

Property address: 709-745 Alton Road-Baptist **Board:** _____ **Date:** 10-22-21

BOARD APPLICATION CHECK LIST

A Pre-Application meeting must be scheduled via CSS to obtain a plan case number and for board staff review of all submittals, and review by the Development Review Committee, as needed.	
Pre-Application meetings for applications that do not require a traffic study are scheduled on a first come-first served basis and must occur no later than five(5) business days prior to CSS First submittal.	
Applications requiring a traffic study must meet with Planning, Transportation, and peer reviewer sixty (60) days* prior to First submittal deadline to determine the methodology for the traffic impact study. This meeting is considered the "Pre-Application meeting" and must be scheduled via CSS to obtain a plan case number for review and payment of fees. Thirty (30) days before First submittal, applicant must provide the traffic study via CSS (see Transportation Department's requirements check list). The Transportation Department/Peer Reviewer will submit first round of comments 15 days prior to First submittal. Applicant must address comments and submit revised traffic study/plans for CSS First submittal deadline.	
Incomplete, or submittals found to be insufficient will not be placed on a Board agenda.	

ITEM #	FIRST SUBMITTAL (VIA CSS) **, To be uploaded online (CSS) by the applicant before 5:00 pm by First submittal deadline. ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.	Required
1	Application Fee and Peer review fees shall be paid after Pre-Application meeting and before the First submittal. It is the applicant's responsibility to make this payment, if an invoice is not generated by the CSS system, the applicant should contact staff prior to first submittal to be invoiced and make payment.	X
2	Is the property the primary residence & homestead of the applicant/property owner? (If yes, provide office of the Property Appraiser Summary Report).	
3	Copy of signed and dated check list issued at Pre-Application meeting or Design Review Committee meeting.	X
4	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	X
5	Signed and dated Letter of Intent. Letter must outline application details and identify hardships if Variances are requested. (see also Items # 44, 45 & 46).	X
6	Mailing Labels: Upload property owner's list and copy of original certified letter from provider. See #52 for submittal of Hard copy / originals of these items.	X
7	Copies of all current or previously active Business Tax Receipts if applicable.	X
8	Copies of previous recorded final Orders if applicable.	X
9	School Concurrency Application for projects with a net increase in residential units (no SFH). Provide Planning Department - Miami Dade - School Concurrency Application for Transmittal	
10	Survey: Electronic version of original signed & sealed, dated no more than six months from date of application. Survey must provide: lot area, grade per Section 114-1 of the City Code. (If no sidewalk exists, provide the elevation of the crown of the road) and spot elevations.	X
11	Architectural Plans and Exhibits (must be 11"x 17") - previously approved and proposed	X
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date.	X
b	Copy of the original survey included in plan package. See No. 10 above for survey requirements	X
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	X
d	Context Location Plan, Min 8.5"x11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images)	X
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	X
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable	
g	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable.	

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

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

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305.673.7550

33	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	
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34	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
35	DERM recommendation/preliminary approval. Docks or any structures shall have approval stamp from DERM or other regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended.	
36	Survey with spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the dune within the property. Erosion control line and Bulkhead line shall be indicated if present.	
37	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
38	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable). (previously approved and proposed)	X
39	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	
40	Traffic Study, Site plan(s) : Revised version addressing first round of comments from Transportation Department and peer review. (See Transportation Department check list for requirements.) See last page	X
41	Sound Study report (Hard copy) with 1 CD.	
42	Site Plan (Identify streets and alleys)	X
a	Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths <u>X</u> _____	
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 <u>X</u> _____	
f	Delivery route _____ Sanitation operation _____ Valet drop-off & pick-up _____ Valet route in and out _____	
g	Valet route to and from _____ auto-turn analysis for delivery and sanitation vehicles _____	
h	Indicate any backflow preventer and FPL vault if applicable	
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan	
43	Floor Plan (dimensioned)	X
a	Total floor area	
b	Identify # seats indoors _____ outdoors _____ seating in public right of way _____ Total _____	
c	Occupancy load indoors and outdoors per venue <u>X</u> _____ Total when applicable <u>X</u> _____	
44	The letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.	X
45	The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:	
a	Section 118-353 (d) of the City Code for each Variance.	
46	The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows:	
a	For Conditional Use -Section 118-192 (a)(1)-(7)	X
b	CU - NIE and or outdoor Entertainment Establishments - Section 142-1362 (a)(1)-(9)	
c	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (5)(a)-(k) & (6)(a)-(g)	
d	CU - Structures over 50,000 SQ.FT. - Section 118-192 (b) (1)-(11)	
e	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	
f	For Lot Splits - Section 118-321 (B) (1)-(6). Also see Item # 47	
47	Lot Splits	
a	Conceptual masing study to show the ability to comply with all single family zoning requirements for the maximum size home proposed.	

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b	A survey showing the existing lot configuration and individual surveys per each proposed lot.
c	Conceptual Site Plan for each lot showing compliance with zoning regulations.
d	Submit opinion of title

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

ITEM #	FINAL SUBMITTAL (via CSS & PAPER)	Required
	Revised and/or supplemented documents and drawings to address staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. Upload documents online (via CSS) before NOON on final submittal deadline. Staff will review and issue a notice to proceed to Paper Final submittal or to continue submittal to a future meeting if the application is found incomplete.	
48	Traffic Study, Site plan(s): This is the final traffic study including any modifications required to address comments from the City's Transportation Department. City's required permit by FDOT should be obtained prior to Final submittal (via CSS).	
	PAPER FINAL SUBMITTAL:	
49	Original application with all signed and notarized applicable affidavits and disclosures.	X
50	Original of all applicable items.	X
51	One (1) signed and sealed 11"x17" bound, collated set of all the required documents.	X
52	14 collated copies of all required documents	X
53	One (1) CD/DVD with electronic copy of entire final application package (plans, application, Letter of Intent, traffic/sound study, etc.) see CD/DVD formatting attached, for instructions.	X
54	Traffic Study (Hard copy)	
55	Mailing Labels -2 sets of gummed labels and a CD including: Property owner's list and Original certified letter from provider.	X

ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS

- A. **** Other information/documentation required for First submittal will be identified during Pre-Application meeting and Development Review Committee Meeting but may be modified based on further analysis.**
- B. **It is the responsibility of the applicant to confirm that documents submitted via CSS, Paper Submittal sets (14 copies), and electronic version on CD are consistent with each other and legible.**
- C. **All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY Document Name'.**
- D. **Plan revisions and supplemental documentation will not be accepted after the Final Submittal deadline**
- E. **All documents required for Board applications must be submitted in an electronic format (PDF) via CD in the manner prescribed herein. The CD is considered the "Formal Submission", and must include the electronic version of all hard copy documents associated with the application. A new Updated CD will be required if any modifications are made before or after hearing. Failure to comply with the aforementioned may result in a rehearing before the applicable board at the applicant's expense.**
- F. **Please note that the applicant will be required to submit revised plans pursuant to applicable Board Conditions no later than 60 days after Board Approval. (If applicable)**
Per CUP Cond 2. Check with Transportation if a traffic impact evaluation of the facility is required.

Alan S. Krischer (for Applicant)

Applicant's or designee's Name



Applicant's or designee's signature

4/1/2022

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 PB22-0498			
<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 type="radio"/> Design Review Board <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance	
<input checked="" type="radio"/> Planning Board <input checked="" type="checkbox"/> Conditional use permit <input type="checkbox"/> Lot split approval <input type="checkbox"/> Amendment to the Land Development Regulations or zoning map <input type="checkbox"/> Amendment to the Comprehensive Plan or future land use map		<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	
<input type="checkbox"/> Other:			
Property Information – Please attach Legal Description as “Exhibit A”			
ADDRESS OF PROPERTY 709 Alton Road			
FOLIO NUMBER(S) 02-4203-009-8600			
Property Owner Information			
PROPERTY OWNER NAME Alton Road Development LLC			
ADDRESS 2200 Biscayne Boulevard		CITY Miami	STATE Florida
BUSINESS PHONE 305-374-5700		CELL PHONE	EMAIL ADDRESS MGalbut@crescentheights.com
ZIP CODE 33137			
Applicant Information (if different than owner)			
APPLICANT NAME Baptist Health South Florida Inc			
ADDRESS 6855 Red Road , Suite 600		CITY Coral Gables	STATE Florida
BUSINESS PHONE 786-594-6349		CELL PHONE	EMAIL ADDRESS roxanne.peral@baptisthealth.net
ZIP CODE 33143			
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Modification of Planning Board Conditional Use Permit to allow portion of retail space to be used for medical (diagnostic) uses.			

Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project include interior or exterior demolition?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Provide the total floor area of the new construction.		0	SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).		0	SQ. FT.
Party responsible for project design			
NAME Perkins & Will, c/o Cricket Snow		<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 2800 Ponce de Leon #1300		CITY Coral Gables	STATE Florida
		ZIPCODE 33134	
BUSINESS PHONE 305-569-1333	CELL PHONE	EMAIL ADDRESS	
Authorized Representative(s) Information (if applicable)			
NAME Alan S. Krischer		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 701 Brickell Avenue		CITY Miami	STATE Florida
		ZIPCODE 33131	
BUSINESS PHONE 305-789-7758	CELL PHONE 305-496-1602	EMAIL ADDRESS alan.krischer@hklaw.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	
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).

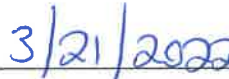
Please read the following and acknowledge below:

- 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


SIGNATURE

PRINT NAME

DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

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

SIGNATURE

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

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

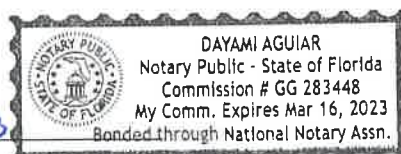
PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FloridaCOUNTY OF Miami-Dade

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

SIGNATURE

Sworn to and subscribed before me this 21 day of March, 2022. The foregoing instrument was acknowledged before me by Marisa Galbet, 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: 03/16/23**NOTARY PUBLIC****PRINT NAME**

POWER OF ATTORNEY AFFIDAVITSTATE OF FloridaCOUNTY OF Miami-Dade

I, Marisa Galbut, 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 Joseph G. Goldstein and Alan S. Krischer to be my representative before the Planning Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

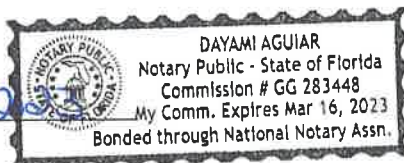
Marisa Galbut / President
PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 21 day of March, 2022. The foregoing instrument was acknowledged before me by Marisa Galbut, 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: 03/16/2023



[Signature]
NOTARY PUBLIC

Dayami Aguiar
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.

Baptist Health South Florida, Inc.

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Baptist Health South Florida, Inc. is a Florida not-for-profit
 corporation, and as such has no principals or stockholders.

This corporation is managed by a Board of Trustees,
 each of which is an independent person with no ownership
 interest in this corporation.

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
Alan S. Krischer	701 Brickell Avenue, Miami, Florida 33131	305-789-7758

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, Ana Lopez-Blazquez, 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.

Ana Lopez-Blazquez

SIGNATURE

Sworn to and subscribed before me this 21st day of MARCH, 2022. The foregoing instrument was acknowledged before me by Ana Lopez-Blazquez, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

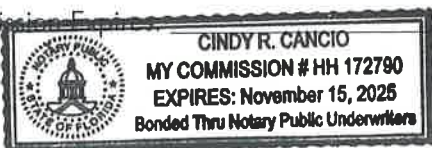
NOTARY SEAL OR STAMP

[Signature]

NOTARY PUBLIC

PRINT NAME

My Commission Expires



SUPPLEMENTARY DISCLOSURE OF INTEREST

Interests in Alton Road Development, LLC

	Percentage of Interest
Alton Road Holdings, LLC 2200 Biscayne Blvd. Miami FL 33137	100%

Interests in Alton Road Holdings, LLC

	Percentage of Interest
South Beach Heights II, LLC 2200 Biscayne Blvd. Miami FL 33137	50%
KGM Equities, LLC 2200 Biscayne Blvd. Miami FL 33137	50%

Interests in South Beach Heights II, LLC

	Percentage of Interest
SBH Holdings II, LLC 2200 Biscayne Blvd. Miami FL 33137	99%
SBH Management Company, LLC 2200 Biscayne Blvd. Miami FL 33137	1%

Interests in SBH Holdings II, LLC

	Percentage of Interest
CH Investment Holdings, LLC 2200 Biscayne Blvd. Miami FL 33137	89.89%
David Galbut and Gita Galbut	10.11%

2200 Biscayne Blvd.
Miami FL 33137

Interests in SBH Management Company, LLC

	Percentage of Interest
CH Investment Holdings, LLC	100%
2200 Biscayne Blvd.	
Miami FL 33137	

Interests in CH Investment Holdings, LLC

	Percentage of Interest
S Kahn CH Investments, LLLP	18.685%
2200 Biscayne Blvd.	
Miami FL 33137	
S Kahn CH Holdings, LLLP	18.351%
2200 Biscayne Blvd.	
Miami FL 33137	
Galbut CH Investments, LLLP	18.685%
2200 Biscayne Blvd.	
Miami FL 33137	
Galbut CH Holdings, LLLP	18.351%
2200 Biscayne Blvd.	
Miami FL 33137	
Menin CH-BT Co, LLLP	19.56%
2200 Biscayne Blvd.	
Miami FL 33137	
Menin CH Holdings, LLLP	6.435%
2200 Biscayne Blvd.	
Miami FL 33137	

Interests in S Kahn CH Investments, LLLP

	Percentage of Interest
S Kahn CH Investments 1, LLC	1%

2200 Biscayne Blvd.
Miami FL 33137

SK Business Trust 2200 Biscayne Blvd. Miami FL 33137	99%
--	-----

Interests in S Kahn CH Investments 1, LLC

Percentage of Interest

SK Business Trust 2200 Biscayne Blvd. Miami FL 33137	100%
--	------

Interests in SK Business Trust

Percentage of Interest

Sonny Kahn 2200 Biscayne Blvd. Miami FL 33137	100%
---	------

Interests in S Kahn CH Holdings, LLLP

Percentage of Interest

S Kahn CH Management, LLC 2200 Biscayne Blvd. Miami FL 33137	1%
--	----

Kahn 2009 Investments Irrevocable Trust 2200 Biscayne Blvd. Miami FL 33137	99%
--	-----

Interests in S Kahn CH Management, LLC

Percentage of Interest

Kahn Management Trust 2200 Biscayne Blvd. Miami FL 33137	100%
--	------

Interests in Kahn Management Trust

	Percentage of Interest
Sonny Kahn 2200 Biscayne Blvd. Miami FL 33137	100%

Interests in Kahn 2009 Investments Irrevocable Trust

	Percentage of Interest
Sonny Kahn 2200 Biscayne Blvd. Miami FL 33137	100%

Interests in Galbut CH Investments, LLLP

	Percentage of Interest
Galbut CH Investments 1, LLC 2200 Biscayne Blvd. Miami FL 33137	1%
RF Business Trust 2200 Biscayne Blvd. Miami FL 33137	99%

Interests in Galbut CH Investments 1, LLC

	Percentage of Interest
RF Business Trust 2200 Biscayne Blvd. Miami FL 33137	100%

Interests in RF Business Trust

	Percentage of Interest
Russell W. Galbut	100%

2200 Biscayne Blvd.
Miami FL 33137

Interests in Galbut CH Holdings, LLLP

	Percentage of Interest
Galbut CH Management, LLC 2200 Biscayne Blvd. Miami FL 33137	1%
Galbut 2009 Investments Irrevocable Trust 2200 Biscayne Blvd. Miami FL 33137	99%

Interests in Galbut CH Management, LLC

	Percentage of Interest
Galbut Management Trust 2200 Biscayne Blvd. Miami FL 33137	100%

Interests in Galbut Management Trust

	Percentage of Interest
Russell W. Galbut 2200 Biscayne Blvd. Miami FL 33137	100%

Interests in Galbut 2009 Investments Irrevocable Trust

	Percentage of Interest
Russell W. Galbut 2200 Biscayne Blvd. Miami FL 33137	100%

Interests in Menin CH-BT Co., LLLP

	Percentage of Interest
Menin CH-BT Co., LLC	1%

2200 Biscayne Blvd.
Miami FL 33137

Menin 1998 Business Trust	99%
2200 Biscayne Blvd.	
Miami FL 33137	

Interests in Menin CH-BT Co., LLC

Percentage of Interest

Menin 1998 Business Trust	100%
2200 Biscayne Blvd.	
Miami FL 33137	

Interests in Menin 1998 Business Trust

Percentage of Interest

Bruce Menin	100%
2200 Biscayne Blvd.	
Miami FL 33137	

Interests in Menin CH Holdings, LLLP

Percentage of Interest

Menin CH Management, LLC	1%
2200 Biscayne Blvd.	
Miami FL 33137	

Menin CH Holdings, LLC	99%
2200 Biscayne Blvd.	
Miami FL 33137	

Interests in Menin CH Management, LLC

Percentage of Interest

Menin Management Trust	100%
2200 Biscayne Blvd.	
Miami FL 33137	

Interests in Menin Management Trust

	Percentage of Interest
Bruce Menin 2200 Biscayne Blvd. Miami FL 33137	100%

Interests in Menin CH Holdings, LLC

	Percentage of Interest
Menin 2009 Investments Irrevocable Trust 2200 Biscayne Blvd. Miami FL 33137	100%

Interests in Menin 2009 Investments Irrevocable Trust

	Percentage of Interest
Bruce Menin 2200 Biscayne Blvd. Miami FL 33137	100%

Interests in KGM Equities, LLC

	Percentage of Interest
Sonny Kahn 2004 Irrevocable Trust 2200 Biscayne Blvd. Miami FL 33137	37%
Russell W. Galbut 2004 Irrevocable Trust 2200 Biscayne Blvd. Miami FL 33137	37%
Bruce A. Menin 2004 Irrevocable Trust 2200 Biscayne Blvd. Miami FL 33137	26%

Beneficiaries of Sonny Kahn 2004 Irrevocable Trust

	Percentage of Interest
Elliott Kahn 2200 Biscayne Blvd. Miami FL 33137	20%
Joshua Kahn 2200 Biscayne Blvd. Miami FL 33137	20%
Naomi Kahn 2200 Biscayne Blvd. Miami FL 33137	20%
Rachel Kahn 2200 Biscayne Blvd. Miami FL 33137	20%
Avigail Kahn 2200 Biscayne Blvd. Miami FL 33137	20%

Beneficiaries of Russell W. Galbut 2004 Irrevocable Trust

	Percentage of Interest
Marisa Galbut 2200 Biscayne Blvd. Miami FL 33137	50%
Jenna Galbut 2200 Biscayne Blvd. Miami FL 33137	50%

Beneficiaries of Bruce A. Menin 2004 Irrevocable Trust

	Percentage of Interest
Maxwell Menin 2200 Biscayne Blvd. Miami FL 33137	33.33%

Mason Menin
2200 Biscayne Blvd.
Miami FL 33137

33.33%

Lucas Menin
2200 Biscayne Blvd.
Miami FL 33137

33.33%

Holland & Knight

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

Alan S. Krischer
+1 305-789-7758
Alan.Krischer@hklaw.com

April 25, 2022

VIA HAND DELIVERY

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

Re: Baptist Health South Florida, Inc. – First Revised Letter of Intent

Dear Mr. Mooney:

Please accept this First Revised Letter of Intent on behalf of Baptist Health South Florida, Inc. (the “Applicant”), in support of its Application to the Planning Board to amend a previously issued conditional use permit for a development project exceeding 50,000 square feet. The subject property consists of ± 1 acre and is located at 709, 721 and 745 Alton Road, in Miami Beach, Florida, and is identified by Folio Nos 02-4203-009-8600 (the “Property”). The Property is zoned Medium Intensity Commercial Category (CD-2) and has a land use designation of CD-2. The Property is generally outlined in the below aerial photograph:



In July of 2015, the Property was issued an amended conditional use permit by the Planning Board under its File No. 2151 (the "CUP"), authorizing the development of a five-story building with a mix of uses, including medical offices and an urgent care facility, with a maximum floor area of 63,500. A copy of the CUP is attached for your convenience. As you may recall, the purpose of the CUP amendment was to permit the Applicant's proposed use of the building for medical services. Since the approval of the CUP, the building has been constructed, certificates of occupancy have been issued, and the Applicant is currently the tenant of the building. In 2019, the Applicant requested and obtained a further amendment to the CUP to allow a broader range of ambulatory surgical services to be provided on the Property. Pursuant to the CUP, the Applicant has provided the Board with status reports on the operation of the operation of the facility. The last progress report was scheduled for January 25, 2021, and was continued by the Board until July 2022.

The Applicant is now hereby requesting the modification of one of the conditions of the CUP, related to retail uses on the ground floor of the building. Currently, condition 11.(p) provides that:

11. (p) No less than 3000 SF of ground floor shall consist of retail uses open to the public which are visible from the street including the cafe,

The Applicant is requesting that this limitation be modified to permit a smaller retail space, and that the conditions be amended to read as follows:

11. (p) No less than ~~3000~~ 1,168 SF of ground floor shall consist of retail uses open to the public which are visible from the street including the cafe,

Since the approval of the CUP, the Applicant has made repeated and continual efforts to find a tenant to occupy the retail space for the ground floor. To date, those efforts have been unsuccessful, and the Applicant has been unable to lease the space. The ground floor space has remained vacant for the past several years. Certainly the COVID-19 pandemic has severely affected the real estate market for retail space, both through general economic impacts and a marked shift in consumer purchasing patterns from 'brick and mortar' retail shops to online services. However, after ongoing discussion with the Applicant's leasing consultants, we believe that these trends - combined with the close proximity of the building to the MacArthur Causeway elevated ramp and the higher levels of retail vacancies throughout the area - will continue to make it extraordinarily difficult to occupy the entire 3,000 square feet with a retail tenant. The Applicant is concerned that this space may remain vacant for the foreseeable future.

The Applicant has been approached by Quest Diagnostics, who seeks to lease approximately 1,832 square feet of that area for a diagnostic facility. Those uses are permitted within the previously approved medical uses for the facility, as provided in Paragraph 7 of the existing CUP. They also fall within the definition of a Class II medical use as provided in Section 142-1253 of the Code, which includes diagnostic and testing services (among other more specifically enumerated uses). However, providing that use would require a reduction in the amount of square footage allocated for retail. Since the ground floor space has remained vacant

for several years, bringing in Ques would allow at least a portion of that space to be efficiently used. Accordingly, the Applicant is requesting that the number of square feet devoted to retail on the ground floor be reduced to 1,168 square feet. The Applicant will continue to pursue a retail tenant for the remaining space.

The Applicant believes that the foregoing request is consistent with the requirements and criteria of Section 33-150 of the Code, relating to sea level rise and resiliency; the request only applies to a change of use a small fraction of interior space within an existing building, and does not propose changes to the building elements or exterior features that would affect compliance with those criteria. Therefore, none of the criteria in that section are applicable to the specific change requested here.

The Applicant further believes that the request is consistent with the requirements and criteria of Section 118-192(a) of the Code, governing conditional use approvals. The proposed change: is consistent with the comprehensive plan and the land development regulations, as the proposed use is permitted in both sets of regulations. The use requested in the application will not result in an impact that will exceed the thresholds for the levels of service or adversely affect the public health, safety, morals, and general welfare. The existing building has adequate offstreet parking to accommodate the use, and the use is within an existing structure that has already been designed to protect surrounding property, persons, and neighborhood values. Finally, permitting this use at this location will not concentrate similar types of uses, since there are no immediately proximate similar establishments. The proposed use will comply with all existing requirements of the prior conditional use approval generally, and specifically the operational conditions set out in Paragraph 10 of the existing order.

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 should have any questions or require additional information, please feel free to call me directly at 305-789-7782.

Respectfully submitted,

HOLLAND & KNIGHT, LLP



Alan S. Krischer, Esq.

Enclosures

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: BAPTIST SURGERY AND ENDOSCOPY CENTERS, LLC
DBA: BAPTIST HEALTH SURGERY CTR AT MIAMI BEACH

LICENSE NUMBER: BTR004136-05-2018
Beginning: 10/02/2021

IN CARE OF:
ADDRESS: 709 Alton Rd, 130
MIAMI BEACH, FL -331395503

Expires: 09/30/2022
Parcel No: 0242030098600

TRADE ADDRESS: 709 Alton Rd, 130

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 Receipt are obtained prior to opening of the new location.

