 1800 Sunset Harbour Dr, #Ts1 Folio number: 0232330620190	John M Forte & W Maria R 3 Star Island Dr Miami Beach, FL 33139-5147
Sunset Harbour South Condo Unit 702 Undiv 0.3741% Int In Common Elements Property address: 1800 Sunset Harbour Dr, #702 Folio number: 0232330620200	Salvador Borges Neto & W Ana Rosa Borges 1800 Sunset Harbour Dr #702 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 802/804 Undiv 0.7627% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #802/0 Folio number: 0232330620210	James M Berra Serena Berra 1800 Sunset Harbour Dr #802 Miami Beach, FL 33139
Sunset Harbour South Condo Unit 902/904 Undiv 0.7627% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #902/0 Folio number: 0232330620220	Ann Montouri Forgotson 1800 Sunset Harbour Dr #902/04 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 1002/1004 Undiv 0.7627% Int In Common El Property address: 1800 Sunset Harbour Dr, #1002/ Folio number: 0232330620230	Paul C Kilrain & W Susan J Kilrain 1800 Sunset Harbour Dr #1002/4 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 1102/1104 Undiv 0.7627% Int In Common El Property address: 1800 Sunset Harbour Dr, #1102/ Folio number: 0232330620240	March First 1800 LLC 605 Lincoln Rd Ste 240 Miami Beach, FL 33139-2918
Sunset Harbour South Condo Unit 1202/1204 Undiv 0.7627% Int In Common El Property address: 1800 Sunset Harbour Dr, #1202/ Folio number: 0232330620250	Lynn Meyer 1800 Sunset Harbour Dr 1202 Miami Beach, FL 33139

Sunset Harbour South Condo Unit 1402/1404 Undiv 0.7627% Int In Common El Property address: 1800 Sunset Harbour Dr, #1402/ Folio number: 0232330620260	Mwd Property Holdings LLC 8482 SW 137th St Miami, FL 33158-1080
Sunset Harbour South Condo Unit 1502/1504 Undiv 0.7627% Int In Common El Property address: 1800 Sunset Harbour Dr, #1502/ Folio number: 0232330620270	Fern S Watts & H David J Neal 1800 Sunset Harbour Dr #1502 Miami Beach, FL 33139-1455
Sunset Harbour South Condo Unit 1602/1604 Undiv 0.7627% Int In Common El Property address: 1800 Sunset Harbour Dr, #1602/ Folio number: 0232330620280	Adolfo Maldonado Trs Mariaelena Maldonado Trs Adolfo Maldonado 1800 Sunset Harbour Dr Unit 1602 Miami Beach, FL 33139
Sunset Harbour South Condo Unit 1702/1704 Undiv 0.7627% Int In Common El Property address: 1800 Sunset Harbour Dr, #1702/ Folio number: 0232330620290	Apache Marquis Inc 725 SE 7th St Fort Lauderdale, FL 33301-3118
Sunset Harbour South Condo Unit 1802/1804 Undiv 0.7627% Int In Common El Property address: 1800 Sunset Harbour Dr, #1802/ Folio number: 0232330620300	Haim Victor Hayon Trs Haim Victor Hayon Revocable Trust 1800 Sunset Harbour Dr Apt 1802 Miami Beach, FL 33139
Sunset Harbour South Condo Unit 1902/1904 Undiv 0.7627% Int In Common El Property address: 1800 Sunset Harbour Dr, #1902/ Folio number: 0232330620310	IVs International LLC 1900 Purdy Ave Apt 2007 Miami Beach, FL 33139-1492
Sunset Harbour South Condo Unit 2002/2004 & P434 P435 P436 Undiv 0.7627% Property address: 1800 Sunset Harbour Dr, #2002/ Folio number: 0232330620320	Frank Kruszewski & David Lammerding 1800 Sunset Harbour Dr #2002 Miami Beach, FL 33139-1458
Sunset Harbour South Condo Unit 2102/2104 Undiv 0.7627% Int In Common El Property address: 1800 Sunset Harbour Dr, #2102/ Folio number: 0232330620330	Joel D Stedman 1800 Sunset Harbour Dr 2102 2104 Miami Beach, FL 33139
Sunset Harbour South Condo Unit 2202 Undiv 0.7627% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2202/ Folio number: 0232330620340	Laurent Uberti 1800 Sunset Harbour Dr Unit 2202 Miami Beach, FL 33139
Sunset Harbour South Condo Unit 2302/2304 Undiv 0.7627% Int In Common El Property address: 1800 Sunset Harbour Dr, #2302/ Folio number: 0232330620350	Marc Barnett 6550 NW 72nd Ave Miami, FL 33166-3629
Sunset Harbour South Condo Unit 2402/2404 Undiv 0.7899% Int In Common El Property address: 1800 Sunset Harbour Dr, #2402/ Folio number: 0232330620360	Bradley K Blank 1800 Sunset Harbour Dr #2402-04 Miami Beach, FL 33139
Sunset Harbour South Condo Unit Ph-2 Undiv 0.9485% Int In Common Element Property address: 1800 Sunset Harbour Dr, #Ph2 Folio number: 0232330620370	Walter Staudinger Arts LLC 3838 Tamiami Trl N Ste 416 Naples, FL 34103-3586

Sunset Harbour South Condo Unit 703 Undiv 0.3852% Int In Common Elements Property address: 1800 Sunset Harbour Dr, #703 Folio number: 0232330620390	Richard & Richard P A 825 Brickell Bay Dr Miami, FL 33131-2936
Sunset Harbour South Condo Unit 803 Undiv 0.3852% Int In Common Elements Property address: 1800 Sunset Harbour Dr, #803 Folio number: 0232330620400	Julijana Dimitrova Rose 1800 Sunset Harbour Dr 803 Miami Beach, FL 33139
Sunset Harbour South Condo Unit 1003 Undiv 0.3852% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1003 Folio number: 0232330620420	Blumax Investments Inc 3370 Mary St Miami, FL 33133-5215
Sunset Harbour South Condo Unit 1103 Undiv 0.3852% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1103 Folio number: 0232330620430	Glenn R Merendi & 1800 Sunset Harbour Dr #1103 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 1203 Undiv 0.3852% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1203 Folio number: 0232330620440	Neal Hochberg Jtrs Cheryl Hochberg Jtrs Jessica Hochberg Jtrs 1081 Waterside Ln Hollywood, FL 33019-5004
Sunset Harbour South Condo Unit 1403 Undiv 0.3852% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1403 Folio number: 0232330620450	Sarah Ann Dooley Grant Alexander Schuster 1800 Sunset Harbour Dr 1403 Miami Beach, FL 33139
Sunset Harbour South Condo Unit 1503 Undiv 0.3852% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1503 Folio number: 0232330620460	Rocio Dominguez 1800 Sunset Harbour Dr #1503 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 1603 Undiv 0.3852% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1603 Folio number: 0232330620470	Kamran Sedgh 1800 Sunset Harbour Dr #1603 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 1703 Undiv 0.3852% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1703 Folio number: 0232330620480	Julio Cesar Ferreira Sato Sr Scila Suris 1800 Sunset Harbour Dr #1703 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 1803 Undiv 0.3852% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1803 Folio number: 0232330620490	Arthur E Gowran Jtrs Steven J King Jtrs 1800 Sunset Harbour Dr #1803 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 1903 Undiv 0.3852% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1903 Folio number: 0232330620500	Karla Laugerud 1800 Sunset Harbour Dr #1903 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Units 2003 & P638 Undiv 0.3852% & .001035% In Property address: 1800 Sunset Harbour Dr, #2003 Folio number: 0232330620510	Prudential Relocation Inc 1800 Sunset Harbour Dr #2003 Miami Beach, FL 33139-1465

Sunset Harbour South Condo Unit 2103 Undiv 0.3852% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2103 Folio number: 0232330620520	Mareril Wheeler 1800 Sunset Harbour Dr #2103 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 2203 Undiv 0.3852% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2203 Folio number: 0232330620530	Valerio M Genta Nicole Genta 933 Ditchley Rd Virginia Beach, VA 23451-3740
Sunset Harbour South Condo Unit 2303 Undiv 0.3852% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2303 Folio number: 0232330620540	Eric Bannister June R Bannister 1800 Sunset Harbour Dr #2303 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 2403 Undiv 0.3367% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2403 Folio number: 0232330620550	Jose L Buitron William N Pitts 800 Oakland Ave Austin, TX 78703-5120
Sunset Harbour South Condo Unit 705 & P-907 Undiv 0.2683% & .001035% Int Property address: 1800 Sunset Harbour Dr, #705 Folio number: 0232330620560	Christiana Weber 1800 Sunset Harbour Dr #705 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 805 Undiv 0.2683% Int In Common Elements Property address: 1800 Sunset Harbour Dr, #805 Folio number: 0232330620570	Julio A Tavera Otero & W Mercedes % Elvira Arias Banco Santander 1800 Sunset Harbour Dr #805 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 905 Undiv 0.2683% Int In Common Elements Property address: 1800 Sunset Harbour Dr, #905 Folio number: 0232330620580	Rodolfo Martinez Sr & W Caridad & Rodolfo Martinez Jr 1800 Sunset Harbour Dr #905 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 1005 Undiv 0.2683% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1005 Folio number: 0232330620590	Sanfeliu Brickell LLC 2333 Brickell Ave Apt 701 Miami, FL 33129-2410
Sunset Harbour South Condo Unit 1105 Undiv 0.2683% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1105 Folio number: 0232330620600	Carol A Gessner 1800 Sunset Harbour Dr #1105 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 1205 Undiv 0.2683% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1205 Folio number: 0232330620610	Delphine Jacque 1800 Sunset Harbour Dr #1205 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 1405 Undiv 0.2683% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1405 Folio number: 0232330620620	Eliezer Tabib C/O Marco Destin Inc 10800 NW 106th St Ste 6 Miami, FL 33178-1261
Sunset Harbour South Condo Unit 1505 Undiv 0.2683% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1505 Folio number: 0232330620630	Ztak LLC 10685 SW 63rd Ave Miami, FL 33156-4073

Sunset Harbour South Condo Unit 1605 Undiv 0.2683% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1605 Folio number: 0232330620640	Aixa B Natel 4600 Biscayne Blvd 305 Miami, FL 33137
Sunset Harbour South Condo Unit 1705 Undiv 0.2683% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1705 Folio number: 0232330620650	1800 Sunset LLC 450 W 17th St Apt 1809 New York, NY 10011-5833
Sunset Harbour South Condo Unit 1805 Undiv 0.2683% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1805 Folio number: 0232330620660	Surexiste Holdings LLC 1800 Sunset Harbour Dr # 1406 Miami Beach, FL 33139
Sunset Harbour South Condo Unit 1905 Undiv 0.2683% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1905 Folio number: 0232330620670	Sanfeliu Brickell LLC 2333 Brickell Ave Apt 701 Miami, FL 33129-2410
Sunset Harbour South Condo Unit 2005 Undiv 0.2683% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2005 Folio number: 0232330620680	Marilyn & Leigh Ann Baker (Trs) 1800 Sunset Harbour Dr #2005 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 2105 Undiv 0.2683% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2105 Folio number: 0232330620690	1800 Purdy Ave Unit 2105 LLC C/O Julio C Marrero & Assoc P A 1550 S Dixie Hwy Ste 215 Coral Gables, FL 33146-3034
Sunset Harbour South Condo Unit 2205 Undiv 0.2683% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2205 Folio number: 0232330620700	David Halperin Katherine Cartwright 1800 Sunset Harbour Dr #2205 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 2305 Undiv 0.2683% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2305 Folio number: 0232330620710	Jolyon D Hyne 1800 Sunset Harbour Dr #2305 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 2405 Undiv 0.2908% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2405 Folio number: 0232330620720	Augusto L Vidaurreta & W Mary J Cannan 707 W 54th St Miami Beach, FL 33140-2100
Sunset Harbour South Condo Unit 806 Undiv 0.4188% Int In Common Elements Property address: 1800 Sunset Harbour Dr, #806 Folio number: 0232330620730	Pablo Szprynger Ind & Goldsmith Duer Family Trust 2260 NW 114th Ave Miami, FL 33172-3652
Sunset Harbour South Condo Unit 906 Undiv 0.4188% Int In Common Elements Property address: 1800 Sunset Harbour Dr, #906 Folio number: 0232330620740	Jose Armenteros & W Maria C 1800 Sunset Harbour Dr #906 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 1006 Undiv 0.4188% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1006 Folio number: 0232330620750	Sonia Shebar 1800 Sunset Harbour Dr #1006 Miami Beach, FL 33139-1465

Sunset Harbour South Condo Unit 1106 Undiv 0.4188% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1106 Folio number: 0232330620760	Marc Cooper Ruth Haase Cooper 1800 Sunset Harbour Dr #1106 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 1206 Undiv 0.4188% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1206 Folio number: 0232330620770	Lezard LLC 999 Ponce De Leon Blvd Ste 650 Coral Gables, FL 33134-3075
Sunset Harbour South Condo Unit 1406 Undiv 0.4188% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1406 Folio number: 0232330620780	Jorge E Jimenez Marcos Trs Jorge E Marcos And Maria C Jimenez Ma 1800 Sunset Harbour Dr #1406 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 1506 Undiv 0.4188% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1506 Folio number: 0232330620790	Stephen M Mccoy Trs Stephen M Mccoy Revocable Liv Tr 1800 Sunset Harbour Dr 1506 Miami Beach, FL 33139
Sunset Harbour South Condo Unit 1606 Undiv 0.4188% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1606 Folio number: 0232330620800	Gilbert Elie & W Tamara 1800 Sunset Harbour Dr #1606 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 1706 Undiv 0.4188% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1706 Folio number: 0232330620810	Heidi K Mckenna Trs Heidi K Mckenna Revocable Tr Stephen J Mckenna Trs 4 Upland Rd Arlington, MA 02474-2226
Sunset Harbour South Condo Units 1806 & P204 & P716 Undiv .4188% & .0010 Property address: 1800 Sunset Harbour Dr, #1806 Folio number: 0232330620820	Michael V Lewis Dorian Buchanan 1800 Sunset Harbour Dr #1806 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 1906 Undiv 0.4188% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1906 Folio number: 0232330620830	Geoffrey S Aaronson Trs Geoffrey S Aaronson Family Tr 1800 Sunset Harbour Dr 1906 Miami Beach, FL 33139
Sunset Harbour South Condo Unit 2006 Undiv 0.4188% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2006 Folio number: 0232330620840	Carlos Rgerrio Outor Teixeira 1800 Sunset Harbour Dr #2006 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 2106 Undiv 0.4188% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2106 Folio number: 0232330620850	Susan Jacob Lipkins 190 Sands Point Rd Port Washington, NY 11050-1129
Sunset Harbour South Condo Unit 2206 Undiv 0.4188% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2206 Folio number: 0232330620860	Julio Eligio Ibarra Funda Cetinkaya 1800 Sunset Harbour Dr 2206 Miami Beach, FL 33139

Sunset Harbour South Condo Unit 2306 Undiv 0.4188% Int In Common Element	Giampiero Maestrelli Le Emilia Maestrelli Le Rem Gianmarco Maestrelli 1800 Sunset Harbour Dr Unit 2306 Miami Beach, FL 33139
Property address: 1800 Sunset Harbour Dr, #2306	
Folio number: 0232330620870	
Sunset Harbour South Condo Unit 2406 Undiv 0.4509% Int In Common Element	Sabrina Cohen 1800 Sunset Harbour Dr #2406 Miami Beach, FL 33139-1465
Property address: 1800 Sunset Harbour Dr, #2406	
Folio number: 0232330620880	
Sunset Harbour South Condo Unit 707 Undiv 0.5744% Int In Common Elements	Brian Keinath & W Mary 1800 Sunset Harbour Dr #707 Miami Beach, FL 33139-1465
Property address: 1800 Sunset Harbour Dr, #707	
Folio number: 0232330620890	
Sunset Harbour South Condo Unit 807 Undiv 0.5744% Int In Common Elements	Sean Mcginnis Trs Casper Trust 1155 23rd St NW Apt Ph1g Washington, DC 20037-3311
Property address: 1800 Sunset Harbour Dr, #807	
Folio number: 0232330620900	
Sunset Harbour South Condo Unit 907 Undiv 0.5744% Int In Common Elements	Guillermo Wated 1800 Sunset Harbour Dr #907 Miami Beach, FL 33139-1465
Property address: 1800 Sunset Harbour Dr, #907	
Folio number: 0232330620910	
Sunset Harbour South Condo Unit 1007 Undiv 0.5744% Int In Common Element	Gabriel M Bedoya 1800 Sunset Harbour Dr #1007 Miami Beach, FL 33139-1465
Property address: 1800 Sunset Harbour Dr, #1007	
Folio number: 0232330620920	
Sunset Harbour South Condo Unit 1107 Undiv 0.5744% Int In Common Element	Jill S Liebman Trs 1800 Sunset Harbour Dr #1107 Miami Beach, FL 33139-1465
Property address: 1800 Sunset Harbour Dr, #1107	
Folio number: 0232330620930	
Sunset Harbour South Condo Unit 1207 Undiv 0.5744% Int In Common Element	Golden Props LLC 350 Meridian Ave # 202 Miami Beach, FL 33139-8746
Property address: 1800 Sunset Harbour Dr, #1207	
Folio number: 0232330620940	
Sunset Harbour South Condo Unit 1407 Undiv 0.5744% Int In Common Element	Rachel Appel 1800 Sunset Harbour Dr #1407 Miami, FL 33139
Property address: 1800 Sunset Harbour Dr, #1407	
Folio number: 0232330620950	
Sunset Harbour South Condo Unit 1507 Undiv 0.5744% Int In Common Element	Mariano Villa De Rey 1800 Sunset Harbour Dr #1507 Miami Beach, FL 33139-1465
Property address: 1800 Sunset Harbour Dr, #1507	
Folio number: 0232330620960	
Sunset Harbour South Condo Unit 1607 Undiv 0.5744% Int In Common Element	Isabel Cristina Toro De Behrens 1800 Sunset Harbour Dr #1607 Miami Beach, FL 33139-1465
Property address: 1800 Sunset Harbour Dr, #1607	
Folio number: 0232330620970	
Sunset Harbour South Condo Unit 1707 Undiv 0.5744% Int In Common Element	Terry And Martin Investments LLC 1300 S Miami Ave Unit 4101 Miami, FL 33130-4494
Property address: 1800 Sunset Harbour Dr, #1707	
Folio number: 0232330620980	

Sunset Harbour South Condo Unit 1807 Undiv 0.5744% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1807 Folio number: 0232330620990	Anup K Sabharwal 1413 Sunset Harbour Dr 409 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 1907 Undiv 0.5744% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1907 Folio number: 0232330621000	Eric Yamin 1800 Sunset Harbour Dr 1907 Miami, FL 33139
Sunset Harbour South Condo Unit 2007 Undiv 0.5744% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2007 Folio number: 0232330621010	Roberto J Escallon Trs 1800 Sunset Harbour Dr #2007 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 2107 Undiv 0.5744% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2107 Folio number: 0232330621020	Allan I Yudacufski 1800 Sunset Harbour Dr #2107 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 2207 Undiv 0.5744% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2207 Folio number: 0232330621030	Lyubov Raffoul 1800 Sunset Harbour Dr #2207 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 2307 Undiv 0.5744% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2307 Folio number: 0232330621040	William Baez Jtrs Craig N Krasner Jtrs 1800 Sunset Harbour Dr #2307 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 2407 Undiv 0.5516% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2407 Folio number: 0232330621050	James M Opinsky Amanda B Opinsky 1800 Sunset Harbour Dr 2407 Miami Beach, FL 33139
Sunset Harbour South Condo Unit Ph-3 Undiv 0.8553% Int In Common Element Property address: 1800 Sunset Harbour Dr, #Ph3 Folio number: 0232330621060	Sridhar Murthy Anita K Johal 1800 Sunset Harbour Dr Ph3 Miami Beach, FL 33139
Sunset Harbour South Condo Unit 808 Undiv 0.3874% Int In Common Elements Property address: 1800 Sunset Harbour Dr, #808 Folio number: 0232330621070	Dawood Habib 1800 Sunset Harbour Dr #808 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 908 Undiv 0.3874% Int In Common Elements Property address: 1800 Sunset Harbour Dr, #908 Folio number: 0232330621080	Maria T Campos Waack Urupukina 1800 Purdy Ave Apt 908 Miami Beach, FL 33139-1452
Sunset Harbour South Condo Unit 1008 Undiv 0.3874% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1008 Folio number: 0232330621090	Jonas Bonnier 1800 Sunset Harbour Dr #1008 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 1108 Undiv 0.3874% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1108 Folio number: 0232330621100	Gradiva Besosa 1800 Sunset Harbour Dr #1108 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 1208 Undiv 0.3874% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1208 Folio number: 0232330621110	Brice Dupoyet Mihaela Pinte 1800 Sunset Harbour Dr #1208 Miami Beach, FL 33139-1465

Sunset Harbour South Condo Unit 1408 Undiv 0.3874% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1408 Folio number: 0232330621120	Quini R Bolet Trs 8117 SW 118th Ct Miami, FL 33183-3805
Sunset Harbour South Condo Unit 1508 Undiv 0.3874% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1508 Folio number: 0232330621130	Miles C Wilkin Constance B Wilkin 1800 Sunset Harbor #1512 Miami Beach, FL 33139
Sunset Harbour South Condo Unit 1608 Undiv 0.3874% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1608 Folio number: 0232330621140	Finn Longinotto 1800 Sunset Harbour Dr 1608 Miami Beach, FL 33139
Sunset Harbour South Condo Unit 1708 Undiv 0.3874% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1708 Folio number: 0232330621150	Cody Patrick 1800 Sunset Harbour Dr 1708 Miami Beach, FL 33139
Sunset Harbour South Condo Unit 1808 Undiv 0.3874% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1808 Folio number: 0232330621160	Genaro Ambrosio Damico 1800 Sunset Harbour Dr 1808 Miami Beach, FL 33139
Sunset Harbour South Condo Unit 1908 Undiv 0.3874% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1908 Folio number: 0232330621170	Ssh1 LLC 755 W End Ave Apt 15B New York, NY 10025-6272
Sunset Harbour South Condo Unit 2008 Undiv 0.3874% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2008 Folio number: 0232330621180	Gabriel Bedoya 450 W 17th St Apt 1809 New York, NY 10011-5833
Sunset Harbour South Condo Unit 2108 Undiv 0.3874% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2108 Folio number: 0232330621190	Marc Dray & W Ley K 1111 Brickell Ave Ste 1100 Miami, FL 33131-3122
Sunset Harbour South Condo Units 2208 & P607 Undiv 0.3874% & .001035% In Property address: 1800 Sunset Harbour Dr, #2208 Folio number: 0232330621200	Sebastian Barletta 1800 Sunset Harbour Dr #2208 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 2308 Undiv 0.3874% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2308 Folio number: 0232330621210	Ingeborg B Maynard Jtrs Jennette B Iglesias Jtrs 1800 Sunset Harbour Dr #2308 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 2408 Undiv 0.3963% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2408 Folio number: 0232330621220	Medardo T Sanchez 1800 Sunset Harbour Dr #2408 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit Ph-4 Undiv 0.8553% Int In Common Element Property address: 1800 Sunset Harbour Dr, #Ph4 Folio number: 0232330621230	Lloyd Mandell & W Clara 1800 Sunset Harbour Dr #Ph 4 Miami Beach, FL 33139-1465

Sunset Harbour South Condo Unit 709 Undiv 0.3874% Int In Common Elements	Gavin Williams Jennifer M Taylor Williams 1800 Sunset Harbour Dr #709 Miami Beach, FL 33139-1465
Property address: 1800 Sunset Harbour Dr, #709 Folio number: 0232330621240	
Sunset Harbour South Condo Unit 809 Undiv 0.2605% Int In Common Elements	Vanessa Jester 1330 West Ave Apt 3103 Miami Beach, FL 33139-0913
Property address: 1800 Sunset Harbour Dr, #809 Folio number: 0232330621250	
Sunset Harbour South Condo Unit 909 Undiv 0.2605% Int In Common Elements	Rosa Maria Roque 74 12 35 Ave #103E Jackson Heights, NY 11372
Property address: 1800 Sunset Harbour Dr, #909 Folio number: 0232330621260	
Sunset Harbour South Condo Unit 1009 Undiv 0.2605% Int In Common Element	Monika Schuster Maria Schuster 1800 Sunset Harbour Dr #1009 Miami Beach, FL 33139-1465
Property address: 1800 Sunset Harbour Dr, #1009 Folio number: 0232330621270	
Sunset Harbour South Condo Unit 1109 Undiv 0.2605% Int In Common Element	Sunset Rem LLC PO Box 451476 Laredo, TX 78045-0036
Property address: 1800 Sunset Harbour Dr, #1109 Folio number: 0232330621280	
Sunset Harbour South Condo Unit 1209 Undiv 0.2605% Int In Common Element	Harrison Lloyd Edelson 823 Azalea Dr Lagrange, GA 30240-1619
Property address: 1800 Sunset Harbour Dr, #1209 Folio number: 0232330621290	
Sunset Harbour South Condo Unit 1409 & P1025 Undiv 0.2605% & .001035% In	Leonard L Arnaiz 1800 Sunset Harbour Dr #1409 Miami Beach, FL 33139-1465
Property address: 1800 Sunset Harbour Dr, #1409 Folio number: 0232330621300	
Sunset Harbour South Condo Unit 1509 Undiv 0.2605% Int In Common Element	Wendy R Chernin 1800 Sunset Harbour Dr #1509 Miami Beach, FL 33139-1465
Property address: 1800 Sunset Harbour Dr, #1509 Folio number: 0232330621310	
Sunset Harbour South Condo Unit 1609 Undiv 0.2605% Int In Common Element	Steven Dennett Danya J Pincavage 1800 Sunset Harbour Dr 1609 Miami Beach, FL 33139
Property address: 1800 Sunset Harbour Dr, #1609 Folio number: 0232330621320	
Sunset Harbour South Condo Unit 1709 Undiv 0.2605% Int In Common Element	Carlos Eduardo Armas 1800 Sunset Harbour Dr #1709 Miami Beach, FL 33139-1465
Property address: 1800 Sunset Harbour Dr, #1709 Folio number: 0232330621330	
Sunset Harbour South Condo Unit 1809 Undiv 0.2605% Int In Common Element	Harrison L Edelson 823 Azalea Dr Lagrange, GA 30240-1619
Property address: 1800 Sunset Harbour Dr, #1809 Folio number: 0232330621340	
Sunset Harbour South Condo Unit 1909 Undiv 0.2605% Int In Common Element	Julian Johnston 2405 N Meridian Ave Miami Beach, FL 33140-3402
Property address: 1800 Sunset Harbour Dr, #1909 Folio number: 0232330621350	

Sunset Harbour South Condo Unit 2009 Undiv 0.2605% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2009 Folio number: 0232330621360	Marco F Pena 1800 Sunset Harbour Dr #2009 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 2109 Undiv 0.2605% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2109 Folio number: 0232330621370	J&M Sunset Harbour No 2109 Inc 1110 Brickell Ave Ste 210A Miami, FL 33131-3134
Sunset Harbour South Condo Unit 2209 Undiv 0.2605% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2209 Folio number: 0232330621380	Gilles Jacques Guy Danard 1800 Sunset Harbour Dr #2209 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 2309 Undiv 0.2605% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2309 Folio number: 0232330621390	Russell Banks Trs Russell Banks Trust 14 Victoria Ln Saratoga Springs, NY 12866-2706
Sunset Harbour South Condo Unit 2409 Undiv 0.2832% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2409 Folio number: 0232330621400	Ana Cristina Santini De Toro 1800 Sunset Harbour Dr #2409 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 810 Undiv 0.3792% Int In Common Elements Property address: 1800 Sunset Harbour Dr, #810 Folio number: 0232330621410	Colin Anthony Oerton Elizabeth Chamley Oerton 315 S 16th St Philadelphia, PA 19102-4908
Sunset Harbour South Condo Unit 910 Undiv 0.3792% Int In Common Elements Property address: 1800 Sunset Harbour Dr, #910 Folio number: 0232330621420	James Eshaki Trs James Eshaki Living Trust 1800 Sunset Harbour Dr Unit 910 Miami Beach, FL 33139
Sunset Harbour South Condo Unit 1010 Undiv 0.3792% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1010 Folio number: 0232330621430	Erik Agazim 1800 Sunset Harbour Dr #1010 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 1110 Undiv 0.3792% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1110 Folio number: 0232330621440	David Mardini 1800 Sunset Harbour Dr #1110 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 1210 Undiv 0.3792% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1210 Folio number: 0232330621450	Cynthia Latham 1800 Sunset Harbour Dr #1210 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 1410 Undiv 0.3792% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1410 Folio number: 0232330621460	Mary Frances Heidrich 1800 Sunset Harbour Dr #1410 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 1510 Undiv 0.3792% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1510 Folio number: 0232330621470	Pamela Gaslow 1800 Sunset Harbour Dr #1510 Miami Beach, FL 33139-1465

