

# CASA GRUBEA

SINGLE - FAMILY RESIDENTIAL PROJECT

1339 14TH TERRACE

MIAMI BEACH, FLORIDA 33139

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DESIGN REVIEW BOARD SUBMITTAL

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FINAL SUBMITTAL APRIL 18TH, 2022

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April 18, 2022

Mr. James 'Jake' Seiberling, Principal Planner  
City of Miami Beach  
1700 Convention Center Dr.  
Miami Beach, FL 33139

**RE: Letter of Intent for Design Review Board Approval Request  
Casa Grubea  
1339 14<sup>th</sup> Terrace  
Miami Beach, Florida**

Dear Mr. Seiberling:

MATEU Architecture, Inc. is pleased to submit this "**Letter of Intent**" in fulfillment of the requirements for submittal to the City of Miami Beach Design Review Board for the above referenced project.

The Owner of this property wishes to develop a new single family residence in what is a multi-family zoned area (RM-1), a respite from the typical development approach of maximizing residential units in an already crowded neighborhood. The design Parti organizes the Owner's building program in a manner that not only satisfies the desire for openness and concern for privacy, diometrically opposite requirements, but does it in an uncompromised and respectful response to its future development neighbors. The scale of the house contributes to a street vocabulary of three, four and five-story structures that will add a unique solution to the vitality and rhythm of the block and the entire neighborhood.

The design of the 4,052 gross square foot (6,250 sq. ft. allowed by FAR), three level house (including an interspatial loft deck above the kitchen area) is rendered in a modern vocabulary, appropriate and in keeping with the built history of Miami Beach, the birthplace of some of the most notable "Moderne" and "Art Deco" architecture in the world.

Programmatically, the house is arranged in a vertical composition that assumes neighbors to the east and west of its site to be 4 or 5 story high, multi-family developments. The ground level is reserved for covered parking and storage and hidden from street view by the vertical circulation elements of stairs and elevator, in compliance with design development standards required in the zoning code. The main living spaces (Great Room) start at the second level, containing the Great Room, Master Bedroom Suite and an Outdoor Pool/Patio area, designed for openness and privacy. This is achieved by creating high volume spaces and incorporating a combination of metal trellises and vertical green walls providing privacy and openness to the exterior patio from future neighbors. The third level of the house contains three additional Bedroom Suites and an private roof deck overlooking the Pool/Patio below. The Landscape Design proposal is one that uses 100% Florida native trees, palms and groundcover/flora, specifically selected for their high salt water tolerance and ease of maintenance.

In **Casa Grubea**, we will be adding an exciting, new, modern contributor to the existing eclectic fabric of 14<sup>th</sup> Terrace. We are making one waiver request to locate the underside of the first habitable floor slab for the ground floor to 10'-0" above BFE+1 instead of +12'-0" above BFE+1 as allowed under Sec. 142-155 (a) (3) (f)1.

With the exception of the waiver request above, the design for Casa Grubea will be in compliance of all existing zoning regulations, all applicable sections of Article II. – Sea Level Rise and Resiliency Review Criteria, Section 133-50 and will not seek or require any special zoning variances or relief of any existing land use regulations.

We look forward to presenting this exciting project at the June, 2022 Design Review Board Meeting.

Sincerely,



Roney J. Mateu, FAIA  
RJM/rm

MATEU

# 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.

<b>Application Information</b>			
FILE NUMBER		Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if "Yes," provide office of the Property Appraiser Summary Report)	
<input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision		<input checked="" type="checkbox"/> Design review approval <input type="checkbox"/> Variance	
<input type="checkbox"/> Conditional use permit <input type="checkbox"/> Lot split approval <input type="checkbox"/> Amendment to the Land Development Regulations or zoning map <input type="checkbox"/> Amendment to the Comprehensive Plan or future land use map		<input type="checkbox"/> 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:			
<b>Property Information - Please attach Legal Description as "Exhibit A"</b>			
ADDRESS OF PROPERTY 1339 14 <sup>TH</sup> TERRACE, MIAMI BEACH, FL.			
FOLIO NUMBER(S) 02-3233-016-0410			
<b>Property Owner Information</b>			
PROPERTY OWNER NAME Peter Grubea			
ADDRESS 220 Brenridge Drive	CITY East Amherst	STATE NY	ZIP CODE 14051
BUSINESS PHONE 716-853-1366	CELL PHONE 716-465-1415	EMAIL ADDRESS grubealaw@hotmail.com	
<b>Applicant Information (if different than owner)</b>			
APPLICANT NAME			
ADDRESS	CITY	STATE	ZIP CODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
<b>Summary of Request</b>			
PROVIDE A BRIEF SCOPE OF REQUEST DESIGN APPROVAL FOR A NEW, SINGLE FAMILY HOUSE LOCATED IN AN RM-1 ZONING DISTRICT. NO VARIANCES REQUESTED.			