Additional Information

Storage Locations

Code	Business Type
95004800	CLINIC, MEDICAL, DENTAL

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

BAPTIST SURGERY AND ENDOSCOPY CENTERS, LLC
6855 Red Rd, Ste 200
CORAL GABLES, FL 33143

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: DOCTORS HOSPITAL, INC
DBA: MIAMI ORTHOPEDICS & SPORTS MEDICINE INSTITUTE AT
IN CARE OF:
ADDRESS: 709 Alton Rd, 300
MIAMI BEACH, FL -331395503

LICENSE NUMBER: BTR004137-05-2018
Beginning: 10/02/2021
Expires: 09/30/2022
Parcel No: 0242030098600

TRADE ADDRESS: 709 Alton Rd, 300

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.

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Additional Information

Storage Locations

Code	Business Type
95004800	CLINIC, MEDICAL, DENTAL

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

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PERMIT No 1525

DOCTORS HOSPITAL, INC
6855 Red Rd, Ste 200
CORAL GABLES, FL 33143

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: SOUTH MIAMI HOSPITAL, INC
DBA: BAPTIST HEALTH URGENT CARE MIAMI BEACH

LICENSE NUMBER: BTR004141-05-2018
Beginning: 10/02/2021

IN CARE OF:
ADDRESS: 709 Alton Rd, 430
MIAMI BEACH, FL -331395503

Expires: 09/30/2022
Parcel No: 0242030098600

TRADE ADDRESS: 709 Alton Rd, 430

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.

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B. To another location within the City if proper approvals and the Receipt are obtained prior to opening of the new location.

Additional Information

Storage Locations

Code	Business Type
95010900	LABORATORY (CHEMICAL,DENTAL,OPTICAL,EX-RAY,ETC)
95004800	CLINIC, MEDICAL, DENTAL

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

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MIAMI BEACH, FL
PERMIT No 1525

SOUTH MIAMI HOSPITAL, INC
6855 Red Rd, Ste 200
CORAL GABLES, FL 33143

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: BAPTIST HEALTH SOUTH FLORIDA-TAX DEPARTMENT
DBA: MIAMI ORTHOPEDICS & SPORTS MEDICINE INSTITUTE

LICENSE NUMBER: BTR006515-05-2019

Beginning: 10/01/2021

IN CARE OF:

Expires: 09/30/2022

ADDRESS: 709 Alton Rd, 440
MIAMI BEACH, FL 33139

Parcel No:

TRADE ADDRESS: 709 Alton Rd, 440

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

Code	Business Type
95004800	CLINIC, MEDICAL, DENTAL

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.

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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 Receipt are obtained prior to opening of the new location.

Additional Information

Storage Locations

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

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BAPTIST HEALTH SOUTH FLORIDA-TAX DEPARTMENT

6855 Red Rd, Ste 200
CORAL GABLES, FL 33143

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: BAPTIST OUTPATIENT SERVICES, INC
DBA: BAPTIST HEALTH MEDICAL PLAZA MIAMI BEACH DIAGNOSIS

LICENSE NUMBER: BTR004139-05-2018
Beginning: 10/02/2021

IN CARE OF:
ADDRESS: 709 Alton Rd, 100
MIAMI BEACH, FL 331395503

Expires: 09/30/2022
Parcel No: 0242030098600

TRADE ADDRESS: 709 Alton Rd, 100

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.

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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 Receipt are obtained prior to opening of the new location.

Additional Information

Storage Locations

Code	Business Type
95010900	LABORATORY (CHEMICAL,DENTAL,OPTICAL,EX-RAY,ETC)
95004800	CLINIC, MEDICAL, DENTAL

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

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MIAMI BEACH, FL
PERMIT No 1525

BAPTIST OUTPATIENT SERVICES, INC
6855 Red Rd, Ste 200
CORAL GABLES, FL 33143

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: BAPTIST HEALTH SOUTH FLORIDA INC
DBA:

LICENSE NUMBER: BTR004563-08-2018
Beginning: 10/02/2021

IN CARE OF:
ADDRESS: 709 Alton Rd, 450
MIAMI BEACH, FL -331395503

Expires: 09/30/2022
Parcel No: 0242030098600

TRADE ADDRESS: 709 Alton Rd, 450

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

Code	Business Type
95240015	GENERAL BUSINESS OFFICE

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.

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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 Receipt are obtained prior to opening of the new location.

Additional Information

Storage Locations

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

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

BAPTIST HEALTH SOUTH FLORIDA INC
6855 Red Rd, Ste 200
CORAL GABLES, FL 33143

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: BAPTIST HEALTH MEDICAL GROUP PHYSICIANS LLC
DBA:

LICENSE NUMBER: BTR004692-09-2018
Beginning: 10/01/2021

IN CARE OF:
ADDRESS: 709 Alton Rd, 440
MIAMI BEACH, FL -331395503

Expires: 09/30/2022
Parcel No: 0242030098600

TRADE ADDRESS: 709 Alton Rd, 440

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 Receipt are obtained prior to opening of the new location.

Additional Information

Storage Locations

Code	Business Type
95004800	CLINIC, MEDICAL, DENTAL

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

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MIAMI BEACH, FL
PERMIT No 1525

BAPTIST HEALTH MEDICAL GROUP PHYSICIANS LLC
6855 Red Rd, Ste 200
CORAL GABLES, FL 33143

Holland & Knight

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

Alan S. Krischer
+1 305-789-7758
Alan.Krischer@hklaw.com

April 25, 2022

VIA HAND DELIVERY

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

Re: Baptist Health South Florida, Inc. – Planning Board Application PB22-0498 - Narrative Response

Dear Mr. Mooney:

Please accept this letter on behalf of Baptist Health South Florida, Inc. (the “Applicant”), in response to Planning Department first submittal review comments issued April 15, 2022 for Application PB22-0498) in connection with the Application to the Planning Board to amend a previously issued conditional use permit for a development project exceeding 50,000 square feet. The subject property consists of ± 1 acre and is located at 709, 721 and 745 Alton Road, in Miami Beach, Florida, and is identified by Folio Nos 02-4203-009-8600 (the “Property”).

The Applicants responses to the comments are as follows:

I. Planning Department Review Comments:

1. LOI: Respond to the review criteria per check list item 44 and 46a, explain/clarify if the proposed changes are only happening on the ground floor area, it seems that per plans other level have some changes.

RESPONSE: The proposed changes are only happening on the ground floor area.

2. LOI: provide background information on the last progress report, (on 1/25/21 the progress report was continued to July 2022).

RESPONSE: Please see revised letter of intent.

3. Provide Images per checklist requirements item 11- i, j, and k, on 11X17 format, no more than 6 images per page and add this to plan set.

RESPONSE: Images have been formatted per checklist requirements and are provided on sheet A00-16 of plan set.

4. Operational Plan: the 157 pages document provided is extensive and some of the information seems to be irrelevant for this proposed change, this makes the review confusing, please review the information provided and simplify this, provide what was previously approved and proposed or highlight the proposed changes on this document related to the new operations on the ground floor (or other levels if applicable). The operational plan should provide information in terms of services provided, deliveries, trash pickup times, hours of operations, number of employees, security, and per guidelines requested on the CUP condition 10f. and 11.

RESPONSE: Change made; please see revised operational plan.

5. Page 13: is this information relevant to this location ?

RESPONSE: Information modified; please see revised operational plan.

6. Pages 58 to 76 remove these pages; this information should be found on the plan set, or select if is really necessary.

RESPONSE: Change made; please see revised operational plan.

7. Pages 78-157: review and select what is relevant to this change, if relevant, provide this as a separate supplement to the operational plan document.

RESPONSE: Change made; please see revised operational plan.

8. Are the proposed changes complying with CUP condition 7, allowable uses and class II medical uses as defined on section 142-1253?

RESPONSE: Yes; please see revised letter of intent.

9. Are the proposed changes complying with condition 10 of the CUP

RESPONSE: . The proposed use will comply with all existing requirements of the prior conditional use approval generally, and specifically the operational conditions set out in Paragraph 10 of the existing order.

Mr. Thomas Mooney, AICP

April 1, 2022

Page 3

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 should have any questions or require additional information, please feel free to call me directly at 305-789-7782.

Respectfully submitted,

HOLLAND & KNIGHT, LLP



Alan S. Krischer, Esq.

Enclosures



March 9, 2022

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

RE: Property Owners List within 375 feet of:

LEGAL DESCRIPTION:

Lots 9 through 14, inclusive, Block 106 of "**OCEAN BEACH ADDITION NUMBER 3**", according to the Plat thereof, as recorded in Plat Book 2, at Page 81 of the Public Records of Miami Dade County, Florida.

LOCATION: 709 Alton Road, Miami Beach FL 33139

FOLIO: 02-4203-009-8600

FOR: HOLLAND & KNIGHT, LLP

ORDER: 220305

Total number of property owners without repetition: 449

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

**Omara R. Lopez,
For the Firm**

OWNERS LIST

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

LEGAL DESCRIPTION:

Lots 9 through 14, inclusive, Block 106 of "OCEAN BEACH ADDITION NUMBER 3", according to the Plat thereof, as recorded in Plat Book 2, at Page 81 of the Public Records of Miami Dade County, Florida.

LOCATION: 709 Alton Road, Miami Beach FL 33139

FOLIO: 02-4203-009-8600

FOR: HOLLAND & KNIGHT, LLP

ORDER: 220305

South Bay Club Condo Unit 919 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #919
Folio number: 0242031551400

Jan Anders IVarsson Kent E Thorselius
Scheelegatan 17
Stockholm 112 28, Sweden

South Bay Club Condo Unit 838 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #838
Folio number: 0242031552820

Robert Fisser Mijke Albersen
Pr Hendriklaan 3
Bussum 1404Ar, Netherlands

South Bay Club Condo Unit 736 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #736
Folio number: 0242031552630

Antonio Ursino
Via Vestricio Spurinna 101 D
Roma 00175, Italy

South Bay Club Condo Unit Ph-37 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #Ph37
Folio number: 0242031552750

Vito G Zullo
Via Dante 47
Cesano Boscone Milano 20090, Italy

Lenox On The Beach Condo Unit 1050-4 Undiv 0.088689% Int In Common Elements
Property address: 1050 7 St, #10504
Folio number: 0242033350080

Skifteri 22 LLC
Via Bigioni N 10 B
Carrera 54033, Italy

South Bay Club Condo Unit Ph-25 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #Ph25
Folio number: 0242031551830

Steffen Kluschke
Schliemann Strasse 30
Berlin 10437, Germany

South Bay Club Condo Unit 740 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #740
Folio number: 0242031552900

Elizabeth Sorg
Bischofsweg 54
Frankfurt 60598, Germany

South Bay Club Condo Unit 544 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #544
Folio number: 0242031553240

Elizabeth Sorg
Bischofsweg 54
Frankfurt 60598, Germany

The Casa Bella Condo On S Beach Unit 3 Undiv 4.34% Int In Common Elements
Property address: 840 Lenox Ave, #3
Folio number: 0242033190030

Chemtov Baruh
6 Rue Hache
Chatillion 92320, France

The Casa Bella Condo On S Beach Unit 1 Undiv 11.67% Int In Common Elemen Property address: 840 Lenox Ave, #1 Folio number: 0242033190010	Tomas Kudera Na Vinicce 1 16900 Praha, Czech Republic
The Casa Bella Condo On S Beach Unit 1A Undiv 1.60% Int In Common Elemen Property address: 840 Lenox Ave, #1A Folio number: 0242033190130	Nice Guy Investments LLC Na Vinicce 1 16900 Praha, Czech Republic
The Casa Bella Condo On S Beach Unit 1H Undiv 1.60% Int In Common Elemen Property address: 840 Lenox Ave, #1H Folio number: 0242033190200	Nice Guy Investments LLC Na Vinicce 16900 Praha, Czech Republic
South Bay Club Condo Unit 603 Undiv .3015% Int In Common Elements Property address: 800 West Ave, #603 Folio number: 0242031550230	S And C Miami Beach Condo Inc 110 Neville Park Blvd Toronto M4e3p8, Canada
South Bay Club Condo Unit 408 Undiv .3015% Int In Common Elements Property address: 800 West Ave, #408 Folio number: 0242031550570	Sean Christopher Marek Britini Tegan Jocelyn Marek 777 Richards St Apt#3311 Vancouver Bc V6b Om6, Canada
South Bay Club Condo Unit 418 Undiv .3240% Int In Common Elements Property address: 800 West Ave, #418 Folio number: 0242031551280	Esther Miaw Hung Mui 516 33 Harbour Sq Toronto On M5j 2G2, Canada
South Bay Club Condo Unit 531 Undiv .3015% Int In Common Elements Property address: 800 West Ave, #531 Folio number: 0242031552200	David Campbell Timothy Webb 25 Grafton Ave Toronto On M6r1c3, Canada
Fleetwood Sub PB 28-34 Lots 1 Thru 4 Less St & Lots 5 Thru 7 & Lots 27 THru 32 Blk 2 & Prop Int In & To Common Elements Not Dedicated To Public Property address: 630 Alton Rd Folio number: 0242030010100	Tch 500 Alton LLC 2665 S Bayshore Dr Ste 1020 Miami, FL 33133-5462
Fleetwood Sub PB 28-34 Lot 8 Less W10ft For R/W Blk 2 & Prop Int In & To Common Elements Not Dedicated To Public Property address: 659 West Ave Folio number: 0242030010161	Tch 500 Alton LLC 2665 S Bayshore Dr Ste 1020 Miami, FL 33133-5462
Fleetwood Sub PB 28-34 Lot 9 Less W10ft For R/W Blk 2 & Prop Int In & To Common Elements Not Dedicated To Public Property address: 701 West Ave Folio number: 0242030010170	Tch 500 Alotn LLC 2665 S Bayshore Dr Ste 1020 Miami, FL 33133-5462
Fleetwood Sub PB 28-34 Lot 10 Less W10ft For R/W Blk 2 Prop Int In & To Common Elements Not Dedicated To Public Property address: 703 West Ave Folio number: 0242030010180	Tch 500 Alton LLC 2665 S Bayshore Dr Ste 1020 Miami, FL 33133-5462

3-4 54 42 Fleetwood Sub PB 28-34 Lot 11 Less W10ft For R/W Blk 2 Prop InT
In & To Common Elements Not Dedicated To Public
Property address: 711 West Ave
Folio number: 0242030010190

Tch 500 Alton LLC
2665 S Bayshore Dr Ste 1020
Miami, FL 33133-5462

Fleetwood Sub PB 28-34 E76.5Ft Of Lot 12 Blk 2 And Prop Int In & To CommOn
Elements Not Dedicated To Public
Property address: 723 West Ave
Folio number: 0242030010200

Tch 500 Alton LLC
2665 S Bayshore Dr Ste 1020
Miami, FL 33133-5462

Fleetwood Sub PB 28-34 W63.5Ft Of E150ft Lot 12 Blk 2 & Prop Int In & To
Common Elements Not Dedicated To Public
Property address: 721 West Ave
Folio number: 0242030010201

Tch 500 Alton LLC
2665 S Bayshore Dr Ste 1020
Miami, FL 33133-5462

Fleetwood Sub PB 28-34 Lot 13 Less W10ft For R/W Blk 2 Prop Int In & To
Common Elements Not Dedicated To Public
Property address: 727 West Ave
Folio number: 0242030010210

Tch 500 Alton LLC
2665 S Bayshore Dr Ste 1020
Miami, FL 33133-5462

Fleetwood Sub PB 28-34 Lot 14 Less W10ft For R/W Blk 2 Prop Int In & To
Common Elements Not Dedicated To Public
Property address: 737 West Ave
Folio number: 0242030010220

Tch 500 Alton LLC
2665 S Bayshore Dr Ste 1020
Miami, FL 33133-5462

Fleetwood Sub PB 28-34 Lots 15 & 16 Less W10ft For R/W & S33.05Ft Of
PriVate Dr As Measured On W/L & Prop Int In & To Common Elements
Not DedicatEd To Public Blk 2
Property address: 757 West Ave
Folio number: 0242030010230

Federation Towers Preservation Lp
250 W 55th St # 35Fl
New York, NY 10019-9710

Fleetwood Sub PB 28-34 Lot 17 & 33.05Ft Of Private Dr As Measured On
W/LBlk 2
Property address:
Folio number: 0242030010235

Federation Towers Land LLC
250 W 55th St Fl 35
New York, NY 10019-9710

Fleetwood Sub PB 28-34 Lots 18 & 19 Blk 2 And Prop Int In & To Common
ElEmnts Not Dedicated To Public
Property address: 740 Alton Rd
Folio number: 0242030010250

740 Alton Rd LLC
4770 Biscayne Blvd Ste 1100
Miami, FL 33137-3247

Fleetwood Sub PB 28-34 Lots 20 Thru 22 Blk 2 And Prop Int In & To Common
Elements Not Dedicated To Public Per Unity Of Title Or#31814-3151
Property address: 710 Alton Rd
Folio number: 0242030010270

Miami Dade County Gsa R/E Mgmt
111 NW 1st St Ste 2460
Miami, FL 33128-1929

Fleetwood Sub PB 28-34 Lots 23-24-25 & 26 Blk 2 And Prop Int In & To ComMon
Elements Not Dedicated To Public
Property address: 650 Alton Rd
Folio number: 0242030010280

Tch 500 Alton LLC
2665 S Bayshore Dr Ste 1020
Miami, FL 33133-5462

Fleetwood Sub PB 28-34 Lot 27 & S50ft Of Lot 26 Blk 3 And Prop Int In & To
Common Elements Not Dedicated To Public
Property address: 824 Alton Rd
Folio number: 0242030010530

824 Alton Road Partners LLC
2200 Biscayne Blvd
Miami, FL 33137-5283

Fleetwood Sub PB 28-34 Lot 28 Blk 3 And Prop Int In & To Common Elements
Not Dedicated To Public
Property address: 810 Alton Rd
Folio number: 0242030010540

Alton Hostel LLC
3200 Sunnymeade Rd
Rustburg, VA 24588-3347

Fleetwood Sub PB 28-34 S50ft Of N24.95Ft Of Private Dr & Beg 7.45Fts & 150Ft
w Of SE Cor Lot 29 Blk 3 N70.95Ft W20ft S70.95Ft E20ft To POB And PrOp Int
In & To Common Elements Not Dedicated To Public
Property address:
Folio number: 0242030010560

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

Ocean Beach Add No 3 PB 2-81 Lot 9 Blk 96

Property address: 705 Lenox Ave
Folio number: 0242030097560

Urban Beach III LLC
C/O Sentinel Real Estate Corp
1251 Avenue Of The Americas Fl 35
New York, NY 10020-1104

Ocean Beach Add No 3 PB 2-81 Lot 10 Blk 96
Property address: 711 Lenox Ave
Folio number: 0242030097570

Jac 711 LLC
1310 Monad Ter Apt 4
Miami Beach, FL 33139-3763

3-4 54 42 34 53 42 Ocean Beach Add No 3 PB 2-81 Lot 11 Blk 96
Property address: 719 Lenox Ave
Folio number: 0242030097580

Rose N Gomez
719 Lenox Ave
Miami Beach, FL 33139-5908

Ocean Beach Add No 3 PB 2-81 Lot 12 Blk 96
Property address: 725 Lenox Ave
Folio number: 0242030097590

Pennsylvania Lc
800 Washington Ave Apt 112
Miami Beach, FL 33139-5899

Ocean Beach Add No 3 PB 2-81 Lot 13 Blk 96
Property address: 737 Lenox Ave
Folio number: 0242030097600

Joseph Assaf
737 Lenox Ave
Miami Beach, FL 33139-5629

3-4 54 42 34 53 42 Ocean Beach Add No 3 PB 2-81 Lot 15 Blk 96
Property address: 753 Lenox Ave
Folio number: 0242030097620

Lenox Condo LLC
1717 N Bayshore Dr Apt 1831
Miami, FL 33132-1155

Ocean Beach Add No 3 PB 2-81 Lot 16 Blk 96
Property address: 765 Lenox Ave
Folio number: 0242030097630

Lucy Smith Jtrs Prandeo Rajan Jtrs
11725 SW 80th Rd
Miami, FL 33156-4408

3-4 54 42 34 53 42 Ocean Beach Addn No 3 PB 2-81 Lot 12 Blk 97
Property address: 629 Lenox Ave
Folio number: 0242030097750

629 Lenox Holdings LLC
3050 Biscayne Blvd Ste 801
Miami, FL 33137-4184

Ocean Beach Add No 3 PB 2-81 Lot 13 Blk 97

Property address: 635 Lenox Ave

Folio number: 0242030097760

3-4 54 42 34 53 42 Ocean Beach Addn No 3 PB 2-81 Lot 14 Blk 97

Property address: 645 Lenox Ave

Folio number: 0242030097770

3-4 54 42 3-4 53 42 Ocean Bch Add No 3 PB 2-81 Lot 15 Blk 97

Property address: 655 Lenox Ave

Folio number: 0242030097771

Ocean Beach Addn No 3 PB 2-81 E100ft Lot 1 Blk 105

Property address: 660 Lenox Ave

Folio number: 0242030098430

Ocean Beach Addn No 3 PB 2-81 E100ft Lot 2 Blk 105

Property address: 650 Lenox Ave

Folio number: 0242030098432

Ocean Beach Addn No 3 PB 2-81 Lots 3 Thru 6 Blk 105

Property address: 620 Lenox Ave

Folio number: 0242030098470

Ocean Beach Addn No 3 PB 2-81 Lot 7 & Lot 8 Blk 105

Property address: 600 Lenox Ave

Folio number: 0242030098480

3-4 54 42 34 53 42 Lots 9 Thru 12 Blk 105

Property address: 621 Alton Rd

Folio number: 0242030098500

Ocean Beach Addn No 3 PB 2-81 Lots 13 & 14 Blk 105

Property address: 633 Alton Rd

Folio number: 0242030098510

Ocean Beach Addn No 3 PB 2-81 Lot 15 Blk 105

Property address:

Folio number: 0242030098530

Ocean Beach Addn No 3 PB 2-81 Lot 16 Blk 105

Property address: 663 Alton Rd

Folio number: 0242030098540

3-4 54 42 34 53 42 Ocean Beach Addn No 3 PB 2-81 Lot 1 Blk 106

Property address: 762 Lenox Ave

Folio number: 0242030098550

Mafl Invest LLC C/O Baur Klein Pa

11767 S Dixie Hwy 103

Miami, FL 33156

645 Lenox Ave LLC

350 NE 24th St Ste 108

Miami, FL 33137-4873

Lord And Harte LLC

830 Manhattan Ave Apt 2

Brooklyn, NY 11222-2309

Costazul LLC

325 S Biscayne Blvd Apt 523

Miami, FL 33131-2483

Playamar LLC

325 S Biscayne Blvd Apt 523

Miami, FL 33131-2483

Lulav Square Apartments Lp

2206 Jo An Dr

Sarasota, FL 34231-4079

Edw A Mccarthy Archbishop

9401 Bisc Blvd

Miami, FL 33138-2970

Edw A Mccarthy Archbishop

Bishop Of Diocese

9401 Bisc Blvd

Miami, FL 33138-2970

Baranof Holdings

South Beach Storage LLC

2850 N Harwood St Ste 1000

Dallas, TX 75201-2651

South Beach Heights II LLC

2200 Biscayne Blvd

Miami, FL 33137-5283

South Beach Heights II LLC

2200 Biscayne Blvd

Miami, FL 33137-5283

Josef Goldman & Yetta

1251 Avenue Of The Americas 35th

New York, NY 10020-1104

Ocean Beach Addn No 3 PB 2-81 Lot 2 Blk 106

Property address: 750 Lenox Ave

Folio number: 0242030098560

Marcus Granek

210 174th St Apt 2211

North Miami Beach, FL 33160-3345

Ocean Beach Addn No 3 PB 2-81 Lots 9 Thru 14 Blk 106

Property address: 709 Alton Rd

Folio number: 0242030098600

Alton Road Development LLC

2200 Biscayne Blvd

Miami, FL 33137-5283

Ocean Beach Addn No 3 PB 2-81 Undiv 1/4 Int In Lot 15 Blk 106

Property address: 755 Alton Rd

Folio number: 0242030098640

Isaac Nahman Trs Isaac Nahman

Revocable Tr Estelle Nahman Mazor Trs

1855 NE 212th Ter

Miami, FL 33179-1530

Ocean Beach Addn No 3 PB 2-81 Undiv 1/4 Int In Lot 15 Blk 106

Property address: 755 Alton Rd

Folio number: 0242030098641

Hdr Rosenfield Inc

7801 Abbott Ave Apt 404

Miami Beach, FL 33141-2046

Ocean Beach Addn No 3 PB 2-81 Undiv 1/4 Int In Lot 15 Blk 106

Property address: 755 Alton Rd

Folio number: 0242030098642

Hdr Rosenfield Inc 60%

Donna Gordon Book 40%

7801 Abbott Ave Apt 404

Miami Beach, FL 33141-2046

Ocean Beach Addn No 3 PB 2-81 Undiv 1/4 Int In Lot 15 Blk 106

Property address: 755 Alton Rd

Folio number: 0242030098643

Lillian Feller Le Gertrude Selevan Rem

10175 Collins Ave Apt 806

Miami Beach, FL 33154-1664

Ocean Beach Addn No 3 PB 2-81 Lot 16 Blk 106

Property address: 1150 8 St

Folio number: 0242030098650

Neriman Caliskan

1150 8th St

Miami Beach, FL 33139-5913

Lenox Manor Re Sub PB 7-15 Lot 6 Blk 121

Property address: 1041 8 St

Folio number: 0242030140280

Elite Beach Associates Limited

% Harvey K Mattel Esquire

1314 SE 2nd Ave

Fort Lauderdale, FL 33316-1810

3-54-42 Lenox Manor Re Sub PB 7-15 Lots 8 & 9 Blk 121

Property address: 835 Lenox Ave

Folio number: 0242030140300

Richard B Carmel Tr

12555 Biscayne Blvd # 800

North Miami, FL 33181-2522

Lenox Manor Re Sub PB 7-15 Lot 4 Blk 122

Property address: 814 Lenox Ave

Folio number: 0242030140350

Jrk Real Estate Invest Ira LLC

814 Lenox Ave

Miami Beach, FL 33139-5689

Lenox Manor Re Sub PB 7-15 Undiv 1/2 Int In W70ft Lot 5 Blk 122

Property address: 1111 8 St

Folio number: 0242030140360

Abimael Ortiz & W Lidia

1111 8th St

Miami Beach, FL 33139-5912

Lenox Manor Re Sub PB 7-15 Undiv 1/2 Int In W70ft Lot 5 Blk 122

Property address: 1121 8 St

Folio number: 0242030140361

Arsenio Soto & W Myra

1121 8th St

Miami Beach, FL 33139-5912

3 54 42 Lenox Manor Re Sub PB 7-15 W109.89Ft Of Lots 6 & 7 Blk 122
Property address: 807 Alton Rd
Folio number: 0242030140380