Sunset Harbour South Condo Unit 1610 Undiv 0.3792% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1610 Folio number: 0232330621480	Eric Kerwood 1662 Lincoln Ct Miami Beach, FL 33139-2198
Sunset Harbour South Condo Unit 1710 Undiv 0.3792% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1710 Folio number: 0232330621490	Irma Zelinger 437 SW 7th St Apt 203 Miami, FL 33130-2894
Sunset Harbour South Condo Unit 1810 Undiv 0.3792% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1810 Folio number: 0232330621500	Kyle Faro 1800 Sunset Harbour Dr #1810 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 1910 Undiv 0.3792% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1910 Folio number: 0232330621510	Robert L Pope Anglea Darlene Pope 120 Sweetwater Oaks Peachtree City, GA 30269-2110
Sunset Harbour South Condo Unit 2010 Undiv 0.3792% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2010 Folio number: 0232330621520	Ben H Chen & W Yi Ning Chen Lawrence K Chen Jtrs 1800 Sunset Harbour Dr #2010 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 2110 Undiv 0.3792% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2110 Folio number: 0232330621530	Gayatri Madan Mohan Trs Sri Madan Mohan Trs PO Box 810490 Dallas, TX 75381-0490
Sunset Harbour South Condo Unit 2210 Undiv 0.3792% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2210 Folio number: 0232330621540	Jeremy Burch 1800 Sunset Harbour Dr #2210 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 2310 Undiv 0.3792% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2310 Folio number: 0232330621550	John Hamilton 1800 Sunset Harbour Dr #2310 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 2410 Undiv 0.4185% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2410 Folio number: 0232330621560	Cheryl Dowd 1800 Sunset Harbour Dr #2410 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 711 Undiv 0.3852% Int In Common Elements Property address: 1800 Sunset Harbour Dr, #711 Folio number: 0232330621570	Frederic Monnet 1800 Sunset Harbour Dr #711 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 811 Undiv 0.3852% Int In Common Elements Property address: 1800 Sunset Harbour Dr, #811 Folio number: 0232330621580	Esther M Mckenzie 314 SE 15th Pl Cape Coral, FL 33990-1731
Sunset Harbour South Condo Unit 911 Undiv 0.3852% Int In Common Elements Property address: 1800 Sunset Harbour Dr, #911 Folio number: 0232330621590	Bharat Kishu Chatani Neelam B Chantani 2185 Meridian Ave Miami Beach, FL 33139-1512

Sunset Harbour South Condo Unit 1011 Undiv 0.3852% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1011 Folio number: 0232330621600	Maria Alejandra Rolandelli 1800 Sunset Harbour Dr #1011 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 1111 Undiv 0.3852% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1111 Folio number: 0232330621610	Frank Castro 1800 Sunset Harbour Dr #1111 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 1211 Undiv 0.3852% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1211 Folio number: 0232330621620	Caren J Bennett 1800 Sunset Harbour Dr #1211 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 1411 Undiv 0.3852% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1411 Folio number: 0232330621630	Bonnie A Engelstein 1800 Sunset Harbour Dr #1411 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 1511 Undiv 0.3852% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1511 Folio number: 0232330621640	Doreen Katen Trs Doreen Ann Katen Revocable Tr William Katen Trs 1800 Sunset Harbour Dr 1511 Miami Beach, FL 33139
Sunset Harbour South Condo Unit 1611 Undiv 0.3852% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1611 Folio number: 0232330621650	Maria Susana Filippetti Emilio Venturelli 1800 Sunset Harbour Dr #1611 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 1711 & P801 Undiv 0.3852% & 0.001035% In Property address: 1800 Sunset Harbour Dr, #1711 Folio number: 0232330621660	Jack S Azout 1800 Purdy Ave Apt 1711 Miami Beach, FL 33139-1457
Sunset Harbour South Condo Unit 1811 Undiv 0.3852% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1811 Folio number: 0232330621670	Cheryl Sanborn 1800 Sunset Harbour Dr # 1811 Miami, FL 33139
Sunset Harbour South Condo Unit 1911 Undiv 0.3852% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1911 Folio number: 0232330621680	Nancy Goldstein C/O Kroll Inc 1800 Sunset Harbour Dr 1911 Miami Beach, FL 33139
Sunset Harbour South Condo Unit 2011 Undiv 0.3852% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2011 Folio number: 0232330621690	Innocentium LLC 8740 NE 2nd Ave Miami, FL 33138-3006
Sunset Harbour South Condo Unit 2111 Undiv 0.3852% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2111 Folio number: 0232330621700	Raul Chavez & W Jennifer M 1800 Sunset Harbour Dr #2111 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 2211 Undiv 0.3852% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2211 Folio number: 0232330621710	Kim O Brabander John P Toland 1800 Sunset Harbour Dr 2211 Miami Beach, FL 33139

Sunset Harbour South Condo Unit 2311 Undiv 0.3852% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2311 Folio number: 0232330621720	Daniel Singh 1800 Sunset Harbour Dr #2311 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 2411 Undiv 0.4272% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2411 Folio number: 0232330621730	Maria Schuster & Monika Schuster Jtrs 1800 Sunset Harbour Dr #2411 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Units 712 & P201 & P246 Undiv 0.3933% & .0010 Property address: 1800 Sunset Harbour Dr, #712 Folio number: 0232330621740	Winston T Lett & Francis R Benoit 1800 Sunset Harbour Dr #712 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 714 Undiv 0.3951% Int In Common Elements Frances H Towle Trs Property address: 1800 Sunset Harbour Dr, #714 Folio number: 0232330621750	Tom Towle Jr Trs Tom Towle Jr Trust 1800 Purdy Ave Apt 714 Miami Beach, FL 33139-1451
Sunset Harbour South Condo Unit 812 Undiv 0.6367% Int In Common Elements Property address: 1800 Sunset Harbour Dr, #812 Folio number: 0232330621760	Peter Rabins & W Karen PO Box 5495 Towson, MD 21285-5495
Sunset Harbour South Condo Unit 912 Undiv 0.6367% Int In Common Elements Property address: 1800 Sunset Harbour Dr, #912 Folio number: 0232330621770	James Eshaki Trs James Eshaki Living Trust 1800 Sunset Harbour Dr 912 Miami Beach, FL 33139
Sunset Harbour South Condo Unit 1012 & P305 & P511 Undiv 0.6367% & .0010 Property address: 1800 Sunset Harbour Dr, #1012 Folio number: 0232330621780	Dpbml2018llc 1800 Sunset Harbour Dr 1112 Miami Beach, FL 33139
Sunset Harbour South Condo Unit 1112 Undiv 0.6367% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1112 Folio number: 0232330621790	David Bolger 1800 Sunset Harbour Dr #1112 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 1212 Undiv 0.6367% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1212 Folio number: 0232330621800	Judith Levick Trs Judith Levick Revocable Trust Stanley N Levick Trs 1800 Purdy Ave Apt 1212 Miami Beach, FL 33139-1454
Sunset Harbour South Condo Unit 1412 & P212 & P251 & P413 Undiv 0.6367% Property address: 1800 Sunset Harbour Dr, #1412 Folio number: 0232330621810	Joyce C Horwitz 1800 Sunset Harbour Dr 1412 Miami Beach, FL 33139
Sunset Harbour South Condo Unit 1512 Undiv 0.6367% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1512 Folio number: 0232330621820	Miles C Wilkin Constance B Wilkin 1800 Sunset Harbour Dr #1512 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 1612 Undiv 0.6367% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1612 Folio number: 0232330621830	Nuria Haltiwanger 1800 Sunset Harbour Dr 1612 Miami Beach, FL 33139

Sunset Harbour South Condo Unit 1712 Undiv 0.6367% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1712 Folio number: 0232330621840	Mark Mandel 1800 Sunset Harbour Dr #1712 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 1812 Undiv 0.6367% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1812 Folio number: 0232330621850	Diethard Stuerze C/O Mr Hector Vazquez Petra Palmer Stuerze 5 Island Ave Apt 5J Miami Beach, FL 33139-1339
Sunset Harbour South Condo Unit 1912 & P232 P233 P253 P401 Undiv 0.6367% Property address: 1800 Sunset Harbour Dr, #1912 Folio number: 0232330621860	Richard W Lee 1800 Sunset Harbour Dr #1912 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 2012 Undiv 0.6367% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2012 Folio number: 0232330621870	Jeffrey Eisenberg Michelle Eisenberg 1800 Purdy Ave Apt 2012 Miami Beach, FL 33139-1459
Sunset Harbour South Condo Unit 2112 Undiv 0.6367% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2112 Folio number: 0232330621880	Birgit Auge 1800 Sunset Harbour Dr #2112 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 2212 & P304 & P439 Undiv 0.6367% & 0.001 Property address: 1800 Sunset Harbour Dr, #2212 Folio number: 0232330621890	Audry Bennati 1800 Sunset Harbour Dr #2212 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 2312 Undiv 0.6367% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2312 Folio number: 0232330621900	Pm And Ra Corp 1800 Sunset Harbour Dr #2312 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 2412 Undiv 0.6769% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2412 Folio number: 0232330621910	Jeffrey Gittleman & W Monika Schuster 1800 Sunset Harbour Dr #2412 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit Ph-6 Undiv 0.9674% Int In Common Element Property address: 1800 Sunset Harbour Dr, #Ph6 Folio number: 0232330621920	Cyril J Silberman 1800 Sunset Harbour South Dr Ph#6 Miami Beach, FL 33139
Sunset Harbour South Condo Unit 715 & P908 Undiv 0.3858% & 0.001035% Int Property address: 1800 Sunset Harbour Dr, #715 Folio number: 0232330621940	W & W Realty Investments LLC PO Box 802 Fort Montgomery, NY 10922-0802
Sunset Harbour South Condo Unit 815 Undiv 0.3858% Int In Common Elements Property address: 1800 Sunset Harbour Dr, #815 Folio number: 0232330621950	Stacy Hailey 1800 Sunset Harbour Dr 815 Miami Beach, FL 33139
Sunset Harbour South Condo Unit 915 Undiv 0.3858% Int In Common Elements Property address: 1800 Sunset Harbour Dr, #915 Folio number: 0232330621960	Richard Browdy & W Carol & Theda Browdy 1800 Sunset Harbour Dr #915 Miami Beach, FL 33139-1465

Sunset Harbour South Condo Unit 1015 Undiv 0.3858% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1015 Folio number: 0232330621970	Jeffrey Dekorte 1800 Sunset Harbour Dr #1015 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 1115 Undiv 0.3858% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1115 Folio number: 0232330621980	Vijay Mehra 2005 Bluebonnet Ln # B Austin, TX 78704-4021
Sunset Harbour South Condo Unit 1215 Undiv 0.3858% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1215 Folio number: 0232330621990	Roxana Matticoli 1800 Sunset Harbour Dr #1215 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 1415 Undiv 0.3858% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1415 Folio number: 0232330622000	Ruth Gessner 1800 Sunset Harbour Dr #1415 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 1515 Undiv 0.3858% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1515 Folio number: 0232330622010	Msg Properties LLC 2298 S Dixie Hwy Miami, FL 33133-2313
Sunset Harbour South Condo Unit 1615 Undiv 0.3858% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1615 Folio number: 0232330622020	Andreas Schreiner 9 Island Ave Apt 1814 Miami Beach, FL 33139-1387
Sunset Harbour South Condo Units 1715 & P917 Undiv 0.3858% & 0.001035% I Property address: 1800 Sunset Harbour Dr, #1715 Folio number: 0232330622030	Luis F Villanueva 1800 Sunset Harbour Dr 1715 Miami Beach, FL 33139
Sunset Harbour South Condo Unit 1815 Undiv 0.3858% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1815 Folio number: 0232330622040	Damatco LLC 3880 Hardie Ave Miami, FL 33133-6812
Sunset Harbour South Condo Unit 1915 Undiv 0.3858% Int In Common Element Property address: 1800 Sunset Harbour Dr, #1915 Folio number: 0232330622050	James Pendergast 8958 Garland Ave Miami Beach, FL 33154-3328
Sunset Harbour South Condo Unit 2015 Undiv 0.3858% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2015 Folio number: 0232330622060	Sonia Garcia 1800 Sunset Harbour Dr #2015 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 2115 Undiv 0.3858% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2115 Folio number: 0232330622070	Taumac Usa LLC 1800 Sunset Harbour Dr #2115 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit 2215 Undiv 0.3858% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2215 Folio number: 0232330622080	Kayaan Holdings LLC 6002 SW 58th St Miami, FL 33143-2215
Sunset Harbour South Condo Unit 2315 Undiv 0.3858% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2315 Folio number: 0232330622090	Rosie Gonzalez 1800 Sunset Harbour Dr #2315 Miami Beach, FL 33139-1465

Sunset Harbour South Condo Unit 2415 Undiv 0.3858% Int In Common Element Property address: 1800 Sunset Harbour Dr, #2415 Folio number: 0232330622100	Nuria L Haltiwanger 1800 Sunset Harbour Dr #2415 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit Ph-5 Undiv 0.9674% Int In Common Element Property address: 1800 Sunset Harbour Dr, #Ph5 Folio number: 0232330622110	Robert Kato 1800 Sunset Harbour Dr Ph5 Miami Beach, FL 33139
Sunset Harbour South Condo Unit Ts-2 Undiv 2.9561% Int In Common Element Property address: 1800 Sunset Harbour Dr, #Ts2 Folio number: 0232330622120	Cofiva Usa Corp 2 S Biscayne Blvd Ste 2490 Miami, FL 33131-1810
Sunset Harbour South Condo Unit A Undiv 0.0136% Int In Common Elements Property address: 1800 Sunset Harbour Dr, #A Folio number: 0232330622130	1800 Sunset Harbour Dr LLC 1800 Sunset Harbour Dr #A Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit B Undiv 0.014% Int In Common Elements Property address: 1800 Sunset Harbour Dr, #B Folio number: 0232330622140	1800 Sunset Harbour Dr LLC 1800 Sunset Harbour Dr #B Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit C Undiv 0.014% Int In Common Elements Property address: 1800 Sunset Harbour Dr, #C Folio number: 0232330622150	Karlton Sunset Harbour LLC 1800 Sunset Harbour Dr #2 Miami Beach, FL 33139
Sunset Harbour South Condo Unit D Undiv 0.014% Int In Common Elements Property address: 1800 Sunset Harbour Dr, #D Folio number: 0232330622160	Karlton Sunset Harbour LLC 1800 Sunset Harbour Dr #2 Miami Beach, FL 33139
Sunset Harbour South Condo Unit E Undiv 0.014% Int In Common Elements Property address: 1800 Sunset Harbour Dr, #E Folio number: 0232330622170	Karlton Sunset Harbour LLC 1800 Sunset Harbour Dr #2 Miami Beach, FL 33139
Sunset Harbour South Condo Unit F Undiv 0.014% Int In Common Elements Property address: 1800 Sunset Harbour Dr, #F Folio number: 0232330622180	Karlton Sunset Harbour LLC 1800 Sunset Harbour Dr #2 Miami Beach, FL 33139
Sunset Harbour South Condo Unit G Undiv 0.014% Int In Common Elements Property address: 1800 Sunset Harbour Dr, #G Folio number: 0232330622190	Karlton Sunset Harbour LLC 1800 Sunset Harbour Dr #2 Miami Beach, FL 33139
Sunset Harbour South Condo Unit H Undiv 0.0219% Int In Common Elements Property address: 1800 Sunset Harbour Dr, #H Folio number: 0232330622200	Karlton Sunset Harbour LLC 1800 Sunset Harbour Dr #2 Miami Beach, FL 33139
Sunset Harbour South Condo Unit I Undiv 0.0219% Int In Common Elements Property address: 1800 Sunset Harbour Dr, #I Folio number: 0232330622210	Aqua Vista Holding Inc 1800 Sunset Harbour Dr #I Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit J Undiv 0.014% Int In Common Elements Property address: 1800 Sunset Harbour Dr, #J Folio number: 0232330622220	Aqua Vista Holding Inc 1800 Sunset Harbour Dr #I Miami Beach, FL 33139-1465

Sunset Harbour South Condo Unit K Undiv 0.014% Int In Common Elements Property address: 1800 Sunset Harbour Dr, #K Folio number: 0232330622230	Aqua Vista Holding Inc 1800 Sunset Harbour Dr #I Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit L Undiv 0.014% Int In Common Elements Property address: 1800 Sunset Harbour Dr, #L Folio number: 0232330622240	Aqua Vista Holding Inc 1800 Sunset Harbour Dr #I Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit M Undiv 0.014% Int In Common Elements Property address: 1800 Sunset Harbour Dr, #M Folio number: 0232330622250	Aqua Vista Holding Inc 1800 Sunset Harbour Dr #I Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit N Undiv 0.014% Int In Common Elements Property address: 1800 Sunset Harbour Dr, #N Folio number: 0232330622260	International Seafood Imports LLC PO Box 402427 Miami Beach, FL 33140-0427
Sunset Harbour South Condo Unit O Undiv 0.014% Int In Common Elements Property address: 1800 Sunset Harbour Dr, #O Folio number: 0232330622270	International Seafood Imports LLC PO Box 402427 Miami Beach, FL 33140-0427
Sunset Harbour South Condo Unit P Undiv 0.014% Int In Common Elements Property address: 1800 Sunset Harbour Dr, #P Folio number: 0232330622280	International Seafood Imports LLC PO Box 402427 Miami Beach, FL 33140-0427
Sunset Harbour South Condo Unit Q Undiv 0.0276% Int In Common Elements Property address: 1800 Sunset Harbour Dr, #Q Folio number: 0232330622290	International Seafood Imports LLC PO Box 402427 Miami Beach, FL 33140-0427
Sunset Harbour South Condo Unit P101 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P101 Folio number: 0232330622300	Aqua Vista Holding Inc 1800 Sunset Harbour Dr #I Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P102 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P102 Folio number: 0232330622310	Aqua Vista Holding Inc 1800 Sunset Harbour Dr #I Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P103 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P103 Folio number: 0232330622320	Aqua Vista Holding Inc 1800 Sunset Harbour Dr #I Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P104 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P104 Folio number: 0232330622330	Aqua Vista Holding Inc 1800 Sunset Harbour Dr #I Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P105 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P105 Folio number: 0232330622340	International Seafood Imports LLC PO Box 402427 Miami Beach, FL 33140-0427
Sunset Harbour South Condo Unit P106 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P106 Folio number: 0232330622350	International Seafood Imports LLC PO Box 402427 Miami Beach, FL 33140-0427

Sunset Harbour South Condo Unit P107 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P107 Folio number: 0232330622360	Mariano Villa De Rey Adela Villa De Rey 1800 Sunset Harbour Drive #1507 Miami, FL 33139
Sunset Harbour South Condo Unit P108 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P108 Folio number: 0232330622370	Sunset Harbour S Tower Condo Assn 1800 Sunset Harbour Dr Miami Bch, FL 33139-1465
Sunset Harbour South Condo Unit P109 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P109 Folio number: 0232330622380	Yacht Club Southeastern Inc C/O Sunset Harbour No Condo Assn 1900 Sunset Harbour Dr Miami, FL 33139
Sunset Harbour South Condo Unit P110 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P110 Folio number: 0232330622390	Yacht Club Southeastern Inc C/O Sunset Harbour No Condo Assn 1900 Sunset Harbour Dr Miami, FL 33139
Sunset Harbour South Condo Unit P111 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P111 Folio number: 0232330622400	Sunset Harbour So Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P112 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P112 Folio number: 0232330622410	Sunset Harbour So Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P113 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P113 Folio number: 0232330622420	Sunset Harbour So Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P114 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P114 Folio number: 0232330622430	Sunset Harbour So Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P115 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P115 Folio number: 0232330622440	Sunset Harbour So Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P116 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P116 Folio number: 0232330622450	Sunset Harbour So Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P117 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P117 Folio number: 0232330622460	Sunset Harbour So Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P118 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P118 Folio number: 0232330622470	Sunset Harbour S Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465

Sunset Harbour South Condo Unit P119 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P119 Folio number: 0232330622480	Sunset Harbour S Tower Condo Assn 1800 Sunset Harbour Dr Miami Bch, FL 33139-1465
Sunset Harbour South Condo Unit P120 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P120 Folio number: 0232330622490	Sunset Harbour S Tower Condo Assn 1800 Sunset Harbour Dr Miami Bch, FL 33139-1465
Sunset Harbour South Condo Unit P121 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P121 Folio number: 0232330622500	James Eshhaki Trs James Eshhaki Living Trust 1800 Sunset Harbour Dr 912 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P122 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P122 Folio number: 0232330622510	1800 Sunset Harbour Dr LLC 1800 Sunset Harbour Dr #A Miami Beach, FL 33139
Sunset Harbour South Condo Unit P123 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P123 Folio number: 0232330622520	Daniel A Bajaroff & W Keren 1800 Sunset Harbour Dr Unit A & B Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P124 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P124 Folio number: 0232330622530	Sunset Harbour So Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P125 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P125 Folio number: 0232330622540	Karlton Sunset Harbour LLC 1800 Sunset Harbour Dr #2 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P126 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P126 Folio number: 0232330622550	Karlton Sunset Harbour LLC 1800 Sunset Harbour Dr #2 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P127 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P127 Folio number: 0232330622560	Karlton Sunset Harbour LLC 1800 Sunset Harbour Dr #2 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P128 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P128 Folio number: 0232330622570	Karlton Sunset Harbour LLC 1800 Sunset Harbour Dr #2 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P129 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P129 Folio number: 0232330622580	David Bolger 1800 Sunset Harbour Dr 1112 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P130 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P130 Folio number: 0232330622590	Sunset Harbour S Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465

Sunset Harbour South Condo Unit P131 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P131 Folio number: 0232330622600	Sunset Harbour S Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P132 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P132 Folio number: 0232330622610	Paul J Sasseville Juan J Duarte 1800 Sunset Harbour Dr #2401 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P133 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P133 Folio number: 0232330622620	Paul J Sasseville Juan J Duarte 1800 Sunset Harbour Dr Unit 2401 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P134 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P134 Folio number: 0232330622630	Sunset Harbour S Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P135 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P135 Folio number: 0232330622640	Sunset Harbour S Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P136 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P136 Folio number: 0232330622650	Sunset Harbour S Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P137 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P137 Folio number: 0232330622660	Sunset Harbour S Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P138 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P138 Folio number: 0232330622670	Sunset Harbour S Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P139 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P139 Folio number: 0232330622680	Sunset Harbour S Tower Condo Assn 1800 Sunset Harbour Dr Miami Bch, FL 33139-1465
Sunset Harbour South Condo Unit P140 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P140 Folio number: 0232330622690	Sunset Harbour So Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P141 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P141 Folio number: 0232330622700	Sunset Harbour So Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P202 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P202 Folio number: 0232330622720	Robert Kato 1800 Sunset Harbour Dr Ph5 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P203 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P203 Folio number: 0232330622730	Sonia Garcia 1800 Sunset Harbour Dr Unit 2015 Miami Beach, FL 33139

Sunset Harbour South Condo Unit P205 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P205 Folio number: 0232330622750	Sunset Harbour Yacht Club Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139
Sunset Harbour South Condo Unit P206 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P206 Folio number: 0232330622760	Robert L Pope Anglea Darlene Pope 120 Sweetwater Oaks Peachtree City, GA 30269-2110
Sunset Harbour South Condo Unit P207 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P207 Folio number: 0232330622770	Richard & Richard Pa 825 Brickell Bay Dr Miami, FL 33131-2936
Sunset Harbour South Condo Unit P208 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P208 Folio number: 0232330622780	Arthur Mills 1800 Sunset Harbour Dr Apt 1507 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P209 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P209 Folio number: 0232330622790	Marc Cooper Ruth Cooper 411 Walnut St # 5912 Green Cove Springs, FL 32043-3443
Sunset Harbour South Condo Unit P210 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P210 Folio number: 0232330622800	Raul Chavez & W Jennifer M 1800 Sunset Harbour Dr #2111 Miami Beach, FL 33139-1460
Sunset Harbour South Condo Unit P211 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P211 Folio number: 0232330622810	Bradley K Blank 1800 Sunset Harbour Dr #2402-04 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P213 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P213 Folio number: 0232330622830	Gayatri & Sri Madan Mohan 55 Deep Creek Ln Chagrin Falls, OH 44022-1301
Sunset Harbour South Condo Unit P214 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P214 Folio number: 0232330622840	David Bolger 1800 Sunset Harbour Dr 1112 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P215 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P215 Folio number: 0232330622850	Erik Agazim 1800 Sunset Harbour Dr 1010 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P216 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P216 Folio number: 0232330622860	Marc Cooper Ruth Haase Cooper 1800 Sunset Harbour Dr #P216 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P217 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P217 Folio number: 0232330622870	Lloyd & Clara Mandell 1800 Sunset Harbour Dr #Ph4 Miami Beach, FL 33139-1430
Sunset Harbour South Condo Unit P218 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P218 Folio number: 0232330622880	Kayaan Holdings LLC 6002 SW 58th St Miami, FL 33143-2215

Sunset Harbour South Condo Unit P219 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P219 Folio number: 0232330622890	Leondro De Vita & W Roxana Matticoli 1800 Sunset Harbour Dr #1215 Miami, FL 33139-1454
Sunset Harbour South Condo Unit P220 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P220 Folio number: 0232330622900	Jorge E Jimenez Marcos Trs Jorge E Marcos And Maria C Jimenez Ma 1800 Sunset Harbour Dr 1406 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P221 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P221 Folio number: 0232330622910	Jonas Bonnier 1800 Sunset Harbour Dr 1008 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P222 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P222 Folio number: 0232330622920	Kim O Brabander John P Toland 1800 Sunset Harbour Dr 2211 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P223 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P223 Folio number: 0232330622930	1800 Mb LLC PO Box 1437 Deerfield, IL 60015-6007
Sunset Harbour South Condo Unit P224 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P224 Folio number: 0232330622940	1800 Mb LLC PO Box 1437 Deerfield, IL 60015-6007
Sunset Harbour South Condo Unit P225 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P225 Folio number: 0232330622950	Jose & Maria C Armenteros 1800 Sunset Harbour Dr Apt#906 Miami Beach, FL 33139-1452
Sunset Harbour South Condo Unit P226 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P226 Folio number: 0232330622960	Cofiva Usa Corp 2 S Biscayne Blvd Ste 2490 Miami, FL 33131-1810
Sunset Harbour South Condo Unit P227 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P227 Folio number: 0232330622970	Cofiva Usa Corp 2 S Biscayne Blvd Ste 2490 Miami, FL 33131-1810
Sunset Harbour South Condo Unit P228 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P228 Folio number: 0232330622980	Sara De Los Reyes & H Robert Guatelli 1800 Sunset Harbour Dr Apt 901 Miami Beach, FL 33139-1452
Sunset Harbour South Condo Unit P229 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P229 Folio number: 0232330622990	Arthur Mills 1800 Sunset Harbour Dr #2109 Miami Beach, FL 33139-1459
Sunset Harbour South Condo Unit P230 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P230 Folio number: 0232330623000	Scott Huizenga 7900 Glades Rd Ste 402 Boca Raton, FL 33434-4105

Sunset Harbour South Condo Unit P231 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P231 Folio number: 0232330623010	Esther M Mckenzie 314 SE 15th Pl Cape Coral, FL 33990-1731
Sunset Harbour South Condo Unit P234 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P234 Folio number: 0232330623040	Edward H Forgotson & W Ann Montouri Forgotson 1800 Sunset Harbour Dr #902/04 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P235 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P235 Folio number: 0232330623050	Edward H Forgotson & W Ann Montouri Forgotson 1800 Sunset Harbour Dr #902/04 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P236 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P236 Folio number: 0232330623060	Ann Montouri Forgotson Trs Ann Montouri Forgotson Rev Tr 1800 Sunset Harbour Dr Unit 902 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P237 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P237 Folio number: 0232330623070	Sunset Harbour Yacht Club Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139
Sunset Harbour South Condo Unit P238 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P238 Folio number: 0232330623080	Earl & Matthew Bukolt 1800 Sunset Harbour Dr #1603 Miami Beach, FL 33139-1456
Sunset Harbour South Condo Unit P239 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P239 Folio number: 0232330623090	D K International Realty Inc 1800 Sunset Harbour Dr #A & B Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P240 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P240 Folio number: 0232330623100	L&L Sunset LLC 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P241 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P241 Folio number: 0232330623110	Julio Cesar Ferreira Sato Sr Scila Suris 1800 Sunset Harbour Dr #1703 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P242 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P242 Folio number: 0232330623120	Erik Agazim 1800 Sunset Harbour Dr 1010 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P243 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P243 Folio number: 0232330623130	Erik Agazim 1800 Sunset Harbour Dr 1010 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P244 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P244 Folio number: 0232330623140	Glenn R Merendi & Christina L Merendi Jtrs 1800 Sunset Harbour Dr #1103 Miami Beach, FL 33139

Sunset Harbour South Condo Unit P245 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P245 Folio number: 0232330623150	Nuria Haltiwanger 1800 Sunset Harbour Dr Unit 1612 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P247 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P247 Folio number: 0232330623170	Stephen J Mckenna &W 1800 Purdy Ave Apt 1706 Miami Beach, FL 33139-1457
Sunset Harbour South Condo Unit P248 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P248 Folio number: 0232330623180	Intl Seafood Imports LLC PO Box 402427 Miami Beach, FL 33140-0427
Sunset Harbour South Condo Unit P249 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P249 Folio number: 0232330623190	Intl Seafood Imports LLC PO Box 402427 Miami Beach, FL 33140-0427
Sunset Harbour South Condo Unit P250 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P250 Folio number: 0232330623200	Intl Seafood Imports LLC PO Box 402427 Miami Beach, FL 33140-0427
Sunset Harbour South Condo Unit P252 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P252 Folio number: 0232330623220	Roberto J Escallon Trs 1800 Sunset Harbour Dr Ste2007 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P301 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P301 Folio number: 0232330623240	Roberto J Escallon Trs 1800 Sunset Harbour Dr Ste2007 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P302 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P302 Folio number: 0232330623250	Cheryl Sanborn 1800 Sunset Harbour Dr P302 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P303 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P303 Folio number: 0232330623260	Dawood Habib 534 W 46th St Miami Beach, FL 33140-3024
Sunset Harbour South Condo Unit P306 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P306 Folio number: 0232330623290	Laurent Uberti 450 Alton Rd Apt 3306 Miami Beach, FL 33139-6764
Sunset Harbour South Condo Unit P307 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P307 Folio number: 0232330623300	Laurent Uberti 450 Alton Rd Apt 3306 Miami Beach, FL 33139-6764
Sunset Harbour South Condo Unit P308 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P308 Folio number: 0232330623310	Medardo Sanchez 1800 Sunset Harbour Dr Unit 2408 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P309 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P309 Folio number: 0232330623320	James M Berra Serena Berra 1800 Sunset Harbour Dr #802 Miami Beach, FL 33139