3-54-42 Lenox Manor Re Sub PB 7-15 E50ft Of Lots 6 & 7 Blk 122

Property address: 1135 8 St
Folio number: 0242030140400

Lenox Manor Re Sub PB 7-15 Lot 8 Blk 122
Property address: 825 Alton Rd
Folio number: 0242030140420

Lenox Manor Re Sub PB 7 15 Lot 9 & 10 Blk 122
Property address: 835 Alton Rd
Folio number: 0242030140430

Harmony Villa Condo Unit A-1 Univ 7.20% Int In Common Elements
Property address: 724 Lenox Ave, #A1
Folio number: 0242030620010

Harmony Villa Condo Unit A-2 Undiv 5.76 % Int In Common Elements
Property address: 724 Lenox Ave, #A2
Folio number: 0242030620020

Harmony Villa Condo Unit A-3 Undiv 7.36% Int In Common Elements
Property address: 724 Lenox Ave, #A3
Folio number: 0242030620030

Harmony Villa Condo Unit A-4 Undiv 6.24% Int In Common Elements
Property address: 724 Lenox Ave, #A4
Folio number: 0242030620040

Harmony Villa Condo Unit A-5 Undiv 5.76% Int In Common Elements
Property address: 728 Lenox Ave, #A5
Folio number: 0242030620050

Harmony Villa Condo Unit A-6 Undiv 5.88% Int In Common Elements
Property address: 728 Lenox Ave, #A6
Folio number: 0242030620060

Harmony Villa Condo Unit A-7 Undiv 5.84% Int In Common Elements
Property address: 728 Lenox Ave, #A7
Folio number: 0242030620070

Harmony Villa Condo Unit A-8 Undiv 5.96% Int In Common Elements
Property address: 728 Lenox Ave, #A8
Folio number: 0242030620080

807 Alton Owner LLC
575 Madison Ave Fl 22
New York, NY 10022-8541

Urban Beach III LLC
C/O Sentinel Real Estate Corp
1251 Avenue Of The Americas # 35
New York, NY 10020-1104

Co1 835 LLC
835 E Dilido Dr
Miami Beach, FL 33139-1241

C01 835 LLC
322 E Dilido Dr
Miami Beach, FL 33139-1232

Dilis And Enoch Florida Estate LLC
2858 Pine Tree Dr Apt 5
Miami Beach, FL 33140-4347

Wendy Green
724 Lenox Ave Apt A2
Miami Beach, FL 33139-5942

Meisl Usa LLC
1329 Alton Rd
Miami Beach, FL 33139-3811

Jair Garcia
724 Lenox Ave Apt 4A
Miami Beach, FL 33139-5942

Jair A Garcia
728 Lenox Ave Apt 5
Miami Beach, FL 33139-5983

Lamar Beach LLC
2750 NE 185th St Ste 204
Miami, FL 33180-2877

Federica Agostinelli
1680 Michigan Ave Ste 910
Miami Beach, FL 33139-2550

Brian Ballou Livia Ballou
600 NW 166th Ave
Pembroke Pines, FL 33028-1405

Harmony Villa Condo Unit B-1 Undiv 7.20% Int In Common Elements
Property address: 732 Lenox Ave, #B1
Folio number: 0242030620090

Raquel A Pacheco
732 Lenox Ave Apt 1B
Miami Beach, FL 33139-5940

Harmony Villa Condo Unit B-2 Undiv 5.76% Int In Common Elements
Property address: 732 Lenox Ave, #B2
Folio number: 0242030620100

Metaphor Invest LLC
900 Euclid Ave Apt 22
Miami Beach, FL 33139-5469

Harmony Villa Condo Unit B-3 Undiv 7.36% Int In Common Elements
Property address: 732 Lenox Ave, #B3
Folio number: 0242030620110

Elisa Serra
732 Lenox Ave Apt 3B
Miami Beach, FL 33139-5940

Harmony Villa Condo Unit B-4 Undiv 6.24% Int In Common Elements
Property address: 732 Lenox Ave, #B4
Folio number: 0242030620120

Diego Vervloet
732 Lenox Ave Apt B4
Miami Beach, FL 33139-5940

Harmony Villa Condo Unit B-5 Undiv 5.76% Int In Common Elements
Property address: 736 Lenox Ave, #B5
Folio number: 0242030620130

Dean Daniel Lerer
736 Lenox Ave Apt B5
Miami Beach, FL 33139-5941

Harmony Villa Condo Unit B-6 Undiv 5.88% Int In Common Elements
Property address: 736 Lenox Ave, #B6
Folio number: 0242030620140

Nanci F Martinez
736 Lenox Ave Apt B6
Miami Beach, FL 33139-5941

Harmony Villa Condo Unit B-7 Undiv 5.84% Int In Common Elements
Property address: 736 Lenox Ave, #B7
Folio number: 0242030620150

Maribel Altobar
736 Lenox Ave Apt B7
Miami Beach, FL 33139-5941

Harmony Villa Condo Unit B-8 Undiv 5.96% Int In Common Elements
Property address: 736 Lenox Ave, #B8
Folio number: 0242030620160

Lori Ann Warriner
736 Lenox Ave Apt B8
Miami Beach, FL 33139-5941

South Bay Club Condo Unit 201 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #201
Folio number: 0242031550010

Dario Picardi Alfonsina Campagna
800 West Ave Apt 340
Miami Beach, FL 33139-5530

South Bay Club Condo Unit 301 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #301
Folio number: 0242031550020

IVan Tamar Jackson Michael T Godette
800 West Ave Apt 301
Miami Beach, FL 33139-5535

South Bay Club Condo Unit 401 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #401
Folio number: 0242031550030

David Deforrest Ann E Meng
1644 Mcduff Ave S
Jacksonville, FL 32205-8155

South Bay Club Condo Unit 501 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #501
Folio number: 0242031550040

Francisco Armendariz Jr IVon Petrus
800 West Ave Apt 501
Miami Beach, FL 33139-5536

South Bay Club Condo Unit 601 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #601
Folio number: 0242031550050

Gail Fix
800 West Ave Apt 601
Miami Beach, FL 33139-5527

South Bay Club Condo Unit 701 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #701
Folio number: 0242031550060

Anisha Properties LLC
407 Lincoln Rd Ste 2F
Miami Beach, FL 33139-3018

South Bay Club Condo Unit 801 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #801
Folio number: 0242031550070

Blandine Roussel
422 W Riverside Dr Apt 516
Austin, TX 78704-0375

South Bay Club Condo Unit 901 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #901
Folio number: 0242031550080

Richard Bellew III Alexander Serrud
800 West Ave Apt 901
Miami Beach, FL 33139-5538

South Bay Club Condo Unit Ph01 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #Ph01
Folio number: 0242031550090

Patrick Dennis
800 West Ave # Ph01
Miami Beach, FL 33139-5542

South Bay Club Condo Unit 202 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #202
Folio number: 0242031550100

Catia Dombrowski
800 West Ave Apt 202
Miami Beach, FL 33139-5579

South Bay Club Condo Unit 302 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #302
Folio number: 0242031550110

Jennifer Blum
800 West Ave Apt 302
Miami Beach, FL 33139-5535

South Bay Club Condo Unit 402 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #402
Folio number: 0242031550120

Jose Valdovinos Carolina Camacho
58 Rich Avenue W
Greenwich, CT 06830

South Bay Club Condo Unit 502 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #502
Folio number: 0242031550130

Sybille Fritz Kaspar
800 West Ave Apt 502
Miami Beach, FL 33139-5536

South Bay Club Condo Unit 602 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #602
Folio number: 0242031550140

Maria Virginia Alonso
800 West Ave Apt 602
Miami Beach, FL 33139-5527

South Bay Club Condo Unit 702 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #702
Folio number: 0242031550150

Dina Ansaldi Scatigno
800 West Ave Apt 702
Miami Beach, FL 33139-5537

South Bay Club Condo Unit 802 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #802
Folio number: 0242031550160

Jonathan Gelber & W Jeanette
800 West Ave Apt 802
Miami Beach, FL 33139-5599

South Bay Club Condo Unit 902 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #902
Folio number: 0242031550170

Susan D Whitebrook
800 West Ave Apt 902
Miami Beach, FL 33139-5538

South Bay Club Condo Unit Ph02 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #Ph02
Folio number: 0242031550180

Peter Ip Melissa Ip
800 West Ave # Ph02
Miami Beach, FL 33139-5542

South Bay Club Condo Unit 203 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #203
Folio number: 0242031550190

Bgm Bay West LLC
1330 Collins Ave Ste 1
Miami Beach, FL 33139-4209

South Bay Club Condo Unit 303 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #303
Folio number: 0242031550200

Mark Shatley
800 West Ave Apt 303
Miami Beach, FL 33139-5535

South Bay Club Condo Unit 403 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #403
Folio number: 0242031550210

Alejandro Vera
800 West Ave Apt 403
Miami Beach, FL 33139-5530

South Bay Club Condo Unit 503 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #503
Folio number: 0242031550220

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

South Bay Club Condo Unit 703 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #703
Folio number: 0242031550240

Deidre Collins
800 West Ave Apt 703
Miami Beach, FL 33139-5537

South Bay Club Condo Unit 803 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #803
Folio number: 0242031550250

Rent Rentals LLC
1200 Brickell Bay Dr Apt 3515
Miami, FL 33131-3272

South Bay Club Condo Unit 903 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #903
Folio number: 0242031550260

Jessica Ng Jtrs Yin Yin Molly Ng Jtrs
Paul Ng Jtrs
800 West Ave Apt 903
Miami Beach, FL 33139-5538

South Bay Club Condo Unit Ph03 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #Ph03
Folio number: 0242031550270

Venice At Euclid LLC
1000 5th St Ste 229
Miami Beach, FL 33139-6510

South Bay Club Condo Unit 204 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #204
Folio number: 0242031550280

Lourdes Hernandez Heriberto
Hernandez Jr Hugo Hernandez
800 West Ave Apt 204
Miami Beach, FL 33139-5579

South Bay Club Condo Unit 304 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #304
Folio number: 0242031550290

Selma Rodriguez
800 West Ave Apt 304
Miami Beach, FL 33139-5535

South Bay Club Condo Unit 404 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #404
Folio number: 0242031550300

Corbata LLC
12550 Biscayne Blvd Ste 406
Miami, FL 33181-2544

South Bay Club Condo Unit 504 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #504
Folio number: 0242031550310

David Daniel
576 S Ocean Ave
Patchogue, NY 11772-3715

South Bay Club Condo Unit 604 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #604
Folio number: 0242031550320

Michael Karavolos Paula Romo
1995 NE 196th Ter
Miami, FL 33179-3629

South Bay Club Condo Unit 704 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #704
Folio number: 0242031550330

Dominic Yanquoi Simona Simeonova
800 West Ave Apt 704
Miami Beach, FL 33139-5537

South Bay Club Condo Unit 804 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #804
Folio number: 0242031550340

Henry Loeb & W Grisel H
800 West Ave Apt 804
Miami Beach, FL 33139-5599

South Bay Club Condo Unit 904 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #904
Folio number: 0242031550350

Massimo Massimi Alessandra Neri
800 West Ave Apt 904
Miami Beach, FL 33139-5584

South Bay Club Condo Unit Ph04 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #Ph04
Folio number: 0242031550360

Stella Real Estate Inc
150 SE 2nd Ave Ste 1010
Miami, FL 33131-1577

South Bay Club Condo Unit 205 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #205
Folio number: 0242031550370

Jp And Jp Consulting LLC
800 West Ave Apt 205
Miami Beach, FL 33139-5579

South Bay Club Condo Unit 305 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #305
Folio number: 0242031550380

Valerie Marie Sheafe Le Rem Valerie M
Sheafe Patterson Rem Cheryl L Nels
7441 Wayne Ave Apt 15F
Miami Beach, FL 33141-2566

South Bay Club Condo Unit 405 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #405
Folio number: 0242031550390

Nicolas Diiorio
703 SE 16th Ct
Fort Lauderdale, FL 33316-2921

South Bay Club Condo Unit 505 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #505
Folio number: 0242031550400

Patricia D Vicari
5 Island Ave Apt 2B
Miami Beach, FL 33139-1302

South Bay Club Condo Unit 605 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #605
Folio number: 0242031550410

William S Gadless Krystal Gadless
800 West Ave Apt 605
Miami Beach, FL 33139-5527

South Bay Club Condo Unit 705 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #705
Folio number: 0242031550420

Natalie A Mendez
800 West Ave Apt 705
Miami Beach, FL 33139-5537

South Bay Club Condo Unit 805 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #805
Folio number: 0242031550430

Ammy LLC
407 Lincoln Rd Ste 2F
Miami Beach, FL 33139-3018

South Bay Club Condo Unit 905 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #905
Folio number: 0242031550440

Marques T Wilson
800 West Ave Apt 905
Miami Beach, FL 33139-5584

South Bay Club Condo Unit Ph05 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #Ph05
Folio number: 0242031550450

Horacio Irausquin
800 West Ave Unit Ph 5
Miami Beach, FL 33139-5542

South Bay Club Condo Unit 206 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #206
Folio number: 0242031550460

Mary E Showstark Trs
The Mary E Showstark Rev Tr
800 West Ave Apt 206
Miami Beach, FL 33139-5579

South Bay Club Condo Unit 306 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #306
Folio number: 0242031550470

High Technology Services Inc
444 Brickell Ave Ste 51418
Miami, FL 33131-2403

South Bay Club Condo Unit 406 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #406
Folio number: 0242031550480

John A Coerse
800 West Ave Apt 406
Miami Beach, FL 33139-5530

South Bay Club Condo Unit 506 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #506
Folio number: 0242031550490

Enid Rodriguez
800 West Ave Apt 506
Miami Beach, FL 33139-5536

South Bay Club Condo Unit 606 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #606
Folio number: 0242031550500

Oscar Sanchez
800 West Ave Apt 606
Miami Beach, FL 33139-5527

South Bay Club Condo Unit 706 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #706
Folio number: 0242031550510

James Kiernan Marcia Kiernan
800 West Ave Apt 706
Miami Beach, FL 33139-5580

South Bay Club Condo Unit 806 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #806
Folio number: 0242031550520

Steven Frumkin
44 Heatherhill Ln
Woodcliff Lake, NJ 07677-8147

South Bay Club Condo Unit 906 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #906
Folio number: 0242031550530

Jennifer Lee Aronson
800 West Ave Apt 906
Miami Beach, FL 33139-5584

South Bay Club Condo Unit Ph06 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #Ph06
Folio number: 0242031550540

Joseph Abbamont Joel Cuccio
800 West Ave # Ph06
Miami Beach, FL 33139-5542

South Bay Club Condo Unit 208 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #208
Folio number: 0242031550550

Eduardo Tartarini
800 West Ave Apt 208
Miami Beach, FL 33139-5579

South Bay Club Condo Unit 308 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #308
Folio number: 0242031550560

Roberto Alvarez
800 West Ave Apt 308
Miami Beach, FL 33139-5535

South Bay Club Condo Unit 508 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #508
Folio number: 0242031550580

Catherine Mackey
800 West Ave Apt 508
Miami Beach, FL 33139-5536

South Bay Club Condo Unit 608 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #608
Folio number: 0242031550590

Dina Ansaldi Scatigno
1000 Venetian Way Apt 401
Miami Beach, FL 33139-1010

South Bay Club Condo Unit 708 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #708
Folio number: 0242031550600

Brooke Timberlake
800 West Ave Apt 708
Miami Beach, FL 33139-5580

South Bay Club Condo Unit 808 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #808
Folio number: 0242031550610

Gerard Xavier Leann Xavier
800 West Ave Apt 808
Miami Beach, FL 33139-5583

South Bay Club Condo Unit 908 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #908
Folio number: 0242031550620

IVan Marroquin
800 West Ave Apt 908
Miami Beach, FL 33139-5584

South Bay Club Condo Unit Ph08 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #Ph08
Folio number: 0242031550630

Mark Saracino
800 West Ave Unit Ph 08
Miami Beach, FL 33139-5542

South Bay Club Condo Unit 209 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #209
Folio number: 0242031550640

Ronald C Saunders & W Loretta W
8263 Deming Dr
Orlando, FL 32825-8219

South Bay Club Condo Unit 309 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #309
Folio number: 0242031550650

Isabel Hansen & S H Jeffries Trs
3000 E Main St Ste B367
Columbus, OH 43209-3717

South Bay Club Condo Unit 409 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #409
Folio number: 0242031550660

Kreshnik Dibrani Jennifer Dibrani
800 West Ave Apt 409
Miami Beach, FL 33139-5530

South Bay Club Condo Unit 509 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #509
Folio number: 0242031550670

Franco Maranzana
800 West Ave Apt 509
Miami Beach, FL 33139-5581

South Bay Club Condo Unit 609 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #609
Folio number: 0242031550680

Ognjen Blazevic Julia Blazevic
800 West Ave Apt 609
Miami Beach, FL 33139-5540

South Bay Club Condo Unit 709 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #709
Folio number: 0242031550690

Itziar Diez
800 West Ave Apt 709
Miami Beach, FL 33139-5580

South Bay Club Condo Unit 809 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #809
Folio number: 0242031550700

James E Maki German A Mojocoa
800 West Ave Apt 809
Miami Beach, FL 33139-5583

South Bay Club Condo Unit 909 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #909
Folio number: 0242031550710

Felipe De Paz Mariza Dantas De Paz
800 West Ave Apt 909
Miami Beach, FL 33139-5584

South Bay Club Condo Unit 210 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #210
Folio number: 0242031550730

Vadim Iskandaryan
800 West Ave Apt 210
Miami Beach, FL 33139-5579

South Bay Club Condo Unit 310 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #310
Folio number: 0242031550740

Patricia Greene
800 West Ave Apt 310
Miami Beach, FL 33139-5535

South Bay Club Condo Unit 410 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #410
Folio number: 0242031550750

Angela Lopez Ramon Lopez
132 Franklin Ave
Yonkers, NY 10705-2808

South Bay Club Condo Unit 510 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #510
Folio number: 0242031550760

Deborah Whouley
255 Collins Ave Apt 5
Miami Beach, FL 33139-7129

South Bay Club Condo Unit 610 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #610
Folio number: 0242031550770

Nikolas Kozy
335 S Biscayne Blvd Ph Lph8
Miami, FL 33131-2360

South Bay Club Condo Unit 710 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #710
Folio number: 0242031550780

Gus L Mayorga
800 West Ave Apt 710
Miami Beach, FL 33139-5580

South Bay Club Condo Unit 810 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #810
Folio number: 0242031550790

Emilliano Fabian
800 West Ave Apt 810
Miami Beach, FL 33139-5583

South Bay Club Condo Unit 910 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #910
Folio number: 0242031550800

Daniel Rosenberg
800 West Ave Apt 910
Miami Beach, FL 33139-5584

South Bay Club Condo Unit Ph10 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #Ph10
Folio number: 0242031550810

Julien Vicente Camille Breger
800 West Ave # Ph10
Miami Beach, FL 33139-5542

South Bay Club Condo Unit 211 Undiv .3800% Int In Common Elements
Property address: 800 West Ave, #211
Folio number: 0242031550820

Karin Fix Trs Karin Fix
800 West Ave Apt 211
Miami Beach, FL 33139-5579

South Bay Club Condo Unit 311 Undiv .3800% Int In Common Elements
Property address: 800 West Ave, #311
Folio number: 0242031550830

Anthony T Nichtawitz
800 West Ave Apt 311
Miami Beach, FL 33139-5535

South Bay Club Condo Unit 411 Undiv .3800% Int In Common Elements
Property address: 800 West Ave, #411
Folio number: 0242031550840

Fernando Raul Salvato
184 Palm Ave
Miami Beach, FL 33139-5180

South Bay Club Condo Unit 511 Undiv .3800% Int In Common Elements
Property address: 800 West Ave, #511
Folio number: 0242031550850

Bertrand Pochet Julie Gayet
1 Columbus Pl Apt N46b
New York, NY 10019-8235

South Bay Club Condo Unit 611 Undiv .3800% Int In Common Elements
Property address:
Folio number: 0242031550860

Confidential

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South Bay Club Condo Unit 711 Undiv .3800% Int In Common Elements
Property address: 800 West Ave, #711
Folio number: 0242031550870

Jim Loukas Donna Loukas
800 West Ave Apt 711
Miami Beach, FL 33139-5580

South Bay Club Condo Unit 811 Undiv .3800% Int In Common Elements
Property address: 800 West Ave, #811
Folio number: 0242031550880

Peter Wolk & W Janet
800 West Ave Apt 811
Miami Beach, FL 33139-5583

South Bay Club Condo Unit 911 Undiv .3800% Int In Common Elements
Property address: 800 West Ave, #911
Folio number: 0242031550890

Juanita Evereteze Corinne Servily
252 7th Ave Apt 9J
New York, NY 10001-7339

South Bay Club Condo Units Ph 11 & Ph 09 Undiv .3800% & .1994% Int In Co
Property address: 800 West Ave, #Ph11
Folio number: 0242031550900

Jorge Campodonico
800 West Ave # Ph9
Miami Beach, FL 33139-5542

South Bay Club Condo Unit 212 & 312 Undiv .3240% & 0.3240 Int In Common
Property address: 800 West Ave, #212
Folio number: 0242031550910

Phillip Monaco
291 Central Park W # 6E
New York, NY 10024-3042

South Bay Club Condo Unit 412 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #412
Folio number: 0242031550930

Lorenzo Pedon
4515 Sheridan Ave
Miami Beach, FL 33140-3144

South Bay Club Condo Unit 512 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #512
Folio number: 0242031550940

Cavanaugh Charters Inc
16885 Dallas Pkwy
Addison, TX 75001-5215

South Bay Club Condo Unit 612 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #612
Folio number: 0242031550950

Robert O Morris
800 West Ave Apt 612
Miami Beach, FL 33139-5540

South Bay Club Condo Unit 712 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #712
Folio number: 0242031550960

Barbara Singer
800 West Ave Apt 712
Miami Beach, FL 33139-5580

South Bay Club Condo Unit 812 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #812
Folio number: 0242031550970

Sylvain Bacon Jtrs John Zuccarini Jtrs
800 West Ave Apt 812
Miami Beach, FL 33139-5583

South Bay Club Condo Unit 912 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #912
Folio number: 0242031550980

Sylvain Bacon John Zuccarini
800 West Ave Apt 912
Miami Beach, FL 33139-5584

South Bay Club Condo Unit Ph12 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #Ph12
Folio number: 0242031550990

Loren J Gallo
800 West Ave Unit Ph 12
Miami, FL 33139

South Bay Club Condo Unit 414 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #414
Folio number: 0242031551000

Go Sunshine LLC
407 Lincoln Rd Ste 10D
Miami Beach, FL 33139-3026

South Bay Club Condo Unit 514 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #514
Folio number: 0242031551010

Chandler Craig & W Suzanne C
800 West Ave Apt 514
Miami Beach, FL 33139-5581

South Bay Club Condo Unit 614 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #614
Folio number: 0242031551020

Margherita Corp
1444 Biscayne Blvd Ste 306
Miami, FL 33132-1423

South Bay Club Condo Unit 714 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #714
Folio number: 0242031551030

Xdo Bay 714 LLC
1 Century Ln Apt 408
Miami Beach, FL 33139-8811

South Bay Club Condo Unit 814 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #814
Folio number: 0242031551040

Mario Castell
800 West Ave Apt 814
Miami Beach, FL 33139-5583

South Bay Club Condo Unit 914 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #914
Folio number: 0242031551050

William Sarille
800 West Ave Apt 914
Miami Beach, FL 33139-5584

South Bay Club Condo Unit Ph14 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #Ph14
Folio number: 0242031551060

Ingrid Negron
Ashford Medical Center
San Juan, PR 00907

South Bay Club Condo Unit 415 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #415
Folio number: 0242031551070

Michela Belluso Tr
1943 E Marshall Ave
Phoenix, AZ 85016-3017

South Bay Club Condo Unit 515 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #515
Folio number: 0242031551080

Portfolio Management And Solutions Co
800 West Ave Apt 515
Miami Beach, FL 33139-5581

South Bay Club Condo Unit 615 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #615
Folio number: 0242031551090

Cavanaugh Charters Inc
16885 Dallas Pkwy
Addison, TX 75001-5215

South Bay Club Condo Unit 715 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #715
Folio number: 0242031551100

Andrea Bazzani
800 West Ave Apt 715
Miami Beach, FL 33139-5580

South Bay Club Condo Unit 815 Undiv 1994% Int In Common Elements
Property address: 800 West Ave, #815
Folio number: 0242031551110

Noemi L Lopez
4125 Case St Apt 2G
Elmhurst, NY 11373-2213

South Bay Club Condo Unit 915 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #915
Folio number: 0242031551120

Barbara Ines Vilaseca
10350 W Bay Harbor Dr Apt 6P
Miami Beach, FL 33154-1238

South Bay Club Condo Units Ph15 & Ph17 Undiv .1994% & .3240% Int In Comm
Property address: 800 West Ave, #Ph15
Folio number: 0242031551130

Buffy 21 LLC
C/O Howard Chase Real Estate LLC
1354 Washington Ave Ste 220
Miami Beach, FL 33139-4203

South Bay Club Condo Unit 416 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #416
Folio number: 0242031551140

Marco Ferrari
650 West Ave Apt 1509
Miami Beach, FL 33139-6331

South Bay Club Condo Unit 516 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #516
Folio number: 0242031551150

Martin A Verson Pablo Lafforgue
800 West Ave Apt 516
Miami Beach, FL 33139-5581

South Bay Club Condo Unit 616 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #616
Folio number: 0242031551160

Lourdes Humble
9999 Collins Ave # 124
Miami Beach, FL 33154-1839

South Bay Club Condo Unit 716 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #716
Folio number: 0242031551170

James Ernest Maki
320 E 42nd St Apt 3206
New York, NY 10017-5941

South Bay Club Condo Unit 816 Undiv .3240% Int In Common Elements

Property address: 800 West Ave, #816
Folio number: 0242031551180

Edward L Geopfert Trs
2006 Edward L Geopfert Revoc Tr
1235 N Kings Rd Apt 103
West Hollywood, CA 90069-2825

South Bay Club Condo Unit 916 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #916
Folio number: 0242031551190

Betty Tibbetts
800 West Ave Apt 916
Miami Beach, FL 33139-5584

South Bay Club Condo Unit Ph-16 Undiv .3240% Int In Common Elements

Property address: 800 West Ave, #Ph16
Folio number: 0242031551200

Edward L Geopfert Trs
2006 Edward L Geopfert Revoc Tr
1235 N Kings Rd Apt 103
West Hollywood, CA 90069-2825

South Bay Club Condo Unit 417 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #417
Folio number: 0242031551210

417 Southbay LLC
1390 Brickell Ave Ste 200
Miami, FL 33131-3322

South Bay Club Condo Unit 517 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #517
Folio number: 0242031551220

Magic Leone
800 West Ave Apt 517
Miami Beach, FL 33139-5581

South Bay Club Condo Unit 617 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #617
Folio number: 0242031551230

Alexander Pleyer % Management
1623 Lenox Ave Apt 8
Miami Beach, FL 33139-2449

South Bay Club Condo Unit 717 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #717
Folio number: 0242031551240

Harold R Rubenstein
8 E 74th St Apt 4A
New York, NY 10021-2632

South Bay Club Condo Unit 817 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #817
Folio number: 0242031551250

Ariel Rose
800 West Ave Apt 817
Miami Beach, FL 33139-5583

South Bay Club Condo Unit 917 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #917
Folio number: 0242031551260

Orie Attas
20941 NE 21st Ct
Miami, FL 33179-1618

South Bay Club Condo Unit Ph-17 Undiv .3240% Int In Common Elements

Property address: 800 West Ave, #Ph 17
Folio number: 0242031551270

Buffy 21 LLC
C/O Howard Chase Real Estate LLC
1354 Washington Ave Ste 220
Miami Beach, FL 33139-4203

South Bay Club Condo Unit 518 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #518
Folio number: 0242031551290

Titan Development Partners LLC
4095 SW 67 Ave
Miami, FL 33155

South Bay Club Condo Unit 618 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #618
Folio number: 0242031551300

Five Horizons Property LLC
220 71st St Ste 213
Miami Beach, FL 33141-7207

South Bay Club Condo Unit 718 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #718
Folio number: 0242031551310

William Tooker
800 West Ave Apt 718
Miami Beach, FL 33139-5580

South Bay Club Condo Unit 818 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #818
Folio number: 0242031551320

Salvatore Dellomo
1603 Holbrook St
Oakhurst, NJ 07755-2834

South Bay Club Condo Unit 918 Undiv .3240% Int In Common Elements

Property address: 800 West Ave, #918
Folio number: 0242031551330

Edward L Geopfert Trs
2006 Edward L Geopfert Rev Trust
1235 N Kings Rd Apt 103
West Hollywood, CA 90069-2825

South Bay Club Condo Unit Ph-18 Undiv .3240% Int In Common Elements

Property address: 800 West Ave, #Ph18
Folio number: 0242031551340

Christina Cuervo Trs
Thomas F Daly Living Trust
444 Brickell Ave Ste 224
Miami, FL 33131-2404

South Bay Club Condo Unit 419 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #419
Folio number: 0242031551350

Luc Hardy & W Mary
303 Cognewaugh Rd
Cos Cob, CT 06807-1310

South Bay Club Condo Unit 519 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #519
Folio number: 0242031551360

R Michael Flores
302 Touraine Rd
Grosse Pointe, MI 48236-3311

South Bay Club Condo Unit 619 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #619
Folio number: 0242031551370

Ronald G Bellopede
800 West Ave Apt 619
Miami Beach, FL 33139-5540

South Bay Club Condo Unit 719 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #719
Folio number: 0242031551380

Ronald Gerard Bellopede
800 West Ave Apt 619
Miami Beach, FL 33139-5540

South Bay Club Condo Unit 819 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #819
Folio number: 0242031551390

Peter Grimes
800 West Ave Apt 819
Miami Beach, FL 33139-5583

South Bay Club Condo Unit Ph-19 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #Ph19
Folio number: 0242031551410

Jolie Glassman
800 West Ave # Ph19
Miami Beach, FL 33139-5542

South Bay Club Condo Unit 420 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #420
Folio number: 0242031551420

Futura Miami Invest LLC
1680 Michigan Ave Ste 910
Miami Beach, FL 33139-2550

South Bay Club Condo Unit 520 Undiv .3015% Int In Common Elements

Property address: 800 West Ave, #520

Folio number: 0242031551430

South Bay Club Condo Unit 620 Undiv .3015% Int In Common Elements

Property address: 800 West Ave, #620

Folio number: 0242031551440

South Bay Club Condo Unit 720 Undiv .3015% Int In Common Elements

Property address: 800 West Ave, #720

Folio number: 0242031551450

South Bay Club Condo Unit 820 Undiv .3015% Int In Common Elements

Property address: 800 West Ave, #820

Folio number: 0242031551460

South Bay Club Condo Unit 920 Undiv .3015% Int In Common Elements

Property address: 800 West Ave, #920

Folio number: 0242031551470

South Bay Club Condo Unit Ph-20 Undiv .3015% Int In Common Elements

Property address: 800 West Ave, #Ph20

Folio number: 0242031551480

South Bay Club Condo Unit 421 Undiv .3015% Int In Common Elements

Property address: 800 West Ave, #421

Folio number: 0242031551490

South Bay Club Condo Unit 521 Undiv .3015% Int In Common Elements

Property address: 800 West Ave, #521

Folio number: 0242031551500

South Bay Club Condo Unit 621 Undiv .3015% Int In Common Elements

Property address: 800 West Ave, #621

Folio number: 0242031551510

South Bay Club Condo Unit 721 Undiv .3015% Int In Common Elements

Property address: 800 West Ave, #721

Folio number: 0242031551520

South Bay Club Condo Unit 821 Undiv .3015% Int In Common Elements

Property address: 800 West Ave, #821

Folio number: 0242031551530

South Bay Club Condo Unit 921 Undiv .3015% Int In Common Elements

Property address: 800 West Ave, #921

Folio number: 0242031551540

LLC Euclaw Le Valter Menconi Le

Natalia Bianchi Le

1000 5th St Ste 230

Miami Beach, FL 33139-6510

Dale Cotton

1330 West Ave

Miami Beach, FL 33139-0900

Ejp 800 West Ave 720 LLC

932 E Main St

Bridgeport, CT 06608-1913

Miguel R Arroyo

800 West Ave Apt 820

Miami Beach, FL 33139-5583

Edward J Demott Jr

800 West Ave Apt 920

Miami Beach, FL 33139-5584

Lu Francois

800 West Ave # Ph20

Miami Beach, FL 33139-5542

Luc Hardy Mary Hardy

303 Cognewaugh Rd

Cos Cob, CT 06807-1310

Lizz Ria Kritzer

245 E 54th St # 1713

New York, NY 10022-4707

Alexis Perin & Maximo Perin

Umberto Perin & W Maria D C Perin

293 Kinderkamack Rd Apt D

River Edge, NJ 07661-1879

Iberian Trading Corp

304 Rhododendron Dr

Chapel Hill, NC 27517-8331

Ran Golani

800 West Ave Apt 821

Miami Beach, FL 33139-5583

Richard T Fleisher

PO Box 2623

Sag Harbor, NY 11963-0118

South Bay Club Condo Unit Ph-21 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #Ph21
Folio number: 0242031551550

Robert Jeffrey Karpe
800 West Ave # Ph21
Miami Beach, FL 33139-5542

South Bay Club Condo Unit 422 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #422
Folio number: 0242031551560

Joyce A Carrington
400 Central Park W Apt 11E
New York, NY 10025-5842

South Bay Club Condo Unit 522 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #522
Folio number: 0242031551570

Leonid L Yanchuk
4238 France Ave S
Minneapolis, MN 55416-5019

South Bay Club Condo Unit 622 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #622
Folio number: 0242031551580

Herminio Hernandez
1717 N Bayshore Dr Ste 42
Miami, FL 33132-1107

South Bay Club Condo Unit 722 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #722
Folio number: 0242031551590

Olivier Refalo
11250 SW 73rd Ct
Miami, FL 33156-4625

South Bay Club Condo Unit 822 Undiv .3019% Int In Common Elements
Property address: 800 West Ave, #822
Folio number: 0242031551600

Andrew Loukas
800 West Ave Apt 845
Miami Beach, FL 33139-5538

South Bay Club Condo Unit 922 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #922
Folio number: 0242031551610

Nicolas Vasaturo
800 West Ave Apt 922
Miami Beach, FL 33139-5584

South Bay Club Condo Unit Ph-22 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #Ph22
Folio number: 0242031551620

Daehong Kim
800 West Ave # Ph22
Miami Beach, FL 33139-5542

South Bay Club Condo Unit 423 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #423
Folio number: 0242031551630

Milagros Gutierrez Trs
11130 Griffing Blvd
Miami, FL 33161-7250

South Bay Club Condo Unit 523 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #523
Folio number: 0242031551640

Belkis Carpintero & H Manuel Puns
800 West Ave Apt 523
Miami Beach, FL 33139-5581

South Bay Club Condo Unit 623 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #623
Folio number: 0242031551650

Edward Anthony Byrne
800 West Ave Apt 623
Miami Beach, FL 33139-5540

South Bay Club Condo Unit 723 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #723
Folio number: 0242031551660

Stephen Upshon
800 West Ave Apt 723
Miami Beach, FL 33139-5580

South Bay Club Condo Unit 823 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #823
Folio number: 0242031551670

South Bay Club Condo Unit 923 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #923
Folio number: 0242031551680

South Bay Club Condo Unit Ph-23 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #Ph23
Folio number: 0242031551690

South Bay Club Condo Unit 424 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #424
Folio number: 0242031551700

South Bay Club Condo Unit 524 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #524
Folio number: 0242031551710

South Bay Club Condo Unit 624 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #624
Folio number: 0242031551720

South Bay Club Condo Unit 724 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #724
Folio number: 0242031551730

South Bay Club Condo Unit 824 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #824
Folio number: 0242031551740

South Bay Club Condo Unit 924 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #924
Folio number: 0242031551750

South Bay Club Condo Unit 425 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #425
Folio number: 0242031551770

South Bay Club Condo Unit 525 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #525
Folio number: 0242031551780

South Bay Club Condo Unit 625 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #625
Folio number: 0242031551790

Ambrothers LLC C/O Ira R Shapiro P A
16375 NE 18th Ave Ste 225
North Miami Beach, FL 33162-4722

Alex Freytag
800 West Ave Apt 923
Miami Beach, FL 33139-5584

Carsten Willert Jtrs Elke Willert Jtrs
Eberhard Willert Jtrs
800 West Ave # Ph23
Miami Beach, FL 33139-5542

Nicolas Pitsilos & Elaine Pitsilos
13 Black Walnut Trl
Palos Park, IL 60464-1781

Christopher J Mccauley
800 West Ave Apt 524
Miami Beach, FL 33139-5581

Cynthia Sanchez
800 West Ave Apt 624
Miami Beach, FL 33139-5540

Matteo Del Zoppo
800 West Ave Apt 724
Miami Beach, FL 33139-5580

Chris J Serluco
800 West Ave Apt 824
Miami Beach, FL 33139-5583

Castro Santiago LLC
9241 Collins Ave Apt 1A
Miami Beach, FL 33154-3052

Michele Towbin
832 S Southlake Dr
Hollywood, FL 33019-1943

Manuel Puns
800 West Ave Apt 525
Miami Beach, FL 33139-5581

William Bondy
800 West Ave Apt 625
Miami Beach, FL 33139-5540

South Bay Club Condo Unit 725 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #725
Folio number: 0242031551800

Aileen Upshon
800 West Ave Apt 725
Miami Beach, FL 33139-5580

South Bay Club Condo Unit 825 Undiv .1994% Int In Common Elements

Property address: 800 West Ave, #825
Folio number: 0242031551810

David B Common
Rumi Yasuda Common
108 E 82nd St
New York, NY 10028-1135

South Bay Club Condo Unit 925 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #925
Folio number: 0242031551820

Lisa Danielson Joshua J Jahner
108 River Park Ln
Georgetown, TX 78626-4607

South Bay Club Condo Unit 426 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #426
Folio number: 0242031551840

Genevieve Neglia
800 West Ave Apt 426
Miami Beach, FL 33139-5541

South Bay Club Condo Unit 526 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #526
Folio number: 0242031551850

Wjt LLC
800 West Ave Apt 718
Miami Beach, FL 33139-5580

South Bay Club Condo Unit 626 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #626
Folio number: 0242031551860

Jose A Acosta Jr
800 West Ave Apt 626
Miami Beach, FL 33139-5540

South Bay Club Condo Unit 726 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #726
Folio number: 0242031551870

Teresa Rodriguez
8240 SW 12th Ter
Miami, FL 33144-4330

South Bay Club Condo Unit 826 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #826
Folio number: 0242031551880

Evelyn Menin
800 West Ave Apt 826
Miami Beach, FL 33139-5583

South Bay Club Condo Unit 926 Undiv .3015% Int In Common Elements

Property address: 800 West Ave, #926
Folio number: 0242031551890

Anne Cecile M Elisabeth Riffart Joris
Gurvan Julien Pedrono
800 West Ave Apt 926
Miami Beach, FL 33139-5584

South Bay Club Condo Units Ph 26 & Ph 24 Undiv .3015% & .3015% Int In Co

Property address: 800 West Ave, #Ph26
Folio number: 0242031551900

David Lux Jarrett Trs
David Lux Jarrett Revocable Tr
PO Box 1486
New York, NY 10163-1486

South Bay Club Condo Unit 427 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #427
Folio number: 0242031551910

Jose Alfonso Pena % Karina Lopez
9 Island Ave Apt 1111
Miami Beach, FL 33139-1328

South Bay Club Condo Unit 527 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #527
Folio number: 0242031551920

Ryan Jacobs Kara Jacobs
800 West Ave Apt 527
Miami Beach, FL 33139-5581

South Bay Club Condo Unit 627 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #627
Folio number: 0242031551930

Connie Ioannidis
800 West Ave Apt 627
Miami Beach, FL 33139-5540

South Bay Club Condo Unit 727 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #727
Folio number: 0242031551940

Byludo LLC
4770 Biscayne Blvd Ste 360
Miami, FL 33137-3202

South Bay Club Condo Unit 827 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #827
Folio number: 0242031551950

Robert Fleming Le Rem Guofu Chen
Rem James Flemming
800 West Ave Apt 827
Miami Beach, FL 33139-5583

South Bay Club Condo Unit 927 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #927
Folio number: 0242031551960

Raoul Peck
800 West Ave Apt 927
Miami Beach, FL 33139-5573

South Bay Club Condo Unit Ph-27 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #Ph27
Folio number: 0242031551970

Daddy Gift LLC
800 West Ave # Ph27
Miami Beach, FL 33139-5542

South Bay Club Condo Unit 428 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #428
Folio number: 0242031551980

Richard W Twohig & W Linda J
800 West Ave Apt 428
Miami Beach, FL 33139-5541

South Bay Club Condo Unit 528 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #528
Folio number: 0242031551990

Maria Del Carmen Sanchez
800 West Ave Apt 528
Miami Beach, FL 33139-5581

South Bay Club Condo Unit 628 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #628
Folio number: 0242031552000

Dara Rauzin Alan H Rauzin & W Erica M
800 West Ave Apt 628
Miami Beach, FL 33139-5540

South Bay Club Condo Unit 728 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #728
Folio number: 0242031552010

Roge 2 LLC
1366 NW 102nd Dr
Coral Springs, FL 33071-3918

South Bay Club Condo Unit 828 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #828
Folio number: 0242031552020

Andrew Loukas
800 West Ave Apt 845
Miami Beach, FL 33139-5538

South Bay Club Condo Unit 928 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #928
Folio number: 0242031552030

Janet A Betchkal Trs
Janet A Betchkal Living Trust
6335 Christopher Creek Rd W
Jacksonville, FL 32217-2473

South Bay Club Condo Unit Ph-28 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #Ph28
Folio number: 0242031552040

Diana Mabel Sanchez
800 West Ave # Ph28
Miami Beach, FL 33139-5542

South Bay Club Condo Unit 429 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #429
Folio number: 0242031552050

Stephen R Halsey
800 West Ave Apt 429
Miami Beach, FL 33139-5541

South Bay Club Condo Unit 529 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #529
Folio number: 0242031552060

Luis Pavoni
3380 Peachtree Rd NE Unit 407
Atlanta, GA 30326-1638

South Bay Club Condo Unit 629 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #629
Folio number: 0242031552070

Scott Cardone
1413 Sunset Harbour Dr 412
Miami, FL 33139

South Bay Club Condo Unit 729 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #729
Folio number: 0242031552080

Louis F Petrole
800 West Ave Apt 729
Miami Beach, FL 33139-5599

South Bay Club Condo Unit 829 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #829
Folio number: 0242031552090

Joseph P Lucas & W Josephine
364 Concord Dr
Maywood, NJ 07607-1920

South Bay Club Condo Unit 929 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #929
Folio number: 0242031552100

David B Common
108 E 82nd St Apt 8C
New York, NY 10028-1138

South Bay Club Condo Unit Ph-29 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #Ph29
Folio number: 0242031552110

Corrado Colini
465 Ocean Dr Apt 1015
Miami Beach, FL 33139-6627

South Bay Club Condo Unit 430 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #430
Folio number: 0242031552120

1515 West LLC
800 West Ave Apt 430
Miami Beach, FL 33139-5541

South Bay Club Condo Unit 530 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #530
Folio number: 0242031552130

Greg F Panagiotatos
Cynthia Panagiotatos
800 West Ave Apt 530
Miami Beach, FL 33139-5581

South Bay Club Condo Unit 630 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #630
Folio number: 0242031552140

Lecy Maria Crosara Milano
800 West Ave Apt 630
Miami Beach, FL 33139-5537

South Bay Club Condo Unit 730 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #730
Folio number: 0242031552150

Michela Belluso
1943 E Marshall Ave # Ave04
Phoenix, AZ 85016-3017

South Bay Club Condo Unit 830 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #830
Folio number: 0242031552160

Xdo South Bay LLC
1 Century Ln Apt 408
Miami Beach, FL 33139-8811

South Bay Club Condo Unit 930 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #930
Folio number: 0242031552170

Catherin E Seele
800 West Ave Apt 930
Miami Beach, FL 33139-5573

South Bay Club Condo Unit Ph-30 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #Ph30
Folio number: 0242031552180

Anna Michelle Geor
5401 Collins Ave Apt 314
Miami Beach, FL 33140-2530

South Bay Club Condo Unit 431 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #431
Folio number: 0242031552190

Delbert Clark
800 West Ave Apt 431
Miami Beach, FL 33139-5541

South Bay Club Condo Unit 631 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #631
Folio number: 0242031552210

Downtown Dream Views LLC
326 71st St
Miami Beach, FL 33141-3014

South Bay Club Condo Unit 731 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #731
Folio number: 0242031552220

Andy Gaertner
7935 East Dr Apt 1101
Miami Beach, FL 33141-3687

South Bay Club Condo Unit 831 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #831
Folio number: 0242031552230

Josep Viader I Berges
1049 Southfield Rd
Shreveport, LA 71106-1719

South Bay Club Condo Unit 931 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #931
Folio number: 0242031552240

Ari Barkan
1425 Federal St
Philadelphia, PA 19146-3136

South Bay Club Condo Unit Ph-31 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #Ph31
Folio number: 0242031552250

James D Loney
800 West Ave Ph 31
Miami Beach, FL 33139-5539

South Bay Club Condo Unit 432 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #432
Folio number: 0242031552260

Stephen J Degennaro
13700 SW 78th Ct
Miami, FL 33158-1108

South Bay Club Condo Unit 532 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #532
Folio number: 0242031552270

Joan Solovay Le Rem Michael Solovay
Rem Kenneth Solovay
800 Cypress Grove Dr Apt 307
Pompano Beach, FL 33069-5020

South Bay Club Condo Unit 632 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #632
Folio number: 0242031552280

Maria Kron Trs Iosif And
Natalya Mosalev Tr
1839 E 33rd St
Brooklyn, NY 11234-4425

South Bay Club Condo Unit 732 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #732
Folio number: 0242031552290

Beatriz S Gil Horacio Herrera Bustos
800 West Ave Apt 732
Miami Beach, FL 33139-5599

South Bay Club Condo Unit 832 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #832
Folio number: 0242031552300

Gregory Allen Durkan
800 West Ave Apt 832
Miami Beach, FL 33139-5538

South Bay Club Condo Unit 932 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #932
Folio number: 0242031552310

Gustavo Pradilla
800 West Ave Apt 932
Miami Beach, FL 33139-5573

South Bay Club Condo Unit Ph-32 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #Ph32
Folio number: 0242031552320

Bgm Bay West LLC
1330 Collins Ave # 1
Miami Beach, FL 33139-4209

South Bay Club Condo Unit 433 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #433
Folio number: 0242031552330

James M Williams
800 West Ave Apt 433
Miami Beach, FL 33139-5536

South Bay Club Condo Unit 533 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #533
Folio number: 0242031552340

Haydee Belveder
800 West Ave Apt 533
Miami Beach, FL 33139-5527

South Bay Club Condo Unit 633 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #633
Folio number: 0242031552350

Lionel T Hayward
800 West Ave Apt 633
Miami Beach, FL 33139-5537

South Bay Club Condo Unit 733 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #733
Folio number: 0242031552360

David Chowanec & Michael Olive
2383 Bear Den Rd
Frederick, MD 21701-9328

South Bay Club Condo Unit 833 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #833
Folio number: 0242031552370