Sunset Harbour South Condo Unit P310 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P310 Folio number: 0232330623330	James M Berra Serena Berra 1800 Sunset Harbour Dr #802 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P311 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P311 Folio number: 0232330623340	Maria T Campos Waack Urupukina 1800 Purdy Ave Apt 908 Miami Beach, FL 33139-1452
Sunset Harbour South Condo Unit P312 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P312 Folio number: 0232330623350	Apache Marquis Inc 725 SE 7th St Fort Lauderdale, FL 33301-3118
Sunset Harbour South Condo Unit P313 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P313 Folio number: 0232330623360	Walter Staudinger Arts LLC 3838 Tamiami Trl N Ste 416 Naples, FL 34103-3586
Sunset Harbour South Condo Unit P314 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P314 Folio number: 0232330623370	Walter Staudinger Arts LLC 3838 Tamiami Trl N Ste 416 Naples, FL 34103-3586
Sunset Harbour South Condo Unit P315 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P315 Folio number: 0232330623380	Augusto L Vidaurreta & W Mariy Jean Cannan 707 W 54th St Miami Beach, FL 33140-2100
Sunset Harbour South Condo Unit P316 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P316 Folio number: 0232330623390	Arie Martel (Jtrs) Nicola Hudson (Jtrs) 780 S Shore Dr Miami Beach, FL 33141-2408
Sunset Harbour South Condo Unit P317 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P317 Folio number: 0232330623400	Sanfeliu Brickell LLC 2333 Brickell Ave Apt 701 Miami, FL 33129-2410
Sunset Harbour South Condo Unit P318 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P318 Folio number: 0232330623410	Sunset Harbour Yacht Club Inc 1928 Purdy Ave Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P319 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P319 Folio number: 0232330623420	Sunset Harbour Yacht Club Inc 1928 Purdy Ave Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P320 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P320 Folio number: 0232330623430	Rosie Gonzalez 1800 Sunset Harbour Dr #2315 Miami, FL 33139
Sunset Harbour South Condo Unit P321 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P321 Folio number: 0232330623440	David Mardini 1800 Sunset Harbour Dr #P321 Miami Beach, FL 33139-1465

Sunset Harbour South Condo Unit P322 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P322 Folio number: 0232330623450	Golden Props LLC 350 Meridian Ave # 202 Miami Beach, FL 33139-8746
Sunset Harbour South Condo Unit P323 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P323 Folio number: 0232330623460	Eric Kerwood 1662 Lincoln Ct Miami Beach, FL 33139-2198
Sunset Harbour South Condo Unit P324 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P324 Folio number: 0232330623470	Julijana Dimitrova Rose 1800 Sunset Harbour Dr 803 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P325 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P325 Folio number: 0232330623480	Frank A Castro 1800 Purdy Ave Apt 1111 Miami Beach, FL 33139-1453
Sunset Harbour South Condo Unit P326 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P326 Folio number: 0232330623490	Sebastian Barletta 1800 Sunset Harbour Dr 208 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P327 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P327 Folio number: 0232330623500	Sebastian Barletta 1800 Sunset Harbour Dr Apt 2208 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P328 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P328 Folio number: 0232330623510	Arie Martel (Jtrs) Nicola Hudson (Jtrs) 780 S Shore Dr Miami Beach, FL 33141-2408
Sunset Harbour South Condo Unit P329 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P329 Folio number: 0232330623520	Sunset Harbour Yacht Clu Inc 1928 Purdy Ave Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P330 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P330 Folio number: 0232330623530	Sunset Harbour Yacht Clu Inc 1928 Purdy Ave Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P331 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P331 Folio number: 0232330623540	Sunset Harbour Yacht Clu Inc 1928 Purdy Ave Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P332 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P332 Folio number: 0232330623550	William Baez Jtrs Craig N Krasner Jtrs 128 Monroe St Hoboken, NJ 07030-6511
Sunset Harbour South Condo Unit P333 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P333 Folio number: 0232330623560	Ian Perez Ponce 4843 Beach Dr SW Seattle, WA 98116-4342
Sunset Harbour South Condo Unit P334 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P334 Folio number: 0232330623570	Vijay Mehra 2005 Bluebonnet Ln # B Austin, TX 78704-4021

Sunset Harbour South Condo Unit P335 Undiv 0.001035% Int In Common Eleme	Sridhar Murthy
Property address: 1800 Sunset Harbour Dr, #P335	1800 Sunset Harbour Dr #910
Folio number: 0232330623580	Miami Beach, FL 33139-1452
Sunset Harbour South Condo Unit P336 Undiv 0.001035% Int In Common Eleme	Sridhar Murthy Anita K Johl
Property address: 1800 Sunset Harbour Dr, #P336	1800 Sunset Harbour Dr Ph 3
Folio number: 0232330623590	Miami Beach, FL 33139
Sunset Harbour South Condo Unit P337 Undiv 0.001035% Int In Common Eleme	Frederic Monnet
Property address: 1800 Sunset Harbour Dr, #P337	1800 Sunset Harbour Dr #711
Folio number: 0232330623600	Miami Beach, FL 33139-1451
Sunset Harbour South Condo Unit P338 Undiv 0.001035% Int In Common Eleme	Isabel Cristina Toro De Behrens
Property address: 1800 Sunset Harbour Dr, #P338	1800 Sunset Harbour Dr Unit 1607
Folio number: 0232330623610	Miami Beach, FL 33139
Sunset Harbour South Condo Unit P339 Undiv 0.001035% Int In Common Eleme	Isabel Cristina Toro De Behrens
Property address: 1800 Sunset Harbour Dr, #P339	1800 Sunset Harbour Dr Unit 1607
Folio number: 0232330623620	Miami Beach, FL 33139
Sunset Harbour South Condo Unit P340 Undiv 0.001035% Int In Common Eleme	Sunset Harbour Yacht Clu Inc
Property address: 1800 Sunset Harbour Dr, #P340	1928 Purdy Ave
Folio number: 0232330623630	Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P341 Undiv 0.001035% Int In Common Eleme	Sunset Harbour Yacht Clu Inc
Property address: 1800 Sunset Harbour Dr, #P341	1928 Purdy Ave
Folio number: 0232330623640	Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P342 Undiv 0.001035% Int In Common Eleme	Peter Rabins & W Karen
Property address: 1800 Sunset Harbour Dr, #P342	402 Carolina Rd
Folio number: 0232330623650	Towson, MD 21204-4315
Sunset Harbour South Condo Unit P343 Undiv 0.001035% Int In Common Eleme	Peter Rabins & W Karen
Property address: 1800 Sunset Harbour Dr, #P343	402 Carolina Rd
Folio number: 0232330623660	Towson, MD 21204-4315
Sunset Harbour South Condo Unit P402 Undiv 0.001035% Int In Common Eleme	Rosie Gonzalez
Property address: 1800 Sunset Harbour Dr, #P402	1800 Sunset Harbour Dr #2315
Folio number: 0232330623680	Miami Beach, FL 33139
Sunset Harbour South Condo Unit P403 Undiv 0.001035% Int In Common Eleme	Lynn Meyer
Property address: 1800 Sunset Harbour Dr, #P403	2723 Mount Royal Rd
Folio number: 0232330623690	Pittsburgh, PA 15217-2547
Sunset Harbour South Condo Unit P404 Undiv 0.001035% Int In Common Eleme	Lynn Meyer
Property address: 1800 Sunset Harbour Dr, #P404	2723 Mount Royal Rd
Folio number: 0232330623700	Pittsburgh, PA 15217-2547
Sunset Harbour South Condo Unit P405 Undiv 0.001035% Int In Common Eleme	Gerald Cattarro Jtrs Edward Fale Jtrs
Property address: 1800 Sunset Harbour Dr, #P405	178 Suffolk Rd
Folio number: 0232330623710	Island Park, NY 11558-1457

Sunset Harbour South Condo Unit P406 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P406 Folio number: 0232330623720	Gerald Cattarro Jtrs Edward Fale Jtrs 178 Suffolk Rd Island Park, NY 11558-1457
Sunset Harbour South Condo Unit P407 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P407 Folio number: 0232330623730	Diethard Stuerze Mr Hector Vazquez Petra Palmer Stuerze 5 Island Ave Apt 5J Miami Beach, FL 33139-1339
Sunset Harbour South Condo Unit P408 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P408 Folio number: 0232330623740	March First 1800 LLC 605 Lincoln Rd Ste 240 Miami Beach, FL 33139-2918
Sunset Harbour South Condo Unit P409 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P409 Folio number: 0232330623750	March First 1800 LLC 605 Lincoln Rd Ste 240 Miami Beach, FL 33139-2918
Sunset Harbour South Condo Unit P410 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P410 Folio number: 0232330623760	Jorge E Jimenez Marcos Trs Jorge E Marcos And Maria C Jimenez Ma 1800 Sunset Harbour Dr 1406 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P411 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P411 Folio number: 0232330623770	Robert Kato 1800 Sunset Harbour Dr Ph5 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P412 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P412 Folio number: 0232330623780	Robert Kato 1800 Sunset Harbour Dr Ph5 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P414 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P414 Folio number: 0232330623800	Lloyd Mandell & W Clara 1800 Sunset Harbour Dr #Ph 4 Miami Beach, FL 33139-1430
Sunset Harbour South Condo Unit P415 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P415 Folio number: 0232330623810	Lloyd Mandell & W Clara 1800 Sunset Harbour Dr #Ph 4 Miami Beach, FL 33139-1430
Sunset Harbour South Condo Unit P416 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P416 Folio number: 0232330623820	David Bolger 1800 Sunset Harbour Dr #1112 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P417 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P417 Folio number: 0232330623830	Miguel Mouawad 1800 Sunset Harbour Dr 1402 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P418 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P418 Folio number: 0232330623840	Miguel Mouawad 1800 Sunset Harbour Dr 1402 Miami Beach, FL 33139

Sunset Harbour South Condo Unit P419 Undiv 0.001035% Int In Common Eleme	Doreen Katen Trs Doreen Ann Katen Revocable Tr William Katen Trs 1800 Sunset Harbour Dr 1511 Miami Beach, FL 33139
Property address: 1800 Sunset Harbour Dr, #P419 Folio number: 0232330623850	
Sunset Harbour South Condo Unit P420 Undiv 0.001035% Int In Common Eleme	Deepchand Bajpai Dolly K Bajpai 1800 Sunset Harbour Drive #Ph1 Miami Beach, FL 33139
Property address: 1800 Sunset Harbour Dr, #P420 Folio number: 0232330623860	
Sunset Harbour South Condo Unit P421 Undiv 0.001035% Int In Common Eleme	Deepchand Bajpai Dolly K Bajpai 1800 Sunset Harbour Drive #Ph1 Miami Beach, FL 33139
Property address: 1800 Sunset Harbour Dr, #P421 Folio number: 0232330623870	
Sunset Harbour South Condo Unit P422 Undiv 0.001035% Int In Common Eleme	Nuria Haltiwanger 1800 Sunset Harbour Dr Unit 1612 Miami Beach, FL 33139
Property address: 1800 Sunset Harbour Dr, #P422 Folio number: 0232330623880	
Sunset Harbour South Condo Unit P423 Undiv 0.001035% Int In Common Eleme	Nuria Haltiwanger 1800 Sunset Harbour Dr 1612 Miami Beach, FL 33139
Property address: 1800 Sunset Harbour Dr, #P423 Folio number: 0232330623890	
Sunset Harbour South Condo Unit P424 Undiv 0.001035% Int In Common Eleme	Slip D 105 106 LLC 1800 Sunset Harbour Dr #P424 Miami Beach, FL 33139-1465
Property address: 1800 Sunset Harbour Dr, #P424 Folio number: 0232330623900	
Sunset Harbour South Condo Unit P425 Undiv 0.001035% Int In Common Eleme	Mark Mandel 1800 Sunset Harbour Dr #1712 Miami Beach, FL 33139-1457
Property address: 1800 Sunset Harbour Dr, #P425 Folio number: 0232330623910	
Sunset Harbour South Condo Unit P426 Undiv 0.001035% Int In Common Eleme	Adolfo Maldonado Trs Mariaelena Maldonado Trs 1800 Sunset Harbour Dr Unit 1602 Miami Beach, FL 33139
Property address: 1800 Sunset Harbour Dr, #P426 Folio number: 0232330623920	
Sunset Harbour South Condo Unit P427 Undiv 0.001035% Int In Common Eleme	Adolfo Maldonado Trs Mariaelena Maldonado Trs 1800 Sunset Harbour Dr Unit 1602 Miami Beach, FL 33139
Property address: 1800 Sunset Harbour Dr, #P427 Folio number: 0232330623930	
Sunset Harbour South Condo Unit P428 Undiv 0.001035% Int In Common Eleme	Erik Agazim 1800 Sunset Harbour Dr 1010 Miami Beach, FL 33139
Property address: 1800 Sunset Harbour Dr, #P428 Folio number: 0232330623940	
Sunset Harbour South Condo Unit P429 Undiv 0.001035% Int In Common Eleme	IVs International LLC 1900 Purdy Ave Apt 2007 Miami Beach, FL 33139-1492
Property address: 1800 Sunset Harbour Dr, #P429 Folio number: 0232330623950	
Sunset Harbour South Condo Unit P430 Undiv 0.001035% Int In Common Eleme	IVs International LLC 1900 Purdy Ave Apt 2007 Miami Beach, FL 33139-1492
Property address: 1800 Sunset Harbour Dr, #P430 Folio number: 0232330623960	

Sunset Harbour South Condo Unit P431 Undiv 0.001035% Int In Common Eleme	Stephen M Mccoy Trs Stephen M Mccoy Revoc Liv Tr 1800 Sunset Harbour Dr 1506 Miami Beach, FL 33139
Property address: 1800 Sunset Harbour Dr, #P431	
Folio number: 0232330623970	
Sunset Harbour South Condo Unit P432 Undiv 0.001035% Int In Common Eleme	International Seafood LLC PO Box 402427 Miami Beach, FL 33140-0427
Property address: 1800 Sunset Harbour Dr, #P432	
Folio number: 0232330623980	
Sunset Harbour South Condo Unit P433 Undiv 0.001035% Int In Common Eleme	International Seafood LLC PO Box 402427 Miami Beach, FL 33140-0427
Property address: 1800 Sunset Harbour Dr, #P433	
Folio number: 0232330623990	
Sunset Harbour South Condo Unit P437 Undiv 0.001035% Int In Common Eleme	Apache Marquis Inc 725 SE 7th St Fort Lauderdale, FL 33301-3118
Property address: 1800 Sunset Harbour Dr, #P437	
Folio number: 0232330624030	
Sunset Harbour South Condo Unit P438 Undiv 0.001035% Int In Common Eleme	James Esshaki 1800 Sunset Harbour Dr 910 Miami Beach, FL 33139
Property address: 1800 Sunset Harbour Dr, #P438	
Folio number: 0232330624040	
Sunset Harbour South Condo Unit P440 Undiv 0.001035% Int In Common Eleme	Sibilla Investment Corporation 1800 Sunset Harbour Dr #1808 Miami Beach, FL 33139-1457
Property address: 1800 Sunset Harbour Dr, #P440	
Folio number: 0232330624060	
Sunset Harbour South Condo Unit P441 Undiv 0.001035% Int In Common Eleme	Tom Towle Jr Trs Tom Towle Jr Trust Frances H Towle Trs 1800 Purdy Ave Apt 714 Miami Beach, FL 33139-1451
Property address: 1800 Sunset Harbour Dr, #P441	
Folio number: 0232330624070	
Sunset Harbour South Condo Unit P442 Undiv 0.001035% Int In Common Eleme	Mwd Property Holdings LLC 8482 SW 137th St Miami, FL 33158-1080
Property address: 1800 Sunset Harbour Dr, #P442	
Folio number: 0232330624080	
Sunset Harbour South Condo Unit P443 Undiv 0.001035% Int In Common Eleme	Mwd Property Holdings LLC 8482 SW 137th St Miami, FL 33158-1080
Property address: 1800 Sunset Harbour Dr, #P443	
Folio number: 0232330624090	
Sunset Harbour South Condo Unit P444 Undiv 0.001035% Int In Common Eleme	Colin Anthony Oerton Elizabeth Chamley Oerton 315 S 16th St Philadelphia, PA 19102-4908
Property address: 1800 Sunset Harbour Dr, #P444	
Folio number: 0232330624100	
Sunset Harbour South Condo Unit P445 Undiv 0.001035% Int In Common Eleme	Fern S Watts & David J Neal 1800 Sunset Harbour Dr #1502 Miami Beach, FL 33139-1455
Property address: 1800 Sunset Harbour Dr, #P445	
Folio number: 0232330624110	
Sunset Harbour South Condo Unit P446 Undiv 0.001035% Int In Common Eleme	Fern S Watts & David J Neal 1800 Sunset Harbour Dr #1502 Miami Beach, FL 33139-1455
Property address: 1800 Sunset Harbour Dr, #P446	
Folio number: 0232330624120	

Sunset Harbour South Condo Unit P447 Undiv 0.001035% Int In Common Eleme	David Neal & Fern Watts
Property address: 1800 Sunset Harbour Dr, #P447	1800 Sunset Harbour Dr #1502
Folio number: 0232330624130	Miami Beach, FL 33139-1455
Sunset Harbour South Condo Unit P448 Undiv 0.001035% Int In Common Eleme	Haim Victor Hayon Trs Haim Victor Hayon Revocable Trust
Property address: 1800 Sunset Harbour Dr, #P448	1800 Sunset Harbour Dr 1802
Folio number: 0232330624140	Miami Beach, FL 33139
Sunset Harbour South Condo Unit P449 Undiv 0.001035% Int In Common Eleme	Haim Victor Hayon Trs Haim Victor Hayon Revocable Trust
Property address: 1800 Sunset Harbour Dr, #P449	1800 Sunset Harbour Dr 1802
Folio number: 0232330624150	Miami Beach, FL 33139
Sunset Harbour South Condo Unit P450 Undiv 0.001035% Int In Common Eleme	Carlos Rogerio Outor Teixeira Bartira Campos Magalhaes Teixeira
Property address: 1800 Sunset Harbour Dr, #P450	1800 Sunset Harbour Dr Unit 2006
Folio number: 0232330624160	Miami Beach, FL 33139
Sunset Harbour South Condo Unit P451 Undiv 0.001035% Int In Common Eleme	Judith Levick
Property address: 1800 Sunset Harbour Dr, #P451	1800 Sunset Harbour Dr #1212
Folio number: 0232330624170	Miami Beach, FL 33139-1454
Sunset Harbour South Condo Unit P452 Undiv 0.001035% Int In Common Eleme	Miles C Wilkin Constance B Wilkin
Property address: 1800 Sunset Harbour Dr, #P452	1800 Sunset Harbour Dr #1512
Folio number: 0232330624180	Miami Beach, FL 33139
Sunset Harbour South Condo Unit P453 Undiv 0.001035% Int In Common Eleme	Miles C Wilkin Constance B Wilkin
Property address: 1800 Sunset Harbour Dr, #P453	1800 Sunset Harbour Dr #1512
Folio number: 0232330624190	Miami Beach, FL 33139
Sunset Harbour South Condo Unit P501 Undiv 0.001035% Int In Common Eleme	Rodolfo Martinez Sr & W Caridad & Rodolfo Martinezjr
Property address: 1800 Sunset Harbour Dr, #P501	1800 Sunset Harbour Dr #905
Folio number: 0232330624200	Miami Beach, FL 33139-1452
Sunset Harbour South Condo Unit P502 Undiv 0.001035% Int In Common Eleme	Joel D Stedman & Sue Stedman
Property address: 1800 Sunset Harbour Dr, #P502	1800 Sunset Harbour Dr #2102
Folio number: 0232330624210	Miami Beach, FL 33139-1459
Sunset Harbour South Condo Unit P503 Undiv 0.001035% Int In Common Eleme	Joel D Stedman & Sue Stedman
Property address: 1800 Sunset Harbour Dr, #P503	1800 Sunset Harbour Dr #2102
Folio number: 0232330624220	Miami Beach, FL 33139-1459
Sunset Harbour South Condo Unit P504 Undiv 0.001035% Int In Common Eleme	Julio Cesar Ferreira Sato Sr Scila Suris
Property address: 1800 Sunset Harbour Dr, #P504	1800 Sunset Harbour Dr #1703
Folio number: 0232330624230	Miami Beach, FL 33139
Sunset Harbour South Condo Unit P505 Undiv 0.001035% Int In Common Eleme	John M Forte & W Maria R
Property address: 1800 Sunset Harbour Dr, #P505	3 Star Island Dr
Folio number: 0232330624240	Miami Beach, FL 33139-5147

Sunset Harbour South Condo Unit P506 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P506 Folio number: 0232330624250	John M Forte & W Maria R 3 Star Island Dr Miami Beach, FL 33139-5147
Sunset Harbour South Condo Unit P507 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P507 Folio number: 0232330624260	John M Forte & W Maria R 3 Star Island Dr Miami Beach, FL 33139-5147
Sunset Harbour South Condo Unit P508 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P508 Folio number: 0232330624270	John M Forte & W Maria R 3 Star Island Dr Miami Beach, FL 33139-5147
Sunset Harbour South Condo Unit P509 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P509 Folio number: 0232330624280	John M Forte & W Maria R 3 Star Island Dr Miami Beach, FL 33139-5147
Sunset Harbour South Condo Unit P510 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P510 Folio number: 0232330624290	John M Forte & W Maria R 3 Star Island Dr Miami Beach, FL 33139-5147
Sunset Harbour South Condo Unit P512 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P512 Folio number: 0232330624310	James Eshhaki Trs James Eshhaki Living Trust 1800 Sunset Harbour Dr 912 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P513 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P513 Folio number: 0232330624320	Cyril J Silberman 1800 Sunset Harbour South Dr Ph#6 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P514 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P514 Folio number: 0232330624330	Cyril J Silberman 1800 Sunset Harbour South Dr Ph#6 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P515 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P515 Folio number: 0232330624340	Richard Browdy & W Carol & Theda Browdy 1800 Sunset Harbour Dr #915 Miami Beach, FL 33139-1452
Sunset Harbour South Condo Unit P516 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P516 Folio number: 0232330624350	Anup K Sabharwal 1800 Sunset Harbour Dr #1807 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P517 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P517 Folio number: 0232330624360	Richard Browdy & W Carol & Theda Browdy 1800 Sunset Harbour Dr #915 Miami Beach, FL 33139-1452
Sunset Harbour South Condo Unit P518 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P518 Folio number: 0232330624370	Rodolfo Martinez 1800 Sunset Harbour Dr #905 Miami Beach, FL 33139-1465

Sunset Harbour South Condo Unit P519 Undiv 0.001035% Int In Common Eleme	Marco F Pena
Property address: 1800 Sunset Harbour Dr, #P519	1800 Sunset Harbour Dr #2009
Folio number: 0232330624380	Miami Beach, FL 33139-1459
Sunset Harbour South Condo Unit P520 Undiv 0.001035% Int In Common Eleme	Sridhar Murthy
Property address: 1800 Sunset Harbour Dr, #P520	1800 Purdy Ave Apt 910
Folio number: 0232330624390	Miami Beach, FL 33139-1452
Sunset Harbour South Condo Unit P521 Undiv 0.001035% Int In Common Eleme	Sridhar Murthy
Property address: 1800 Sunset Harbour Dr, #P521	1800 Purdy Ave Apt 910
Folio number: 0232330624400	Miami Beach, FL 33139-1452
Sunset Harbour South Condo Unit P522 Undiv 0.001035% Int In Common Eleme	Sridhar Murthy
Property address: 1800 Sunset Harbour Dr, #P522	1800 Purdy Ave Apt 910
Folio number: 0232330624410	Miami Beach, FL 33139-1452
Sunset Harbour South Condo Unit P523 Undiv 0.001035% Int In Common Eleme	James Eshhaki Trs
Property address: 1800 Sunset Harbour Dr, #P523	James Eshhaki Living Trust
Folio number: 0232330624420	1800 Sunset Harbour Dr 912
	Miami Beach, FL 33139
Sunset Harbour South Condo Unit P524 Undiv 0.001035% Int In Common Eleme	Sabrina Cohen
Property address: 1800 Sunset Harbour Dr, #P524	1800 Sunset Harbour Dr #2406
Folio number: 0232330624430	Miami Beach, FL 33139-1461
Sunset Harbour South Condo Unit P525 Undiv 0.001035% Int In Common Eleme	James M Opinsky &W
Property address: 1800 Sunset Harbour Dr, #P525	320 E 72nd St Apt 18B
Folio number: 0232330624440	New York, NY 10021-5251
Sunset Harbour South Condo Unit P526 Undiv 0.001035% Int In Common Eleme	Bradley K Blank
Property address: 1800 Sunset Harbour Dr, #P526	1800 Sunset Harbour Dr #2402-04
Folio number: 0232330624450	Miami Beach, FL 33139
Sunset Harbour South Condo Unit P527 Undiv 0.001035% Int In Common Eleme	Medardo T Sanchez
Property address: 1800 Sunset Harbour Dr, #P527	1800 Sunset Harbour Dr #2408
Folio number: 0232330624460	Miami Beach, FL 33139-1461
Sunset Harbour South Condo Unit P528 Undiv 0.001035% Int In Common Eleme	Cheryl Dowd
Property address: 1800 Sunset Harbour Dr, #P528	1800 Sunset Harbour Dr #2410
Folio number: 0232330624470	Miami Beach, FL 33139-1461
Sunset Harbour South Condo Unit P529 Undiv 0.001035% Int In Common Eleme	Marc Barnett
Property address: 1800 Sunset Harbour Dr, #P529	6550 NW 72nd Ave
Folio number: 0232330624480	Miami, FL 33166-3629
Sunset Harbour South Condo Unit P530 Undiv 0.001035% Int In Common Eleme	Marc Barnett
Property address: 1800 Sunset Harbour Dr, #P530	6550 NW 72nd Ave
Folio number: 0232330624490	Miami, FL 33166-3629

Sunset Harbour South Condo Unit P531 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P531 Folio number: 0232330624500	Jeffrey Gittleman Monika Schuster 1800 Sunset Harbour Dr #2412 Miami Beach, FL 33139-1461
Sunset Harbour South Condo Unit P532 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P532 Folio number: 0232330624510	Sunset Harbour Yacht Club Inc 1928 Sunset Harbour Dr Miami, FL 33139-1428
Sunset Harbour South Condo Unit P533 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P533 Folio number: 0232330624520	Jeffrey Eisenberg Michelle Eisenberg 1800 Purdy Ave Apt 2012 Miami Beach, FL 33139-1459
Sunset Harbour South Condo Unit P534 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P534 Folio number: 0232330624530	Sunset Harbour S Condo Assn Inc 1800 Purdy Ave Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P535 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P535 Folio number: 0232330624540	Bradley K Blank 1800 Sunset Harbour Dr #2402-04 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P536 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P536 Folio number: 0232330624550	Bradley K Blank 1800 Sunset Harbour Dr #2402-04 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P537 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P537 Folio number: 0232330624560	Maria Schuster & Monika Schuster Jtrs 1800 Sunset Harbour Dr #2411 Miami Beach, FL 33139-1461
Sunset Harbour South Condo Unit P538 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P538 Folio number: 0232330624570	Nuria L Haltiwanger 1800 Sunset Harbour Dr #2415 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P539 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P539 Folio number: 0232330624580	Nuria L Haltiwanger 1800 Sunset Harbour Dr #2415 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P540 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P540 Folio number: 0232330624590	Bruce Backman & Edward T Sullivan Jr 1800 Sunset Harbour Dr #2301 Miami Beach, FL 33139-1460
Sunset Harbour South Condo Unit P541 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P541 Folio number: 0232330624600	Bruce Backman & Edward T Sullivan 1800 Sunset Harbour Dr #2301 Miami Beach, FL 33139-1460
Sunset Harbour South Condo Unit P542 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P542 Folio number: 0232330624610	Robert Kato 1800 Sunset Harbour Dr P5 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P543 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P543 Folio number: 0232330624620	Jeffrey Eisenberg Michelle Eisenberg 1800 Purdy Ave Apt 2012 Miami Beach, FL 33139-1459