Dennis Ward
800 West Ave Apt 833
Miami Beach, FL 33139-5538

South Bay Club Condo Unit 933 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #933
Folio number: 0242031552380

Kevin Saeed Le Rem Belkis Bookston
540 NW 166th Ave
Pembroke Pines, FL 33028-1404

South Bay Club Condo Unit Ph-33 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #Ph33
Folio number: 0242031552390

Enid Rodriguez
800 West Ave # Ph33
Miami Beach, FL 33139-5542

South Bay Club Condo Unit 234 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #234
Folio number: 0242031552400

Thomas Paul Inman
1108 S Main St Unit 226
Greenville, SC 29601-3367

South Bay Club Condo Unit 334 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #334
Folio number: 0242031552410

South Bay Club 334 LLC
1717 N Bayshore Dr Ste 215
Miami, FL 33132-1196

South Bay Club Condo Unit 434 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #434
Folio number: 0242031552420

Serdar Ayberk Elvira Ayberk
825 W End Ave # 7D
New York, NY 10025-5349

South Bay Club Condo Unit 534 Undiv .3240% Int In Common Elements

Property address: 800 West Ave, #534
Folio number: 0242031552430

Todd D Sloan Jr
& Juan L Araujo Peace Corp
800 West Ave Apt 534
Miami Beach, FL 33139-5527

South Bay Club Condo Unit 634 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #634
Folio number: 0242031552440

Daniel Ramirez
2502 Fairfield Bend Dr
San Antonio, TX 78231-2226

South Bay Club Condo Unit 734 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #734
Folio number: 0242031552450

William Valdes Zuazo
3660 NW 41st St
Miami, FL 33142-4214

South Bay Club Condo Unit 834 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #834
Folio number: 0242031552460

Jack Moskowitz & W Faye
3306 Highland Pl NW
Washington, DC 20008-3233

South Bay Club Condo Unit 934 Undiv .3240% Int In Common Elements
Property address: 800 West Ave, #934
Folio number: 0242031552470

Michele Petternella
800 West Ave Apt 934
Miami Beach, FL 33139-5573

South Bay Club Condo Unit Ph-34 Undiv .3126% Int In Common Elementsr 1

Property address: 800 West Ave, #Ph34
Folio number: 0242031552480

Richard H Van Meegeren
Javier Cerda Chavez
2523 Aberdeen Ave
Los Angeles, CA 90027-1219

South Bay Club Condo Unit 235 Undiv .3800% Int In Common Elements
Property address: 800 West Ave, #235
Folio number: 0242031552490

Kalyan Inuganti
800 West Ave Apt 235
Miami Beach, FL 33139-5535

South Bay Club Condo Unit 335 Undiv .3800% Int In Common Elements
Property address: 800 West Ave, #335
Folio number: 0242031552500

Ana Beatriz Santos Birch
800 West Ave Apt 335
Miami Beach, FL 33139-5530

South Bay Club Condo Unit 435 Undiv .3800% Int In Common Elements
Property address: 800 West Ave, #435
Folio number: 0242031552510

Luisa Freitas Isabel Freitas
800 West Ave Apt 435
Miami Beach, FL 33139-5536

South Bay Club Condo Unit 535 Undiv .3800% Int In Common Elements
Property address: 800 West Ave, #535
Folio number: 0242031552520

Riitta Liisa Helminen
800 West Ave Apt 535
Miami Beach, FL 33139-5527

South Bay Club Condo Unit 635 Undiv .3800% Int In Common Elements
Property address: 800 West Ave, #635
Folio number: 0242031552530

Thomas Brown
6072 Wing Lake Rd
Bloomfield Hills, MI 48301-1529

South Bay Club Condo Unit 735 Undiv .3800% Int In Common Elements
Property address: 800 West Ave, #735
Folio number: 0242031552540

Rodney Hutcheson Kristiam Amador
800 West Ave Apt 735
Miami Beach, FL 33139-5599

South Bay Club Condo Unit 835 Undiv .3800% Int In Common Elements
Property address: 800 West Ave, #835
Folio number: 0242031552550

Fabricio A Ayala & W Claudia V
6412 NW 104th Path
Miami, FL 33178-3055

South Bay Club Condo Unit 935 Undiv .3800% Int In Common Elements
Property address: 800 West Ave, #935
Folio number: 0242031552560

Mihaela A Pascu
800 West Ave Apt 935
Miami Beach, FL 33139-5573

South Bay Club Condo Unit Ph-35 Undiv .3800% Int In Common Elements
Property address: 800 West Ave, #Ph35
Folio number: 0242031552570

Michael J Chianese
800 West Ave Unit Ph35
Miami Beach, FL 33139-5542

South Bay Club Condo Unit 236 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #236
Folio number: 0242031552580

Joseph D Sokolowski
800 West Ave Apt 236
Miami Beach, FL 33139-5535

South Bay Club Condo Unit 336 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #336
Folio number: 0242031552590

Tanya Villanueva
7008 SW 65th Ave
Miami, FL 33143-3248

South Bay Club Condo Unit 436 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #436
Folio number: 0242031552600

Victoria H Valencia & H Jaime Palomino
7811 Saint Charles Ave
New Orleans, LA 70118-3848

South Bay Club Condo Unit 536 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #536
Folio number: 0242031552610

Diana Dluz
800 West Ave Apt 536
Miami Beach, FL 33139-5527

South Bay Club Condo Unit 636 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #636
Folio number: 0242031552620

Gano Nicholas Veach
800 West Ave Apt 636
Miami Beach, FL 33139-5537

South Bay Club Condo Unit 836 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #836
Folio number: 0242031552640

Donald W Neufeld Paul Lomeli
800 West Ave Apt 836
Miami Beach, FL 33139-5538

South Bay Club Condo Unit 936 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #936
Folio number: 0242031552650

Antonio Quevedo Jr Le Delia M
Quevedo Le Rem Danielle M Quevedo
740 6th St SE
Naples, FL 34117-9375

South Bay Club Condo Unit Ph-36 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #Ph36
Folio number: 0242031552660

Robert Flamerich Sara Flamerich
800 West Ave # Ph36
Miami Beach, FL 33139-5542

South Bay Club Condo Unit 237 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #237
Folio number: 0242031552670

Jorge D Doctorovich & W Liliana B
1585 E 11th Ave
Hialeah, FL 33010-3308

South Bay Club Condo Unit 337 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #337
Folio number: 0242031552680

Ela Dopazo
515 W 59th St Apt 33A
New York, NY 10019-1035

South Bay Club Condo Unit 437 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #437
Folio number: 0242031552690

Oscar Sanchez
800 West Ave Apt 606
Miami Beach, FL 33139-5527

South Bay Club Condo Unit 537 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #537
Folio number: 0242031552700

Tdg Housing LLC
444 Brickell Ave Ste 224
Miami, FL 33131-2404

South Bay Club Condo Unit 637 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #637
Folio number: 0242031552710

La Lechuza Group Corp
800 West Ave Apt 637
Miami Beach, FL 33139-5537

South Bay Club Condo Unit 737 Undiv .1994% Int In Common Elements

Property address: 800 West Ave, #737
Folio number: 0242031552720

Ava Rado Harte Le Rem Samantha
Gibbons Rem Steven Harte
800 West Ave Apt 737
Miami Beach, FL 33139-5599

South Bay Club Condo Unit 837 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #837
Folio number: 0242031552730

Catherin E Seele
800 West Ave Apt 930
Miami Beach, FL 33139-5573

South Bay Club Condo Unit 937 Undiv .1994% Int In Common Elements

Property address: 800 West Ave, #937
Folio number: 0242031552740

Michela Belluso (Tr)
Ornella & Giovanni Belluso Co Trs
1943 E Marshall Ave
Phoenix, AZ 85016-3017

South Bay Club Condo Unit 238 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #238
Folio number: 0242031552760

Tru Ryder Solutions LLC
52 Devonshire Dr
Clifton, NJ 07013-2663

South Bay Club Condo Unit 338 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #338
Folio number: 0242031552770

Jinelle L Andujar
800 West Ave Apt 338
Miami Beach, FL 33139-5530

South Bay Club Condo Unit 438 Undiv .3018% Int In Common Elements
Property address:
Folio number: 0242031552780

Confidential
,

South Bay Club Condo Unit 538 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #538
Folio number: 0242031552790

Jose E Otero
800 West Ave Apt 538
Miami Beach, FL 33139-5527

South Bay Club Condo Unit 638 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #638
Folio number: 0242031552800

Jose E & Chama Otero
800 West Ave Apt 538
Miami Beach, FL 33139-5527

South Bay Club Condo Unit 738 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #738
Folio number: 0242031552810

Trung Truong
800 West Ave Apt 738
Miami Beach, FL 33139-5599

South Bay Club Condo Unit 938 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #938
Folio number: 0242031552830

David Hernandez
800 West Ave Apt 938
Miami Beach, FL 33139-5573

South Bay Club Condo Unit Ph-38 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #Ph38
Folio number: 0242031552840

Eric G Christiansen Maria F Christiansen
800 West Ave # Ph38
Miami Beach, FL 33139-5542

South Bay Club Condo Unit 240 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #240
Folio number: 0242031552850

Joseph William Tsigourakos
Alana Tsigourakos
800 West Ave Apt 240
Miami Beach, FL 33139-5535

South Bay Club Condo Unit 340 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #340
Folio number: 0242031552860

Dario Picardi Alfonsina Campagna
800 West Ave Apt 340
Miami Beach, FL 33139-5530

South Bay Club Condo Unit 440 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #440
Folio number: 0242031552870

Amado Mederos & W Teresa
800 West Ave Apt 440
Miami Beach, FL 33139-5536

South Bay Club Condo Unit 540 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #540
Folio number: 0242031552880

Andrew Loukas
800 West Ave Apt 845
Miami Beach, FL 33139-5538

South Bay Club Condo Unit 640 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #640
Folio number: 0242031552890

Andrew Loukas
800 West Ave Apt 845
Miami Beach, FL 33139-5538

South Bay Club Condo Unit 840 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #840
Folio number: 0242031552910

Jean C Heichman
800 West Ave Apt 840
Miami Beach, FL 33139-5538

South Bay Club Condo Unit 940 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #940
Folio number: 0242031552920

Christopher Fitsos
1301 45th St
Sacramento, CA 95819-4135

South Bay Club Condo Unit Ph-40 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #Ph40
Folio number: 0242031552930

Cynthia A Showstark Trs
Cynthia A Showstark Rev Tr
800 West Ave # Ph40
Miami Beach, FL 33139-5542

South Bay Club Condo Unit 241 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #241
Folio number: 0242031552940

South Bay Club Condo Unit 341 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #341
Folio number: 0242031552950

South Bay Club Condo Unit 441 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #441
Folio number: 0242031552960

South Bay Club Condo Unit 541 Undiv .1994% Int In Common Elements

Property address: 800 West Ave, #541
Folio number: 0242031552970

South Bay Club Condo Unit 641 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #641
Folio number: 0242031552980

South Bay Club Condo Unit 741 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #741
Folio number: 0242031552990

South Bay Club Condo Unit 841 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #841
Folio number: 0242031553000

South Bay Club Condo Unit 941 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #941
Folio number: 0242031553010

South Bay Club Condo Unit Ph-41 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #Ph41
Folio number: 0242031553020

South Bay Club Condo Unit 242 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #242
Folio number: 0242031553030

South Bay Club Condo Unit 342 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #342
Folio number: 0242031553040

South Bay Club Condo Unit 442 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #442
Folio number: 0242031553050

Sven Schulz Co Ety Foodman Et Al
1201 Brickell Ave Ste 360
Miami, FL 33131-3207

1250 West LLC
1330 Collins Ave Unit 1
Miami Beach, FL 33139-4209

Salvatore Domanti Federica Filimbaia
800 West Ave Apt 441
Miami Beach, FL 33139-5536

Jorge E Guzzetti Trs
Jorge E Guzzetti Revocable Trust
9 NE 19th Ct Apt 207C
Fort Lauderdale, FL 33305-1093

Michael Moosher Roxanne Moosher
1000 West Ave Apt 427
Miami Beach, FL 33139-4718

Michael J Dore
800 West Ave Apt 741
Miami Beach, FL 33139-5599

Felipe Cunha
800 West Ave Apt 841
Miami Beach, FL 33139-5538

Jo Ann Clark
800 West Ave Apt 941
Miami Beach, FL 33139-5573

Christopher E Kiley
800 West Ave Unit Ph 41
Miami Beach, FL 33139

South Beach West LLC
1330 Collins Ave # 1
Miami Beach, FL 33139-4209

Vivienne Frow
6166 N Sheridan Rd # 2611
Chicago, IL 60660-2836

Svya Karaim
6538 Collins Ave # 326
Miami Beach, FL 33141-4694

South Bay Club Condo Unit 542 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #542
Folio number: 0242031553060

Kathleen Vaccaro Tchalaby
800 West Ave Apt 844
Miami Beach, FL 33139-5538

South Bay Club Condo Unit 642 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #642
Folio number: 0242031553070

Sandra Kaplan
18220 SW 78th Pl
Miami, FL 33157-6227

South Bay Club Condo Unit 742 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #742
Folio number: 0242031553080

Susana Andres Carrillo
800 West Ave Apt 742
Miami Beach, FL 33139-5599

South Bay Club Condo Unit 842 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #842
Folio number: 0242031553090

Jason Powe Jennifer Gober
800 West Ave Apt 842
Miami Beach, FL 33139-5538

South Bay Club Condo Unit 942 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #942
Folio number: 0242031553100

Lazaro Suarez Yoel Guerra
800 West Ave Apt 942
Miami Beach, FL 33139-5573

South Bay Club Condo Unit Ph-42 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #Ph42
Folio number: 0242031553110

Daniel Francis Matteo
800 West Ave Ph 42
Miami Beach, FL 33139-5539

South Bay Club Condo Unit 243 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #243
Folio number: 0242031553120

Sven Schulz
800 West Ave Apt 243
Miami Beach, FL 33139-5535

South Bay Club Condo Unit 343 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #343
Folio number: 0242031553130

Joel L Hilfer
800 West Ave Apt 343
Miami Beach, FL 33139-5530

South Bay Club Condo Unit 443 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #443
Folio number: 0242031553140

Hank Rearden LLC
1111 Crandon Blvd Apt A1105
Key Biscayne, FL 33149-2619

South Bay Club Condo Unit 543 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #543
Folio number: 0242031553150

Camille Moingeon
800 West Ave Apt 543
Miami Beach, FL 33139-5527

South Bay Club Condo Unit 643 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #643
Folio number: 0242031553160

Alan Rose Trs Alan Rose
And Carmen Tagle Tr Carmen Tagle Trs
421 Hudson St Apt 712
New York, NY 10014-3652

South Bay Club Condo Unit 743 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #743
Folio number: 0242031553170

Jose M Lopez Rita A Lopez
800 West Ave Apt 743
Miami Beach, FL 33139-5599

South Bay Club Condo Unit 843 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #843
Folio number: 0242031553180

Beatricia Sagar (Tr) Beatricia Sagar
800 West Ave Apt 843
Miami Beach, FL 33139-5538

South Bay Club Condo Unit 943 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #943
Folio number: 0242031553190

Dianne Thorne
800 West Ave Apt 943
Miami Beach, FL 33139-5573

South Bay Club Condo Unit Ph-43 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #Ph43
Folio number: 0242031553200

James E Maki German A Mojocoa
320 E 42nd St Apt 3206
New York, NY 10017-5941

South Bay Club Condo Unit 244 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #244
Folio number: 0242031553210

William Gardner
800 West Ave Apt 244
Miami Beach, FL 33139-5535

South Bay Club Condo Unit 344 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #344
Folio number: 0242031553220

800 West Ave 344 LLC
1000 S Pointe Dr Apt 2503
Miami Beach, FL 33139-7393

South Bay Club Condo Unit 444 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #444
Folio number: 0242031553230

Allen Harris Flasterstein
PO Box 565901
Miami, FL 33256-5901

South Bay Club Condo Unit 644 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #644
Folio number: 0242031553250

Ran Z Golani
800 West Ave Apt 644
Miami Beach, FL 33139-5537

South Bay Club Condo Unit 744 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #744
Folio number: 0242031553260

Ariel Gene Huguet Katriana S Huguet
800 West Ave Apt 744
Miami Beach, FL 33139-5599

South Bay Club Condo Unit 844 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #844
Folio number: 0242031553270

Kathleen Vaccaro Tchalaby
800 West Ave Apt 844
Miami Beach, FL 33139-5538

South Bay Club Condo Unit 944 Undiv .3015% Int In Common Elements
Property address: 800 West Ave, #944
Folio number: 0242031553280

Robert S Diesel
800 West Ave Apt 944
Miami Beach, FL 33139-5573

South Bay Club Condo Unit Ph-44 Undiv .1994% Int In Common Elements
Property address: 800 West Ave, #Ph44
Folio number: 0242031553290

Omar J Rodriguez & W Ana M
800 West Ave # Ph44
Miami Beach, FL 33139-5542

South Bay Club Condo Unit 245 Undiv .38000% Int In Common Elements
Property address: 800 West Ave, #245
Folio number: 0242031553300

Spiaggia Inc
800 West Ave Apt 746
Miami Beach, FL 33139-5599

South Bay Club Condo Unit 345 Undiv .38000% Int In Common Elements
Property address: 800 West Ave, #345
Folio number: 0242031553310

Susan Schein
800 West Ave Apt 345
Miami Beach, FL 33139-5530

South Bay Club Condo Unit 445 Undiv .38000% Int In Common Elements
Property address: 800 West Ave, #445
Folio number: 0242031553320

Adolphus L Spain Trs Loyd A Johnson Trs
800 West Ave Apt 445
Miami Beach, FL 33139-5536

South Bay Club Condo Unit 545 Undiv .38000% Int In Common Elements
Property address: 800 West Ave, #545
Folio number: 0242031553330

Hendrika Elisabeth Breed
800 West Ave Apt 545
Miami Beach, FL 33139-5527

South Bay Club Condo Unit 645 Undiv .38000% Int In Common Elements
Property address: 800 West Ave, #645
Folio number: 0242031553340

Dianne Thorne
800 West Ave Apt 645
Miami Beach, FL 33139-5537

South Bay Club Condo Unit 745 Undiv .38000% Int In Common Elements
Property address: 800 West Ave, #745
Folio number: 0242031553350

Eric Chavoustie Michelle Chavoustie
800 West Ave Apt 745
Miami Beach, FL 33139-5599

South Bay Club Condo Unit 845 Undiv .38000% Int In Common Elements
Property address: 800 West Ave, #845
Folio number: 0242031553360

Andrew Loukas
800 West Ave Apt 845
Miami Beach, FL 33139-5538

South Bay Club Condo Unit 945 Undiv .38000% Int In Common Elements
Property address: 800 West Ave, #945
Folio number: 0242031553370

George F Zakharia Trs
Jihane K Zakharia Trs
907 N Linden Ct
Wichita, KS 67206-4006

South Bay Club Condo Unit Ph-45 Undiv .38000% Int In Common Elements
Property address: 800 West Ave, #Ph45
Folio number: 0242031553380

Mario Fauret
800 West Ave Ph 45
Miami Beach, FL 33139-5539

South Bay Club Condo Unit 246 Undiv .38000% Int In Common Elements
Property address: 800 West Ave, #246
Folio number: 0242031553390

Elizabeth Lardi Echeverria
800 West Ave Apt 246
Miami Beach, FL 33139-5535

South Bay Club Condo Unit 346 Undiv .38000% Int In Common Elements
Property address: 800 West Ave, #346
Folio number: 0242031553400

Michele L Taubman
800 West Ave Apt 346
Miami Beach, FL 33139-5530

South Bay Club Condo Unit 446 Undiv .38000% Int In Common Elements
Property address: 800 West Ave, #446
Folio number: 0242031553410

James L Weingarten
800 West Ave Apt 446
Miami Beach, FL 33139-5536

South Bay Club Condo Unit 546 Undiv .38000% Int In Common Elements
Property address: 800 West Ave, #546
Folio number: 0242031553420

Matthew Berman James Mumma
800 West Ave Apt 546
Miami Beach, FL 33139-5527

South Bay Club Condo Unit 646 Undiv .38000% Int In Common Elements
Property address: 800 West Ave, #646
Folio number: 0242031553430

James T Keim Trs
800 West Ave Apt 646
Miami Beach, FL 33139-5537

South Bay Club Condo Unit 746 Undiv .38000% Int In Common Elements
Property address: 800 West Ave, #746
Folio number: 0242031553440

Elizabeth Coryllos Lardi
800 West Ave Apt 746
Miami Beach, FL 33139-5599

South Bay Club Condo Unit 846 Undiv .38000% Int In Common Elements
Property address: 800 West Ave, #846
Folio number: 0242031553450

Jean B Del Rio Monique Del Rio
800 West Ave Apt 846
Miami Beach, FL 33139-5538

South Bay Club Condo Unit 946 Undiv .38000% Int In Common Elements
Property address: 800 West Ave, #946
Folio number: 0242031553460

Alexander Wendell & W Patricia
800 West Ave Apt 946
Miami Beach, FL 33139-5573

South Bay Club Condo Unit Ph-46 Undiv .38000% Int In Common Elements
Property address: 800 West Ave, #Ph46
Folio number: 0242031553470

800 West Ph 46 LLC
6 Grove St Rear
Cherry Hill, NJ 08002-2788

South Bay Club Condo Unit C-1 Undiv .3126% Int In Common Elements
Property address: 800 West Ave, #C1
Folio number: 0242031553480

South Bay Club Condo Assn Inc
800 West Ave
Miami Beach, FL 33139-5542

Lenox House Condo Unit 1 Undiv 16.68% Int In Common Elements
Property address: 800 Lenox Ave, #1
Folio number: 0242031600010

Jose Miguel Sariego
800 Lenox Ave Apt 1
Miami Beach, FL 33139-5621

Lenox House Condo Unit 2 Undiv 14.48% Int In Common Elements
Property address: 800 Lenox Ave, #2
Folio number: 0242031600020

Lois Harrison
800 Lenox Ave Apt 2
Miami Beach, FL 33139-5621

Lenox House Condo Unit 3 Undiv 18.84% Int In Common Elements
Property address: 800 Lenox Ave, #3
Folio number: 0242031600030

Mauricio Ferrazza
800 Lenox Ave Apt 3
Miami Beach, FL 33139-5621

Lenox House Condo Unit 4 Undiv 16.68% Int In Common Elements
Property address: 800 Lenox Ave, #4
Folio number: 0242031600040

Miriam Haskell Dante Trevisani
800 Lenox Ave Apt 4
Miami Beach, FL 33139-5621

Lenox House Condo Unit 5 Undiv 14.48% Int In Common Elements
Property address: 800 Lenox Ave, #5
Folio number: 0242031600050

Marilyn Gottlieb Roberts
& Karla L Gottlieb & Etal Jtrs
763 E Charleston Rd
Palo Alto, CA 94303-4706

Lenox House Condo Unit 6 Undiv 18.84% Int In Common Elements
Property address: 800 Lenox Ave, #6
Folio number: 0242031600060

Maria Federica Lugo Alex Kovalovsky
800 Lenox Ave Apt 6
Miami Beach, FL 33139-5621

815 Lenox Condo Unit 1 Undiv 13.25846% Int In Common Elements
Property address: 815 Lenox Ave, #1
Folio number: 0242032020010

Julie Glasgow C/O Massess Valera
11455 SW 40th St Ste 140
Miami, FL 33165-3311

815 Lenox Condo Unit 2 Undiv 11.64472% Int In Common Elements
Property address: 815 Lenox Ave, #2
Folio number: 0242032020020

Antonio Follari
815 Lenox Ave Apt 2
Miami Beach, FL 33139-5626

815 Lenox Condo Unit 3 Undiv 13.41337% Int In Common Elements
Property address: 815 Lenox Ave, #3
Folio number: 0242032020030

John Joseph Ryan
& W Mary Benita Ryan
815 Lenox Ave Apt 3
Miami Beach, FL 33139-5626

815 Lenox Condo Unit 4 Undiv 11.68345% Int In Common Elements
Property address: 815 Lenox Ave, #4
Folio number: 0242032020040

Antonio Follari
815 Lenox Ave Apt 4
Miami Beach, FL 33139-5626

815 Lenox Condo Unit 5 Undiv 11.64472% Int In Common Elements
Property address: 817 Lenox Ave, #5
Folio number: 0242032020050

Rachel Kay Spencer
817 Lenox Ave Apt 5
Miami Beach, FL 33139-5649

815 Lenox Condo Unit 6 Undiv 13.21973% Int In Common Elements
Property address: 817 Lenox Ave, #6
Folio number: 0242032020060

Michael Couzzi & W Julie Klein
815 Lenox Ave # 6
Miami Beach, FL 33139-5626

815 Lenox Condo Unit 7 Undiv 11.68345% Int In Common Elements
Property address: 817 Lenox Ave, #7
Folio number: 0242032020070

Kitty Stein
815 Lenox Ave # 7
Miami Beach, FL 33139-5626

815 Lenox Condo Unit 8 Undiv 13.4521% Int In Common Elements
Property address: 817 Lenox Ave, #8
Folio number: 0242032020080

Michael T Finno
817 Lenox Ave Apt 8
Miami Beach, FL 33139-5649

Lenox Courtyard Condo Unit 1 Undiv 12.50% Int In Common Elements
Property address: 822 Lenox Ave, #1
Folio number: 0242032300010

Chanreaksmey Khun
822 Lenox Ave Apt 1
Miami Beach, FL 33139-5623

Lenox Courtyard Condo Unit 2 Undiv 12.50% Int In Common Elements
Property address: 822 Lenox Ave, #2
Folio number: 0242032300020

Sefoka Re LLC
520 NW 165 Street Rd 101
Miami, FL 33169

Lenox Courtyard Condo Unit 3 Undiv 12.50% Int In Common Elements
Property address: 822 Lenox Ave, #3
Folio number: 0242032300030

Andrew Loukas
800 West Ave Apt 845
Miami Beach, FL 33139-5538

Lenox Courtyard Condo Unit 4 Undiv 12.50% Int In Common Elements
Property address: 822 Lenox Ave, #4
Folio number: 0242032300040

Steven H Mcelhaney
822 Lenox Ave Apt 4
Miami Beach, FL 33139-5623

Lenox Courtyard Condo Unit 5 Undiv 12.50% Int In Common Elements
Property address: 822 Lenox Ave, #5
Folio number: 0242032300050

Jack Cleo Company LLC
10225 Collins Ave Apt 302
Miami Beach, FL 33154-1400

Lenox Courtyard Condo Unit 6 Undiv 12.50% Int In Common Elements
Property address: 822 Lenox Ave, #6
Folio number: 0242032300060

Angiova Resol LLC
600 W 51st Ter
Miami Beach, FL 33140-2617

Lenox Courtyard Condo Unit 7 Undiv 12.50% Int In Common Elements
Property address: 822 Lenox Ave, #7
Folio number: 0242032300070

Susan B Cobleigh Laurel Cobleigh
4360 Winners Cir Apt 2813
Sarasota, FL 34238-5564

Lenox Courtyard Condo Unit 8 Undiv 12.50% Int In Common Elements
Property address: 822 Lenox Ave, #8
Folio number: 0242032300080

Armenta H Smith
822 Lenox Ave Apt 8
Miami Beach, FL 33139-5698

The 1120 On 7Th Street Condo Unit 1A Undiv 1/4 Int In Common Elements
Property address: 1120 7 St, #1A
Folio number: 0242032770010

Alexi E Manresa
1120 7th St Apt 1A
Miami Beach, FL 33139-5910

The 1120 On 7Th Street Condo Unit 2A Undiv 1/4 Int In Common Elements
Property address: 1120 7 St, #2A
Folio number: 0242032770020

Urgut LLC
4780 Pine Tree Dr Apt 2
Miami Beach, FL 33140-3151

The 1120 On 7Th Street Condo Unit 1B Undiv 1/4 Int In Common Elements
Property address: 1120 7 St, #1B
Folio number: 0242032770030

Joseph Wallace Trs
Joseph Wallace Revocable Trust
1120 7th St Apt 2
Miami Beach, FL 33139-5910

The 1120 On 7Th Street Condo Unit 2B Undiv 1/4 Int In Common Elements
Property address: 1120 7 St, #2B
Folio number: 0242032770040

Diego De Jesus Miranda
1120 7th St Apt 2B
Miami Beach, FL 33139-5910

Studio 744 Condo Unit 1 Undiv 16.66% Int In Common Elements
Property address: 744 Lenox Ave, #1
Folio number: 0242032940010

Pqr Investments Inc
1680 Michigan Ave Ste 910
Miami Beach, FL 33139-2550

Studio 744 Condo Unit 2 Undiv 16.66% Int In Common Elements
Property address: 744 Lenox Ave, #2
Folio number: 0242032940020

Francisco J Ferreiro
744 Lenox Ave Apt 2
Miami Beach, FL 33139-5939

Studio 744 Condo Unit 3 Undiv 16.66% Int In Common Elements
Property address: 744 Lenox Ave, #3
Folio number: 0242032940030

Elizabeth Anne Bell
744 Lenox Ave Apt 3
Miami Beach, FL 33139-5939

Studio 744 Condo Unit 4 Undiv 16.66% Int In Common Elements
Property address: 744 Lenox Ave, #4
Folio number: 0242032940040

Pan81 LLC
1680 Michigan Ave Ste 910
Miami Beach, FL 33139-2550

Studio 744 Condo Unit 5 Undiv 16.66% Int In Common Elements
Property address: 744 Lenox Ave, #5
Folio number: 0242032940050

Pan81 LLC
1680 Michigan Ave Ste 910
Miami Beach, FL 33139-2550

Studio 744 Condo Unit 6 Undiv 16.66% Int In Common Elements
Property address: 744 Lenox Ave, #6
Folio number: 0242032940060

Marco F Pena
744 Lenox Ave Apt 6
Miami Beach, FL 33139-5939

The Casa Bella Condo On S Beach Unit 2 Undiv 12.01% Int In Common Elemen
Property address: 840 Lenox Ave, #2
Folio number: 0242033190020

Christian Alexander Garces
840 Lenox Ave Apt 2
Miami Beach, FL 33139-5624

The Casa Bella Condo On S Beach Unit 5 Undiv 4.34% Int In Common Element
Property address: 840 Lenox Ave, #5
Folio number: 0242033190040

Djazir Abella Brigitte Olivia Abella
840 Lenox Ave Apt 5
Miami Beach, FL 33139-5624

The Casa Bella Condo On S Beach Unit 4 Undiv 5.86% Int In Common Element
Property address: 840 Lenox Ave, #4
Folio number: 0242033190050

Cybele Dewulf Jtrs Lucienne Dewulf Jtrs
840 Lenox Ave Apt 4
Miami Beach, FL 33139-5624

The Casa Bella Condo On S Beach Unit 6 Undiv 6.44% Int In Common Element
Property address: 840 Lenox Ave, #6
Folio number: 0242033190060

Ismael Cueva
840 Lenox Ave Apt 6
Miami Beach, FL 33139-5624

The Casa Bella Condo On S Beach Unit 7 Undiv 7.02% Int In Common Element
Property address: 840 Lenox Ave, #7
Folio number: 0242033190070

Patrick Michael Flood
13219 Fiji Way Unit D
Marina Del Rey, CA 90292-7072

The Casa Bella Condo On S Beach Unit 9 Undiv 7.02% Int In Common Element
Property address: 840 Lenox Ave, #9
Folio number: 0242033190080

Vivaslava LLC
1680 Michigan Ave Ste 910
Miami Beach, FL 33139-2550

The Casa Bella Condo On S Beach Unit 8 Undiv 6.71% Int In Common Element
Property address: 840 Lenox Ave, #8
Folio number: 0242033190090

Pmmia LLC
162 Lincoln Rd # 506
Miami Beach, FL 33139

The Casa Bella Condo On S Beach Unit 10 Undiv 6.71% Int In Common Elemen
Property address: 840 Lenox Ave, #10
Folio number: 0242033190100

Michelle Silva
9001 NW 1st Ave
Miami, FL 33150-2247

The Casa Bella Condo On S Beach Unit 11 Undiv 6.75% Int In Common Elemen
Property address: 840 Lenox Ave, #11
Folio number: 0242033190110

Laurent Boisdron
840 Lenox Ave Apt 11
Miami Beach, FL 33139-5650

The Casa Bella Condo On S Beach Unit 12 Undiv 6.75% Int In Common Elemen
Property address: 840 Lenox Ave, #12
Folio number: 0242033190120

Alexandra B C Kann
4000 Hollywood Blvd Ste 735
Hollywood, FL 33021-1213

The Casa Bella Condo On S Beach Unit 1B Undiv 1.60% Int In Common Elemen Property address: 840 Lenox Ave, #1B Folio number: 0242033190140	Christian Alexander Garces 840 Lenox Ave Apt 2 Miami Beach, FL 33139-5624
The Casa Bella Condo On S Beach Unit 1C Undiv 1.60% Int In Common Elemen Property address: 840 Lenox Ave, #1C Folio number: 0242033190150	Cybele Dewulf Jtrs Lucienne Dewulf Jtrs 840 Lenox Ave Apt 4 Miami Beach, FL 33139-5624
The Casa Bella Condo On S Beach Unit 1D Undiv 1.60% Int In Common Elemen Property address: 840 Lenox Ave, #1D Folio number: 0242033190160	Ismael Cueva 840 Lenox Ave Apt 6 Miami Beach, FL 33139-5624
The Casa Bella Condo On S Beach Unit 1E Undiv 1.60% Int In Common Elemen Property address: 840 Lenox Ave, #1E Folio number: 0242033190170	Patrick Michael Flood 840 Lenox Ave Apt 7 Miami Beach, FL 33139-5650
The Casa Bella Condo On S Beach Unit 1F Undiv 1.60% Int In Common Elemen Property address: 840 Lenox Ave, #1F Folio number: 0242033190180	Laurent Boisdron 840 Lenox Ave Apt 11 Miami Beach, FL 33139-5650
The Casa Bella Condo On S Beach Unit 1G Undiv 1.60% Int In Common Elemen Property address: 840 Lenox Ave, #1G Folio number: 0242033190190	Alexandra B C Kann 4000 Hollywood Blvd Ste 735 Hollywood, FL 33021-1213
The Casa Bella Condo On S Beach Unit 1I Undiv 1.60% Int In Common Elemen Property address: 840 Lenox Ave, #1I Folio number: 0242033190210	Christian Alexander Garces 840 Lenox Ave Apt 2 Miami Beach, FL 33139-5624
Lenox On The Beach Condo Unit 1040-1 Undiv 0.203799% Int In Common Eleme Property address: 1040 7 St, #10401 Folio number: 0242033350010	Phong Vuong Tanja Vuong 4938 N Kenmore Ave Chicago, IL 60640-3748
Lenox On The Beach Condo Unit 1040-2 Undiv 0.131677% Int In Common Eleme Property address: 1040 7 St, #10402 Folio number: 0242033350020	Evelyn Swiderski 251 80th St Brooklyn, NY 11209-3611
Lenox On The Beach Condo Unit 1040-3 Undiv 0.144530% Int In Common Eleme Property address: 1040 7 St, #10403 Folio number: 0242033350030	Philip Gillich Anthony Jenkins Amy Stevens Neisler 1040 7th St Unit 10403 Miami Beach, FL 33139-5947
Lenox On The Beach Condo Unit 1040-4 Undiv 0.088689% Int In Common Eleme Property address: 1040 7 St, #10404 Folio number: 0242033350040	Jean Luc Brunnel 1040 7th St Apt 4 Miami Beach, FL 33139-5947
Lenox On The Beach Condo Unit 1050-1 Undiv 0.131677% Int In Common Eleme Property address: 1050 7 St, #10501 Folio number: 0242033350050	Jjab LLC 5901 NW 151st St Ste 126 Hialeah, FL 33014-2454

Lenox On The Beach Condo Unit 1050-2 Undiv 0.122251% Int In Common Eleme	Magdalena M Hernandez
Property address: 1050 7 St, #10502	6644 SW 163rd Pl
Folio number: 0242033350060	Miami, FL 33193-4429
Lenox On The Beach Condo Unit 1050-3 Undiv 0.088689% Int In Common Eleme	Nadine Chamaa
Property address: 1050 7 St, #10503	C/O Jean Claude Chamaa
Folio number: 0242033350070	2410 Albatross St Unit 14
	San Diego, CA 92101-1435
Lenox Condo Unit 1 Undiv 38.340% Int In Common Elements	Chuchamguito LLC
Property address: 745 Lenox Ave, #1	745 Lenox Ave # 1
Folio number: 0242033510010	Miami Beach, FL 33139-5908
Lenox Condo Unit 2 Undiv 35.186% Int In Common Elements	Bull 1512 LLC
Property address: 747 Lenox Ave, #2	745 Lenox Ave
Folio number: 0242033510020	Miami Beach, FL 33139-5908
Lenox Condo Unit 3 Undiv 26.474% Int In Common Elements	Drago 1512 LLC
Property address: 747 Lenox Ave, #3	747 Lenox Ave Apt 3
Folio number: 0242033510030	Miami Beach, FL 33139-5935
El Veronese Condo Unit 1 Undiv 4.871633% Int In Common Elements	Antony 710 Inc
Property address: 700 Lenox Ave, #1	235 Lincoln Rd Ste 310
Folio number: 0242033690010	Miami Beach, FL 33139-3141
El Veronese Condo Unit 2 Undiv 4.776936% Int In Common Elements	Antony 710 Inc
Property address: 700 Lenox Ave, #2	235 Lincoln Rd Ste 310
Folio number: 0242033690020	Miami Beach, FL 33139-3141
El Veronese Condo Unit 3 Undiv 4.776936% Int In Common Elements	Antony 710 Inc
Property address: 700 Lenox Ave, #3	235 Lincoln Rd Ste 310
Folio number: 0242033690030	Miami Beach, FL 33139-3141
El Veronese Condo Unit 4 Undiv 4.776936% Int In Common Elements	Antony 710 Inc
Property address: 700 Lenox Ave, #4	235 Lincoln Rd Ste 310
Folio number: 0242033690040	Miami Beach, FL 33139-3141
El Veronese Condo Unit 5 Undiv 4.776936% Int In Common Elements	Sweet House 2016 Inc
Property address: 700 Lenox Ave, #5	235 Lincoln Rd Ste 310
Folio number: 0242033690050	Miami Beach, FL 33139-3141
El Veronese Condo Unit 6 Undiv 4.776936% Int In Common Elements	Sweet House 2016 Inc
Property address: 700 Lenox Ave, #6	235 Lincoln Rd Ste 310
Folio number: 0242033690060	Miami Beach, FL 33139-3141
El Veronese Condo Unit 7 Undiv 4.776936% Int In Common Elements	Sweet House 2016 Inc
Property address: 700 Lenox Ave, #7	235 Lincoln Rd Ste 310
Folio number: 0242033690070	Miami Beach, FL 33139-3141

El Veronese Condo Unit 8 Undiv 4.871633% Int In Common Elements
Property address: 700 Lenox Ave, #8
Folio number: 0242033690080

Lara 1920 LLC
235 Lincoln Rd Ste 310
Miami Beach, FL 33139-3141

El Veronese Condo Unit 9 Undiv 4.871633% Int In Common Elements
Property address: 720 Lenox Ave, #9
Folio number: 0242033690090

Sweet House 2016 Inc
235 Lincoln Rd Ste 310
Miami Beach, FL 33139-3141

El Veronese Condo Unit 10 Undiv 4.776936% Int In Common Elements
Property address: 720 Lenox Ave, #10
Folio number: 0242033690100

Sweet House 2016 Inc
235 Lincoln Rd Ste 310
Miami Beach, FL 33139-3141

El Veronese Condo Unit 11 Undiv 4.776936% Int In Common Elements
Property address: 720 Lenox Ave, #11
Folio number: 0242033690110

Sweet House 2016 Inc
235 Lincoln Rd Ste 310
Miami Beach, FL 33139-3141

El Veronese Condo Unit 12A Undiv 4.776936% Int In Common Elements
Property address: 720 Lenox Ave, #12
Folio number: 0242033690120

Sunrise Court LLC
235 Lincoln Rd Ste 310
Miami Beach, FL 33139-3141

El Veronese Condo Unit 12B Undiv 4.776936% Int In Common Elements
Property address: 720 Lenox Ave, #13
Folio number: 0242033690130

Biagio 710 Inc
235 Lincoln Rd Ste 310
Miami Beach, FL 33139-3141

El Veronese Condo Unit 14 Undiv 4.776936% Int In Common Elements
Property address: 720 Lenox Ave, #14
Folio number: 0242033690140

Biagio 710 Inc
235 Lincoln Rd Ste 310
Miami Beach, FL 33139-3141

El Veronese Condo Unit 15 Undiv 4.776936% Int In Common Elements
Property address: 720 Lenox Ave, #15
Folio number: 0242033690150

Biagio 710 Inc
235 Lincoln Rd Ste 310
Miami Beach, FL 33139-3141

El Veronese Condo Unit 16 Undiv 4.871633% Int In Common Elements
Property address: 720 Lenox Ave, #16
Folio number: 0242033690160

Sweet House 2016 Inc
235 Lincoln Rd Ste 310
Miami Beach, FL 33139-3141

El Veronese Condo Unit 17 Undiv 5.808081% Int In Common Elements
Property address: 710 Lenox Ave, #17
Folio number: 0242033690170

Sunrise Court LLC
235 Lincoln Rd Ste 310
Miami Beach, FL 33139-3141

El Veronese Condo Unit 18 Undiv 5.808081% Int In Common Elements
Property address: 710 Lenox Ave, #18
Folio number: 0242033690180

Sweet House 2016 Inc
235 Lincoln Rd Ste 310
Miami Beach, FL 33139-3141

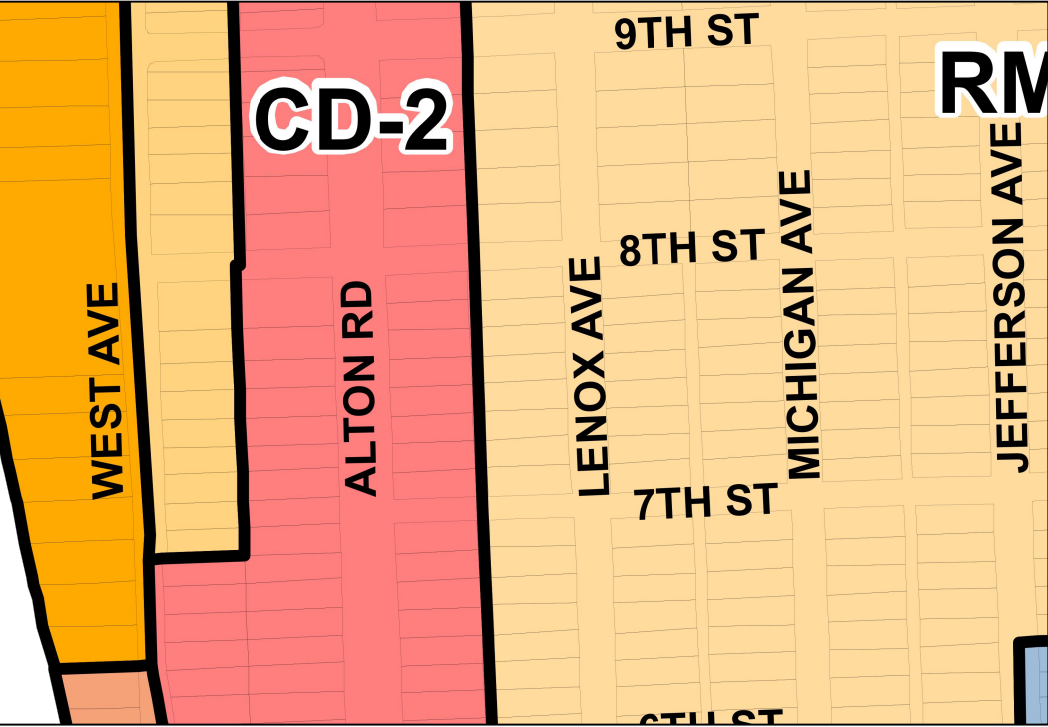
El Veronese Condo Unit 19 Undiv 5.787037% Int In Common Elements
Property address: 710 Lenox Ave, #19
Folio number: 0242033690190

Sunrise Court LLC
235 Lincoln Rd Ste 310
Miami Beach, FL 33139-3141

El Veronese Condo Unit 20 Undiv 5.787037% Int In Common Elements
Property address: 710 Lenox Ave, #20
Folio number: 0242033690200

Sweet House 2016 Inc
235 Lincoln Rd Ste 310
Miami Beach, FL 33139-3141

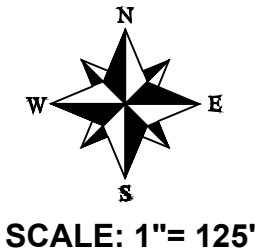
LOCATION DETAIL



LEGAL DESCRIPTION:

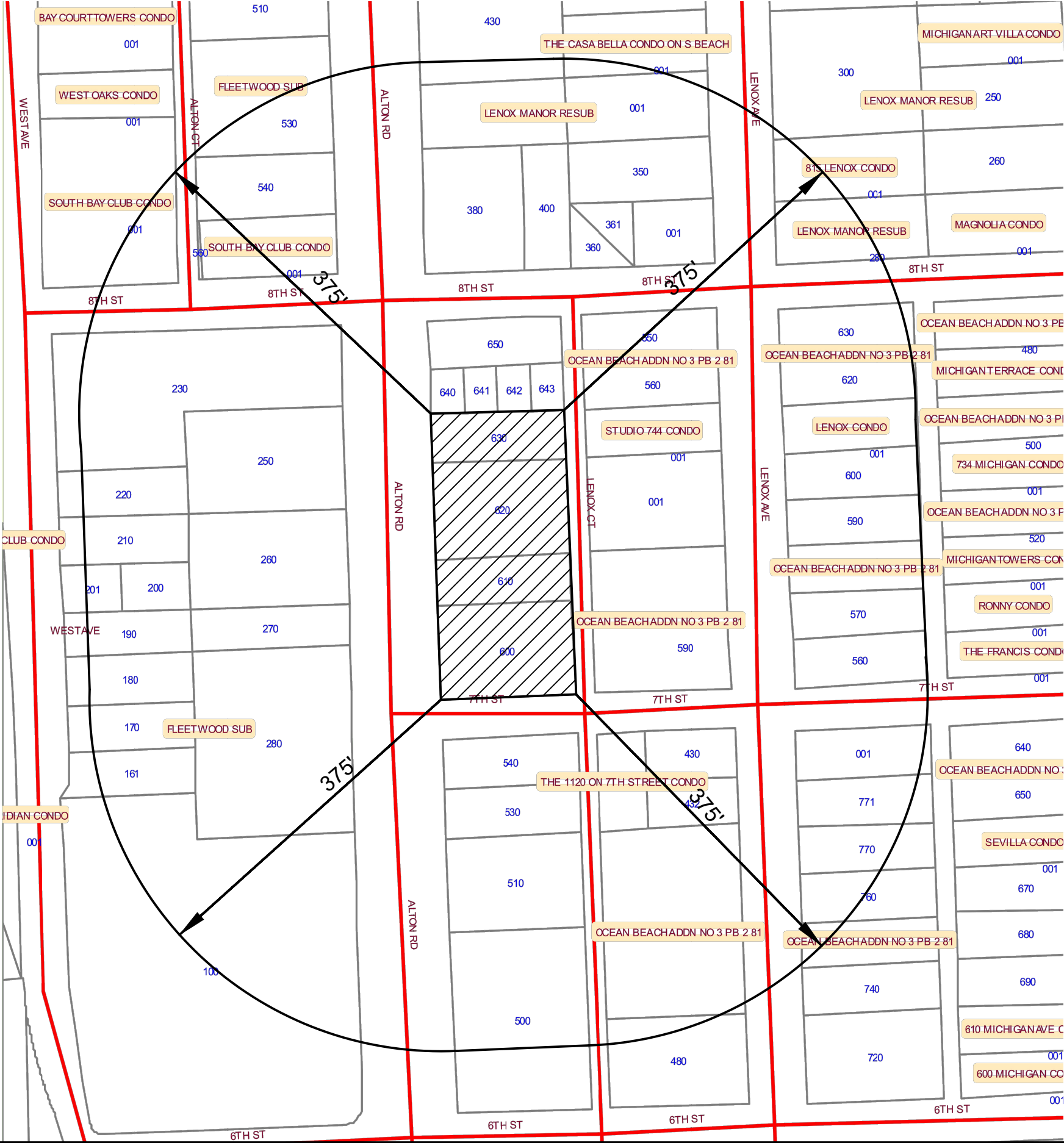
Lots 9 through 14, inclusive, Block 106 of "OCEAN BEACH ADDITION NUMBER 3", according to the Plat thereof, as recorded in Plat Book 2, at Page 81 of the Public Records of Miami Dade County, Florida.
LOCATION: 709 Alton Road, Miami Beach FL 33139
FOLIO: 02-4203-009-8600

FOR: HOLLAND & KNIGHT, LLP
ORDER: 220305
DATE: March 9, 2022



The Zoning Specialists Group, Inc.
7729 NW 146th Street
Miami Lakes FL 33016
Ph: (305) 828-1210
www.thezoningspecialistsgroup.com