Sunset Harbour South Condo Unit P544 Undiv 0.001035% Int In Common Eleme	Giampiero Maestrelli Le Emilia Maestrelli Le Rem Gianmarco Maestrelli 1800 Sunset Harbour Dr Unit 2306 Miami Beach, FL 33139
Property address: 1800 Sunset Harbour Dr, #P544 Folio number: 0232330624630	
Sunset Harbour South Condo Unit P545 Undiv 0.001035% Int In Common Eleme	Giampiero Maestrelli Le Emilia Maestrelli Le Rem Gianmarco Maestrelli 1800 Sunset Harbour Dr Unit 2306 Miami Beach, FL 33139
Property address: 1800 Sunset Harbour Dr, #P545 Folio number: 0232330624640	
Sunset Harbour South Condo Unit P546 Undiv 0.001035% Int In Common Eleme	William Baez Jtrs Craig N Krasner Jtrs 1800 Sunset Harbour Dr #2307 Miami Beach, FL 33139
Property address: 1800 Sunset Harbour Dr, #P546 Folio number: 0232330624650	
Sunset Harbour South Condo Unit P547 Undiv 0.001035% Int In Common Eleme	Rocio Dominguez 1800 Sunset Harbour Dr 1503 Miami, FL 33139
Property address: 1800 Sunset Harbour Dr, #P547 Folio number: 0232330624660	
Sunset Harbour South Condo Unit P548 Undiv 0.001035% Int In Common Eleme	John Hamilton 1800 Sunset Harbour Dr #2310 Miami Beah, FL 33139
Property address: 1800 Sunset Harbour Dr, #P548 Folio number: 0232330624670	
Sunset Harbour South Condo Unit P549 Undiv 0.001035% Int In Common Eleme	Daniel Singh 1800 Sunset Harbour Drive 2311 Miami Beach, FL 33139
Property address: 1800 Sunset Harbour Dr, #P549 Folio number: 0232330624680	
Sunset Harbour South Condo Unit P601 Undiv 0.001035% Int In Common Eleme	Jeremy Burch 1800 Sunset Harbour Dr 2210 Miami Beach, FL 33139
Property address: 1800 Sunset Harbour Dr, #P601 Folio number: 0232330624690	
Sunset Harbour South Condo Unit P602 Undiv 0.001035% Int In Common Eleme	Zubin Panthaki 6002 SW 58th St Miami, FL 33143-2215
Property address: 1800 Sunset Harbour Dr, #P602 Folio number: 0232330624700	
Sunset Harbour South Condo Unit P603 Undiv 0.001035% Int In Common Eleme	Robert M Kato 1800 Purdy Ave Apt Ph5 Miami Beach, FL 33139-1462
Property address: 1800 Sunset Harbour Dr, #P603 Folio number: 0232330624710	
Sunset Harbour South Condo Unit P604 Undiv 0.001035% Int In Common Eleme	Sunset Harbour Yacht Clu Inc 1928 Purdy Ave Miami Beach, FL 33139-1428
Property address: 1800 Sunset Harbour Dr, #P604 Folio number: 0232330624720	
Sunset Harbour South Condo Unit P605 Undiv 0.001035% Int In Common Eleme	Sunset Harbour Yacht Clu Inc 1928 Purdy Ave Miami Beach, FL 33139-1428
Property address: 1800 Sunset Harbour Dr, #P605 Folio number: 0232330624730	
Sunset Harbour South Condo Unit P606 Undiv 0.001035% Int In Common Eleme	Sunset Harbour Yacht Clu Inc 1928 Purdy Ave Miami Beach, FL 33139-1428
Property address: 1800 Sunset Harbour Dr, #P606 Folio number: 0232330624740	

Sunset Harbour South Condo Unit P608 Undiv 0.001035% Int In Common Eleme	Lyubov Raffoul
Property address: 1800 Sunset Harbour Dr, #P608	1800 Sunset Harbour Dr 2207
Folio number: 0232330624760	Miami Beach, FL 33139
Sunset Harbour South Condo Unit P609 Undiv 0.001035% Int In Common Eleme	Sunset Harbour Yacht Clu Inc
Property address: 1800 Sunset Harbour Dr, #P609	1928 Purdy Ave
Folio number: 0232330624770	Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P610 Undiv 0.001035% Int In Common Eleme	Cody Patrick
Property address: 1800 Sunset Harbour Dr, #P610	1800 Sunset Harbour Dr 1708
Folio number: 0232330624780	Miami Beach, FL 33139
Sunset Harbour South Condo Unit P611 Undiv 0.001035% Int In Common Eleme	Valerio M Genta Nicole Genta
Property address: 1800 Sunset Harbour Dr, #P611	933 Ditchley Rd
Folio number: 0232330624790	Virginia Beach, VA 23451-3740
Sunset Harbour South Condo Unit P612 Undiv 0.001035% Int In Common Eleme	Eric Bannister June R Bannister
Property address: 1800 Sunset Harbour Dr, #P612	1800 Sunset Harbour Dr 2303
Folio number: 0232330624800	Miami Beach, FL 33139
Sunset Harbour South Condo Unit P613 Undiv 0.001035% Int In Common Eleme	Danielle Ruth Gahn Helen Ruth Labadie
Property address: 1800 Sunset Harbour Dr, #P613	1800 Sunset Harbour Dr #2201
Folio number: 0232330624810	Miami Beach, FL 33139
Sunset Harbour South Condo Unit P614 Undiv 0.001035% Int In Common Eleme	Adolfo Maldonado Trs
Property address: 1800 Sunset Harbour Dr, #P614	Mariaelena Maldonado Trs
Folio number: 0232330624820	1800 Sunset Harbour Dr Unit 1602
	Miami Beach, FL 33139
Sunset Harbour South Condo Unit P615 Undiv 0.001035% Int In Common Eleme	Sunset Harbour Yacht Club Inc
Property address: 1800 Sunset Harbour Dr, #P615	1928 Purdy Ave
Folio number: 0232330624830	Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P616 Undiv 0.001035% Int In Common Eleme	Raul Chavez & W Jennifer M
Property address: 1800 Sunset Harbour Dr, #P616	1800 Sunset Harbour Dr #2111
Folio number: 0232330624840	Miami Beach, FL 33139-1460
Sunset Harbour South Condo Unit P617 Undiv 0.001035% Int In Common Eleme	Gayatri & Sri Madan Mohan Trs
Property address: 1800 Sunset Harbour Dr, #P617	55 Deep Creek Ln
Folio number: 0232330624850	Chagrin Falls, OH 44022-1301
Sunset Harbour South Condo Unit P618 Undiv 0.001035% Int In Common Eleme	Julio Sato Scila Suris
Property address: 1800 Sunset Harbour Dr, #P618	1800 Purdy Ave Apt 1703
Folio number: 0232330624860	Miami Beach, FL 33139-1457
Sunset Harbour South Condo Unit P619 Undiv 0.001035% Int In Common Eleme	Marc Dray & W Ley K
Property address: 1800 Sunset Harbour Dr, #P619	1111 Brickell Ave Ste 1100
Folio number: 0232330624870	Miami, FL 33131-3122

Sunset Harbour South Condo Unit P620 Undiv 0.001035% Int In Common Eleme	Allan I Yudacufski
Property address: 1800 Sunset Harbour Dr, #P620	1800 Sunset Harbour Dr #2107
Folio number: 0232330624880	Miami Beach, FL 33139-1459
Sunset Harbour South Condo Unit P621 Undiv 0.001035% Int In Common Eleme	Sunset Harbour Yacht Club Inc
Property address: 1800 Sunset Harbour Dr, #P621	1928 Purdy Ave
Folio number: 0232330624890	Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P622 Undiv 0.001035% Int In Common Eleme	Susan Jacob Lipkins
Property address: 1800 Sunset Harbour Dr, #P622	190 Sands Point Rd
Folio number: 0232330624900	Port Washington, NY 11050-1129
Sunset Harbour South Condo Unit P623 Undiv 0.001035% Int In Common Eleme	Richard Mendis Sharon Jayawardene
Property address: 1800 Sunset Harbour Dr, #P623	1800 Sunset Harbour Dr #2103
Folio number: 0232330624910	Miami Beach, FL 33139
Sunset Harbour South Condo Unit P624 Undiv 0.001035% Int In Common Eleme	Sunset Harbour Yacht Club Inc
Property address: 1800 Sunset Harbour Dr, #P624	1928 Purdy Ave
Folio number: 0232330624920	Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P625 Undiv 0.001035% Int In Common Eleme	George M Lopez
Property address: 1800 Sunset Harbour Dr, #P625	1800 Sunset Harbour Dr #2101
Folio number: 0232330624930	Miami Beach, FL 33139-1459
Sunset Harbour South Condo Unit P626 Undiv 0.001035% Int In Common Eleme	Sonia Garcia
Property address: 1800 Sunset Harbour Dr, #P626	1800 Sunset Harbour Dr #2015
Folio number: 0232330624940	Miami Beach, FL 33169
Sunset Harbour South Condo Unit P627 Undiv 0.001035% Int In Common Eleme	Sunset Harbour Yacht Club Inc
Property address: 1800 Sunset Harbour Dr, #P627	1928 Purdy Ave
Folio number: 0232330624950	Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P628 Undiv 0.001035% Int In Common Eleme	Johanara Nerenberg
Property address: 1800 Sunset Harbour Dr, #P628	1800 Purdy Ave Apt 2011
Folio number: 0232330624960	Miami Beach, FL 33139-1459
Sunset Harbour South Condo Unit P629 Undiv 0.001035% Int In Common Eleme	Ben H Chen & W Yi Ning Chen
Property address: 1800 Sunset Harbour Dr, #P629	Lawrence K Chen Jtrs
Folio number: 0232330624970	1800 Sunset Harbour Dr #2010
	Miami Beach, FL 33139-1459
Sunset Harbour South Condo Unit P630 Undiv 0.001035% Int In Common Eleme	Ben H Chen & W Yi Ning H
Property address: 1800 Sunset Harbour Dr, #P630	1800 Sunset Harbour Dr #2010
Folio number: 0232330624980	Miami Beach, FL 33139-1459
Sunset Harbour South Condo Unit P631 Undiv 0.001035% Int In Common Eleme	Rodolfo Martinez
Property address: 1800 Sunset Harbour Dr, #P631	1800 Sunset Harbour Dr #905
Folio number: 0232330624990	Miami Beach, FL 33139-1465

Sunset Harbour South Condo Unit P632 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P632 Folio number: 0232330625000	Sunset Harbour Yacht Club Inc 1928 Purdy Ave Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P633 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P633 Folio number: 0232330625010	Sunset Harbour Yacht Club Inc 1928 Purdy Ave Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P634 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P634 Folio number: 0232330625020	Gabriel Bedoya 450 W 17th St Apt 1809 New York, NY 10011-5833
Sunset Harbour South Condo Unit P635 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P635 Folio number: 0232330625030	Gabriel Bedoya 450 W 17th St Apt 1809 New York, NY 10011-5833
Sunset Harbour South Condo Unit P636 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P636 Folio number: 0232330625040	Harrison L Edelson 823 Azalea Dr Lagrange, GA 30240-1619
Sunset Harbour South Condo Unit P637 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P637 Folio number: 0232330625050	Jose L Buitron William N Pitts 1800 Sunset Harbour Dr 2403 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P639 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P639 Folio number: 0232330625070	Ignacio L Ceriani Brian Ridley 1800 Sunset Harbour Dr #2001 Miami, FL 33139-1458
Sunset Harbour South Condo Unit P640 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P640 Folio number: 0232330625080	James Pendergast 8958 Garland Ave Miami Beach, FL 33154-3328
Sunset Harbour South Condo Unit P641 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P641 Folio number: 0232330625090	Gilles Danard 1800 Purdy Ave Apt 2209 Miami Beach, FL 33139-1460
Sunset Harbour South Condo Unit P642 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P642 Folio number: 0232330625100	Sunset Harbour South Condo Assn Inc 9826 W Broadview Dr Miami Beach, FL 33154-1128
Sunset Harbour South Condo Unit P643 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P643 Folio number: 0232330625110	Nancy Goldstein 1395 Brickell Ave Ste 1150 Miami, FL 33131-3311
Sunset Harbour South Condo Unit P644 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P644 Folio number: 0232330625120	Sshi LLC 755 W End Ave Apt 15B New York, NY 10025-6272
Sunset Harbour South Condo Unit P645 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P645 Folio number: 0232330625130	Cofiva Usa Corp 2 S Biscayne Blvd Ste 2490 Miami, FL 33131-1810

Sunset Harbour South Condo Unit P646 Undiv 0.001035% Int In Common Eleme	Robert Kato
Property address: 1800 Sunset Harbour Dr, #P646	1800 Sunset Harbour Dr Ph 5
Folio number: 0232330625140	Miami Beach, FL 33139
Sunset Harbour South Condo Unit P647 Undiv 0.001035% Int In Common Eleme	Robert Kato
Property address: 1800 Sunset Harbour Dr, #P647	1800 Sunset Harbour Dr Ph 5
Folio number: 0232330625150	Miami Beach, FL 33139
Sunset Harbour South Condo Unit P648 Undiv 0.001035% Int In Common Eleme	Sunset Harbour S Condo Assn Inc
Property address: 1800 Sunset Harbour Dr, #P648	1800 Sunset Harbour Dr
Folio number: 0232330625160	Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P649 Undiv 0.001035% Int In Common Eleme	Geoffrey S Aaronson
Property address: 1800 Sunset Harbour Dr, #P649	1800 Sunset Harbour Dr #1906
Folio number: 0232330625170	Miami Beach, FL 33139
Sunset Harbour South Condo Unit P650 Undiv 0.001035% Int In Common Eleme	Karla Laugerud
Property address: 1800 Sunset Harbour Dr, #P650	1800 Sunset Harbour Dr 1903
Folio number: 0232330625180	Miami Beach, FL 33139
Sunset Harbour South Condo Unit P651 Undiv 0.001035% Int In Common Eleme	James Pendergast
Property address: 1800 Sunset Harbour Dr, #P651	8958 Garland Ave
Folio number: 0232330625190	Miami Beach, FL 33154-3328
Sunset Harbour South Condo Unit P652 Undiv 0.001035% Int In Common Eleme	Jose Zamora Mckenzie
Property address: 1800 Sunset Harbour Dr, #P652	& Esther Mckenzie
Folio number: 0232330625200	314 SE 15th Pl
	Cape Coral, FL 33990-1731
Sunset Harbour South Condo Unit P653 Undiv 0.001035% Int In Common Eleme	Birgit Auge
Property address: 1800 Sunset Harbour Dr, #P653	1800 Sunset Hargour Dr # 2112
Folio number: 0232330625210	Miami Beach, FL 33139
Sunset Harbour South Condo Unit P701 Undiv 0.001035% Int In Common Eleme	Fern Watts & H David Neal
Property address: 1800 Sunset Harbour Dr, #P701	1800 Sunset Harbour Dr #1502
Folio number: 0232330625220	Miami Beach, FL 33139-1455
Sunset Harbour South Condo Unit P702 Undiv 0.001035% Int In Common Eleme	Damatco LLC
Property address: 1800 Sunset Harbour Dr, #P702	3880 Hardie Ave
Folio number: 0232330625230	Miami, FL 33133-6812
Sunset Harbour South Condo Unit P703 Undiv 0.001035% Int In Common Eleme	Cheryl Sanborn
Property address: 1800 Sunset Harbour Dr, #P703	1800 Sunset Harbour Dr 1811
Folio number: 0232330625240	Miami Beach, FL 33139
Sunset Harbour South Condo Unit P704 Undiv 0.001035% Int In Common Eleme	Kyle Faro
Property address: 1800 Sunset Harbour Dr, #P704	1800 Sunset Harbour Dr #1810
Folio number: 0232330625250	Miami Beach, FL 33139

Sunset Harbour South Condo Unit P705 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P705 Folio number: 0232330625260	Brian Keinath & W Mary 1800 Sunset Harbour Dr Unit 707 Miami Beach, FL 33139-1451
Sunset Harbour South Condo Unit P706 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P706 Folio number: 0232330625270	Brian Keinath & W Mary 1800 Sunset Harbour Dr #707 Miami Beach, FL 33139-1451
Sunset Harbour South Condo Unit P707 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P707 Folio number: 0232330625280	Stephen Mckenna 1800 Sunset Harbour Dr #P707 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P708 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P708 Folio number: 0232330625290	Maria Alejandra Rolandelli 1800 Sunset Harbour Dr #1011 Miami Beach, FL 33139-1453
Sunset Harbour South Condo Unit P709 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P709 Folio number: 0232330625300	Robert Guatelli & Sara De Los Reyes 1800 Sunset Harbour Dr #901/903 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P711 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P711 Folio number: 0232330625320	Pm And Ra Corp 1800 Sunset Harbour Drive 2312 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P712 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P712 Folio number: 0232330625330	Judith Levick 1800 Sunset Harbour Dr #1212 Miami Beach, FL 33139-1454
Sunset Harbour South Condo Unit P713 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P713 Folio number: 0232330625340	Paul C Kilrain & W Susan J Kilrain 1800 Sunset Harbour Dr #1002 04 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P714 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P714 Folio number: 0232330625350	Paul C Kilrain & W Susan J 1800 Sunset Harbour Dr #1002 04 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P715 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P715 Folio number: 0232330625360	Sunset Harbour Yacht Clu Inc 1928 Purdy Ave Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P717 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P717 Folio number: 0232330625380	Arthur E Gowran Jtrs Steven J King Jtrs 1800 Sunset Harbour Dr #1803 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P718 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P718 Folio number: 0232330625390	Sunset Harbour Yacht Clu Inc 1928 Purdy Ave Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P719 Undiv 0.001% Int In Common Elements Property address: 1800 Sunset Harbour Dr, #P719 Folio number: 0232330625400	Sunset Harbour Yacht Clu Inc 1928 Purdy Ave Miami Beach, FL 33139-1428

Sunset Harbour South Condo Unit P720 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P720 Folio number: 0232330625410	Sunset Harbour Yacht Clu Inc 1928 Purdy Ave Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P721 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P721 Folio number: 0232330625420	George Lopez 1800 Sunset Harbour Dr #2101 Miami Beach, FL 33139-1459
Sunset Harbour South Condo Unit P722 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P722 Folio number: 0232330625430	Sunset Harbour Yacht Clu Inc 1928 Purdy Ave Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P723 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P723 Folio number: 0232330625440	Sunset Harbour Yacht Clu Inc 1928 Purdy Ave Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P724 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P724 Folio number: 0232330625450	Irma Zelinger 437 SW 7th St Apt 203 Miami, FL 33130-2894
Sunset Harbour South Condo Unit P725 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P725 Folio number: 0232330625460	Julio Eligio Ibarra Trs 1800 Sunset Harbour Dr #1708 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P726 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P726 Folio number: 0232330625470	Sunset Harbour Yacht Clu Inc 1928 Purdy Ave Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P727 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P727 Folio number: 0232330625480	Terry And Martin Investments LLC 4101 Pine Tree Dr Apt 1725 Miami Beach, FL 33140-3635
Sunset Harbour South Condo Unit P728 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P728 Folio number: 0232330625490	Stephen J Mckenna &W 1800 Purdy Ave Apt 1706 Miami Beach, FL 33139-1457
Sunset Harbour South Condo Unit P729 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P729 Folio number: 0232330625500	Sunset Harbour Yacht Clu Inc 1928 Purdy Ave Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P730 Undiv 0.001035% Int In Common Eleme Property address: Folio number: 0232330625510	Confidential
Sunset Harbour South Condo Unit P731 Undiv 0.001% Int In Common Elements Property address: 1800 Sunset Harbour Dr, #P731 Folio number: 0232330625520	Dale A Williams 1323 E 34th St Tulsa, OK 74105-2609
Sunset Harbour South Condo Unit P732 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P732 Folio number: 0232330625530	Julio Eligio Ibarra Trs 1800 Sunset Harbour Dr #1708 Miami Beach, FL 33139

Sunset Harbour South Condo Unit P733 Undiv 0.001% Int In Common Elements Property address: 1800 Sunset Harbour Dr, #P733 Folio number: 0232330625540	Andreas Schreiner 1800 Sunset Harbour Dr #1615 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P734 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P734 Folio number: 0232330625550	Maria Susana Filippetti Emilio Venturelli 1800 Sunset Harbour #1611 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P735 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P735 Folio number: 0232330625560	Sara De Los Reyes 1800 Sunset Harbour Dr #901 Miami Beach, FL 33139-1452
Sunset Harbour South Condo Unit P736 Undiv 0.001% Int In Common Elements Property address: 1800 Sunset Harbour Dr, #P736 Folio number: 0232330625570	James Opinsky Amanda Opinsky 1800 Sunset Harbour Dr 2407 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P737 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P737 Folio number: 0232330625580	Finn Longinotto 1800 Sunset Harbour Dr 1608 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P738 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P738 Folio number: 0232330625590	Mercedes Delara & Julio T Otero 1800 Sunset Harbour Dr #805 Miami Beach, FL 33139-1451
Sunset Harbour South Condo Unit P739 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P739 Folio number: 0232330625600	Lyubov Raffoul 1800 Sunset Harbour Dr #2207 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P740 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P740 Folio number: 0232330625610	Sonia Shebar 1800 Sunset Harbour Dr Apt 1006 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P741 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P741 Folio number: 0232330625620	Lezard LLC 999 Ponce De Leon Blvd Ste 650 Coral Gables, FL 33134-3075
Sunset Harbour South Condo Unit P742 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P742 Folio number: 0232330625630	Kamran Sedgh 1800 Sunset Harbour Dr # 1603 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P744 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P744 Folio number: 0232330625650	Sunset Harbour Yacht Club Inc 1928 Purdy Ave Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P745 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P745 Folio number: 0232330625660	Russell Banks Trs Russell Banks Trust 14 Victoria Ln Saratoga Springs, NY 12866-2706
Sunset Harbour South Condo Unit P746 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P746 Folio number: 0232330625670	Flower Of Life Investments LLC 690 SW 1st Ct Apt 1501 Miami, FL 33130-2938

Sunset Harbour South Condo Unit P747 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P747 Folio number: 0232330625680	Finn Longinotto 1800 Sunset Harbour Dr 1608 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P748 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P748 Folio number: 0232330625690	Pamela Gaslow 180 Sunset Harbour Dr Unt 1510 Miami, FL 33139
Sunset Harbour South Condo Unit P749 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P749 Folio number: 0232330625700	Miles C Wilkin Constance B Wilkin 1800 Sunset Harbor #1512 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P802 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P802 Folio number: 0232330625720	Adela Villa De Rey 1800 Sunset Harbour Dr #1507 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P803 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P803 Folio number: 0232330625730	Stephen M Mccoy Trs Stephen M Mccoy Revocable Liv Tr 1800 Sunset Harbour Dr 1506 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P804 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P804 Folio number: 0232330625740	Sunset Harbour Yacht Clu Inc 1928 Purdy Ave Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P805 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P805 Folio number: 0232330625750	Guillermo Wated 1800 Purdy Ave #907 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P806 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P806 Folio number: 0232330625760	Guillermo Wated 1800 Sunset Harbour Dr #907 North Miami Beach, FL 33139-1452
Sunset Harbour South Condo Unit P807 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P807 Folio number: 0232330625770	Carlos Javier Velarde 1800 Purdy Ave Apt 2308 Miami Beach, FL 33139-1461
Sunset Harbour South Condo Unit P809 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P809 Folio number: 0232330625790	Sunset Harbour Yacht Clu Inc 1928 Purdy Ave Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P810 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P810 Folio number: 0232330625800	Ruth Gessner 1800 Sunset Harbour Dr #1415 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P811 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P811 Folio number: 0232330625810	Myriam Salinas 1800 Sunset Harbour Dr #1411 Miami Beach, FL 33139-1455

Sunset Harbour South Condo Unit P812 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P812 Folio number: 0232330625820	Sunset Harbour Yacht Clu Inc 1928 Purdy Ave Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P813 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P813 Folio number: 0232330625830	Mary Frances Heidrich 1800 Sunset Harbour Dr 1410 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P814 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P814 Folio number: 0232330625840	Quini R Bolet Trs 8117 SW 118th Ct Miami, FL 33183-3805
Sunset Harbour South Condo Unit P815 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P815 Folio number: 0232330625850	Sunset Harbour Yacht Clu Inc 1928 Purdy Ave Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P816 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P816 Folio number: 0232330625860	Sunset Harbour Yacht Club Inc 1928 Sunset Harbour Dr Miami Beach, FL 33128
Sunset Harbour South Condo Unit P817 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P817 Folio number: 0232330625870	Rachel Appel 1800 Sunset Harbour Dr #1407 Miami, FL 33139
Sunset Harbour South Condo Unit P818 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P818 Folio number: 0232330625880	Sunset Harbour Yacht Clu Inc 1928 Purdy Ave Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P819 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P819 Folio number: 0232330625890	Sarah Ann Dooley Grant Alexander Schuster 1800 Sunset Harbour Dr 1403 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P820 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P820 Folio number: 0232330625900	Sunset Harbour Yacht Clu Inc 1928 Purdy Ave Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P821 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P821 Folio number: 0232330625910	Sunset Harbour Yacht Club Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P822 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P822 Folio number: 0232330625920	Leondro De Vita & W Roxana Matticoli 1800 Sunset Harbour Dr #1215 Miami, FL 33139-1454
Sunset Harbour South Condo Unit P823 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P823 Folio number: 0232330625930	Caren J Bennett 1800 Sunset Harbour Dr #1211 Miami Beach, FL 33139-1454

Sunset Harbour South Condo Unit P824 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P824 Folio number: 0232330625940	Sunset Harbour Yacht Clu Inc 1928 Purdy Ave Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P825 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P825 Folio number: 0232330625950	Golden Props LLC 350 Meridian Ave # 202 Miami Beach, FL 33139-8746
Sunset Harbour South Condo Unit P826 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P826 Folio number: 0232330625960	Cynthia Latham 1800 Sunset Harbour Dr #1210 Miami Beach, FL 33139-1454
Sunset Harbour South Condo Unit P827 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P827 Folio number: 0232330625970	Sunset Harbour Yacht Clu Inc 1928 Purdy Ave Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P828 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P828 Folio number: 0232330625980	Nessim Bohbot Deborah Landin Bohbot 1800 Sunset Harbour Dr # 715 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P829 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P829 Folio number: 0232330625990	Brice Dupoyet Mihaela Pinte 1800 Sunset Harbour Dr #1208 Miami Beach, FL 33139-1454
Sunset Harbour South Condo Unit P830 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P830 Folio number: 0232330626000	Sunset Harbour Yacht Clu Inc 1928 Purdy Ave Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P831 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P831 Folio number: 0232330626010	Sunset Harbour Yacht Clu Inc 1928 Purdy Ave Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P832 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P832 Folio number: 0232330626020	Sunset Harbour Yacht Clu Inc 1928 Purdy Ave Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P833 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P833 Folio number: 0232330626030	Sunset Harbour Yacht Clu Inc 1928 Purdy Ave Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P834 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P834 Folio number: 0232330626040	Sunset Harbour Yacht Clu Inc 1928 Purdy Ave Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P835 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P835 Folio number: 0232330626050	Neal Hochberg Jtrs Cheryl Hochberg Jtrs Jessica Hochberg Jtrs 1081 Waterside Ln Hollywood, FL 33019-5004

Sunset Harbour South Condo Unit P836 Undiv 0.001035% Int In Common Eleme	Morgan Halabu
Property address: 1800 Sunset Harbour Dr, #P836	1800 Sunset Harbour Dr 1201
Folio number: 0232330626060	Miami Beach, FL 33139
Sunset Harbour South Condo Unit P837 Undiv 0.001035% Int In Common Eleme	Sunset Harbour Yacht Clu Inc
Property address: 1800 Sunset Harbour Dr, #P837	1928 Purdy Ave
Folio number: 0232330626070	Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P838 Undiv 0.001035% Int In Common Eleme	Vjay Mehra
Property address: 1800 Sunset Harbour Dr, #P838	2005 Bluebonnet Ln # B
Folio number: 0232330626080	Austin, TX 78704-4021
Sunset Harbour South Condo Unit P839 Undiv 0.001035% Int In Common Eleme	Frank Castro
Property address: 1800 Sunset Harbour Dr, #P839	1800 Sunset Harbour Dr #1111
Folio number: 0232330626090	Miami Beach, FL 33139-1453
Sunset Harbour South Condo Unit P840 Undiv 0.001035% Int In Common Eleme	David Mardini
Property address: 1800 Sunset Harbour Dr, #P840	1800 Sunset Harbour Dr #1110
Folio number: 0232330626100	Miami Beach, FL 33139-1453
Sunset Harbour South Condo Unit P841 Undiv 0.001035% Int In Common Eleme	Gradiva Besosa
Property address: 1800 Sunset Harbour Dr, #P841	1800 Sunset Harbour Dr #1108
Folio number: 0232330626110	Miami Beach, FL 33139-1453
Sunset Harbour South Condo Unit P842 Undiv 0.001035% Int In Common Eleme	Sunset Harbour Yacht Clu Inc
Property address: 1800 Sunset Harbour Dr, #P842	1928 Purdy Ave
Folio number: 0232330626120	Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P843 Undiv 0.001035% Int In Common Eleme	Jill S Liebman Trs
Property address: 1800 Sunset Harbour Dr, #P843	1800 Sunset Harbour Dr #1107
Folio number: 0232330626130	Miami Beach, FL 33139
Sunset Harbour South Condo Unit P844 Undiv 0.001035% Int In Common Eleme	Marc Cooper Ruth Haase Cooper
Property address: 1800 Sunset Harbour Dr, #P844	1800 Sunset Harbour Dr 1106
Folio number: 0232330626140	Miami Beach, FL 33139
Sunset Harbour South Condo Unit P845 Undiv 0.001035% Int In Common Eleme	Sunset Harbour Yacht Clu Inc
Property address: 1800 Sunset Harbour Dr, #P845	1928 Purdy Ave
Folio number: 0232330626150	Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P846 Undiv 0.001035% Int In Common Eleme	Glenn R Merendi
Property address: 1800 Sunset Harbour Dr, #P846	& Christina L Merendi Jtrs
Folio number: 0232330626160	1800 Sunset Harbour Dr #1103
	Miami Beach, FL 33139
Sunset Harbour South Condo Unit P847 Undiv 0.001035% Int In Common Eleme	Sunset Harbour Yacht Clu Inc
Property address: 1800 Sunset Harbour Dr, #P847	1928 Purdy Ave
Folio number: 0232330626170	Miami Beach, FL 33139-1428

Sunset Harbour South Condo Unit P848 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P848 Folio number: 0232330626180	Sunset Harbour Yacht Clu Inc 1928 Purdy Ave Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P849 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P849 Folio number: 0232330626190	Peter Martinez & W Aurealise 1553 Saint Lawrence Ave Bronx, NY 10460-3226
Sunset Harbour South Condo Unit P850 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P850 Folio number: 0232330626200	Jeffrey Dekorte 1800 Sunset Harbour Dr # 1015 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P851 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P851 Folio number: 0232330626210	Sunset Harbour Yacht Clu Inc 1928 Purdy Ave Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P852 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P852 Folio number: 0232330626220	Sunset Harbour Yacht Clu Inc 1928 Purdy Ave Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P853 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P853 Folio number: 0232330626230	Maria Alejandra Rolandelli 1800 Sunset Harbour Dr #1011 Miami Beach, FL 33139-1453
Sunset Harbour South Condo Unit P901 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P901 Folio number: 0232330626240	Yamile Guerra Negrete 1800 Sunset Harobur Dr #801 Miami Beach, FL 33139-1451
Sunset Harbour South Condo Unit P902 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P902 Folio number: 0232330626250	Salvador Borges Neto Ana Rosa Borges 413 Nottingham Dr Chapel Hill, NC 27517-6581
Sunset Harbour South Condo Unit P903 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P903 Folio number: 0232330626260	Richard & Richard P A 825 Brickell Bay Dr Miami, FL 33131-2936
Sunset Harbour South Condo Unit P904 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P904 Folio number: 0232330626270	Sunset Harbour Yacht Clu Inc 1928 Purdy Ave Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P905 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P905 Folio number: 0232330626280	Frederic Monnet 1800 Sunset Harbour Dr #P 905 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P906 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P906 Folio number: 0232330626290	Sunset Harbour Yacht Clu Inc 1928 Purdy Ave Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P909 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P909 Folio number: 0232330626320	Gabriel M Bedoya 1800 Sunset Harbour Dr #1007 Miami Beach, FL 33139-1453

Sunset Harbour South Condo Unit P910 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P910 Folio number: 0232330626330	Sunset Harbour Yacht Clu Inc 1928 Purdy Ave Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P911 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P911 Folio number: 0232330626340	1800 Mb LLC PO Box 1437 Deerfield, IL 60015-6007
Sunset Harbour South Condo Unit P912 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P912 Folio number: 0232330626350	Marilyn Baker & Leigh Baker Trs 1800 Sunset Harbour Dr #2005 Miami Beach, FL 33139-1459
Sunset Harbour South Condo Unit P913 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P913 Folio number: 0232330626360	Sean Mcginnis Trs Casper Trust 1155 23rd St NW Apt Ph1g Washington, DC 20037-3311
Sunset Harbour South Condo Unit P914 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P914 Folio number: 0232330626370	Jay I Renkowitz Trs 126 Corsica Dr Newport Beach, CA 92660-3239
Sunset Harbour South Condo Unit P915 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P915 Folio number: 0232330626380	Sunset Harbour Yacht Clu Inc 1928 Purdy Ave Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P916 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P916 Folio number: 0232330626390	Jose Zamora Mckenzie & Esther Mckenzie 314 SE 15th Pl Cape Coral, FL 33990-1731
Sunset Harbour South Condo Unit P917 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P917 Folio number: 0232330626400	Luis F Villanueva 1800 Sunset Harbour Dr 1715 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P918 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P918 Folio number: 0232330626410	Sunset Harbour Yacht Clu Inc 1928 Purdy Ave Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P919 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P919 Folio number: 0232330626420	Sunset Harbour Yacht Clu Inc 1928 Purdy Ave Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P920 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P920 Folio number: 0232330626430	Sunset Harbour Yacht Clu Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P921 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P921 Folio number: 0232330626440	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465

Sunset Harbour South Condo Unit P922 Undiv 0.001035% Int In Common Eleme	Pablo Szprynger Tr Hector Duer & Myriam Goldsmith Tr 2260 NW 114th Ave Miami, FL 33172-3652
Property address: 1800 Sunset Harbour Dr, #P922	
Folio number: 0232330626450	
Sunset Harbour South Condo Unit P923 Undiv 0.001035% Int In Common Eleme	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Property address: 1800 Sunset Harbour Dr, #P923	
Folio number: 0232330626460	
Sunset Harbour South Condo Unit P924 Undiv 0.001035% Int In Common Eleme	Dawood Habib 534 W 46th St Miami Beach, FL 33140-3024
Property address: 1800 Sunset Harbour Dr, #P924	
Folio number: 0232330626470	
Sunset Harbour South Condo Unit P925 Undiv 0.001035% Int In Common Eleme	Dhruba Gupta Trs Maria Esther De Gupta Trs 1800 Sunset Harbour Drive U #809 Miami Beach, FL 33139-1451
Property address: 1800 Sunset Harbour Dr, #P925	
Folio number: 0232330626480	
Sunset Harbour South Condo Unit P926 Undiv 0.001035% Int In Common Eleme	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Property address: 1800 Sunset Harbour Dr, #P926	
Folio number: 0232330626490	
Sunset Harbour South Condo Unit P927 Undiv 0.001035% Int In Common Eleme	Esther M Mckenzie 314 SE 15th Pl Cape Coral, FL 33990-1731
Property address: 1800 Sunset Harbour Dr, #P927	
Folio number: 0232330626500	
Sunset Harbour South Condo Unit P928 Undiv 0.001035% Int In Common Eleme	Stacy Hailey 1800 Sunset Harabour Dr #815 Miami Beach, FL 33139-1452
Property address: 1800 Sunset Harbour Dr, #P928	
Folio number: 0232330626510	
Sunset Harbour South Condo Unit P929 Undiv 0.001035% Int In Common Eleme	Sunset Harbour Yacht Clu Inc 1800 Sunset Harbour Dr #P929 Miami Beach, FL 33139-1465
Property address: 1800 Sunset Harbour Dr, #P929	
Folio number: 0232330626520	
Sunset Harbour South Condo Unit P930 Undiv 0.001035% Int In Common Eleme	Robert Guatelli & W Sara 1800 Sunset Harbour Dr #901 Miami Beach, FL 33139-1452
Property address: 1800 Sunset Harbour Dr, #P930	
Folio number: 0232330626530	
Sunset Harbour South Condo Unit P931 Undiv 0.001035% Int In Common Eleme	Robert Guatelli & W Sara 1800 Sunset Harbour Dr #901 Miami Beach, FL 33139-1452
Property address: 1800 Sunset Harbour Dr, #P931	
Folio number: 0232330626540	
Sunset Harbour South Condo Unit P932 Undiv 0.001035% Int In Common Eleme	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Property address: 1800 Sunset Harbour Dr, #P932	
Folio number: 0232330626550	
Sunset Harbour South Condo Unit P933 Undiv 0.001035% Int In Common Eleme	Maria T Campos Waack Urupukina 1800 Purdy Ave Apt 908 Miami Beach, FL 33139-1452
Property address: 1800 Sunset Harbour Dr, #P933	
Folio number: 0232330626560	

Sunset Harbour South Condo Unit P934 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P934 Folio number: 0232330626570	Sunset Harbour Yacht Clu Inc 1800 Sunset Harbour Dr #P934 Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P935 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P935 Folio number: 0232330626580	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P936 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P936 Folio number: 0232330626590	Sridhar Murthy 1800 Sunset Harbour Dr #910 Miami Beach, FL 33139-1452
Sunset Harbour South Condo Unit P937 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P937 Folio number: 0232330626600	Jose Armenteros & W Maria C 1800 Sunset Harbour Dr #906 Miami Beach, FL 33139-1452
Sunset Harbour South Condo Unit P938 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P938 Folio number: 0232330626610	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P939 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P939 Folio number: 0232330626620	Bharat Kishu Chatani Neelam B Chantani 2185 Meridian Ave Miami Beach, FL 33139-1512
Sunset Harbour South Condo Unit P940 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P940 Folio number: 0232330626630	Taumac Usa LLC 1800 Sunset Harbour #2115 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P941 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P941 Folio number: 0232330626640	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P942 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P942 Folio number: 0232330626650	Sunset Harbour Yacht Club Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P943 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P943 Folio number: 0232330626660	Gilbert Elie & W Tamara 1800 Sunset Harbour Dr #1606 Miami Beach, FL 33139-1456
Sunset Harbour South Condo Unit P944 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P944 Folio number: 0232330626670	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P945 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P945 Folio number: 0232330626680	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465

Sunset Harbour South Condo Unit P946 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P946 Folio number: 0232330626690	Blumax Investments Inc 3370 Mary St Miami, FL 33133-5215
Sunset Harbour South Condo Unit P947 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P947 Folio number: 0232330626700	Katana Usa Corp 1800 Sunset Harbour Dr #1001 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P948 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P948 Folio number: 0232330626710	Jonas Bonnier 1800 Sunset Harbour Dr 1008 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P949 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #P949 Folio number: 0232330626720	Surexiste Holdings LLC 1800 Sunset Harbour Dr # 1406 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P1001 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1001 Folio number: 0232330626730	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P1002 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1002 Folio number: 0232330626740	Gavin Williams Jennifer M Taylor Williams 1800 Sunset Harbour Dr 709 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P1003 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1003 Folio number: 0232330626750	Julio A Tavera Otero & W Mercedes 1800 Sunset Harbiur Dr #805 Miami Beach, FL 33139-1451
Sunset Harbour South Condo Unit P1004 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1004 Folio number: 0232330626760	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P1005 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1005 Folio number: 0232330626770	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P1006 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1006 Folio number: 0232330626780	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P1007 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1007 Folio number: 0232330626790	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1453
Sunset Harbour South Condo Unit P1008 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1008 Folio number: 0232330626800	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465

Sunset Harbour South Condo Unit P1009 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1009 Folio number: 0232330626810	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami, FL 33139-1465
Sunset Harbour South Condo Unit P1010 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1010 Folio number: 0232330626820	Rosa Maria Roque 74 12 35 Ave #103E Flushing, NY 11372
Sunset Harbour South Condo Unit P1011 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1011 Folio number: 0232330626830	Sanfeliu Brickell LLC 2333 Brickell Ave Apt 701 Miami, FL 33129-2410
Sunset Harbour South Condo Unit P1012 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1012 Folio number: 0232330626840	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P1013 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1013 Folio number: 0232330626850	Monika Schuster Maria Schuster 1800 Sunset Harbour Dr 1009 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P1014 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1014 Folio number: 0232330626860	Carol A Gessner 1800 Sunset Harbour Dr Unit 1105 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P1015 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1015 Folio number: 0232330626870	Sunset Harbour So Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P1016 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1016 Folio number: 0232330626880	Sunset Rem LLC PO Box 451476 Laredo, TX 78045-0036
Sunset Harbour South Condo Unit P1017 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1017 Folio number: 0232330626890	Delphine Jacque 1800 Sunset Harbour Dr #1205 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P1019 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1019 Folio number: 0232330626900	Harrison Lloyd Edelson 823 Azalea Dr Lagrange, GA 30240-1619
Sunset Harbour South Condo Unit P1020 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1020 Folio number: 0232330626910	Eliezer Tabib C/O Marco Destin Inc 10800 NW 106th St Ste 6 Miami, FL 33178-1261
Sunset Harbour South Condo Unit P1021 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1021 Folio number: 0232330626920	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P1022 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1022 Folio number: 0232330626930	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465

Sunset Harbour South Condo Unit P1023 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1023 Folio number: 0232330626940	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P1024 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1024 Folio number: 0232330626950	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P1026 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1026 Folio number: 0232330626970	Ztak LLC 10685 SW 63rd Ave Miami, FL 33156-4073
Sunset Harbour South Condo Unit P1027 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1027 Folio number: 0232330626980	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P1028 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1028 Folio number: 0232330626990	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1453
Sunset Harbour South Condo Unit P1029 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1029 Folio number: 0232330627000	Wendy R Chernin 1800 Sunset Harbour Dr #1509 Miami Beach, FL 33139-1456
Sunset Harbour South Condo Unit P1030 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1030 Folio number: 0232330627010	Mario Danese 1800 Sunset Harbour Dr #1605 Miami, FL 33139-1456
Sunset Harbour South Condo Unit P1031 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1031 Folio number: 0232330627020	Steven Dennett 1800 Sunset Harbour Dr #1609 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P1032 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1032 Folio number: 0232330627030	1800 Sunset LLC 1800 Sunset Harbour Dr 1705 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P1033 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1033 Folio number: 0232330627040	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P1034 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1034 Folio number: 0232330627050	Carlos Eduardo Armas 1800 Sunset Harbour Dr #1709 Miami Beach, FL 33139-1457
Sunset Harbour South Condo Unit P1035 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1035 Folio number: 0232330627060	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P1036 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1036 Folio number: 0232330627070	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465

Sunset Harbour South Condo Unit P1037 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1037 Folio number: 0232330627080	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1453
Sunset Harbour South Condo Unit P1038 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1038 Folio number: 0232330627090	John Hamilton 1800 Sunset Harbour Dr #2310 Miami Beach, FL 33139
Sunset Harbour South Condo Unit P1039 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1039 Folio number: 0232330627100	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P1040 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1040 Folio number: 0232330627110	Julian Johnston 2405 N Meridian Ave Miami Beach, FL 33140-3402
Sunset Harbour South Condo Unit P1041 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1041 Folio number: 0232330627120	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P1042 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1042 Folio number: 0232330627130	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1453
Sunset Harbour South Condo Unit P1043 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1043 Folio number: 0232330627140	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P1044 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1044 Folio number: 0232330627150	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P1101 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1101 Folio number: 0232330627160	Augusto L Vidaurreta Marie Jean Caanan 707 W 54th St Miami Beach, FL 33140-2100
Sunset Harbour South Condo Unit P1102 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1102 Folio number: 0232330627170	Salisa Sathiyudhakarn 6811 Meteor Pl Apt 103 Springfield, VA 22150-4517
Sunset Harbour South Condo Unit P1103 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1103 Folio number: 0232330627180	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P1104 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1104 Folio number: 0232330627190	David Halperin Katherine Cartwright 1800 Sunset Harbour Dr #2205 Miami Beach, FL 33139

Sunset Harbour South Condo Unit P1105 Undiv 0.001035% Int In Common Elem	1800 Purdy Ave Unit 2105 LLC C/O Julio C Marrero & Assoc P A 1550 S Dixie Hwy Ste 215 Coral Gables, FL 33146-3034
Property address: 1800 Sunset Harbour Dr, #P1105	
Folio number: 0232330627200	
Sunset Harbour South Condo Unit P1106 Undiv 0.001035% Int In Common Elem	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Property address: 1800 Sunset Harbour Dr, #P1106	
Folio number: 0232330627210	
Sunset Harbour South Condo Unit P1107 Undiv 0.001035% Int In Common Elem	Ana Cristina Santini De Toro 1800 Purdy Ave Apt 1607 Miami Beach, FL 33139-1456
Property address: 1800 Sunset Harbour Dr, #P1107	
Folio number: 0232330627220	
Sunset Harbour South Condo Unit P1108 Undiv 0.001035% Int In Common Elem	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Property address: 1800 Sunset Harbour Dr, #P1108	
Folio number: 0232330627230	
Sunset Harbour South Condo Unit P1109 Undiv 0.001035% Int In Common Elem	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Property address: 1800 Sunset Harbour Dr, #P1109	
Folio number: 0232330627240	
Sunset Harbour South Condo Unit P1110 Undiv 0.001035% Int In Common Elem	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Property address: 1800 Sunset Harbour Dr, #P1110	
Folio number: 0232330627250	
Sunset Harbour South Condo Unit P1111 Undiv 0.001035% Int In Common Elem	Eric Yamin 293 Central Park W # 14B New York, NY 10024-3009
Property address: 1800 Sunset Harbour Dr, #P1111	
Folio number: 0232330627260	
Sunset Harbour South Condo Unit P1112 Undiv 0.001035% Int In Common Elem	Marilyn & Leigh Ann Baker (Trs) 1800 Sunset Harbour Dr #2005 Miami Beach, FL 33139-1459
Property address: 1800 Sunset Harbour Dr, #P1112	
Folio number: 0232330627270	
Sunset Harbour South Condo Unit P1113 Undiv 0.001035% Int In Common Elem	Michael Morrow 6711 N Ocean Blvd Apt 6 Boynton Beach, FL 33435-3326
Property address: 1800 Sunset Harbour Dr, #P1113	
Folio number: 0232330627280	
Sunset Harbour South Condo Unit P1114 Undiv 0.001035% Int In Common Elem	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Property address: 1800 Sunset Harbour Dr, #P1114	
Folio number: 0232330627290	
Sunset Harbour South Condo Unit P1115 Undiv 0.001035% Int In Common Elem	Jolyon D Hyne 1800 Sunset Harbour Dr #2305 Miami Beach, FL 33139
Property address: 1800 Sunset Harbour Dr, #P1115	
Folio number: 0232330627300	
Sunset Harbour South Condo Unit P1116 Undiv 0.001035% Int In Common Elem	Gilles Jacques Guy Danard 1800 Sunset Harbour Dr #2209 Miami Beach, FL 33139
Property address: 1800 Sunset Harbour Dr, #P1116	
Folio number: 0232330627310	

Sunset Harbour South Condo Unit P1117 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1117 Folio number: 0232330627320	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P1118 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1118 Folio number: 0232330627330	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P1119 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1119 Folio number: 0232330627340	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P1120 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1120 Folio number: 0232330627350	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P1121 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1121 Folio number: 0232330627360	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P1122 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1122 Folio number: 0232330627370	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P1123 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1123 Folio number: 0232330627380	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P1124 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1124 Folio number: 0232330627390	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P1125 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1125 Folio number: 0232330627400	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P1126 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1126 Folio number: 0232330627410	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P1127 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1127 Folio number: 0232330627420	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P1128 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1128 Folio number: 0232330627430	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P1129 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1129 Folio number: 0232330627440	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465

Sunset Harbour South Condo Unit P1130 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1130 Folio number: 0232330627450	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P1131 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1131 Folio number: 0232330627460	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P1132 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1132 Folio number: 0232330627470	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P1133 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1133 Folio number: 0232330627480	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P1134 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1134 Folio number: 0232330627490	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P1135 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1135 Folio number: 0232330627500	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P1136 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1136 Folio number: 0232330627510	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P1137 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1137 Folio number: 0232330627520	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P1138 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1138 Folio number: 0232330627530	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P1139 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1139 Folio number: 0232330627540	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P1140 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1140 Folio number: 0232330627550	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P1141 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1141 Folio number: 0232330627560	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P1142 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1142 Folio number: 0232330627570	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465

Sunset Harbour South Condo Unit P1143 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1143 Folio number: 0232330627580	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami, FL 33139-1465
Sunset Harbour South Condo Unit P1144 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1144 Folio number: 0232330627590	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P1145 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1145 Folio number: 0232330627600	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit P1146 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1146 Folio number: 0232330627610	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P1147 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1147 Folio number: 0232330627620	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P1148 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1148 Folio number: 0232330627630	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit P1149 Undiv 0.001035% Int In Common Elem Property address: 1800 Sunset Harbour Dr, #P1149 Folio number: 0232330627640	Sunset Harbour Yacht Clu Inc 1928 Sunset Harbour Dr Miami Beach, FL 33139-1428
Sunset Harbour South Condo Unit B501 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #B501 Folio number: 0232330627650	Sunset Harbour S Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit B502 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #B502 Folio number: 0232330627660	Sunset Harbour S Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit B503 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #B503 Folio number: 0232330627670	Sunset Harbour S Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit B504 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #B504 Folio number: 0232330627680	Sunset Harbour S Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit B505 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #B505 Folio number: 0232330627690	Sunset Harbour S Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit B506 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #B506 Folio number: 0232330627700	Sunset Harbour S Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465

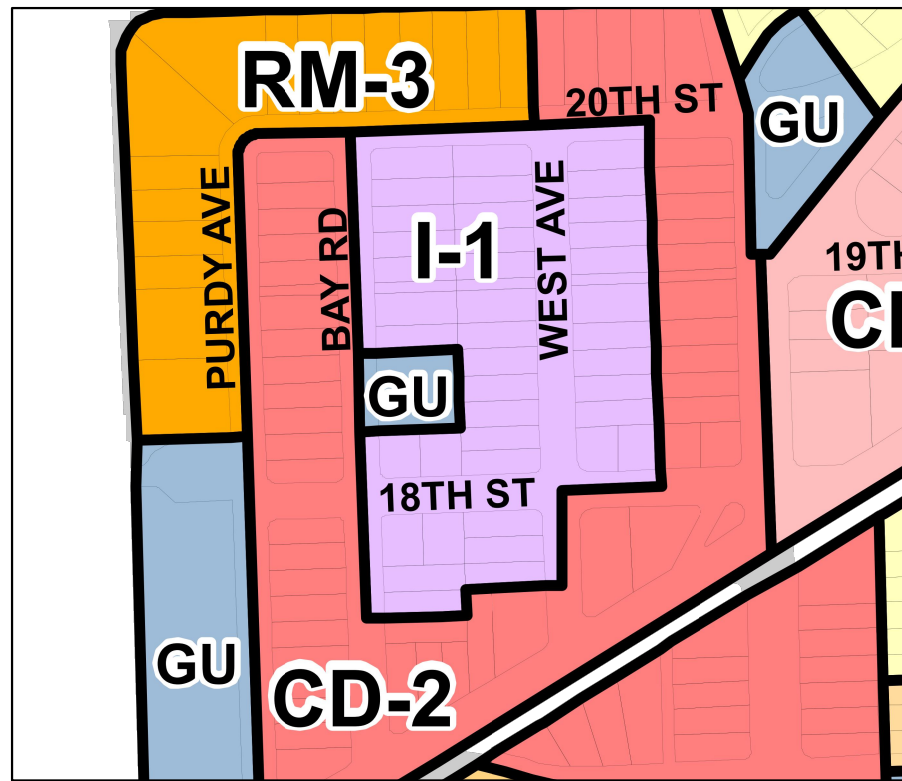
Sunset Harbour South Condo Unit B507 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #B507 Folio number: 0232330627710	Sunset Harbour So Condo Assoc Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit B508 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #B508 Folio number: 0232330627720	Sunset Harbour S Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit B509 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #B509 Folio number: 0232330627730	Sunset Harbour S Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit B510 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #B510 Folio number: 0232330627740	Sunset Harbour S Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit B511 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #B511 Folio number: 0232330627750	Sunset Harbour S Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit B512 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #B512 Folio number: 0232330627760	Sunset Harbour S Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit B513 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #B513 Folio number: 0232330627770	Sunset Harbour S Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit B514 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #B514 Folio number: 0232330627780	Sunset Harbour S Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit B515 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #B515 Folio number: 0232330627790	Sunset Harbour S Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit B516 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #B516 Folio number: 0232330627800	Sunset Harbour S Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit B517 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #B517 Folio number: 0232330627810	Sunset Harbour S Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit B518 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #B518 Folio number: 0232330627820	Sunset Harbour S Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit B601 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #B601 Folio number: 0232330627830	Sunset Harbour S Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465

Sunset Harbour South Condo Unit B602 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #B602 Folio number: 0232330627840	Sunset Harbour S Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit B603 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #B603 Folio number: 0232330627850	Sunset Harbour S Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit B604 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #B604 Folio number: 0232330627860	Sunset Harbour S Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit B605 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #B605 Folio number: 0232330627870	Sunset Harbour S Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit B606 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #B606 Folio number: 0232330627880	Sunset Harbour S Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit B607 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #B607 Folio number: 0232330627890	Sunset Harbour S Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit B608 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #B608 Folio number: 0232330627900	Sunset Harbour S Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit B609 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #B609 Folio number: 0232330627910	Sunset Harbour S Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit B610 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #B610 Folio number: 0232330627920	Sunset Harbour S Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit B611 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #B611 Folio number: 0232330627930	Sunset Harbour S Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit B612 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #B612 Folio number: 0232330627940	Sunset Harbour S Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit B613 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #B613 Folio number: 0232330627950	Sunset Harbour S Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit B614 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #B614 Folio number: 0232330627960	Sunset Harbour S Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465

Sunset Harbour South Condo Unit B615 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #B615 Folio number: 0232330627970	Sunset Harbour S Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit B616 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #B616 Folio number: 0232330627980	Sunset Harbour S Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit B617 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #B617 Folio number: 0232330627990	Sunset Harbour S Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
Sunset Harbour South Condo Unit B618 Undiv 0.001035% Int In Common Eleme Property address: 1800 Sunset Harbour Dr, #B618 Folio number: 0232330628000	Sunset Harbour S Condo Assn Inc 1800 Sunset Harbour Dr Miami Beach, FL 33139-1465
The Lofts At South Beach Condo Unit C101 Undiv 1.79564237% Int In Common Property address: 1701 Sunset Harbour Dr, #C101 Folio number: 0232330700010	Lofts Of S Bch LLC 1800 Sunset Dr Ste 1 Miami Beach, FL 33139
The Lofts At South Beach Condo Unit C102 Undiv 1.17705985% Int In Common Property address: 1701 Sunset Harbour Dr, #C102 Folio number: 0232330700020	Boris Glasser & W Marianna 1701 Sunset Harbor Dr Ste C102 Miami Beach, FL 33139-1473
The Lofts At South Beach Condo Unit C103 Undiv 1.16954671% Int In Common Property address: 1701 Sunset Harbour Dr, #C103 Folio number: 0232330700025	Emmale Lc 1701 Sunset Harbor Dr Ste C103 Miami Beach, FL 33139-1473
The Lofts At South Beach Condo Unit C106 Undiv 1.16954671% Int In Common Property address: 1701 Sunset Harbour Dr, #C106 Folio number: 0232330700030	Lofts Of South Beach LLC 1800 Sunset Dr Ste 1 Miami Beach, FL 33139
The Lofts At South Beach Condo Unit Os201 Undiv 2.02854996% Int In Commo Property address: 1701 Sunset Harbour Dr, #S201 Folio number: 0232330700040	Leonhard Kurten & W Irmtraud 1701 Sunset Harbor Dr Ste S201 Miami Beach, FL 33139-1473
The Lofts At South Beach Condo Unit Os202 Undiv 1.48509892% Int In Commo Property address: 1701 Sunset Harbour Dr, #S202 Folio number: 0232330700050	Leonhard Kurten & W Irmtraud 1701 Sunset Harbor Dr Ste 201 Miami Beach, FL 33139-1473
The Lofts At South Beach Condo Unit Os203 Undiv 1.48509892 Int In Common Property address: 1701 Sunset Harbour Dr, #Os203 Folio number: 0232330700055	Pierre Amezcua 114 5th Ter Miami Beach, FL 33139-1218
The Lofts At South Beach Condo Unit Os206 Undiv 1.51515152% Int In Commo Property address: 1701 Sunset Harbour Dr, #S206 Folio number: 0232330700060	Lofts Of S Bch 206 LLC 1800 Sunset Harbour Dr #1 Miami Beach, FL 33139-1421
The Lofts At South Beach Condo Unit L301 Undiv 3.70398197% Int In Common Property address: 1701 Sunset Harbour Dr, #L301 Folio number: 0232330700070	Vidal Bada Vazquez 1701 Sunset Harbor Dr Apt L301 Miami Beach, FL 33139-1474

The Lofts At South Beach Condo Unit L501 Undiv 3.79163536% Int In Common Property address: 1701 Sunset Harbour Dr, #L501 Folio number: 0232330700080	Tushar Patel 1701 Sunset Harbor Dr Apt 501 Miami Beach, FL 33139-1476
The Lofts At South Beach Condo Unit L701 Undiv 3.33834210% Int In Common Property address: Folio number: 0232330700090	Confidential ,
The Lofts At South Beach Condo Unit L302 Undiv 3.79163536% Int In Common Property address: 1701 Sunset Harbour Dr, #L302 Folio number: 0232330700100	Hosanna De Linares 1701 Sunset Harbor Dr Apt L302 Miami Beach, FL 33139-1474
The Lofts At South Beach Condo Unit L502 & L503 Undiv 3.21061858% & 2.21 Property address: 1701 Sunset Harbour Dr, #L502 Folio number: 0232330700110	Edward T London 965 Crandon Blvd Key Biscayne, FL 33149-2753
The Lofts At South Beach Condo Units L702 & L703 Undiv 3.38842975% & 3.3 Property address: 1701 Sunset Harbour Dr, #L702 Folio number: 0232330700120	Carlos Garcia 2227 8th St Boulder, CO 80302-4714
The Lofts At South Beach Condo Unit L303 Undiv 3.56123216% Int In Common Property address: 1701 Sunset Harbour Dr, #L303 Folio number: 0232330700130	Robyn M Malek 1701 Sunset Harbor Dr Apt L303 Miami Beach, FL 33139-1474
The Lofts At South Beach Condo Unit L504 Undiv 3.34084648% Int In Common Property address: 1701 Sunset Harbour Dr, #L504 Folio number: 0232330700140	Raymie E Walsh 1701 Sunset Harbor Dr Apt L504 Miami Beach, FL 33139-1476
The Lofts At South Beach Condo Unit L505 Undiv 3.13799149% Int In Common Property address: 1701 Sunset Harbour Dr, #L505 Folio number: 0232330700145	Jaime Halberstein 1701 Sunset Harbor Dr Apt L505 Miami Beach, FL 33139-1477
The Lofts At South Beach Condo Unit L704 Undiv 3.24317556% Int In Common Property address: 1701 Sunset Harbour Dr, #L704 Folio number: 0232330700150	Bart Siedler Trs 1940 Fillmore St San Francisco, CA 94115-2745
The Lofts At South Beach Condo Unit L705 Undiv 3.69646882% Int In Common Property address: 1701 Sunset Harbour Dr, #L705 Folio number: 0232330700155	Bart Siedler Trs 1940 Fillmore St San Francisco, CA 94115-2745
The Lofts At South Beach Condo Unit F405 Undiv 4.23491109% Int In Common Property address: 1701 Sunset Harbour Dr, #F405 Folio number: 0232330700160	Austin Hollo 100 S Biscayne Blvd Ste 900 Miami, FL 33131-2031
The Lofts At South Beach Condo Unit L306 Undiv 3.47357876% Int In Common Property address: 1701 Sunset Harbour Dr, #L306 Folio number: 0232330700170	Elizabeth A Tilton 1701 Sunset Harbor Dr Apt L306 Miami Beach, FL 33139-1474
The Lofts At South Beach Condo Unit L506 Undiv 3.31830704% Int In Common Property address: 1701 Sunset Harbour Dr, #L506 Folio number: 0232330700180	H Mark Rimkufsky 1701 Sunset Harbor Dr Apt L506 Miami Beach, FL 33139-1477