375-FOOT RADIUS MAP:



Jan Anders Ivarsson
Kent E Thorselius
Scheelegatan 17
Stockholm 112 28, Sweden

Robert Fisser Mijke Albersen
Pr Hendriklaan 3
Bussum 1404Ar, Netherlands

Antonio Ursino
Via Vestricio Spurinna 101 D
Roma 00175, Italy

Vito G Zullo
Via Dante 47
Cesano Boscone Milano 20090, Italy

Skifteri 22 LLC
Via Bigioni N 10 B
Carrera 54033, Italy

Steffen Kluschke
Schliemann Strasse 30
Berlin 10437, Germany

Elizabeth Sorg
Bischofsweg 54
Frankfurt 60598, Germany

Chemtov Baruh
6 Rue Hache
Chatillion 92320, France

Tomas Kudera
Na Vinicce 1
16900 Praha, Czech Republic

Nice Guy Investments LLC
Na Vinicce 1
16900 Praha, Czech Republic

S And C Miami Beach Condo Inc
110 Neville Park Blvd
Toronto M4e3p8, Canada

Sean Christopher Marek Britini Tegan
Jocelyn Marek
777 Richards St Apt#3311
Vancouver Bc V6b Om6, Canada

Esther Miaw Hung Mui
516 33 Harbour Sq
Toronto On M5j 2G2, Canada

David Campbell Timothy Webb
25 Grafton Ave
Toronto On M6r1c3, Canada

Tch 500 Alton LLC
2665 S Bayshore Dr Ste 1020
Miami, FL 33133-5462

Federation Towers Preservation Lp
250 W 55th St # 35Fl
New York, NY 10019-9710

Federation Towers Land LLC
250 W 55th St Fl 35
New York, NY 10019-9710

740 Alton Rd LLC
4770 Biscayne Blvd Ste 1100
Miami, FL 33137-3247

Miami Dade County Gsa R/E Mgmt
111 NW 1st St Ste 2460
Miami, FL 33128-1929

824 Alton Road Partners LLC
2200 Biscayne Blvd
Miami, FL 33137-5283

Alton Hostel LLC
3200 Sunnymeade Rd
Rustburg, VA 24588-3347

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

Urban Beach III LLC
C/O Sentinel Real Estate Corp
1251 Avenue Of The Americas Fl 35
New York, NY 10020-1104

Jac 711 LLC
1310 Monad Ter Apt 4
Miami Beach, FL 33139-3763

Rose N Gomez
719 Lenox Ave
Miami Beach, FL 33139-5908

Pennsylvania Lc
800 Washington Ave Apt 112
Miami Beach, FL 33139-5899

Joseph Assaf
737 Lenox Ave
Miami Beach, FL 33139-5629

Lenox Condo LLC
1717 N Bayshore Dr Apt 1831
Miami, FL 33132-1155

Lucy Smith Jtrs Prandeo Rajan Jtrs
11725 SW 80th Rd
Miami, FL 33156-4408

629 Lenox Holdings LLC
3050 Biscayne Blvd Ste 801
Miami, FL 33137-4184

MafI Invest LLC C/O Baur Klein Pa
11767 S Dixie Hwy 103
Miami, FL 33156

645 Lenox Ave LLC
350 NE 24th St Ste 108
Miami, FL 33137-4873

Lord And Harte LLC
830 Manhattan Ave Apt 2
Brooklyn, NY 11222-2309

Costazul LLC
325 S Biscayne Blvd Apt 523
Miami, FL 33131-2483

Playamar LLC
325 S Biscayne Blvd Apt 523
Miami, FL 33131-2483

Lulav Square Apartments Lp
2206 Jo An Dr
Sarasota, FL 34231-4079

Edw A Mccarthy Archbishop
9401 Bisc Blvd
Miami, FL 33138-2970

Edw A Mccarthy Archbishop
Bishop Of Diocese
9401 Bisc Blvd
Miami, FL 33138-2970

Baranof Holdings
South Beach Storage LLC
2850 N Harwood St Ste 1000
Dallas, TX 75201-2651

South Beach Heights II LLC
2200 Biscayne Blvd
Miami, FL 33137-5283

Josef Goldman & Yetta
1251 Avenue Of The Americas 35th
New York, NY 10020-1104

Marcus Granek
210 174th St Apt 2211
North Miami Beach, FL 33160-3345

Alton Road Development LLC
2200 Biscayne Blvd
Miami, FL 33137-5283

Isaac Nahman Trs Isaac Nahman
Revocable Tr Estelle Nahman Mazor
1855 NE 212th Ter
Miami, FL 33179-1530

Hdr Rosenfield Inc
7801 Abbott Ave Apt 404
Miami Beach, FL 33141-2046

Hdr Rosenfield Inc 60%
Donna Gordon Book 40%
7801 Abbott Ave Apt 404
Miami Beach, FL 33141-2046

Lillian Feller Le Gertrude Selevan Rem
10175 Collins Ave Apt 806
Miami Beach, FL 33154-1664

Neriman Caliskan
1150 8th St
Miami Beach, FL 33139-5913

Elite Beach Associates Limited
% Harvey K Mattel Esquire
1314 SE 2nd Ave
Fort Lauderdale, FL 33316-1810

Richard B Carmel Tr
12555 Biscayne Blvd # 800
North Miami, FL 33181-2522

Jrk Real Estate Invest Ira LLC
814 Lenox Ave
Miami Beach, FL 33139-5689

Abimael Ortiz & W Lidia
1111 8th St
Miami Beach, FL 33139-5912

Arsenio Soto & W Myra
1121 8th St
Miami Beach, FL 33139-5912

807 Alton Owner LLC
575 Madison Ave Fl 22
New York, NY 10022-8541

Urban Beach III LLC
C/O Sentinel Real Estate Corp
1251 Avenue Of The Americas # 35
New York, NY 10020-1104

Co1 835 LLC
835 E Dilido Dr
Miami Beach, FL 33139-1241

C01 835 LLC
322 E Dilido Dr
Miami Beach, FL 33139-1232

Dilis And Enoch Florida Estate LLC
2858 Pine Tree Dr Apt 5
Miami Beach, FL 33140-4347

Wendy Green
724 Lenox Ave Apt A2
Miami Beach, FL 33139-5942

Meisl Usa LLC
1329 Alton Rd
Miami Beach, FL 33139-3811

Jair Garcia
724 Lenox Ave Apt 4A
Miami Beach, FL 33139-5942

Jair A Garcia
728 Lenox Ave Apt 5
Miami Beach, FL 33139-5983

Lamar Beach LLC
2750 NE 185th St Ste 204
Miami, FL 33180-2877

Federica Agostinelli
1680 Michigan Ave Ste 910
Miami Beach, FL 33139-2550

Brian Ballou Livia Ballou
600 NW 166th Ave
Pembroke Pines, FL 33028-1405

Raquel A Pacheco
732 Lenox Ave Apt 1B
Miami Beach, FL 33139-5940

Metaphor Invest LLC
900 Euclid Ave Apt 22
Miami Beach, FL 33139-5469

Elisa Serra
732 Lenox Ave Apt 3B
Miami Beach, FL 33139-5940

Diego Vervloet
732 Lenox Ave Apt B4
Miami Beach, FL 33139-5940

Dean Daniel Lerer
736 Lenox Ave Apt B5
Miami Beach, FL 33139-5941

Nanci F Martinez
736 Lenox Ave Apt B6
Miami Beach, FL 33139-5941

Maribel Altobar
736 Lenox Ave Apt B7
Miami Beach, FL 33139-5941

Lori Ann Warriner
736 Lenox Ave Apt B8
Miami Beach, FL 33139-5941

Dario Picardi Alfonsina Campagna
800 West Ave Apt 340
Miami Beach, FL 33139-5530

IVan Tamar Jackson
Michael T Godette
800 West Ave Apt 301
Miami Beach, FL 33139-5535

David Deforrest Ann E Meng
1644 Mcduff Ave S
Jacksonville, FL 32205-8155

Francisco Armendariz Jr IVon Petrus
800 West Ave Apt 501
Miami Beach, FL 33139-5536

Gail Fix
800 West Ave Apt 601
Miami Beach, FL 33139-5527

Anisha Properties LLC
407 Lincoln Rd Ste 2F
Miami Beach, FL 33139-3018

Blandine Roussel
422 W Riverside Dr Apt 516
Austin, TX 78704-0375

Richard Bellew III Alexander Serrud
800 West Ave Apt 901
Miami Beach, FL 33139-5538

Patrick Dennis
800 West Ave # Ph01
Miami Beach, FL 33139-5542

Catia Dombrowski
800 West Ave Apt 202
Miami Beach, FL 33139-5579

Jennifer Blum
800 West Ave Apt 302
Miami Beach, FL 33139-5535

Jose Valdovinos Carolina Camacho
58 Rich Avenue W
Greenwich, CT 06830

Sybille Fritz Kaspar
800 West Ave Apt 502
Miami Beach, FL 33139-5536

Maria Virginia Alonso
800 West Ave Apt 602
Miami Beach, FL 33139-5527

Dina Ansaldi Scatigno
800 West Ave Apt 702
Miami Beach, FL 33139-5537

Jonathan Gelber & W Jeanette
800 West Ave Apt 802
Miami Beach, FL 33139-5599

Susan D Whitebrook
800 West Ave Apt 902
Miami Beach, FL 33139-5538

Peter Ip Melissa Ip
800 West Ave # Ph02
Miami Beach, FL 33139-5542

Bgm Bay West LLC
1330 Collins Ave Ste 1
Miami Beach, FL 33139-4209

Mark Shatley
800 West Ave Apt 303
Miami Beach, FL 33139-5535

Alejandro Vera
800 West Ave Apt 403
Miami Beach, FL 33139-5530

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

Deidre Collins
800 West Ave Apt 703
Miami Beach, FL 33139-5537

Rent Rentals LLC
1200 Brickell Bay Dr Apt 3515
Miami, FL 33131-3272

Jessica Ng Jtrs Yin Yin Molly Ng Jtrs
Paul Ng Jtrs
800 West Ave Apt 903
Miami Beach, FL 33139-5538

Venice At Euclid LLC
1000 5th St Ste 229
Miami Beach, FL 33139-6510

Lourdes & Heriberto Hernandez Jr
Hugo Hernandez
800 West Ave Apt 204
Miami Beach, FL 33139-5579

Selma Rodriguez
800 West Ave Apt 304
Miami Beach, FL 33139-5535

Corbata LLC
12550 Biscayne Blvd Ste 406
Miami, FL 33181-2544

David Daniel
576 S Ocean Ave
Patchogue, NY 11772-3715

Michael Karavolos Paula Romo
1995 NE 196th Ter
Miami, FL 33179-3629

Dominic Yanquoi Simona Simeonova
800 West Ave Apt 704
Miami Beach, FL 33139-5537

Henry Loeb & W Grisel H
800 West Ave Apt 804
Miami Beach, FL 33139-5599

Massimo Massimi Alessandra Neri
800 West Ave Apt 904
Miami Beach, FL 33139-5584

Stella Real Estate Inc
150 SE 2nd Ave Ste 1010
Miami, FL 33131-1577

Jp And Jp Consulting LLC
800 West Ave Apt 205
Miami Beach, FL 33139-5579

Valerie Marie Sheafe Le Rem Valerie
M Sheafe Patterson & Cheryl L Nels
7441 Wayne Ave Apt 15F
Miami Beach, FL 33141-2566

Nicolas Diiorio
703 SE 16th Ct
Fort Lauderdale, FL 33316-2921

Patricia D Vicari
5 Island Ave Apt 2B
Miami Beach, FL 33139-1302

William S Gadless Krystal Gadless
800 West Ave Apt 605
Miami Beach, FL 33139-5527

Natalie A Mendez
800 West Ave Apt 705
Miami Beach, FL 33139-5537

Ammy LLC
407 Lincoln Rd Ste 2F
Miami Beach, FL 33139-3018

Marques T Wilson
800 West Ave Apt 905
Miami Beach, FL 33139-5584

Horacio Irausquin
800 West Ave Unit Ph 5
Miami Beach, FL 33139-5542

Mary E Showstark Trs
The Mary E Showstark Rev Tr
800 West Ave Apt 206
Miami Beach, FL 33139-5579

High Technology Services Inc
444 Brickell Ave Ste 51418
Miami, FL 33131-2403

John A Coerse
800 West Ave Apt 406
Miami Beach, FL 33139-5530

Enid Rodriguez
800 West Ave Apt 506
Miami Beach, FL 33139-5536

Oscar Sanchez
800 West Ave Apt 606
Miami Beach, FL 33139-5527

James Kiernan Marcia Kiernan
800 West Ave Apt 706
Miami Beach, FL 33139-5580

Steven Frumkin
44 Heatherhill Ln
Woodcliff Lake, NJ 07677-8147

Jennifer Lee Aronson
800 West Ave Apt 906
Miami Beach, FL 33139-5584

Joseph Abbamont Joel Cuccio
800 West Ave # Ph06
Miami Beach, FL 33139-5542

Eduardo Tartarini
800 West Ave Apt 208
Miami Beach, FL 33139-5579

Roberto Alvarez
800 West Ave Apt 308
Miami Beach, FL 33139-5535

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Chanreamsme Khun
822 Lenox Ave Apt 1
Miami Beach, FL 33139-5623

Sefoka Re LLC
520 NW 165 Street Rd 101
Miami, FL 33169

Steven H Mcelhaney
822 Lenox Ave Apt 4
Miami Beach, FL 33139-5623

Jack Cleo Company LLC
10225 Collins Ave Apt 302
Miami Beach, FL 33154-1400

Angiova Resol LLC
600 W 51st Ter
Miami Beach, FL 33140-2617

Susan B Cobleigh Laurel Cobleigh
4360 Winners Cir Apt 2813
Sarasota, FL 34238-5564

Armenta H Smith
822 Lenox Ave Apt 8
Miami Beach, FL 33139-5698

Alexi E Manresa
1120 7th St Apt 1A
Miami Beach, FL 33139-5910

Urgut LLC
4780 Pine Tree Dr Apt 2
Miami Beach, FL 33140-3151

Joseph Wallace Trs
Joseph Wallace Revocable Trust
1120 7th St Apt 2
Miami Beach, FL 33139-5910

Diego De Jesus Miranda
1120 7th St Apt 2B
Miami Beach, FL 33139-5910

Pqr Investments Inc
1680 Michigan Ave Ste 910
Miami Beach, FL 33139-2550

Francisco J Ferreiro
744 Lenox Ave Apt 2
Miami Beach, FL 33139-5939

Elizabeth Anne Bell
744 Lenox Ave Apt 3
Miami Beach, FL 33139-5939

Pan81 LLC
1680 Michigan Ave Ste 910
Miami Beach, FL 33139-2550

Marco F Pena
744 Lenox Ave Apt 6
Miami Beach, FL 33139-5939

Christian Alexander Garces
840 Lenox Ave Apt 2
Miami Beach, FL 33139-5624

Djazir Abella Brigitte Olivia Abella
840 Lenox Ave Apt 5
Miami Beach, FL 33139-5624

Cybele Dewulf Jtrs
Lucienne Dewulf Jtrs
840 Lenox Ave Apt 4
Miami Beach, FL 33139-5624

Ismael Cueva
840 Lenox Ave Apt 6
Miami Beach, FL 33139-5624

Patrick Michael Flood
13219 Fiji Way Unit D
Marina Del Rey, CA 90292-7072

Vivaslava LLC
1680 Michigan Ave Ste 910
Miami Beach, FL 33139-2550

Pmmia LLC
162 Lincoln Rd # 506
Miami Beach, FL 33139

Michelle Silva
9001 NW 1st Ave
Miami, FL 33150-2247

Laurent Boisdron
840 Lenox Ave Apt 11
Miami Beach, FL 33139-5650

Alexandra B C Kann
4000 Hollywood Blvd Ste 735
Hollywood, FL 33021-1213

Patrick Michael Flood
840 Lenox Ave Apt 7
Miami Beach, FL 33139-5650

Phong Vuong Tanja Vuong
4938 N Kenmore Ave
Chicago, IL 60640-3748

Evelyn Swiderski
251 80th St
Brooklyn, NY 11209-3611

Philip Gillich Anthony Jenkins
Amy Stevens Neisler
1040 7th St Unit 10403
Miami Beach, FL 33139-5947

Jean Luc Brunnel
1040 7th St Apt 4
Miami Beach, FL 33139-5947

Jjab LLC
5901 NW 151st St Ste 126
Hialeah, FL 33014-2454

Magdalena M Hernandez
6644 SW 163rd Pl
Miami, FL 33193-4429

Nadine Chamaa
C/O Jean Claude Chamaa
2410 Albatross St Unit 14
San Diego, CA 92101-1435

Chuchamguito LLC
745 Lenox Ave # 1
Miami Beach, FL 33139-5908

Bull 1512 LLC
745 Lenox Ave
Miami Beach, FL 33139-5908

Drago 1512 LLC
747 Lenox Ave Apt 3
Miami Beach, FL 33139-5935

Antony 710 Inc
235 Lincoln Rd Ste 310
Miami Beach, FL 33139-3141

Sweet House 2016 Inc
235 Lincoln Rd Ste 310
Miami Beach, FL 33139-3141

Lara 1920 LLC
235 Lincoln Rd Ste 310
Miami Beach, FL 33139-3141

Sunrise Court LLC
235 Lincoln Rd Ste 310
Miami Beach, FL 33139-3141

Biagio 710 Inc
235 Lincoln Rd Ste 310
Miami Beach, FL 33139-3141

Order number: 220305
Total non-repetitive labels: 449

**PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA**

PROPERTY: 709, 721, & 745 Alton Road

FILE NO. PB 19-0309, aka File No 2151

IN RE: The applicant, Baptist Health South Florida, Inc., requested a modification of conditions for a previously issued Conditional Use Permit to expand medical related uses, pursuant to Section 118, Article IV of the City Code.

LEGAL DESCRIPTION: Lots 9, 10, 11, 12, 13, and 14, Block 106 of "OCEAN BEACH, FLA ADDITION NO. 3", according to the plat thereof as recorded in plat book 2, page 81 of the public records of Miami-Dade County, FL

MEETING DATE: September 24, 2019

MODIFIED CONDITIONAL USE PERMIT

The applicants, Baptist Health South Florida, Inc., requested a modification of conditions for a previously issued Conditional Use Permit for a modification of conditions to expand medical related uses, pursuant to Section 118, Article IV of the City Code. Notice of the request for a Conditional Use Permit modification was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property, upon which the application was made.

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

That the property in question is located in the CD-2, Commercial Medium Intensity zoning district;

That the Use is consistent with the Comprehensive Plan for the area in which the property is located;

That the intended Use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and Uses associated with the request are consistent with the Ordinance;

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

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

IT IS THEREFORE ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for

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PB No. PB19-0309, aka File No. 2151 – 709, 721, & 745 Alton Road

Page 2 of 7

IT IS THEREFORE ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including the staff recommendation, that the modifications to the Conditional Use Permit as requested and set forth above be GRANTED, subject to the conditions below, which have been accepted by the applicants: Strikethrough denotes language stricken from the original Conditional Use Permit; underlining denotes new language:

1. This Modified Conditional Use Permit is issued to Alton Road Development, LLC to construct a 5-story building with retail/restaurant, office space, medical offices including an urgent care facility, a rooftop deck, and a self-park garage.
2. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. If deemed necessary, at the request of the Planning Director, the applicant shall appear before the Planning Board for a progress report. The applicant shall appear before the Planning Board for a progress report within six (6) months from the issuance of the BTR. The progress report shall include, but not be limited to, updated information on traffic conditions surrounding the site. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems, including traffic mitigation measures, and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
3. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property applicants, operators, and all successors in interest and assigns. Any change of operator or 50% (fifty percent) or more stock ownership, partnership interest or equivalent, shall require review and approval by the Planning Board as a modification to this Conditional Use Permit. Subsequent owners and operators shall be required to appear before the Board, in advance, to affirm their understanding of the conditions listed herein.
4. The Planning Board shall retain the right to call the owner or operator back before them and make modifications to this Conditional Use Permit should there be valid complaints about loud, excessive, unnecessary, or unusual noise. Nothing in this provision shall be deemed to limit the right of the Planning Board to call back the owner or operator for other reasons and for other modifications of this Conditional Use Permit.
5. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval. The applicant, now and in the future, shall abide by all the documents and statements submitted with this application.
6. The maximum floor area shall be limited to 63,500 square feet.
7. In addition to retail and/or restaurant uses, the operation of medical office and medical uses shall be permitted at the ground level, including, but not limited to an urgent care facility, ambulatory outpatient surgical center for gastroenterology procedures Class II medical uses as defined in Section 142-1253 only, rehabilitation center and diagnostics. Retail uses for the subject building exceeding 10,000 square feet per tenant shall require Conditional Use approval.

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8. Outdoor entertainment establishments, open air establishments, and neighborhood impact establishments shall be prohibited at the subject location.
9. All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and elevation drawings and shall be screened from view, and include sound baffling, in a manner to be reviewed and approved by staff.

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.

10. The following shall apply to the operation of any medical uses within the facility:
 - a. The hours of operation shall be from 6:00 am until 11:00 pm, seven (7) days a week, or such lesser time as may be determined by the operator.
 - b. No overnight stays or boarding shall be permitted.
 - c. No emergency room, as defined by Florida Statutes, shall be allowed.
 - d. Patients shall not be brought to the facility by emergency vehicles.
 - e. ~~Gastroenterology shall be at~~ The only ambulatory surgical services permitted in the facility shall be Class II medical uses as defined in Section 142-1253.
 - f. A revised Operational Plan shall be submitted prior to the issuance of a building permit addressing the recommendations of the "Health Care Operational Plan Review for 709 Alton Road" report prepared by the Innova Group and dated July 17, 2015, subject to the review and approval of staff. At a minimum, such plan shall include the following:
 - i. updated delivery schedules including café food and beverage deliveries;
 - ii. more specific scheduling on frequency and timing for medical supplies and linen delivery and pick-up;
 - iii. more specific space planning to optimize flexibility for waste storage in the support services areas;
 - iv. scheduling for emergency generator testing;
 - v. additional facility security monitoring, including additional CCTV coverage for the building perimeter, staircase entrances and exits, and the elevator lobby.
11. The following shall apply to the operation of the entire facility:
 - a. Any change of use of the office space located above the ground floor to retail or restaurant use shall require the review and approval of the Planning Board as a modification to this Conditional Use Permit.