<p>The Lofts At South Beach Condo Unit L706 Undiv 3.34084648% Int In Common Property address: 1701 Sunset Harbour Dr, #L706 Folio number: 0232330700190</p>	<p>Nicholas Machado & Claudio Feuermann & W Mercedes 1701 Sunset Harbor Dr Apt L706 Miami Beach, FL 33139-1478</p>
<p>The Lofts At South Beach Condo Unit F307 Undiv 4.27748560% Int In Common Property address: 1701 Sunset Harbour Dr, #F307 Folio number: 0232330700200</p>	<p>Adam C Smith 1701 Sunset Harbor Dr Apt F307 Miami Beach, FL 33139-1475</p>
<p>The Lofts At South Beach Condo Unit F407 Undiv 2.42925119% Int In Common Property address: 1701 Sunset Harbour Dr, #F407 Folio number: 0232330700210</p>	<p>Yan Paoli Sanchez 1701 Sunset Harbor Dr Apt F407 Miami Beach, FL 33139-1475</p>
<p>The Lofts At South Beach Condo Unit L507 Undiv 4.02704733% Int In Common Property address: 1701 Sunset Harbour Dr, #L507 Folio number: 0232330700220</p>	<p>United Sunset Properties Corp 350 Lincoln Rd Fl 2 Miami Beach, FL 33139-3154</p>
<p>The Lofts At South Beach Condo Unit L707 Undiv 4.02704733% Int In Common Property address: 1701 Sunset Harbour Dr, #L707 Folio number: 0232330700230</p>	<p>Juan Plasencia 1701 Sunset Harbor Dr Apt L707 Miami Beach, FL 33139-1478</p>
<p>The Lofts At South Beach Condo Unit F308 Undiv 4.08965690% Int In Common Property address: 1701 Sunset Harbour Dr, #F308 Folio number: 0232330700240</p>	<p>The Lofts At South Beach Inc 1940 Fillmore St San Francisco, CA 94115-2745</p>
<p>The Lofts At South Beach Condo Unit F408 Undiv 2.44427749% Int In Common Property address: 1701 Sunset Harbour Dr, #F408 Folio number: 0232330700250</p>	<p>Raphik Ouahsine 1701 Sunset Harbor Dr Apt F408 Miami Beach, FL 33139-1476</p>
<p>The Lofts At South Beach Condo Unit L-508 Undiv 4.02454295% Int In Commo Property address: 1701 Sunset Harbour Dr, #L508 Folio number: 0232330700260</p>	<p>Blade Runner One LLC 1701 Sunset Harbor Dr Apt 501 Miami Beach, FL 33139-1476</p>
<p>The Lofts At South Beach Condo Unit L708 Undiv 4.03205610% Int In Common Property address: 1701 Sunset Harbour Dr, #L708 Folio number: 0232330700270</p>	<p>The Lofts At South Beach Inc 1940 Fillmore St San Francisco, CA 94115-2745</p>
<p>1747 Bay Road Condo Unit 1 Undiv 7954/23940 Int In Common Elements Property address: 1759 Bay Rd Folio number: 0232330860010</p>	<p>Cueto Miami LLC 7950 NW 53rd St Ste 118 Miami, FL 33166-4635</p>
<p>1747 Bay Road Condo Unit 2 Undiv 15986/23940 Int In Common Elements Property address: 1747 Bay Rd, #2 Folio number: 0232330860020</p>	<p>1747 Bay Rd Prop LLC 2200 Biscayne Blvd Miami, FL 33137-5283</p>

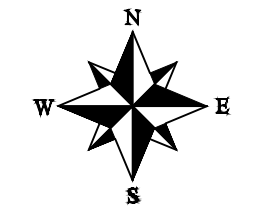


LEGAL DESCRIPTION:

The West 1/2 of Lot 3, and all of Lots 4, 5, 6 and 7 Block 16 of **ISLAND VIEW SUBDIVISION**, according to the Plat thereof, as recorded in Plat Book 6, Page 115 of the Public Records of Miami-Dade County, Florida.

LOCATION: 1724-52 Bay Road and 1733-59 Purdy Avenue, Miami Beach FL 33139
FOLIO NO. 02-3233-012-0480 through -0550

ORDER: 200407
DATE: October 23, 2020



SCALE: 1"= 150'

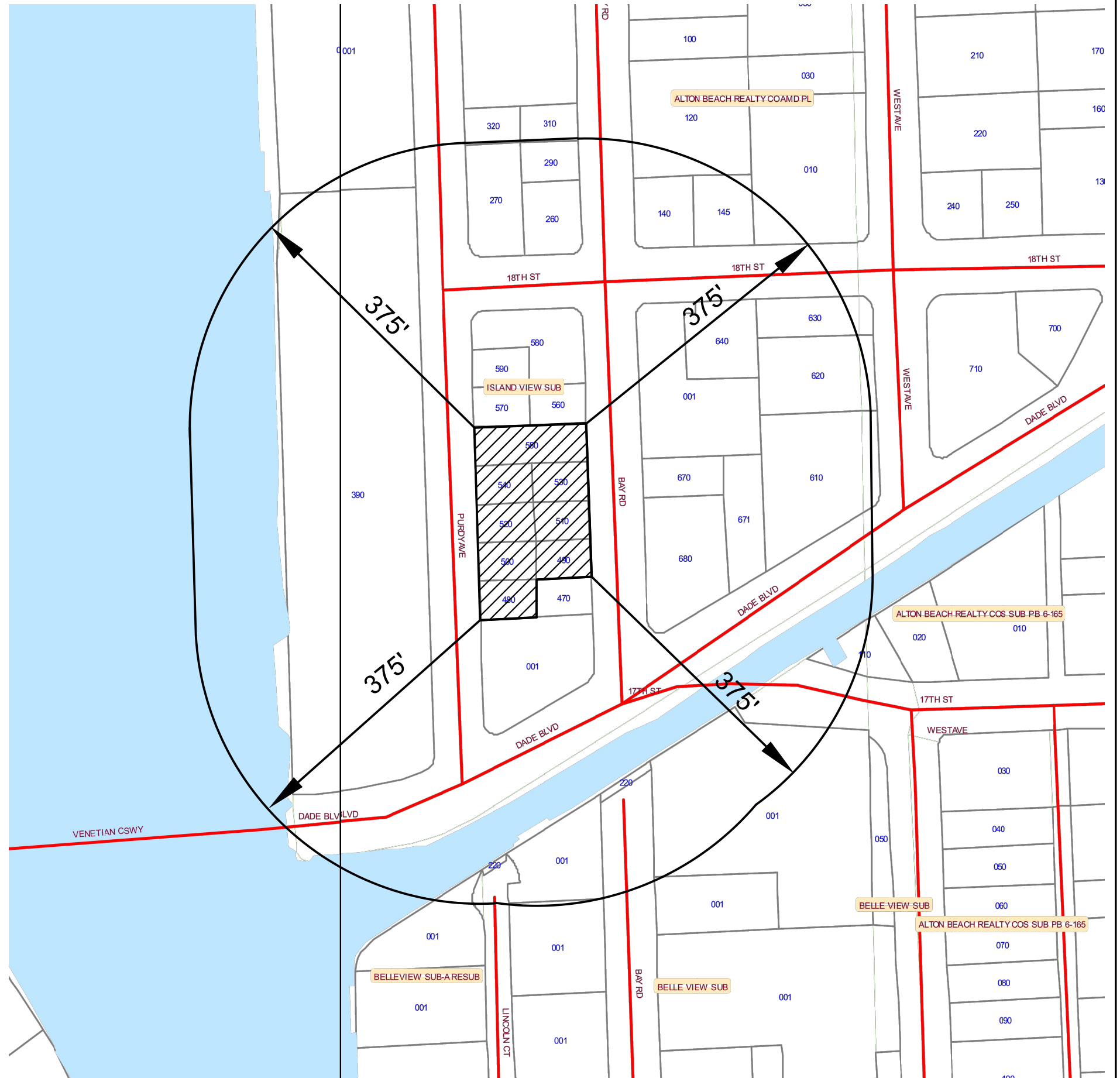


The Zoning Specialists Group, Inc.

7729 NW 146th Street
 Miami Lakes FL 33016
 Ph: (305) 828-1210

www.thezoningspecialistsgroup.com

375-FOOT RADIUS MAP:



From: McMillion, Jimmy <JimmyMcMillion@miamibeachfl.gov>
Sent: Monday, March 02, 2020 3:10 PM
To: Arce, Mercy S (MIA - X22178)
Cc: Hernandez, Carmen; Quezada, Ramon
Subject: PRR 20372
Attachments: PRR20372A.pdf

[External email]

Mercy:

The only BTR located of the requested properties is attached. It is expired now.

Carmen – Please close this request.

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

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: BAY ROAD ANIMAL CLINIC OF MIAMI BEACH ,LC
DBA: BAY ROAD ANIMAL CLINIC OF MIAMI BEACH ,LC

LICENSE NUMBER: RL-92163842
Beginning: 08/20/2018

IN CARE OF:
ADDRESS: 1730 Bay Rd
MIAMI BEACH, FL 33139-1414

Expires: 09/30/2019
Parcel No: 0232330120510

TRADE ADDRESS: 1730 Bay Rd

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

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

This Receipt may be transferred:

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

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

Storage Locations

Code	Business Type
95020800	VETERINARIAN OR VETERINARY SURGEON
95006500	DOG GROOMING, ANIMAL CLINIC

--	--

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

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

BAY ROAD ANIMAL CLINIC OF MIAMI BEACH ,LC
1730 Bay Rd
MIAMI BEACH, FL 33139-1414

From: Hernandez, Carmen <CarmenHernandez@miamibeachfl.gov>
Sent: Thursday, February 27, 2020 4:58 PM
To: Quezada, Ramon; Moya Denham, Maria; Goldberg, Morgan
Cc: Arce, Mercy S (MIA - X22178)
Subject: RE: City of Miami Beach - City Clerk Public Records Request System - PRR 20372

[External email]

Good afternoon please read below and add additional folio to the list.

Thank you,
Carmen

-----Original Message-----

From: Mercy.Arce@hklaw.com <Mercy.Arce@hklaw.com>
Sent: Thursday, February 27, 2020 3:01 PM
To: Hernandez, Carmen <CarmenHernandez@miamibeachfl.gov>
Cc: Public Research Requests <PublicResearchRequests@miamibeachfl.gov>
Subject: RE: City of Miami Beach - City Clerk Public Records Request System

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

Hi Carmen,

Please add folio 02-3233-012-0480 to the request for PDFs of current and previously active Business Tax Receipts

Thank you,
Mercy Arce | Holland & Knight
Land Use Planner
Holland & Knight LLP
701 Brickell Avenue, Suite 3300 | Miami Florida 33131 Phone 305.349.2178 | Fax 305.789.7799 mercy.arce@hklaw.com
| www.hklaw.com

-----Original Message-----

From: DoNotReply <DoNotReply@miamibeachfl.gov>
Sent: Thursday, February 27, 2020 12:32 PM
To: Arce, Mercy S (MIA - X22178) <Mercy.Arce@hklaw.com>
Cc: Hernandez, Carmen <CarmenHernandez@miamibeachfl.gov>
Subject: City of Miami Beach - City Clerk Public Records Request System

[External email]

We are in receipt of your Public Records Request, and it has been forwarded to the following department(s) for handling:

Finance

Information requested: Please provide PDFs of current and previously active Business Tax Receipts for the following folios: 02-3233-012-0550 02-3233-012-0540 02-3233-012-0530 02-3233-012-0520 02-3233-012-0510 02-3233-012-0500 02-3233-012-0490

Please be advised that if the nature and/or volume of the public records requested to be inspected, examined or copied requires extensive use of information technology resources and/or extensive clerical or supervisory assistance by City personnel, you will be required to pay a service charge for the costs incurred for such extensive use of resources and/or assistance. The City will charge 15 cents for each copy provided, as well as for extensive labor costs (labor exceeding 30 minutes) involved in the responding to the records request.

Note that your Public Records Request has been assigned PRR #20372 and IT PRR# (not applicable) .

Please reference said PRR # when communicating with the City regarding your request. If you have any questions, please contact the Office of the City Clerk at (305) 673-7411 or researchrequest@miamibeachfl.gov .

NOTE: This e-mail is from a law firm, Holland & Knight LLP ("H&K"), and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer and do not copy or disclose it to anyone else. If you are not an existing client of H&K, do not construe anything in this e-mail to make you a client unless it contains a specific statement to that effect and do not disclose anything to H&K in reply that you expect it to hold in confidence. If you properly received this e-mail as a client, co-counsel or retained expert of H&K, you should maintain its contents in confidence in order to preserve the attorney-client or work product privilege that may be available to protect confidentiality.

CFN: 20180755993 BOOK 31256 PAGE 1958
 DATE:12/17/2018 11:00:00 AM
 HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

**DESIGN REVIEW BOARD
 City of Miami Beach, Florida**

MEETING DATE: December 04, 2018

FILE NO: DRB17-0198

PROPERTY: **1733-1759 Purdy Avenue and 1724-1752 Bay Road**

APPLICANT: Sunset Land Associates LLC

LEGAL: The West ½ of Lot 3, Lot 4, Lot 5, Lot 6, and Lot 7, Block 16, ISLAND VIEW SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6 at Page 115 of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for Design Review Approval for the construction of a new five-story multifamily building with ground floor retail uses with one or more waivers, to replace six vacant lots and two buildings. This item will also require a Conditional Use application to be reviewed and approved by the Planning Board.

ORDER

The City of Miami Beach Design Review 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. Design Review

- A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not a individually designated historic site.
- 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 is inconsistent with Design Review Criteria 1, 2, 3, 4, 5, 6, 9, 12, 13, 14, 16, and 19 in Section 118-251 of the Miami Beach Code.
- C. 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 is inconsistent with Sea Level Rise Criteria 1, 5, and 10 in Section 133-50(a) of the Miami Beach Code.
- D. The project would be consistent with the criteria and requirements of Section 118-251 and/ or Section 133-50(a) if the following conditions are met:
 1. The project shall comply with all the conditions imposed by the Planning Board Order dated November 27, 2018 for File No. PB 17-0168 aka PB18-0168.
 2. Revised elevation, site plan and floor plan drawings for the proposed mixed-use development at 1733-1759 Purdy Avenue and 1724-1752 Bay Road shall be

submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:

- a. The additional 5'-0" height at the ground level **shall** be permitted as proposed.
- b. The central breezeway at the ground level of the project shall be further refined. The width of the corridor shall accommodate two, minimum 6'-0" wide pedestrian zones flanking a central vehicle aisle, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- c. The garage level parking (second floor), shall be setback a minimum of ten (10') feet from the south property line. The entirety of such setback area (the roof of the ground floor) shall be open to the sky from this level upwards, and shall be re-designed to include a decorative wall, hardscape, landscape planter or landscape features in order to create a buffer between the garage and the residential units of the building to the south, in a manner to be reviewed and approved by staff.
- d. The garage level parking (second floor), shall be internally redesigned to comply with all of the underlying programmatic parking requirements and zoning design and dimensioning standards.
- e. At the garage level on the south side, a floor to ceiling wall that must be at least 75% solid shall be provided, in a manner to be reviewed and approved by staff.
- f. The floor of the garage shall be designed and constructed to minimize tire noise, in a manner to be approved and certified by a qualified acoustic engineer, subject to the review and approval of staff.
- g. All existing overhead utilities and poles abutting the subject site shall be placed underground at the sole expense of the applicant.
- h. Additional material finishes shall be introduced along the front elevation at the underside and side walls of the breezeway as depicted on rendering sheet A-6.3, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- i. The 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 Design Review Criteria and/or the directions from the Board.
- j. All interior fixtures, including, but not limited to, shelving, partitions, and checkout counters, if parallel to the exterior wall, shall be setback a minimum of ten (10') feet from the exterior walls of the building, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board. This shall not prohibit substantially transparent fixtures for display purposes; however, shelving,

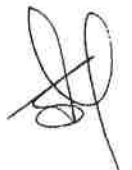


partitions, and checkout counters, or similar objects, shall not be permitted to be flush to the exterior walls of the building facing any right-of-way.

- k. The final design and details of all exterior and interior lighting for the ground floor commercial components shall be provided, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board. Interior lighting shall be designed in a manner to not have an adverse overwhelming impact upon the surrounding area. No florescent or intensive 'white' lighting (or similar intensive lighting) visible from the adjacent public rights or way or adjacent properties shall be permitted.
- l. Any future kitchen ventilation or mechanical venting shall be chased through the interior of the building to the roof. No exhaust ducts or vents shall be permitted on any building elevations.
- m. All internal garage lighting shall be shielded to buffer views of all direct light sources from outside of the structure, as well as on the roof deck, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- n. All rooftop lighting shall consist of a lighting fixture that is affixed to, and no higher than, the rooftop parapet wall. All roof-top lighting fixtures shall be designed to preclude light from spilling over to adjacent properties, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- o. All exterior handrails and support posts shall incorporate a flat profile. The final design details, dimensions material and color of all exterior handrails shall be made part of the building permit plans and shall be subject to the review and approval of staff.
- p. The interior walls of the first level of the parking garage entrance, ramps and loading areas, shall be fully detailed on revised plans. Such interior areas shall consist of high quality, non-stucco surface materials which have a well finished appearance commensurate with the primary façade of the building, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- q. All building signage shall require a separate permit. A uniform sign plan for the new building shall be required. Such sign plan shall be consistent in materials, method of illumination and sign location, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- r. The entire ground level exterior paving system, and its design and detailing, shall be clearly identified with all colors, textures and materials clearly differentiating the areas as identified as pedestrian-only regions from those portions accessible to vehicular traffic, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.



- s. The design and detailing of the proposed planters within the breezeway shall be further developed and detailed, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - t. The final design and details, including materials, colors, finishes, of any security fence, shall be provided, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - u. The final design and details, including materials, colors, finishes, of all roof top elements, including any canopies, and stairwell or elevator bulkheads, shall be further developed and detailed and submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - v. All exterior walkways and drives shall consist of decorative pavers, set in sand or other semi-pervious material, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - w. Final details of all proposed storefront systems and associated details shall be provided for all of the structures on the project site, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - x. A fully enclosed, air-conditioned trash room shall be provided, which is sufficient to handle the maximum uses intended for the proposed structure. External dumpsters shall not be permitted.
 - y. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
 - z. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.
3. 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. Prior to the issuance of a building permit, the applicant shall submit a tree protection plan for all trees to be retained on site. Such plan shall be subject to the review and approval of staff, and shall include, but not be



- limited to a sturdy tree protection fence installed at the dripline of the trees prior to any construction.
- b. In order to identify, protect and preserve mature trees on site, which are suitable for retention and relocation, a Tree Report prepared by a Certified Tree Arborist shall be submitted for the mature trees on site.
 - c. Any tree identified to be in good overall condition shall be retained, and protected in their current location if they are not in conflict with the proposed home, or they shall be relocated on site, if determined feasible, subject to the review and approval of staff. A tree care and watering plan also prepared by a Certified Arborist shall be submitted prior to the issuance of a Building Permit or Tree Removal/Relocation Permit. Subsequent to any approved relocation, a monthly report prepared by a Certified Arborist shall be provided to staff describing the overall tree performance and adjustments to the maintenance plan in order to ensure survivability, such report shall continue for a period of 18 months unless determined otherwise by staff.
 - d. A minimum of 50% of the combined total of all roof levels which are open to the sky, shall be designed in a "green manner" to accommodate a true green roof system. Portions of the green roof shall, have sufficient depth of soil planting beds to accommodate rooting depths for larger trees while satisfying minimum canopy shade tree requirements.
 - e. Existing trees to be retained on site shall be protected from all types of construction disturbance. Root cutting, storage of soil or construction materials, movement of heavy vehicles, change in drainage patterns, and wash of concrete or other materials shall be prohibited.
 - f. The backflow prevention device shall not be permitted within any area fronting a street or sidewalk, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board
 - g. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by the Public Works Department.
 - h. Any existing plant material within the public right-of-way may be required to be removed, as the discretion of the Public Works Department.
 - i. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
 - j. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.



- k. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures. The location of backflow preventors, Siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans, and shall be subject to the review and approval of staff.
- l. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers and how they are screened with landscape material from the right of wall shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
- m. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.

In accordance with Section 118-262, the applicant, or the city manager on behalf of the city administration, or an affected person, Miami Design Preservation League or Dade Heritage Trust may seek review of any order of the Design Review Board by the City Commission, except that orders granting or denying a request for rehearing shall not be reviewed by the Commission.

II. Variance(s)

- A. No variance(s) were filed as part of this application.

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

III. General Terms and Conditions applying to both 'I. Design Review Approval and 'II. Variances' noted above.

- A. 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.
- B. Site plan approval is contingent upon meeting Public School Concurrency requirements. Applicant shall obtain a valid School Concurrency Determination Certificate (Certificate) issued by the Miami-Dade County Public Schools. The Certificate shall state the number of seats reserved at each school level. In the event sufficient seats are not available, a proportionate share mitigation plan shall be incorporated into a tri-party development agreement and duly executed prior to the issuance of a Building Permit.
- C. The applicant shall submit a Hold Harmless Covenant Running with the Land to the City Attorney's Office in a form acceptable to the City Attorney indemnifying and holding harmless the city against any claim or loss in the event of an accident involving a motor



vehicle or other instrumentality due to the proximity of the new building to the public right-of way.

- D. 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, subject to the review and approval of staff based upon the design review or appropriateness criteria, and/or directions received from the Board.
- E. A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.
- F. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
- G. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- H. 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.
- I. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- J. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- K. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

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

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "Sunset Park", as prepared by **Domo Architecture + Design**, dated September 07, 2018, and dated August 03, 2018, and as approved by the Design Review Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions 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 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 shall 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 06 day of December, 2018.

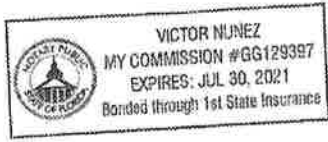
DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: 
JAMES G. MURPHY
CHIEF OF URBAN DESIGN
FOR THE CHAIR

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

The foregoing instrument was acknowledged before me this 7 day of December 2018 by James G. Murphy, Chief of Urban Design, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.





V. Nunez

NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: July 30, 2021

Approved As To Form: _____
City Attorney's Office: Nick Gallegos (12/6/2018)

Filed with the Clerk of the Design Review Board on Josim Jimenez (12/7/18)

[Handwritten mark]

CFN: 20180756160 BOOK 31256 PAGE 2269
DATE:12/17/2018 11:13:17 AM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: December 04, 2018

FILE NO: DRB17-0198

PROPERTY: **1733-1759 Purdy Avenue and 1724-1752 Bay Road**

APPLICANT: Sunset Land Associates LLC

LEGAL: The West ½ of Lot 3, Lot 4, Lot 5, Lot 6, and Lot 7, Block 16, ISLAND VIEW SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6 at Page 115 of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for Design Review Approval for the construction of a new five-story multifamily building with ground floor retail uses with one or more waivers, to replace six vacant lots and two buildings. This item will also require a Conditional Use application to be reviewed and approved by the Planning Board.

ORDER

The City of Miami Beach Design Review 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:

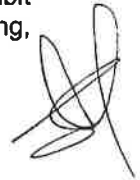
I. Design Review

- A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not a individually designated historic site.
- 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 is inconsistent with Design Review Criteria 1, 2, 3, 4, 5, 6, 9, 12, 13, 14, 16, and 19 in Section 118-251 of the Miami Beach Code.
- C. 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 is inconsistent with Sea Level Rise Criteria 1, 5, and 10 in Section 133-50(a) of the Miami Beach Code.
- D. The project would be consistent with the criteria and requirements of Section 118-251 and/ or Section 133-50(a) if the following conditions are met:
 1. The project shall comply with all the conditions imposed by the Planning Board Order dated November 27, 2018 for File No. PB 17-0168 aka PB18-0168.
 2. Revised elevation, site plan and floor plan drawings for the proposed mixed-use development at 1733-1759 Purdy Avenue and 1724-1752 Bay Road shall be

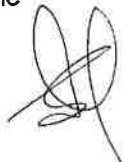


submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:

- a. The additional 5'-0" height at the ground level **shall** be permitted as proposed.
- b. The central breezeway at the ground level of the project shall be further refined. The width of the corridor shall accommodate two, minimum 6'-0" wide pedestrian zones flanking a central vehicle aisle, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- c. The garage level parking (second floor), shall be setback a minimum of ten (10') feet from the south property line. The entirety of such setback area (the roof of the ground floor) shall be open to the sky from this level upwards, and shall be re-designed to include a decorative wall, hardscape, landscape planter or landscape features in order to create a buffer between the garage and the residential units of the building to the south, in a manner to be reviewed and approved by staff.
- d. The garage level parking (second floor), shall be internally redesigned to comply with all of the underlying programmatic parking requirements and zoning design and dimensioning standards.
- e. At the garage level on the south side, a floor to ceiling wall that must be at least 75% solid shall be provided, in a manner to be reviewed and approved by staff.
- f. The floor of the garage shall be designed and constructed to minimize tire noise, in a manner to be approved and certified by a qualified acoustic engineer, subject to the review and approval of staff.
- g. All existing overhead utilities and poles abutting the subject site shall be placed underground at the sole expense of the applicant.
- h. Additional material finishes shall be introduced along the front elevation at the underside and side walls of the breezeway as depicted on rendering sheet A-6.3, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- i. The 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 Design Review Criteria and/or the directions from the Board.
- j. All interior fixtures, including, but not limited to, shelving, partitions, and checkout counters, if parallel to the exterior wall, shall be setback a minimum of ten (10') feet from the exterior walls of the building, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board. This shall not prohibit substantially transparent fixtures for display purposes; however, shelving,



- partitions, and checkout counters, or similar objects, shall not be permitted to be flush to the exterior walls of the building facing any right-of-way.
- k. The final design and details of all exterior and interior lighting for the ground floor commercial components shall be provided, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board. Interior lighting shall be designed in a manner to not have an adverse overwhelming impact upon the surrounding area. No florescent or intensive 'white' lighting (or similar intensive lighting) visible from the adjacent public rights or way or adjacent properties shall be permitted.
 - l. Any future kitchen ventilation or mechanical venting shall be chased through the interior of the building to the roof. No exhaust ducts or vents shall be permitted on any building elevations.
 - m. All internal garage lighting shall be shielded to buffer views of all direct light sources from outside of the structure, as well as on the roof deck, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - n. All rooftop lighting shall consist of a lighting fixture that is affixed to, and no higher than, the rooftop parapet wall. All roof-top lighting fixtures shall be designed to preclude light from spilling over to adjacent properties, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - o. All exterior handrails and support posts shall incorporate a flat profile. The final design details, dimensions material and color of all exterior handrails shall be made part of the building permit plans and shall be subject to the review and approval of staff.
 - p. The interior walls of the first level of the parking garage entrance, ramps and loading areas, shall be fully detailed on revised plans. Such interior areas shall consist of high quality, non-stucco surface materials which have a well finished appearance commensurate with the primary façade of the building, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - q. All building signage shall require a separate permit. A uniform sign plan for the new building shall be required. Such sign plan shall be consistent in materials, method of illumination and sign location, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - r. The entire ground level exterior paving system, and its design and detailing, shall be clearly identified with all colors, textures and materials clearly differentiating the areas as identified as pedestrian-only regions from those portions accessible to vehicular traffic, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.



- s. The design and detailing of the proposed planters within the breezeway shall be further developed and detailed, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - t. The final design and details, including materials, colors, finishes, of any security fence, shall be provided, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - u. The final design and details, including materials, colors, finishes, of all roof top elements, including any canopies, and stairwell or elevator bulkheads, shall be further developed and detailed and submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - v. All exterior walkways and drives shall consist of decorative pavers, set in sand or other semi-pervious material, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - w. Final details of all proposed storefront systems and associated details shall be provided for all of the structures on the project site, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - x. A fully enclosed, air-conditioned trash room shall be provided, which is sufficient to handle the maximum uses intended for the proposed structure. External dumpsters shall not be permitted.
 - y. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
 - z. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.
3. 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. Prior to the issuance of a building permit, the applicant shall submit a tree protection plan for all trees to be retained on site. Such plan shall be subject to the review and approval of staff, and shall include, but not be



limited to a sturdy tree protection fence installed at the dripline of the trees prior to any construction.