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PB No. PB19-0309, aka File No. 2151 – 709, 721, & 745 Alton Road

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- b. Commercial use and events or activities open to the general public shall be prohibited on the rooftop areas. This shall not prohibit the passive use of the rooftop by employees or customers of the commercial uses within the building.
- c. Special events shall not be permitted on the rooftop areas.
- d. The applicant shall submit to staff for review and approval a final delivery plan and waste removal plan, including days and hours of operation, prior to the issuance of a TCO or CO.
- e. All trash containers shall utilize rubber wheels, or the path for the trash containers shall consist of a surface finish that reduces noise, in a manner to be reviewed and approved by staff.
- f. Adequate trash room space, air conditioned and noise baffled, shall be provided, in a manner to be approved by the Planning and Public Works Departments. Doors shall remain closed and secured when not in active use.
- g. Garbage pickups and service deliveries shall not take place earlier than 8:00 AM or later than 6:00 PM on weekdays.
- h. Delivery trucks shall only be permitted to park within the loading area in the ground floor loading spaces or the designated loading zone for the Property.
- i. Delivery trucks shall not be allowed to idle in the loading zone area adjacent to the alley or within the garage floor area.
- j. The garage shall be monitored by an on-site security staff 24 hours/day, 7 days/ week.
- k. No commercial use shall have music, whether live, recorded, amplified or non-amplified, which is played at a volume louder than ambient, background music (defined in the Code as volume that does not interfere with normal conversation).
- l. The rooftop deck shall be closed between 8:00 PM and 8:00 AM seven days a week.
- m. Except as may be required for fire or building code/Life Safety Code purposes, no speakers shall be affixed to or otherwise located on the exterior of the premises.
- n. In the event the Code Compliance Department receives complaints about 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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- o. Signage for the retail and café uses shall be located on the exterior of the building in a manner to be reviewed and approved by staff.
 - p. No less than 3000 SF of ground floor shall consist of retail uses open to the public which are visible from the street, including the café,
12. The following shall apply to access, traffic, parking, and concurrency:
- a. Access and configuration of the Alton road entrance to the garage shall be reviewed and approved by the Florida Department of Transportation (FDOT), in consultation with the Public Works Department, to ensure that access for traffic coming from the flyover satisfies FDOT driveway safety standards. This provision is subject to progress reports at the discretion of the Planning Board.
 - b. The vehicular exit along Lenox Court shall be modified to physically prevent vehicles from turning south in a manner to be reviewed and approved by staff.
 - c. Signage shall be required, subject to the review and approval of the Planning and Transportation Departments, to restrict vehicles from the following movements:
 - i. Turning left from the project driveway onto Alton Road.
 - ii. Turning right from the project driveway onto Lenox Court.
 - iii. Restricting left turns onto the site from Alton Road.
 - iv. Prohibiting southbound traffic along Lenox Court.
 - d. At least one additional exterior door shall be installed within the southern 150 feet of the Alton Road frontage.
 - e. As long as the majority of the building is utilized for medical purposes, the owner shall designate one hundred (100) spaces during weekdays, 9:00 AM to 5:00 PM, to be used solely by patients, customers and invitees of the businesses operating in the building. Such spaces shall be identified with appropriate signage. Employees of the facility shall be provided adequate parking either on site or by means of leased parking spaces adequate to meet the needs of such employees and staff in nearby parking facilities. Employees shall not be permitted to park in the designated spaces during such hours and days.
 - f. The headlights of cars in the garage shall not be visible to residents on the east side of Lenox Court from any parking level, in a manner to be reviewed and approved by staff.
 - g. Calculations for required parking and concurrency for the project shall be determined by the Planning Department prior to approval of a building permit.
 - h. The City's concurrency requirements can be achieved and satisfied through payment of mitigation fees or by entering into an enforceable development agreement with the

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PB No. PB19-0309, aka File No. 2151 – 709, 721, & 745 Alton Road

Page 6 of 7

- City. The Transportation and Concurrency Management Division shall make the determination of the project's fair-share mitigation cost. A final concurrency determination shall be conducted prior to the issuance of a Building Permit. Mitigation fees and concurrency administrative costs shall be paid prior to the project receiving any Building Permit. Without exception, all concurrency fees shall be paid prior to the issuance of a Temporary Certificate of Occupancy or Certificate of Occupancy.
- i. The applicant shall obtain final approval from the Public Works Department on the proposed traffic circulation onto Lenox Court from and to the project site before the issuance of a Building Permit. This shall include any input from the Parking Department on the proposed five loading spaces contiguous to the site on Lenox Court.
 - j. The applicant shall submit an MOT (Maintenance of Traffic) to the Public Works Department staff for review and approval prior to the issuance of a building permit. The MOT shall address any traffic flow disruption due to construction activity on the site.
- 13. The width of the sidewalk shall be expanded to the back side of curb in order to provide a total 10' wide sidewalk facing 7th Street. Small canopy shade trees shall be provided in tree pits with a maximum spacing of 18' o.c. which shall include the standard City of Miami Beach tree grate system. At a minimum, the tree grate system shall include: bound aggregate, landscape up-lighting (two fixtures per tree), and root wells with irrigation. The selected tree species shall be salt tolerant and preferably native subject to the review and approval of Planning staff, and Public Works Greenspace Division.
 - 14. A solid plywood construction fence with an artistic graphic surrounding the entire property, subject to the review and approval of staff, shall be required prior to the issuance of a full Building Permit for the project.
 - 15. The applicant shall comply with all the conditions in the HPB Final Order No. 7395.
 - 16. The applicant shall satisfy outstanding liens and past due City bills, if any, to the satisfaction of the City prior to the issuance of an occupational license to operate this entertainment establishment.
 - 17. The applicant shall obtain a full building permit within 18 months from the date of the meeting, and the work shall proceed in accordance with the Florida Building Code. Extensions of time for good cause, not to exceed a total of one year for all extensions, may be granted by the Planning Board.
 - 18. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

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PB No. PB19-0309, aka File No. 2151 – 709, 721, & 745 Alton Road

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19. The executed Modified Conditional Use Permit shall be recorded in the Public Records of Miami-Dade County, Florida, at the expense of the applicant, and returned to the Planning Department. No building permit, certificate of occupancy, or certificate of completion shall be issued until this requirement has been satisfied.
20. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.
21. 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.

Dated this 26th day of September, 2019.

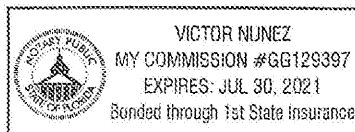
PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: Michael Belush
Michael Belush, Chief of Planning and Zoning
For Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 26 day of September, 2019, by Michael Belush, Planning and Zoning Manager of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

[NOTARIAL SEAL]



Notary:

Print Name: Victor Nunez

Notary Public, State of Florida

My Commission Expires: July 30, 2021Commission Number: 66129397

Approved As To Form:
Legal Department

(Nick Kallergis) 9/24/2019

Filed with the Clerk of the Planning Board on Jessie G. Gentry, 9/27/19

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**PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA**

PROPERTY: 709, 721, & 745 Alton Road

FILE NO. PB 19-0309, aka File No 2151

IN RE: The applicant, Baptist Health South Florida, Inc., requested a modification of conditions for a previously issued Conditional Use Permit to expand medical related uses, pursuant to Section 118, Article IV of the City Code.

LEGAL DESCRIPTION: Lots 9, 10, 11, 12, 13, and 14, Block 106 of "OCEAN BEACH, FLA ADDITION NO. 3", according to the plat thereof as recorded in plat book 2, page 81 of the public records of Miami-Dade County, FL

MEETING DATE: September 24, 2019

MODIFIED CONDITIONAL USE PERMIT

The applicants, Baptist Health South Florida, Inc., requested a modification of conditions for a previously issued Conditional Use Permit for a modification of conditions to expand medical related uses, pursuant to Section 118, Article IV of the City Code. Notice of the request for a Conditional Use Permit modification was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property, upon which the application was made.

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

That the property in question is located in the CD-2, Commercial Medium Intensity zoning district;

That the Use is consistent with the Comprehensive Plan for the area in which the property is located;

That the intended Use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and Uses associated with the request are consistent with the Ordinance;

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

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

IT IS THEREFORE ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for

MB

PB No. PB19-0309, aka File No. 2151 – 709, 721, & 745 Alton Road

Page 2 of 7

IT IS THEREFORE ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including the staff recommendation, that the modifications to the Conditional Use Permit as requested and set forth above be GRANTED, subject to the conditions below, which have been accepted by the applicants: Strikethrough denotes language stricken from the original Conditional Use Permit; underlining denotes new language:

1. This Modified Conditional Use Permit is issued to Alton Road Development, LLC to construct a 5-story building with retail/restaurant, office space, medical offices including an urgent care facility, a rooftop deck, and a self-park garage.
2. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. If deemed necessary, at the request of the Planning Director, the applicant shall appear before the Planning Board for a progress report. The applicant shall appear before the Planning Board for a progress report within six (6) months from the issuance of the BTR. The progress report shall include, but not be limited to, updated information on traffic conditions surrounding the site. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems, including traffic mitigation measures, and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
3. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property applicants, operators, and all successors in interest and assigns. Any change of operator or 50% (fifty percent) or more stock ownership, partnership interest or equivalent, shall require review and approval by the Planning Board as a modification to this Conditional Use Permit. Subsequent owners and operators shall be required to appear before the Board, in advance, to affirm their understanding of the conditions listed herein.
4. The Planning Board shall retain the right to call the owner or operator back before them and make modifications to this Conditional Use Permit should there be valid complaints about loud, excessive, unnecessary, or unusual noise. Nothing in this provision shall be deemed to limit the right of the Planning Board to call back the owner or operator for other reasons and for other modifications of this Conditional Use Permit.
5. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval. The applicant, now and in the future, shall abide by all the documents and statements submitted with this application.
6. The maximum floor area shall be limited to 63,500 square feet.
7. In addition to retail and/or restaurant uses, the operation of medical office and medical uses shall be permitted at the ground level, including, but not limited to an urgent care facility, ambulatory outpatient surgical center for gastroenterology procedures Class II medical uses as defined in Section 142-1253 only, rehabilitation center and diagnostics. Retail uses for the subject building exceeding 10,000 square feet per tenant shall require Conditional Use approval.

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PB No. PB19-0309, aka File No. 2151 – 709, 721, & 745 Alton Road

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8. Outdoor entertainment establishments, open air establishments, and neighborhood impact establishments shall be prohibited at the subject location.
9. All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and elevation drawings and shall be screened from view, and include sound baffling, in a manner to be reviewed and approved by staff.

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.

10. The following shall apply to the operation of any medical uses within the facility:
 - a. The hours of operation shall be from 6:00 am until 11:00 pm, seven (7) days a week, or such lesser time as may be determined by the operator.
 - b. No overnight stays or boarding shall be permitted.
 - c. No emergency room, as defined by Florida Statutes, shall be allowed.
 - d. Patients shall not be brought to the facility by emergency vehicles.
 - e. ~~Gastroenterology shall be at~~ The only ambulatory surgical services permitted in the facility shall be Class II medical uses as defined in Section 142-1253.
 - f. A revised Operational Plan shall be submitted prior to the issuance of a building permit addressing the recommendations of the "Health Care Operational Plan Review for 709 Alton Road" report prepared by the Innova Group and dated July 17, 2015, subject to the review and approval of staff. At a minimum, such plan shall include the following:
 - i. updated delivery schedules including café food and beverage deliveries;
 - ii. more specific scheduling on frequency and timing for medical supplies and linen delivery and pick-up;
 - iii. more specific space planning to optimize flexibility for waste storage in the support services areas;
 - iv. scheduling for emergency generator testing;
 - v. additional facility security monitoring, including additional CCTV coverage for the building perimeter, staircase entrances and exits, and the elevator lobby.
11. The following shall apply to the operation of the entire facility:
 - a. Any change of use of the office space located above the ground floor to retail or restaurant use shall require the review and approval of the Planning Board as a modification to this Conditional Use Permit.

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PB No. PB19-0309, aka File No. 2151 – 709, 721, & 745 Alton Road

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- b. Commercial use and events or activities open to the general public shall be prohibited on the rooftop areas. This shall not prohibit the passive use of the rooftop by employees or customers of the commercial uses within the building.
 - c. Special events shall not be permitted on the rooftop areas.
 - d. The applicant shall submit to staff for review and approval a final delivery plan and waste removal plan, including days and hours of operation, prior to the issuance of a TCO or CO.
 - e. All trash containers shall utilize rubber wheels, or the path for the trash containers shall consist of a surface finish that reduces noise, in a manner to be reviewed and approved by staff.
 - f. Adequate trash room space, air conditioned and noise baffled, shall be provided, in a manner to be approved by the Planning and Public Works Departments. Doors shall remain closed and secured when not in active use.
 - g. Garbage pickups and service deliveries shall not take place earlier than 8:00 AM or later than 6:00 PM on weekdays.
 - h. Delivery trucks shall only be permitted to park within the loading area in the ground floor loading spaces or the designated loading zone for the Property.
 - i. Delivery trucks shall not be allowed to idle in the loading zone area adjacent to the alley or within the garage floor area.
 - j. The garage shall be monitored by an on-site security staff 24 hours/day, 7 days/ week.
 - k. No commercial use shall have music, whether live, recorded, amplified or non-amplified, which is played at a volume louder than ambient, background music (defined in the Code as volume that does not interfere with normal conversation).
 - l. The rooftop deck shall be closed between 8:00 PM and 8:00 AM seven days a week.
 - m. Except as may be required for fire or building code/Life Safety Code purposes, no speakers shall be affixed to or otherwise located on the exterior of the premises.
 - n. In the event the Code Compliance Department receives complaints about 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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PB No. PB19-0309, aka File No. 2151 – 709, 721, & 745 Alton Road

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- o. Signage for the retail and café uses shall be located on the exterior of the building in a manner to be reviewed and approved by staff.
 - p. No less than 3000 SF of ground floor shall consist of retail uses open to the public which are visible from the street, including the café,
12. The following shall apply to access, traffic, parking, and concurrency:
- a. Access and configuration of the Alton road entrance to the garage shall be reviewed and approved by the Florida Department of Transportation (FDOT), in consultation with the Public Works Department, to ensure that access for traffic coming from the flyover satisfies FDOT driveway safety standards. This provision is subject to progress reports at the discretion of the Planning Board.
 - b. The vehicular exit along Lenox Court shall be modified to physically prevent vehicles from turning south in a manner to be reviewed and approved by staff.
 - c. Signage shall be required, subject to the review and approval of the Planning and Transportation Departments, to restrict vehicles from the following movements:
 - i. Turning left from the project driveway onto Alton Road.
 - ii. Turning right from the project driveway onto Lenox Court.
 - iii. Restricting left turns onto the site from Alton Road.
 - iv. Prohibiting southbound traffic along Lenox Court.
 - d. At least one additional exterior door shall be installed within the southern 150 feet of the Alton Road frontage.
 - e. As long as the majority of the building is utilized for medical purposes, the owner shall designate one hundred (100) spaces during weekdays, 9:00 AM to 5:00 PM, to be used solely by patients, customers and invitees of the businesses operating in the building. Such spaces shall be identified with appropriate signage. Employees of the facility shall be provided adequate parking either on site or by means of leased parking spaces adequate to meet the needs of such employees and staff in nearby parking facilities. Employees shall not be permitted to park in the designated spaces during such hours and days.
 - f. The headlights of cars in the garage shall not be visible to residents on the east side of Lenox Court from any parking level, in a manner to be reviewed and approved by staff.
 - g. Calculations for required parking and concurrency for the project shall be determined by the Planning Department prior to approval of a building permit.
 - h. The City's concurrency requirements can be achieved and satisfied through payment of mitigation fees or by entering into an enforceable development agreement with the

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PB No. PB19-0309, aka File No. 2151 – 709, 721, & 745 Alton Road

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- i. The applicant shall obtain final approval from the Public Works Department on the proposed traffic circulation onto Lenox Court from and to the project site before the issuance of a Building Permit. This shall include any input from the Parking Department on the proposed five loading spaces contiguous to the site on Lenox Court.
 - j. The applicant shall submit an MOT (Maintenance of Traffic) to the Public Works Department staff for review and approval prior to the issuance of a building permit. The MOT shall address any traffic flow disruption due to construction activity on the site.
- 13. The width of the sidewalk shall be expanded to the back side of curb in order to provide a total 10' wide sidewalk facing 7th Street. Small canopy shade trees shall be provided in tree pits with a maximum spacing of 18' o.c. which shall include the standard City of Miami Beach tree grate system. At a minimum, the tree grate system shall include: bound aggregate, landscape up-lighting (two fixtures per tree), and root wells with irrigation. The selected tree species shall be salt tolerant and preferably native subject to the review and approval of Planning staff, and Public Works Greenspace Division.
 - 14. A solid plywood construction fence with an artistic graphic surrounding the entire property, subject to the review and approval of staff, shall be required prior to the issuance of a full Building Permit for the project.
 - 15. The applicant shall comply with all the conditions in the HPB Final Order No. 7395.
 - 16. The applicant shall satisfy outstanding liens and past due City bills, if any, to the satisfaction of the City prior to the issuance of an occupational license to operate this entertainment establishment.
 - 17. The applicant shall obtain a full building permit within 18 months from the date of the meeting, and the work shall proceed in accordance with the Florida Building Code. Extensions of time for good cause, not to exceed a total of one year for all extensions, may be granted by the Planning Board.
 - 18. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

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19. The executed Modified Conditional Use Permit shall be recorded in the Public Records of Miami-Dade County, Florida, at the expense of the applicant, and returned to the Planning Department. No building permit, certificate of occupancy, or certificate of completion shall be issued until this requirement has been satisfied.
20. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.
21. 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.

Dated this 26th day of September, 2019.

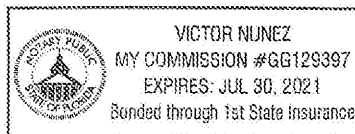
PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: Michael Belush
Michael Belush, Chief of Planning and Zoning
For Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 26 day of September, 2019, by Michael Belush, Planning and Zoning Manager of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

[NOTARIAL SEAL]



Notary:

Print Name: Victor Nunez

Notary Public, State of Florida

My Commission Expires: July 30, 2021Commission Number: 66129397

Approved As To Form:
Legal Department

(Nick Kallez) 9/24/2019

Filed with the Clerk of the Planning Board on Jessie G. Gentry, 9/27/19

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**PLANNING BOARD
CITY OF MIAMI BEACH, FLORIDA**

PROPERTY: 709, 721, & 745 Alton Road

FILE NO. PB 19-0309, aka File No 2151

IN RE: The applicant, Baptist Health South Florida, Inc., requested a modification of conditions for a previously issued Conditional Use Permit to expand medical related uses, pursuant to Section 118, Article IV of the City Code.

LEGAL DESCRIPTION: Lots 9, 10, 11, 12, 13, and 14, Block 106 of "OCEAN BEACH, FLA ADDITION NO. 3", according to the plat thereof as recorded in plat book 2, page 81 of the public records of Miami-Dade County, FL

MEETING DATE: September 24, 2019

MODIFIED CONDITIONAL USE PERMIT

The applicants, Baptist Health South Florida, Inc., requested a modification of conditions for a previously issued Conditional Use Permit for a modification of conditions to expand medical related uses, pursuant to Section 118, Article IV of the City Code. Notice of the request for a Conditional Use Permit modification was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property, upon which the application was made.

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

That the property in question is located in the CD-2, Commercial Medium Intensity zoning district;

That the Use is consistent with the Comprehensive Plan for the area in which the property is located;

That the intended Use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

That structures and Uses associated with the request are consistent with the Ordinance;

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

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values.

IT IS THEREFORE ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for

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IT IS THEREFORE ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including the staff recommendation, that the modifications to the Conditional Use Permit as requested and set forth above be GRANTED, subject to the conditions below, which have been accepted by the applicants: Strikethrough denotes language stricken from the original Conditional Use Permit; underlining denotes new language:

1. This Modified Conditional Use Permit is issued to Alton Road Development, LLC to construct a 5-story building with retail/restaurant, office space, medical offices including an urgent care facility, a rooftop deck, and a self-park garage.
2. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. If deemed necessary, at the request of the Planning Director, the applicant shall appear before the Planning Board for a progress report. The applicant shall appear before the Planning Board for a progress report within six (6) months from the issuance of the BTR. The progress report shall include, but not be limited to, updated information on traffic conditions surrounding the site. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems, including traffic mitigation measures, and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
3. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property applicants, operators, and all successors in interest and assigns. Any change of operator or 50% (fifty percent) or more stock ownership, partnership interest or equivalent, shall require review and approval by the Planning Board as a modification to this Conditional Use Permit. Subsequent owners and operators shall be required to appear before the Board, in advance, to affirm their understanding of the conditions listed herein.
4. The Planning Board shall retain the right to call the owner or operator back before them and make modifications to this Conditional Use Permit should there be valid complaints about loud, excessive, unnecessary, or unusual noise. Nothing in this provision shall be deemed to limit the right of the Planning Board to call back the owner or operator for other reasons and for other modifications of this Conditional Use Permit.
5. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval. The applicant, now and in the future, shall abide by all the documents and statements submitted with this application.
6. The maximum floor area shall be limited to 63,500 square feet.
7. In addition to retail and/or restaurant uses, the operation of medical office and medical uses shall be permitted at the ground level, including, but not limited to an urgent care facility, ambulatory outpatient surgical center for gastroenterology procedures Class II medical uses as defined in Section 142-1253 only, rehabilitation center and diagnostics. Retail uses for the subject building exceeding 10,000 square feet per tenant shall require Conditional Use approval.

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8. Outdoor entertainment establishments, open air establishments, and neighborhood impact establishments shall be prohibited at the subject location.
9. All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and elevation drawings and shall be screened from view, and include sound baffling, in a manner to be reviewed and approved by staff.

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.

10. The following shall apply to the operation of any medical uses within the facility:
 - a. The hours of operation shall be from 6:00 am until 11:00 pm, seven (7) days a week, or such lesser time as may be determined by the operator.
 - b. No overnight stays or boarding shall be permitted.
 - c. No emergency room, as defined by Florida Statutes, shall be allowed.
 - d. Patients shall not be brought to the facility by emergency vehicles.
 - e. ~~Gastroenterology shall be at~~ The only ambulatory surgical services permitted in the facility shall be Class II medical uses as defined in Section 142-1253.
 - f. A revised Operational Plan shall be submitted prior to the issuance of a building permit addressing the recommendations of the "Health Care Operational Plan Review for 709 Alton Road" report prepared by the Innova Group and dated July 17, 2015, subject to the review and approval of staff. At a minimum, such plan shall include the following:
 - i. updated delivery schedules including café food and beverage deliveries;
 - ii. more specific scheduling on frequency and timing for medical supplies and linen delivery and pick-up;
 - iii. more specific space planning to optimize flexibility for waste storage in the support services areas;
 - iv. scheduling for emergency generator testing;
 - v. additional facility security monitoring, including additional CCTV coverage for the building perimeter, staircase entrances and exits, and the elevator lobby.
11. The following shall apply to the operation of the entire facility:
 - a. Any change of use of the office space located above the ground floor to retail or restaurant use shall require the review and approval of the Planning Board as a modification to this Conditional Use Permit.

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- b. Commercial use and events or activities open to the general public shall be prohibited on the rooftop areas. This shall not prohibit the passive use of the rooftop by employees or customers of the commercial uses within the building.
 - c. Special events shall not be permitted on the rooftop areas.
 - d. The applicant shall submit to staff for review and approval a final delivery plan and waste removal plan, including days and hours of operation, prior to the issuance of a TCO or CO.
 - e. All trash containers shall utilize rubber wheels, or the path for the trash containers shall consist of a surface finish that reduces noise, in a manner to be reviewed and approved by staff.
 - f. Adequate trash room space, air conditioned and noise baffled, shall be provided, in a manner to be approved by the Planning and Public Works Departments. Doors shall remain closed and secured when not in active use.
 - g. Garbage pickups and service deliveries shall not take place earlier than 8:00 AM or later than 6:00 PM on weekdays.
 - h. Delivery trucks shall only be permitted to park within the loading area in the ground floor loading spaces or the designated loading zone for the Property.
 - i. Delivery trucks shall not be allowed to idle in the loading zone area adjacent to the alley or within the garage floor area.
 - j. The garage shall be monitored by an on-site security staff 24 hours/day, 7 days/ week.
 - k. No commercial use shall have music, whether live, recorded, amplified or non-amplified, which is played at a volume louder than ambient, background music (defined in the Code as volume that does not interfere with normal conversation).
 - l. The rooftop deck shall be closed between 8:00 PM and 8:00 AM seven days a week.
 - m. Except as may be required for fire or building code/Life Safety Code purposes, no speakers shall be affixed to or otherwise located on the exterior of the premises.
 - n. In the event the Code Compliance Department receives complaints about 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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- o. Signage for the retail and café uses shall be located on the exterior of the building in a manner to be reviewed and approved by staff.
 - p. No less than 3000 SF of ground floor shall consist of retail uses open to the public which are visible from the street, including the café,
- 12. The following shall apply to access, traffic, parking, and concurrency:
 - a. Access and configuration of the Alton road entrance to the garage shall be reviewed and approved by the Florida Department of Transportation (FDOT), in consultation with the Public Works Department, to ensure that access for traffic coming from the flyover satisfies FDOT driveway safety standards. This provision is subject to progress reports at the discretion of the Planning Board.
 - b. The vehicular exit along Lenox Court shall be modified to physically prevent vehicles from turning south in a manner to be reviewed and approved by staff.
 - c. Signage shall be required, subject to the review and approval of the Planning and Transportation Departments, to restrict vehicles from the following movements:
 - i. Turning left from the project driveway onto Alton Road.
 - ii. Turning right from the project driveway onto Lenox Court.
 - iii. Restricting left turns onto the site from Alton Road.
 - iv. Prohibiting southbound traffic along Lenox Court.
 - d. At least one additional exterior door shall be installed within the southern 150 feet of the Alton Road frontage.
 - e. As long as the majority of the building is utilized for medical purposes, the owner shall designate one hundred (100) spaces during weekdays, 9:00 AM to 5:00 PM, to be used solely by patients, customers and invitees of the businesses operating in the building. Such spaces shall be identified with appropriate signage. Employees of the facility shall be provided adequate parking either on site or by means of leased parking spaces adequate to meet the needs of such employees and staff in nearby parking facilities. Employees shall not be permitted to park in the designated spaces during such hours and days.
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Dated this 26th day of September, 2019.

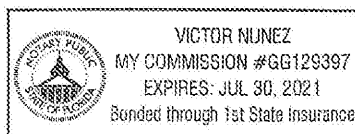
PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: Michael Belush
Michael Belush, Chief of Planning and Zoning
For Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 26 day of September, 2019, by Michael Belush, Planning and Zoning Manager of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

[NOTARIAL SEAL]



Notary:

Print Name: Victor Nunez

Notary Public, State of Florida

My Commission Expires: July 30, 2021Commission Number: 66129397

Approved As To Form:
Legal Department

Nick Kallergis 9/24/2019

Filed with the Clerk of the Planning Board on Jessie G. Gentry, 9/27/19

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