- b. In order to identify, protect and preserve mature trees on site, which are suitable for retention and relocation, a Tree Report prepared by a Certified Tree Arborist shall be submitted for the mature trees on site.
- c. Any tree identified to be in good overall condition shall be retained, and protected in their current location if they are not in conflict with the proposed home, or they shall be relocated on site, if determined feasible, subject to the review and approval of staff. A tree care and watering plan also prepared by a Certified Arborist shall be submitted prior to the issuance of a Building Permit or Tree Removal/Relocation Permit. Subsequent to any approved relocation, a monthly report prepared by a Certified Arborist shall be provided to staff describing the overall tree performance and adjustments to the maintenance plan in order to ensure survivability, such report shall continue for a period of 18 months unless determined otherwise by staff.
- d. A minimum of 50% of the combined total of all roof levels which are open to the sky, shall be designed in a "green manner" to accommodate a true green roof system. Portions of the green roof shall, have sufficient depth of soil planting beds to accommodate rooting depths for larger trees while satisfying minimum canopy shade tree requirements.
- e. Existing trees to be retained on site shall be protected from all types of construction disturbance. Root cutting, storage of soil or construction materials, movement of heavy vehicles, change in drainage patterns, and wash of concrete or other materials shall be prohibited.
- f. The backflow prevention device shall not be permitted within any area fronting a street or sidewalk, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board
- g. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by the Public Works Department.
- h. Any existing plant material within the public right-of-way may be required to be removed, as the discretion of the Public Works Department.
- i. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
- j. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.



- k. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures. The location of backflow preventors, Siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans, and shall be subject to the review and approval of staff.
- l. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers and how they are screened with landscape material from the right of wall shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
- m. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.

In accordance with Section 118-262, the applicant, or the city manager on behalf of the city administration, or an affected person, Miami Design Preservation League or Dade Heritage Trust may seek review of any order of the Design Review Board by the City Commission, except that orders granting or denying a request for rehearing shall not be reviewed by the Commission.

II. Variance(s)

- A. No variance(s) were filed as part of this application.

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

III. General Terms and Conditions applying to both 'I. Design Review Approval and 'II. Variances' noted above.

- A. 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.
- B. Site plan approval is contingent upon meeting Public School Concurrency requirements. Applicant shall obtain a valid School Concurrency Determination Certificate (Certificate) issued by the Miami-Dade County Public Schools. The Certificate shall state the number of seats reserved at each school level. In the event sufficient seats are not available, a proportionate share mitigation plan shall be incorporated into a tri-party development agreement and duly executed prior to the issuance of a Building Permit.
- C. The applicant shall submit a Hold Harmless Covenant Running with the Land to the City Attorney's Office in a form acceptable to the City Attorney indemnifying and holding harmless the city against any claim or loss in the event of an accident involving a motor



vehicle or other instrumentality due to the proximity of the new building to the public right-of way.

- D. 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, subject to the review and approval of staff based upon the design review or appropriateness criteria, and/or directions received from the Board.
- E. A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.
- F. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
- G. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- H. 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.
- I. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- J. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- K. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

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

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "Sunset Park", as prepared by **Domo Architecture + Design**, dated September 07, 2018, and dated August 03, 2018, and as approved by the Design Review Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions 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 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 shall 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 06 day of December, 2018.

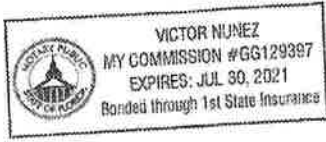
DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: 
JAMES G. MURPHY
CHIEF OF URBAN DESIGN
FOR THE CHAIR

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

The foregoing instrument was acknowledged before me this 7 day of December 2018 by James G. Murphy, Chief of Urban Design, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.





Victor Nunez

NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: July 30, 2021

Approved As To Form:
City Attorney's Office: Nick Vallejo (12/6/2018)

Filed with the Clerk of the Design Review Board on Josim Jimenez (12/7/18)

[Handwritten mark]

CFN: 20180756232 BOOK 31256 PAGE 2500
DATE:12/17/2018 11:25:35 AM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

**DESIGN REVIEW BOARD
City of Miami Beach, Florida**

MEETING DATE: December 04, 2018
FILE NO: DRB17-0198
PROPERTY: 1733-1759 Purdy Avenue and 1724-1752 Bay Road
APPLICANT: Sunset Land Associates LLC
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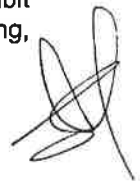
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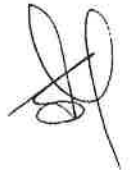


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- m. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.

In accordance with Section 118-262, the applicant, or the city manager on behalf of the city administration, or an affected person, Miami Design Preservation League or Dade Heritage Trust may seek review of any order of the Design Review Board by the City Commission, except that orders granting or denying a request for rehearing shall not be reviewed by the Commission.

II. Variance(s)

- A. No variance(s) were filed as part of this application.

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

III. General Terms and Conditions applying to both 'I. Design Review Approval and 'II. Variances' noted above.

- A. 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.
- B. Site plan approval is contingent upon meeting Public School Concurrency requirements. Applicant shall obtain a valid School Concurrency Determination Certificate (Certificate) issued by the Miami-Dade County Public Schools. The Certificate shall state the number of seats reserved at each school level. In the event sufficient seats are not available, a proportionate share mitigation plan shall be incorporated into a tri-party development agreement and duly executed prior to the issuance of a Building Permit.
- C. The applicant shall submit a Hold Harmless Covenant Running with the Land to the City Attorney's Office in a form acceptable to the City Attorney indemnifying and holding harmless the city against any claim or loss in the event of an accident involving a motor

vehicle or other instrumentality due to the proximity of the new building to the public right-of way.

- D. 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, subject to the review and approval of staff based upon the design review or appropriateness criteria, and/or directions received from the Board.
- E. A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.
- F. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
- G. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- H. 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.
- I. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- J. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- K. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

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

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "Sunset Park", as prepared by **Domo Architecture + Design**, dated September 07, 2018, and dated August 03, 2018, and as approved by the Design Review Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions 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 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 shall 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 06 day of December, 2018.

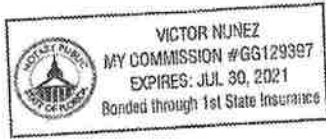
DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: 
JAMES G. MURPHY
CHIEF OF URBAN DESIGN
FOR THE CHAIR

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

The foregoing instrument was acknowledged before me this 7 day of December 2018 by James G. Murphy, Chief of Urban Design, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.





Victor Nunez

NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: July 30, 2021

Approved As To Form: _____
City Attorney's Office: Nick Pellegrin (12/6/2018)

Filed with the Clerk of the Design Review Board on Jessie J. ... (12/7/18)

[Handwritten mark]

CFN: 20180756241 BOOK 31256 PAGE 2548
 DATE: 12/17/2018 11:26:36 AM
 HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: December 04, 2018

FILE NO: DRB17-0198

PROPERTY: **1733-1759 Purdy Avenue and 1724-1752 Bay Road**

APPLICANT: Sunset Land Associates LLC

LEGAL: The West ½ of Lot 3, Lot 4, Lot 5, Lot 6, and Lot 7, Block 16, ISLAND VIEW SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6 at Page 115 of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for Design Review Approval for the construction of a new five-story multifamily building with ground floor retail uses with one or more waivers, to replace six vacant lots and two buildings. This item will also require a Conditional Use application to be reviewed and approved by the Planning Board.

ORDER

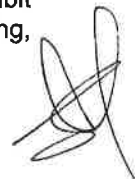
The City of Miami Beach Design Review Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

I. Design Review

- A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not a individually designated historic site.
- 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 is inconsistent with Design Review Criteria 1, 2, 3, 4, 5, 6, 9, 12, 13, 14, 16, and 19 in Section 118-251 of the Miami Beach Code.
- C. 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 is inconsistent with Sea Level Rise Criteria 1, 5, and 10 in Section 133-50(a) of the Miami Beach Code.
- D. The project would be consistent with the criteria and requirements of Section 118-251 and/ or Section 133-50(a) if the following conditions are met:
 1. The project shall comply with all the conditions imposed by the Planning Board Order dated November 27, 2018 for File No. PB 17-0168 aka PB18-0168.
 2. Revised elevation, site plan and floor plan drawings for the proposed mixed-use development at 1733-1759 Purdy Avenue and 1724-1752 Bay Road shall be

submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:

- a. The additional 5'-0" height at the ground level **shall** be permitted as proposed.
- b. The central breezeway at the ground level of the project shall be further refined. The width of the corridor shall accommodate two, minimum 6'-0" wide pedestrian zones flanking a central vehicle aisle, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- c. The garage level parking (second floor), shall be setback a minimum of ten (10') feet from the south property line. The entirety of such setback area (the roof of the ground floor) shall be open to the sky from this level upwards, and shall be re-designed to include a decorative wall, hardscape, landscape planter or landscape features in order to create a buffer between the garage and the residential units of the building to the south, in a manner to be reviewed and approved by staff.
- d. The garage level parking (second floor), shall be internally redesigned to comply with all of the underlying programmatic parking requirements and zoning design and dimensioning standards.
- e. At the garage level on the south side, a floor to ceiling wall that must be at least 75% solid shall be provided, in a manner to be reviewed and approved by staff.
- f. The floor of the garage shall be designed and constructed to minimize tire noise, in a manner to be approved and certified by a qualified acoustic engineer, subject to the review and approval of staff.
- g. All existing overhead utilities and poles abutting the subject site shall be placed underground at the sole expense of the applicant.
- h. Additional material finishes shall be introduced along the front elevation at the underside and side walls of the breezeway as depicted on rendering sheet A-6.3, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- i. The 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 Design Review Criteria and/or the directions from the Board.
- j. All interior fixtures, including, but not limited to, shelving, partitions, and checkout counters, if parallel to the exterior wall, shall be setback a minimum of ten (10') feet from the exterior walls of the building, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board. This shall not prohibit substantially transparent fixtures for display purposes; however, shelving,



partitions, and checkout counters, or similar objects, shall not be permitted to be flush to the exterior walls of the building facing any right-of-way.

- k. The final design and details of all exterior and interior lighting for the ground floor commercial components shall be provided, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board. Interior lighting shall be designed in a manner to not have an adverse overwhelming impact upon the surrounding area. No florescent or intensive 'white' lighting (or similar intensive lighting) visible from the adjacent public rights or way or adjacent properties shall be permitted.
- l. Any future kitchen ventilation or mechanical venting shall be chased through the interior of the building to the roof. No exhaust ducts or vents shall be permitted on any building elevations.
- m. All internal garage lighting shall be shielded to buffer views of all direct light sources from outside of the structure, as well as on the roof deck, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- n. All rooftop lighting shall consist of a lighting fixture that is affixed to, and no higher than, the rooftop parapet wall. All roof-top lighting fixtures shall be designed to preclude light from spilling over to adjacent properties, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- o. All exterior handrails and support posts shall incorporate a flat profile. The final design details, dimensions material and color of all exterior handrails shall be made part of the building permit plans and shall be subject to the review and approval of staff.
- p. The interior walls of the first level of the parking garage entrance, ramps and loading areas, shall be fully detailed on revised plans. Such interior areas shall consist of high quality, non-stucco surface materials which have a well finished appearance commensurate with the primary façade of the building, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- q. All building signage shall require a separate permit. A uniform sign plan for the new building shall be required. Such sign plan shall be consistent in materials, method of illumination and sign location, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- r. The entire ground level exterior paving system, and its design and detailing, shall be clearly identified with all colors, textures and materials clearly differentiating the areas as identified as pedestrian-only regions from those portions accessible to vehicular traffic, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.



- s. The design and detailing of the proposed planters within the breezeway shall be further developed and detailed, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - t. The final design and details, including materials, colors, finishes, of any security fence, shall be provided, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - u. The final design and details, including materials, colors, finishes, of all roof top elements, including any canopies, and stairwell or elevator bulkheads, shall be further developed and detailed and submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - v. All exterior walkways and drives shall consist of decorative pavers, set in sand or other semi-pervious material, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - w. Final details of all proposed storefront systems and associated details shall be provided for all of the structures on the project site, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - x. A fully enclosed, air-conditioned trash room shall be provided, which is sufficient to handle the maximum uses intended for the proposed structure. External dumpsters shall not be permitted.
 - y. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
 - z. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.
3. 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. Prior to the issuance of a building permit, the applicant shall submit a tree protection plan for all trees to be retained on site. Such plan shall be subject to the review and approval of staff, and shall include, but not be



limited to a sturdy tree protection fence installed at the dripline of the trees prior to any construction.

- b. In order to identify, protect and preserve mature trees on site, which are suitable for retention and relocation, a Tree Report prepared by a Certified Tree Arborist shall be submitted for the mature trees on site.
- c. Any tree identified to be in good overall condition shall be retained, and protected in their current location if they are not in conflict with the proposed home, or they shall be relocated on site, if determined feasible, subject to the review and approval of staff. A tree care and watering plan also prepared by a Certified Arborist shall be submitted prior to the issuance of a Building Permit or Tree Removal/Relocation Permit. Subsequent to any approved relocation, a monthly report prepared by a Certified Arborist shall be provided to staff describing the overall tree performance and adjustments to the maintenance plan in order to ensure survivability, such report shall continue for a period of 18 months unless determined otherwise by staff.
- d. A minimum of 50% of the combined total of all roof levels which are open to the sky, shall be designed in a "green manner" to accommodate a true green roof system. Portions of the green roof shall, have sufficient depth of soil planting beds to accommodate rooting depths for larger trees while satisfying minimum canopy shade tree requirements.
- e. Existing trees to be retained on site shall be protected from all types of construction disturbance. Root cutting, storage of soil or construction materials, movement of heavy vehicles, change in drainage patterns, and wash of concrete or other materials shall be prohibited.
- f. The backflow prevention device shall not be permitted within any area fronting a street or sidewalk, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board
- g. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by the Public Works Department.
- h. Any existing plant material within the public right-of-way may be required to be removed, as the discretion of the Public Works Department.
- i. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
- j. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.



- k. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures. The location of backflow preventors, Siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans, and shall be subject to the review and approval of staff.
- l. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers and how they are screened with landscape material from the right of wall shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
- m. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.

In accordance with Section 118-262, the applicant, or the city manager on behalf of the city administration, or an affected person, Miami Design Preservation League or Dade Heritage Trust may seek review of any order of the Design Review Board by the City Commission, except that orders granting or denying a request for rehearing shall not be reviewed by the Commission.

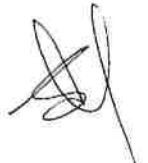
II. Variance(s)

- A. No variance(s) were filed as part of this application.

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

III. General Terms and Conditions applying to both 'I. Design Review Approval and 'II. Variances' noted above.

- A. 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.
- B. Site plan approval is contingent upon meeting Public School Concurrency requirements. Applicant shall obtain a valid School Concurrency Determination Certificate (Certificate) issued by the Miami-Dade County Public Schools. The Certificate shall state the number of seats reserved at each school level. In the event sufficient seats are not available, a proportionate share mitigation plan shall be incorporated into a tri-party development agreement and duly executed prior to the issuance of a Building Permit.
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vehicle or other instrumentality due to the proximity of the new building to the public right-of way.

- D. 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, subject to the review and approval of staff based upon the design review or appropriateness criteria, and/or directions received from the Board.
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- F. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
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- I. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- J. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- K. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

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

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "Sunset Park", as prepared by **Domo Architecture + Design**, dated September 07, 2018, and dated August 03, 2018, and as approved by the Design Review Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions 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 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 shall 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.

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Dated this 06 day of December, 2018.

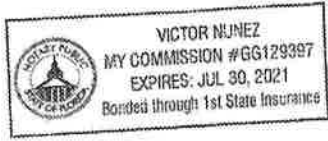
DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: 
JAMES G. MURPHY
CHIEF OF URBAN DESIGN
FOR THE CHAIR

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

The foregoing instrument was acknowledged before me this 7 day of December 2018 by James G. Murphy, Chief of Urban Design, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.





Victor Nunez

NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: July 30, 2021

Approved As To Form: _____
City Attorney's Office: Nick Kallejin (12/6/2018)

Filed with the Clerk of the Design Review Board on Jessica J. ... (12/7/18)

[Handwritten mark]

CFN: 20180756269 BOOK 31256 PAGE 2598
 DATE:12/17/2018 11:27:24 AM
 HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: December 04, 2018

FILE NO: DRB17-0198

PROPERTY: **1733-1759 Purdy Avenue and 1724-1752 Bay Road**

APPLICANT: Sunset Land Associates LLC

LEGAL: The West ½ of Lot 3, Lot 4, Lot 5, Lot 6, and Lot 7, Block 16, ISLAND VIEW SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6 at Page 115 of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for Design Review Approval for the construction of a new five-story multifamily building with ground floor retail uses with one or more waivers, to replace six vacant lots and two buildings. This item will also require a Conditional Use application to be reviewed and approved by the Planning Board.

ORDER

The City of Miami Beach Design Review 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. Design Review

- A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not a individually designated historic site.
- 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 is inconsistent with Design Review Criteria 1, 2, 3, 4, 5, 6, 9, 12, 13, 14, 16, and 19 in Section 118-251 of the Miami Beach Code.
- C. 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 is inconsistent with Sea Level Rise Criteria 1, 5, and 10 in Section 133-50(a) of the Miami Beach Code.
- D. The project would be consistent with the criteria and requirements of Section 118-251 and/ or Section 133-50(a) if the following conditions are met:
 1. The project shall comply with all the conditions imposed by the Planning Board Order dated November 27, 2018 for File No. PB 17-0168 aka PB18-0168.
 2. Revised elevation, site plan and floor plan drawings for the proposed mixed-use development at 1733-1759 Purdy Avenue and 1724-1752 Bay Road shall be

submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:

- a. The additional 5'-0" height at the ground level **shall** be permitted as proposed.
- b. The central breezeway at the ground level of the project shall be further refined. The width of the corridor shall accommodate two, minimum 6'-0" wide pedestrian zones flanking a central vehicle aisle, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- c. The garage level parking (second floor), shall be setback a minimum of ten (10') feet from the south property line. The entirety of such setback area (the roof of the ground floor) shall be open to the sky from this level upwards, and shall be re-designed to include a decorative wall, hardscape, landscape planter or landscape features in order to create a buffer between the garage and the residential units of the building to the south, in a manner to be reviewed and approved by staff.
- d. The garage level parking (second floor), shall be internally redesigned to comply with all of the underlying programmatic parking requirements and zoning design and dimensioning standards.
- e. At the garage level on the south side, a floor to ceiling wall that must be at least 75% solid shall be provided, in a manner to be reviewed and approved by staff.
- f. The floor of the garage shall be designed and constructed to minimize tire noise, in a manner to be approved and certified by a qualified acoustic engineer, subject to the review and approval of staff.
- g. All existing overhead utilities and poles abutting the subject site shall be placed underground at the sole expense of the applicant.
- h. Additional material finishes shall be introduced along the front elevation at the underside and side walls of the breezeway as depicted on rendering sheet A-6.3, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- i. The 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 Design Review Criteria and/or the directions from the Board.
- j. All interior fixtures, including, but not limited to, shelving, partitions, and checkout counters, if parallel to the exterior wall, shall be setback a minimum of ten (10') feet from the exterior walls of the building, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board. This shall not prohibit substantially transparent fixtures for display purposes; however, shelving,



partitions, and checkout counters, or similar objects, shall not be permitted to be flush to the exterior walls of the building facing any right-of-way.

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- l. Any future kitchen ventilation or mechanical venting shall be chased through the interior of the building to the roof. No exhaust ducts or vents shall be permitted on any building elevations.
- m. All internal garage lighting shall be shielded to buffer views of all direct light sources from outside of the structure, as well as on the roof deck, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- n. All rooftop lighting shall consist of a lighting fixture that is affixed to, and no higher than, the rooftop parapet wall. All roof-top lighting fixtures shall be designed to preclude light from spilling over to adjacent properties, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- o. All exterior handrails and support posts shall incorporate a flat profile. The final design details, dimensions material and color of all exterior handrails shall be made part of the building permit plans and shall be subject to the review and approval of staff.
- p. The interior walls of the first level of the parking garage entrance, ramps and loading areas, shall be fully detailed on revised plans. Such interior areas shall consist of high quality, non-stucco surface materials which have a well finished appearance commensurate with the primary façade of the building, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- q. All building signage shall require a separate permit. A uniform sign plan for the new building shall be required. Such sign plan shall be consistent in materials, method of illumination and sign location, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- r. The entire ground level exterior paving system, and its design and detailing, shall be clearly identified with all colors, textures and materials clearly differentiating the areas as identified as pedestrian-only regions from those portions accessible to vehicular traffic, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.



- s. The design and detailing of the proposed planters within the breezeway shall be further developed and detailed, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - t. The final design and details, including materials, colors, finishes, of any security fence, shall be provided, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - u. The final design and details, including materials, colors, finishes, of all roof top elements, including any canopies, and stairwell or elevator bulkheads, shall be further developed and detailed and submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - v. All exterior walkways and drives shall consist of decorative pavers, set in sand or other semi-pervious material, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - w. Final details of all proposed storefront systems and associated details shall be provided for all of the structures on the project site, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - x. A fully enclosed, air-conditioned trash room shall be provided, which is sufficient to handle the maximum uses intended for the proposed structure. External dumpsters shall not be permitted.
 - y. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
 - z. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.
3. 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. Prior to the issuance of a building permit, the applicant shall submit a tree protection plan for all trees to be retained on site. Such plan shall be subject to the review and approval of staff, and shall include, but not be

limited to a sturdy tree protection fence installed at the dripline of the trees prior to any construction.

- b. In order to identify, protect and preserve mature trees on site, which are suitable for retention and relocation, a Tree Report prepared by a Certified Tree Arborist shall be submitted for the mature trees on site.
- c. Any tree identified to be in good overall condition shall be retained, and protected in their current location if they are not in conflict with the proposed home, or they shall be relocated on site, if determined feasible, subject to the review and approval of staff. A tree care and watering plan also prepared by a Certified Arborist shall be submitted prior to the issuance of a Building Permit or Tree Removal/Relocation Permit. Subsequent to any approved relocation, a monthly report prepared by a Certified Arborist shall be provided to staff describing the overall tree performance and adjustments to the maintenance plan in order to ensure survivability, such report shall continue for a period of 18 months unless determined otherwise by staff.
- d. A minimum of 50% of the combined total of all roof levels which are open to the sky, shall be designed in a "green manner" to accommodate a true green roof system. Portions of the green roof shall, have sufficient depth of soil planting beds to accommodate rooting depths for larger trees while satisfying minimum canopy shade tree requirements.
- e. Existing trees to be retained on site shall be protected from all types of construction disturbance. Root cutting, storage of soil or construction materials, movement of heavy vehicles, change in drainage patterns, and wash of concrete or other materials shall be prohibited.
- f. The backflow prevention device shall not be permitted within any area fronting a street or sidewalk, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board
- g. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by the Public Works Department.
- h. Any existing plant material within the public right-of-way may be required to be removed, as the discretion of the Public Works Department.
- i. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
- j. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.



- k. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures. The location of backflow preventors, Siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans, and shall be subject to the review and approval of staff.
- l. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers and how they are screened with landscape material from the right of wall shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
- m. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.

In accordance with Section 118-262, the applicant, or the city manager on behalf of the city administration, or an affected person, Miami Design Preservation League or Dade Heritage Trust may seek review of any order of the Design Review Board by the City Commission, except that orders granting or denying a request for rehearing shall not be reviewed by the Commission.

II. Variance(s)

- A. No variance(s) were filed as part of this application.

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

III. General Terms and Conditions applying to both 'I. Design Review Approval and 'II. Variances' noted above.

- A. 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.
- B. Site plan approval is contingent upon meeting Public School Concurrency requirements. Applicant shall obtain a valid School Concurrency Determination Certificate (Certificate) issued by the Miami-Dade County Public Schools. The Certificate shall state the number of seats reserved at each school level. In the event sufficient seats are not available, a proportionate share mitigation plan shall be incorporated into a tri-party development agreement and duly executed prior to the issuance of a Building Permit.
- C. The applicant shall submit a Hold Harmless Covenant Running with the Land to the City Attorney's Office in a form acceptable to the City Attorney indemnifying and holding harmless the city against any claim or loss in the event of an accident involving a motor

vehicle or other instrumentality due to the proximity of the new building to the public right-of way.

- D. 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, subject to the review and approval of staff based upon the design review or appropriateness criteria, and/or directions received from the Board.
- E. A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.
- F. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
- G. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- H. 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.
- I. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- J. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- K. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

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

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "Sunset Park", as prepared by **Domo Architecture + Design**, dated September 07, 2018, and dated August 03, 2018, and as approved by the Design Review Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions 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 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 shall 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 06 day of December, 2018.

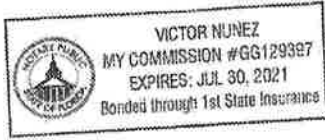
DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: 
JAMES G. MURPHY
CHIEF OF URBAN DESIGN
FOR THE CHAIR

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

The foregoing instrument was acknowledged before me this 7 day of December, 2018 by James G. Murphy, Chief of Urban Design, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.





Victor Nunez

NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: July 30, 2021

Approved As To Form:
City Attorney's Office: Nick Gallegos (12/6/2018)

Filed with the Clerk of the Design Review Board on Josim Jimenez (12/7/18)

[Handwritten mark]

CFN: 20180756270 BOOK 31256 PAGE 2607
 DATE: 12/17/2018 11:27:48 AM
 HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: December 04, 2018

FILE NO: DRB17-0198

PROPERTY: **1733-1759 Purdy Avenue and 1724-1752 Bay Road**

APPLICANT: Sunset Land Associates LLC

LEGAL: The West ½ of Lot 3, Lot 4, Lot 5, Lot 6, and Lot 7, Block 16, ISLAND VIEW SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6 at Page 115 of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for Design Review Approval for the construction of a new five-story multifamily building with ground floor retail uses with one or more waivers, to replace six vacant lots and two buildings. This item will also require a Conditional Use application to be reviewed and approved by the Planning Board.

ORDER

The City of Miami Beach Design Review 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. Design Review

- A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not a individually designated historic site.
- 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 is inconsistent with Design Review Criteria 1, 2, 3, 4, 5, 6, 9, 12, 13, 14, 16, and 19 in Section 118-251 of the Miami Beach Code.
- C. 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 is inconsistent with Sea Level Rise Criteria 1, 5, and 10 in Section 133-50(a) of the Miami Beach Code.
- D. The project would be consistent with the criteria and requirements of Section 118-251 and/ or Section 133-50(a) if the following conditions are met:
 1. The project shall comply with all the conditions imposed by the Planning Board Order dated November 27, 2018 for File No. PB 17-0168 aka PB18-0168.
 2. Revised elevation, site plan and floor plan drawings for the proposed mixed-use development at 1733-1759 Purdy Avenue and 1724-1752 Bay Road shall be

submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:

- a. The additional 5'-0" height at the ground level **shall** be permitted as proposed.
- b. The central breezeway at the ground level of the project shall be further refined. The width of the corridor shall accommodate two, minimum 6'-0" wide pedestrian zones flanking a central vehicle aisle, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- c. The garage level parking (second floor), shall be setback a minimum of ten (10') feet from the south property line. The entirety of such setback area (the roof of the ground floor) shall be open to the sky from this level upwards, and shall be re-designed to include a decorative wall, hardscape, landscape planter or landscape features in order to create a buffer between the garage and the residential units of the building to the south, in a manner to be reviewed and approved by staff.
- d. The garage level parking (second floor), shall be internally redesigned to comply with all of the underlying programmatic parking requirements and zoning design and dimensioning standards.
- e. At the garage level on the south side, a floor to ceiling wall that must be at least 75% solid shall be provided, in a manner to be reviewed and approved by staff.
- f. The floor of the garage shall be designed and constructed to minimize tire noise, in a manner to be approved and certified by a qualified acoustic engineer, subject to the review and approval of staff.
- g. All existing overhead utilities and poles abutting the subject site shall be placed underground at the sole expense of the applicant.
- h. Additional material finishes shall be introduced along the front elevation at the underside and side walls of the breezeway as depicted on rendering sheet A-6.3, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- i. The 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 Design Review Criteria and/or the directions from the Board.
- j. All interior fixtures, including, but not limited to, shelving, partitions, and checkout counters, if parallel to the exterior wall, shall be setback a minimum of ten (10') feet from the exterior walls of the building, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board. This shall not prohibit substantially transparent fixtures for display purposes; however, shelving,

partitions, and checkout counters, or similar objects, shall not be permitted to be flush to the exterior walls of the building facing any right-of-way.

- k. The final design and details of all exterior and interior lighting for the ground floor commercial components shall be provided, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board. Interior lighting shall be designed in a manner to not have an adverse overwhelming impact upon the surrounding area. No florescent or intensive 'white' lighting (or similar intensive lighting) visible from the adjacent public rights or way or adjacent properties shall be permitted.
- l. Any future kitchen ventilation or mechanical venting shall be chased through the interior of the building to the roof. No exhaust ducts or vents shall be permitted on any building elevations.
- m. All internal garage lighting shall be shielded to buffer views of all direct light sources from outside of the structure, as well as on the roof deck, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- n. All rooftop lighting shall consist of a lighting fixture that is affixed to, and no higher than, the rooftop parapet wall. All roof-top lighting fixtures shall be designed to preclude light from spilling over to adjacent properties, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- o. All exterior handrails and support posts shall incorporate a flat profile. The final design details, dimensions material and color of all exterior handrails shall be made part of the building permit plans and shall be subject to the review and approval of staff.
- p. The interior walls of the first level of the parking garage entrance, ramps and loading areas, shall be fully detailed on revised plans. Such interior areas shall consist of high quality, non-stucco surface materials which have a well finished appearance commensurate with the primary façade of the building, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- q. All building signage shall require a separate permit. A uniform sign plan for the new building shall be required. Such sign plan shall be consistent in materials, method of illumination and sign location, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
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- s. The design and detailing of the proposed planters within the breezeway shall be further developed and detailed, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - t. The final design and details, including materials, colors, finishes, of any security fence, shall be provided, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - u. The final design and details, including materials, colors, finishes, of all roof top elements, including any canopies, and stairwell or elevator bulkheads, shall be further developed and detailed and submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - v. All exterior walkways and drives shall consist of decorative pavers, set in sand or other semi-pervious material, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - w. Final details of all proposed storefront systems and associated details shall be provided for all of the structures on the project site, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
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 - y. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
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3. 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. Prior to the issuance of a building permit, the applicant shall submit a tree protection plan for all trees to be retained on site. Such plan shall be subject to the review and approval of staff, and shall include, but not be



- limited to a sturdy tree protection fence installed at the dripline of the trees prior to any construction.
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- m. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.

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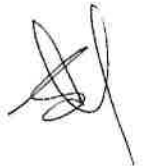
II. Variance(s)

- A. No variance(s) were filed as part of this application.

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

III. General Terms and Conditions applying to both 'I. Design Review Approval and 'II. Variances' noted above.

- A. Where one or more parcels are unified for a single development, the property owner shall execute and record a unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.
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- J. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- K. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

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

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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 shall 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.

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Dated this 06 day of December, 2018.

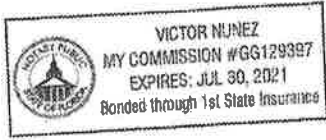
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THE CITY OF MIAMI BEACH, FLORIDA

BY: 
JAMES G. MURPHY
CHIEF OF URBAN DESIGN
FOR THE CHAIR

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

The foregoing instrument was acknowledged before me this 7 day of December 2018 by James G. Murphy, Chief of Urban Design, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.





Victor Nunez

NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: July 30, 2021

Approved As To Form: _____
City Attorney's Office: Nick Gallegos (12/6/2018)

Filed with the Clerk of the Design Review Board on Justin Gumbly (12/7/18)

[Handwritten mark]

CFN: 20180756344 BOOK 31256 PAGE 2725
 DATE:12/17/2018 11:31:19 AM
 HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: December 04, 2018

FILE NO: DRB17-0198

PROPERTY: **1733-1759 Purdy Avenue and 1724-1752 Bay Road**

APPLICANT: Sunset Land Associates LLC

LEGAL: The West ½ of Lot 3, Lot 4, Lot 5, Lot 6, and Lot 7, Block 16, ISLAND VIEW SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6 at Page 115 of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for Design Review Approval for the construction of a new five-story multifamily building with ground floor retail uses with one or more waivers, to replace six vacant lots and two buildings. This item will also require a Conditional Use application to be reviewed and approved by the Planning Board.

ORDER

The City of Miami Beach Design Review 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. Design Review

- A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not a individually designated historic site.
- 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 is inconsistent with Design Review Criteria 1, 2, 3, 4, 5, 6, 9, 12, 13, 14, 16, and 19 in Section 118-251 of the Miami Beach Code.
- C. 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 is inconsistent with Sea Level Rise Criteria 1, 5, and 10 in Section 133-50(a) of the Miami Beach Code.
- D. The project would be consistent with the criteria and requirements of Section 118-251 and/ or Section 133-50(a) if the following conditions are met:
 1. The project shall comply with all the conditions imposed by the Planning Board Order dated November 27, 2018 for File No. PB 17-0168 aka PB18-0168.
 2. Revised elevation, site plan and floor plan drawings for the proposed mixed-use development at 1733-1759 Purdy Avenue and 1724-1752 Bay Road shall be

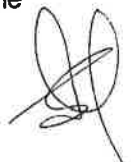
submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:

- a. The additional 5'-0" height at the ground level **shall** be permitted as proposed.
- b. The central breezeway at the ground level of the project shall be further refined. The width of the corridor shall accommodate two, minimum 6'-0" wide pedestrian zones flanking a central vehicle aisle, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- c. The garage level parking (second floor), shall be setback a minimum of ten (10') feet from the south property line. The entirety of such setback area (the roof of the ground floor) shall be open to the sky from this level upwards, and shall be re-designed to include a decorative wall, hardscape, landscape planter or landscape features in order to create a buffer between the garage and the residential units of the building to the south, in a manner to be reviewed and approved by staff.
- d. The garage level parking (second floor), shall be internally redesigned to comply with all of the underlying programmatic parking requirements and zoning design and dimensioning standards.
- e. At the garage level on the south side, a floor to ceiling wall that must be at least 75% solid shall be provided, in a manner to be reviewed and approved by staff.
- f. The floor of the garage shall be designed and constructed to minimize tire noise, in a manner to be approved and certified by a qualified acoustic engineer, subject to the review and approval of staff.
- g. All existing overhead utilities and poles abutting the subject site shall be placed underground at the sole expense of the applicant.
- h. Additional material finishes shall be introduced along the front elevation at the underside and side walls of the breezeway as depicted on rendering sheet A-6.3, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- i. The 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 Design Review Criteria and/or the directions from the Board.
- j. All interior fixtures, including, but not limited to, shelving, partitions, and checkout counters, if parallel to the exterior wall, shall be setback a minimum of ten (10') feet from the exterior walls of the building, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board. This shall not prohibit substantially transparent fixtures for display purposes; however, shelving,

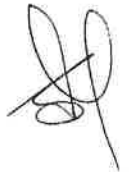


partitions, and checkout counters, or similar objects, shall not be permitted to be flush to the exterior walls of the building facing any right-of-way.

- k. The final design and details of all exterior and interior lighting for the ground floor commercial components shall be provided, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board. Interior lighting shall be designed in a manner to not have an adverse overwhelming impact upon the surrounding area. No florescent or intensive 'white' lighting (or similar intensive lighting) visible from the adjacent public rights or way or adjacent properties shall be permitted.
- l. Any future kitchen ventilation or mechanical venting shall be chased through the interior of the building to the roof. No exhaust ducts or vents shall be permitted on any building elevations.
- m. All internal garage lighting shall be shielded to buffer views of all direct light sources from outside of the structure, as well as on the roof deck, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- n. All rooftop lighting shall consist of a lighting fixture that is affixed to, and no higher than, the rooftop parapet wall. All roof-top lighting fixtures shall be designed to preclude light from spilling over to adjacent properties, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- o. All exterior handrails and support posts shall incorporate a flat profile. The final design details, dimensions material and color of all exterior handrails shall be made part of the building permit plans and shall be subject to the review and approval of staff.
- p. The interior walls of the first level of the parking garage entrance, ramps and loading areas, shall be fully detailed on revised plans. Such interior areas shall consist of high quality, non-stucco surface materials which have a well finished appearance commensurate with the primary façade of the building, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- q. All building signage shall require a separate permit. A uniform sign plan for the new building shall be required. Such sign plan shall be consistent in materials, method of illumination and sign location, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- r. The entire ground level exterior paving system, and its design and detailing, shall be clearly identified with all colors, textures and materials clearly differentiating the areas as identified as pedestrian-only regions from those portions accessible to vehicular traffic, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.



- s. The design and detailing of the proposed planters within the breezeway shall be further developed and detailed, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - t. The final design and details, including materials, colors, finishes, of any security fence, shall be provided, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - u. The final design and details, including materials, colors, finishes, of all roof top elements, including any canopies, and stairwell or elevator bulkheads, shall be further developed and detailed and submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - v. All exterior walkways and drives shall consist of decorative pavers, set in sand or other semi-pervious material, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - w. Final details of all proposed storefront systems and associated details shall be provided for all of the structures on the project site, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - x. A fully enclosed, air-conditioned trash room shall be provided, which is sufficient to handle the maximum uses intended for the proposed structure. External dumpsters shall not be permitted.
 - y. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
 - z. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.
3. 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. Prior to the issuance of a building permit, the applicant shall submit a tree protection plan for all trees to be retained on site. Such plan shall be subject to the review and approval of staff, and shall include, but not be



limited to a sturdy tree protection fence installed at the dripline of the trees prior to any construction.

- b. In order to identify, protect and preserve mature trees on site, which are suitable for retention and relocation, a Tree Report prepared by a Certified Tree Arborist shall be submitted for the mature trees on site.
- c. Any tree identified to be in good overall condition shall be retained, and protected in their current location if they are not in conflict with the proposed home, or they shall be relocated on site, if determined feasible, subject to the review and approval of staff. A tree care and watering plan also prepared by a Certified Arborist shall be submitted prior to the issuance of a Building Permit or Tree Removal/Relocation Permit. Subsequent to any approved relocation, a monthly report prepared by a Certified Arborist shall be provided to staff describing the overall tree performance and adjustments to the maintenance plan in order to ensure survivability, such report shall continue for a period of 18 months unless determined otherwise by staff.
- d. A minimum of 50% of the combined total of all roof levels which are open to the sky, shall be designed in a "green manner" to accommodate a true green roof system. Portions of the green roof shall, have sufficient depth of soil planting beds to accommodate rooting depths for larger trees while satisfying minimum canopy shade tree requirements.
- e. Existing trees to be retained on site shall be protected from all types of construction disturbance. Root cutting, storage of soil or construction materials, movement of heavy vehicles, change in drainage patterns, and wash of concrete or other materials shall be prohibited.
- f. The backflow prevention device shall not be permitted within any area fronting a street or sidewalk, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board
- g. Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by the Public Works Department.
- h. Any existing plant material within the public right-of-way may be required to be removed, as the discretion of the Public Works Department.
- i. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
- j. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.



- k. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures. The location of backflow preventors, Siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans, and shall be subject to the review and approval of staff.
- l. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers and how they are screened with landscape material from the right of wall shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
- m. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.

In accordance with Section 118-262, the applicant, or the city manager on behalf of the city administration, or an affected person, Miami Design Preservation League or Dade Heritage Trust may seek review of any order of the Design Review Board by the City Commission, except that orders granting or denying a request for rehearing shall not be reviewed by the Commission.

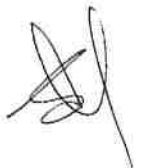
II. Variance(s)

- A. No variance(s) were filed as part of this application.

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

III. General Terms and Conditions applying to both 'I. Design Review Approval and 'II. Variances' noted above.

- A. 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.
- B. Site plan approval is contingent upon meeting Public School Concurrency requirements. Applicant shall obtain a valid School Concurrency Determination Certificate (Certificate) issued by the Miami-Dade County Public Schools. The Certificate shall state the number of seats reserved at each school level. In the event sufficient seats are not available, a proportionate share mitigation plan shall be incorporated into a tri-party development agreement and duly executed prior to the issuance of a Building Permit.
- C. The applicant shall submit a Hold Harmless Covenant Running with the Land to the City Attorney's Office in a form acceptable to the City Attorney indemnifying and holding harmless the city against any claim or loss in the event of an accident involving a motor



vehicle or other instrumentality due to the proximity of the new building to the public right-of way.

- D. 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, subject to the review and approval of staff based upon the design review or appropriateness criteria, and/or directions received from the Board.
- E. A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.
- F. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
- G. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- H. 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.
- I. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- J. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- K. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

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

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "Sunset Park", as prepared by **Domo Architecture + Design**, dated September 07, 2018, and dated August 03, 2018, and as approved by the Design Review Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions 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 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 shall 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 06 day of December, 2018.

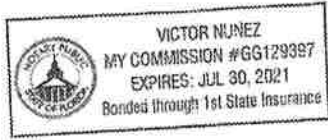
DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: 
JAMES G. MURPHY
CHIEF OF URBAN DESIGN
FOR THE CHAIR

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

The foregoing instrument was acknowledged before me this 7 day of December 2018 by James G. Murphy, Chief of Urban Design, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.





Victor Nunez

NOTARY PUBLIC
Miami-Dade County, Florida
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Filed with the Clerk of the Design Review Board on Josiah J. ... (12/7/18)

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CFN: 20180757260 BOOK 31257 PAGE 335
DATE:12/17/2018 02:12:10 PM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: December 04, 2018

FILE NO: DRB17-0198

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APPLICANT: Sunset Land Associates LLC

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- i. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
- j. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.



- k. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures. The location of backflow preventors, Siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans, and shall be subject to the review and approval of staff.
- l. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers and how they are screened with landscape material from the right of wall shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
- m. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.

In accordance with Section 118-262, the applicant, or the city manager on behalf of the city administration, or an affected person, Miami Design Preservation League or Dade Heritage Trust may seek review of any order of the Design Review Board by the City Commission, except that orders granting or denying a request for rehearing shall not be reviewed by the Commission.

II. Variance(s)

- A. No variance(s) were filed as part of this application.

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

III. General Terms and Conditions applying to both 'I. Design Review Approval and 'II. Variances' noted above.

- A. 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.
- B. Site plan approval is contingent upon meeting Public School Concurrency requirements. Applicant shall obtain a valid School Concurrency Determination Certificate (Certificate) issued by the Miami-Dade County Public Schools. The Certificate shall state the number of seats reserved at each school level. In the event sufficient seats are not available, a proportionate share mitigation plan shall be incorporated into a tri-party development agreement and duly executed prior to the issuance of a Building Permit.
- C. The applicant shall submit a Hold Harmless Covenant Running with the Land to the City Attorney's Office in a form acceptable to the City Attorney indemnifying and holding harmless the city against any claim or loss in the event of an accident involving a motor

vehicle or other instrumentality due to the proximity of the new building to the public right-of way.

- D. 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, subject to the review and approval of staff based upon the design review or appropriateness criteria, and/or directions received from the Board.
- E. A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.
- F. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
- G. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- H. 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.
- I. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- J. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- K. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

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

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "Sunset Park", as prepared by **Domo Architecture + Design**, dated September 07, 2018, and dated August 03, 2018, and as approved by the Design Review Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions 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 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 shall 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 06 day of December, 2018.

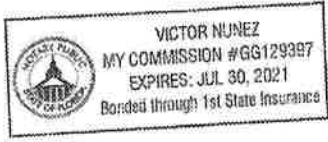
DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: 
JAMES G. MURPHY
CHIEF OF URBAN DESIGN
FOR THE CHAIR

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

The foregoing instrument was acknowledged before me this 7 day of December, 2018 by James G. Murphy, Chief of Urban Design, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.





Victor Nunez

NOTARY PUBLIC
Miami-Dade County, Florida
My commission expires: July 30, 2021

Approved As To Form: _____
City Attorney's Office: Nick Vallejo (12/6/2018)

Filed with the Clerk of the Design Review Board on Jason Gumbly (12/7/18)

[Handwritten mark]

HOLD HARMLESS AGREEMENT

WHEREAS, Sunset Land Associates LLC and SH Owner LLC (the “Owners”), have applied to the Miami Beach (the “City”) Planning Department (the “Department”) for a Design Review Board approval for the construction of a new five (5) story mixed-use project, consisting of office, retail, personal service, restaurant, and residential uses, or any combination of such uses, on the property located at 1752, 1738, 1730, and 1724 Bay Road, and 1759, 1747, 1743, and 1733 Purdy Avenue, in Miami Beach, Florida, bearing folio numbers 02-3233-012-0550, -0530, -0540, -0520, -0510, -0500, -0490, and -0480, and legally described in Exhibit A attached hereto, which application is filed under File No. DRB20-0549 (the “Project”); and

WHEREAS, on June 24, 2020, at the request of Mayor Dan Gelber, an ordinance amendment pertaining to a building height increase in strategic commercial areas to incentivize office uses (the “Height Ordinance”), was referred to the Land Use and Sustainability Committee (the “LUSC”); and

WHEREAS, on September 22, 2020, the LUSC discussed the Height Ordinance and moved it to the City Commission for consideration of a referral to the Planning Board for a recommendation; and

WHEREAS, On October 14, 2020, the City Commission considered the referral request pursuant to Agenda Item C4 G, and continued the Sunset Harbour portion of the Height Ordinance to the November 18, 2020 City Commission meeting, as an R9 discussion item; and

WHEREAS, on December 9, 2020, following the item’s deferral on November 18, 2020, the City Commission approved the referral of a modified version of the Height Ordinance, substantially in the form attached hereto as Exhibit B, to the Planning Board pursuant to Agenda Item R9 L, which, in relevant part, permits a maximum height of 65 feet in the CD-2 District for developments that consist solely of office use above the ground level, and are situated on properties in the Sunset Harbour neighborhood with a minimum lot size of 7,500 square feet, that are bounded by Dade Boulevard on the south, Purdy Avenue on the west, 18th Street on the north, and Bay Road on the east; and

WHEREAS, the Owners desire to submit a design review application for the Project, which has been designed in accordance with the Height Ordinance, for review and approval by the Design Review Board prior to the final adoption of the Height Ordinance; and

WHEREAS, the Department has recommended and the Design Review Board has required the submittal of a hold harmless agreement, approved by the City Attorney’s Office, in connection with its review and approval of the Project, as proposed; and

NOW, THEREFORE, in consideration of the above premises, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the Owners hereby agree as follows:

1. To indemnify and hold harmless and forever release and discharge the City of Miami Beach, the Department, and all of its employees, agents and personnel from any and all liability arising out of, or in connection with, its review and/or approval of the Project prior to the final adoption of the Height Ordinance, including the costs of any suits, attorney’s fees and other expenses in connection therewith, including trial and appeals therefrom.

Hold Harmless Agreement

Address: 1752, 1738, 1730, and 1724 Bay Road, and 1759, 1747, 1743, and 1733 Purdy Avenue, Miami Beach
Folio nos.: 02-3233-012-0550, -0530, -0540, -0520, -0510, -0500, -0490, and -0480

Page 2 of 11

Owner acknowledges and agrees that the City Commission may, in its sole and absolute discretion, elect to adopt the Height Ordinance in its current form, adopt a revised version of the Height Ordinance, or elect not to adopt the Height Ordinance at all. In the event that the City Commission adopts a revised version or elects not to adopt the Height Ordinance at all, Owner agrees that the Project would need to be revised to comply with the Land Development Regulations.

2. To defend the City with counsel of its own choosing, pay or settle any liabilities and claims against the City of Miami Beach, and the City's officers, employees, personnel and agents arising out of, or in connection with, any appeal therefrom; except not including for City's willful misconduct.
3. To defend, pay or settle any liabilities and claims against the City of Miami Beach, the Department, its employees, agents and personnel arising out of, or in connection with, the review and/or approval of the Project prior to the final adoption of the Height Ordinance.
4. Owners affirmatively disclaim and waives all rights, if any, to hold the City of Miami Beach, the Department, its agencies, its employees or officers, to any liability, including damages, caused in the event that the Project is delayed for any reason.
5. Owners acknowledge that the acceptance of the Design Review Board approval of the Project is a complete estoppel to it, its heirs, successors and assigns as to any rights, real, apparent or otherwise, that they may have to challenge the efficacy of any conditions hereof.
6. The person(s) signing below represents that he has authority to bind the Owner(s), as set forth herein.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK
SIGNATURE PAGES TO FOLLOW]**

Hold Harmless Agreement

Address: 1752, 1738, 1730, and 1724 Bay Road, and 1759, 1747, 1743, and 1733 Purdy Avenue, Miami Beach
Folio nos.: 02-3233-012-0550, -0530, -0540, -0520, -0510, -0500, -0490, and -0480
Page 3 of 11

Signed, witnessed, executed and acknowledged on this 14 day of December, 2020.

WITNESSES:

Vanessa Madrid

Signature

Vanessa Madrid

Print Name

Tracy Slavens

Signature

Tracy Slavens

Print Name

OWNER:

Bradley Colmer

Individual Signature

Bradley Colmer

Print Name

Sunset Land Associates LLC

Name of Corporate Entity

Manager

Position with Corporate Entity (Pres. VP, CEO)

Address: 1691 Michigan Avenue, Ste. 510

Miami Beach, FL 33139

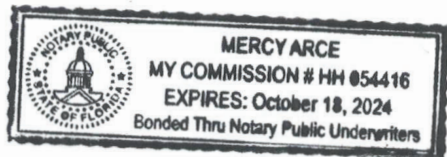
STATE OF FLORIDA)

) ss:

COUNTY OF Miami-Dade)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of December, 2020, by Bradley Colmer, as Manager of Sunset Land Associates LLC, (the "Company"), on behalf of the Company, who is personally known to me or who has produced _____ as identification.

[NOTARIAL SEAL]



Mercy Arce

Print Name: Mercy Arce

Notary Public, State of Florida

Commission #: HH 054416

My Commission Expires: Oct. 18, 2024

Hold Harmless Agreement

Address: 1752, 1738, 1730, and 1724 Bay Road, and 1759, 1747, 1743, and 1733 Purdy Avenue, Miami Beach
Folio nos.: 02-3233-012-0550, -0530, -0540, -0520, -0510, -0500, -0490, and -0480
Page 4 of 11

WITNESSES:

Vanessa Madrid

Signature

Vanessa Madrid

Print Name

Tracy Slavens

Signature

Tracy Slavens

Print Name

OWNER:

Bradley Colmer

Individual Signature

Bradley Colmer

Print Name

SH Owner LLC

Name of Corporate Entity

Manager

Position with Corporate Entity (Pres. VP, CEO)

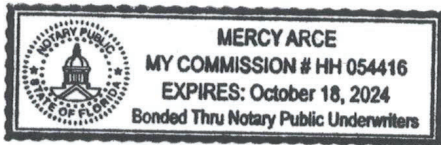
Address: 1691 Michigan Avenue, Ste. 510

Miami Beach, FL 33139

STATE OF FLORIDA)
) ss:
COUNTY OF Miami-Dade)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of December, 2020, by Bradley Colmer, as Manager of SH Owner LLC, (the "Company"), on behalf of the Company, who is personally known to me or who has produced _____ as identification.

[NOTARIAL SEAL]



Mercy Arce

Print Name: Mercy Arce

Notary Public, State of Florida

Commission #: HH 054416

My Commission Expires: Oct. 18, 2024

Approved:

**Approved as to form & language & for
execution:**

Director of Planning

Date

City Attorney

Date

EXHIBIT A

LEGAL DESCRIPTION

The West 1/2 of Lot 3, Lot 4 Lot 5, Lot 6 and Lot 7, Block 16, ISLAND VIEW SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6 at Page 115 of the Public Records of Miami-Dade County, Florida.

EXHIBIT B

DRAFT HEIGHT ORDINANCE

**Height Limits for Commercial and Office Uses -
Sunset Harbour Neighborhood**

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING CHAPTER 142, "ZONING DISTRICTS AND REGULATIONS," ARTICLE II, "DISTRICT REGULATIONS," AT DIVISION 5, "CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT," SECTION 142-306, "DEVELOPMENT REGULATIONS," AND SECTION 142-307, "SETBACK REQUIREMENTS" TO ALLOW FOR ADDITIONAL HEIGHT AND DEVELOPMENT CRITERIA FOR COMMERCIAL OR OFFICE DEVELOPMENTS OFFICE COMPONENTS LOCATED ON DADE BOULEVARD ON THE SOUTH, PURDY AVENUE ON THE WEST, 18TH STREET ON THE NORTH, AND BAY ROAD ON THE EAST IN THE SUNSET HARBOUR NEIGHBORHOOD; AND PROVIDING FOR CODIFICATION, REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Sunset Harbour neighborhood is generally bounded by Purdy Avenue to the west, 20th Street and the waterway to the north, Alton Road to the east, and Dade Boulevard to the south; and

WHEREAS, Sunset Harbour is a neighborhood that has successfully evolved from a primarily industrial neighborhood into a vibrant mixed-use residential neighborhood that is characterized by its unique combination of residential, commercial, and industrial uses;

WHEREAS, economic trends indicate that demand has increased for Class A office space within the City as businesses relocate from other states to Miami Beach; and

WHEREAS, Class A office space tends to require higher floor-to-ceiling heights than other classes of office space; and

WHEREAS, the development of Class A office space will promote the growth, diversification, and resiliency of the City's economy; and

WHEREAS, the proposed changes are intended to serve as the initial implementation of a broader Sunset Harbour neighborhood vision plan creating updated development regulations within the Sunset Harbour neighborhood to reflect the current market conditions and neighborhood identity; and

WHEREAS, that certain block bounded by Dade Boulevard on the south, Purdy Avenue on the west, 18th Street on the north, and Bay Road on the east in the Sunset Harbour neighborhood is an appropriate and strategic location for Class A office space due to its accessibility to the regional transportation network, and parking facilities; and

WHEREAS, the proposed changes are necessary in order to promote the development of Class A office space within the City; and

WHEREAS, the amendments set forth below are necessary to accomplish all of the above

objectives.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA.

SECTION 1. Chapter 142, "Zoning Districts and Regulations," Article II, "District Regulations," Division 5, "CD-2 Commercial, Medium Intensity District," is hereby amended as follows:

**CHAPTER 142
ZONING DISTRICTS AND REGULATIONS**

* * *

ARTICLE 11. - DISTRICT REGULATIONS

* * *

DIVISION 5. CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT

* * *

Sec. 142-306. Development regulations.

(a) The development regulations in the CD-2 commercial, medium intensity district are as follows:

Maximum Floor Area Ratio	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Minimum Apartment Unit Size (Square Feet)	Average Apartment Unit Size (Square Feet)	Maximum Building Height (Feet)
1.5	None	None	<p>New construction—550 Rehabilitated buildings—400 Non-elderly and elderly low and moderate income housing—400 Workforce housing—400 Hotel unit: 15%: 300—335; 85%: 335+ For contributing hotel structures located within the Collins Park District, generally bounded by the erosion control line on the east, the east side of Washington Avenue on the west, 23rd Street on the north, and 17th Street on the south, hotel units shall be a minimum of 200 square feet. For contributing hotel structures, located within an individual historic site, a local historic district or a national register district, which are being renovated in accordance with the Secretary of the Interior Standards and Guidelines for the Rehabilitation of Historic Structures as amended, retaining the existing room configuration shall be permitted, provided all rooms are a</p>	<p>New construction—800 Rehabilitated buildings—550 Non-elderly and elderly low and moderate income housing—400 Workforce housing—400 Hotel units—N/A. The number of units may not exceed the maximum density set forth in the comprehensive plan.</p>	<p>50 (except as provided in section 142-1161). Notwithstanding the above, the design review board or historic preservation board, in accordance with the applicable review criteria, may allow up to an additional five feet of height, not to exceed a maximum height of 55 feet. In order to utilize the additional height, the first floor shall provide at least 12 feet in height, as measured from the base flood elevation plus maximum freeboard, to the top of the second floor slab. Self-storage warehouse - 40 feet, except that the building height shall be limited to 25 feet within 50 feet from the rear property line for lots abutting an alley; and within 60 feet from a residential district for blocks with no alley. Mixed-use and commercial buildings that include structured parking for properties on the west side of Alton Road from 6th Street to Collins Canal - 60 feet. <u>For office developments that are situated on properties in the</u></p>

		<p>minimum of 200 square feet. Additionally, existing room configurations for the above described hotel structures may be modified to address applicable life-safety and accessibility regulations, provided the 200 square feet minimum unit size is maintained, and provided the maximum occupancy per hotel room does not exceed 4 persons. In addition, the minimum hotel unit size for a property formerly zoned HD is 250 square feet, provided that the property does not exceed 25,000 square feet as of March 23, 2019. Hotel units within rooftop additions to contributing structures in a historic district and individually designated historic buildings—200.</p>	<p><u>Sunset Harbour neighborhood, (i) consist solely of office use above the ground level, (ii) with a minimum lot size of 7,500 square feet, and (iii) bounded by Dade Boulevard on the south, Purdy Avenue on the west, 18th Street on the north, and Bay Road on the east - 65 feet, provided that a building permit for vertical construction in connection with this Section must be obtained no later than December 31, 2022, and provided that residential and hotel uses may be permitted on such properties up to a maximum FAR of 2.0 pursuant to Section 142-307(d)(1), but only if the first 1.5 FAR of development is dedicated to office use and ground floor commercial use.</u></p>
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* * *

Sec. 142-307. Setback Requirements.

(a) The development regulations in the CD-2 commercial, medium intensity district are as follows:

* * *

(d) Notwithstanding the above setback regulations, office developments that are situated on properties in the Sunset Harbour neighborhood with a building height exceeding 55 feet shall have the following setbacks:

(1) Front:

- a. Pedestal—Residential: 25 feet; Commercial: 0 feet
- b. Tower—25 feet

(2) Side Interior

- a. Pedestal— Residential: 20 feet; Commercial: 0 feet
- b. Tower—Purdy Avenue: 20 feet; Bay Road: 15 feet

(3) Side, Facing a Street

- a. Pedestal—0 feet
- b. Tower—0 feet

(4) Rear

- a. Pedestal—5 feet
- b. Tower—10 feet

A building permit for vertical construction in connection with this Section 142-307(d) must be obtained no later than December 31, 2022.

SECTION 2. REPEALER.

All ordinances or parts of ordinances and all section and parts of sections in conflict herewith are hereby repealed.

SECTION 3. CODIFICATION.

It is the intention of the City Commission, and it is hereby ordained, that the provisions of this Ordinance shall become and be made part of the Code of the City of Miami Beach, as amended; that the sections of this Ordinance may be re-numbered or re-lettered to accomplish such intention; and that the word "ordinance" may be changed to "section" or other appropriate word.

SECTION 4. SEVERABILITY.

If any section, subsection, clause or provision of this Ordinance is held invalid, the remainder shall not be affected by such invalidity.

SECTION 5. EFFECTIVE DATE.

This Ordinance shall take effect ten days following adoption.

PASSED and ADOPTED this ____ day of _____, 2021.

Dan Gelber, Mayor

ATTEST:

APPROVED AS TO FORM AND LANGUAGE
AND FOR EXECUTION

Rafael E. Granado, City Clerk

City Attorney

Date

First Reading:
Second Reading:

Verified By: _____
Thomas R. Mooney, AICP
Planning Director