<b>Project Information</b>			
Is there an existing building(s) on the site?		<input type="checkbox"/> Yes	<input checked="" 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.			SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).			SQ. FT.
<b>Party responsible for project design</b>			
NAME RONEY J. MATEU, FAIA		<input checked="" type="checkbox"/> Architect	<input type="checkbox"/> Contractor
		<input type="checkbox"/> Engineer	<input type="checkbox"/> Tenant
		<input type="checkbox"/> Landscape Architect	<input type="checkbox"/> Other _____
ADDRESS 8887 SW 131 STREET		CITY MIAMI	STATE FL
		ZIPCODE 33176	
BUSINESS PHONE 305.233.3304	CELL PHONE 786.208.6981	EMAIL ADDRESS RJM@MATEU.CO	
<b>Authorized Representative(s) Information (if applicable)</b>			
NAME RONEY J. MATEU, FAIA		<input type="checkbox"/> Attorney	<input type="checkbox"/> Contact
		<input type="checkbox"/> Agent	<input checked="" type="checkbox"/> Other ARCHITECT
ADDRESS 8887 SW 131 STREET		CITY MIAMI	STATE FL
		ZIPCODE 33176	
BUSINESS PHONE 305.233.3304	CELL PHONE 786.208.6981	EMAIL ADDRESS RJM@MATEU.CO	
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:**

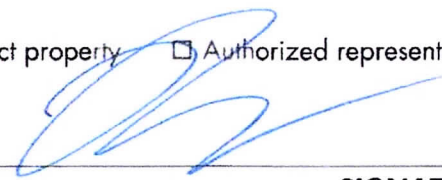
- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the 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".
- All disclosures must be submitted in CMB Application format and be consistent with CMB Code Sub-part A Section 2-482(c):
  - (c) If the lobbyist represents a corporation, partnership or trust, the chief officer, partner or beneficiary shall also be identified. Without limiting the foregoing, the lobbyist shall also identify all persons holding, directly or indirectly, a five percent or more ownership interest in such corporation, partnership, or trust.
- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.
- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the forgoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.
- When the applicable board reaches a decision a final order will be issued stating the board's decision and any conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part of the plans submitted for a building permit.

The aforementioned is acknowledged by:

Owner of the subject property
  Authorized representative



**SIGNATURE**

Peter Gruber

**PRINT NAME**

3/16/22

**DATE SIGNED**

**OWNER AFFIDAVIT FOR INDIVIDUAL OWNER**

STATE OF New York

COUNTY OF Erie

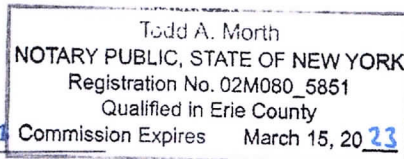
I, Peter Grubea, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true 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]

**SIGNATURE**

Sworn to and subscribed before me this 16<sup>th</sup> day of March, 2023. The foregoing instrument was acknowledged before me by Peter Grubea, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



[Signature]

**NOTARY PUBLIC**

My Commission Expires: 3/15/2023 Commission Expires March 15, 2023

Todd A. Morth

**PRINT NAME**

**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, being first duly sworn, depose and certify as follows: (1) I am the \_\_\_\_\_ (print title) of \_\_\_\_\_ (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.

N/A

**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**

**POWER OF ATTORNEY AFFIDAVIT**

STATE OF New York

COUNTY OF Erie

I, Peter Grubea, 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 \_\_\_\_\_ to be my representative before the \_\_\_\_\_ 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.

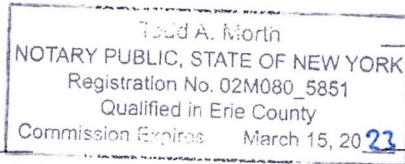
*[Handwritten Signature]*

**PRINT NAME (and Title, if applicable)**

**SIGNATURE**

Sworn to and subscribed before me this 16<sup>th</sup> day of March, 2022. The foregoing instrument was acknowledged before me by Peter Grubea, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



*[Handwritten Signature]*  
Todd A. North

**NOTARY PUBLIC**

My Commission Expires: 3/15/2023

**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
_____	_____
_____	_____
_____	_____
_____	_____

*[Handwritten Signature]*

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.

<b>NAME OF CORPORATE ENTITY</b>	
NAME AND ADDRESS	% OF OWNERSHIP
N/A	

<b>NAME OF CORPORATE ENTITY</b>	
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.

<b>TRUST NAME</b>	NAME AND ADDRESS	% INTEREST
	N/A	

**COMPENSATED LOBBYIST**

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

NAME	ADDRESS	PHONE
<u>RONEY J. MATEU, FAIA</u>	<u>8887 SW 131 STREET</u> <u>MIAMI, FL 33176</u>	<u>305.233.3304</u>
_____	_____	_____
_____	_____	_____

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

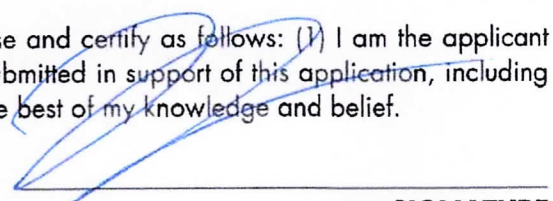
**APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) AN APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH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

**APPLICANT AFFIDAVIT**

STATE OF New York

COUNTY OF Erie

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

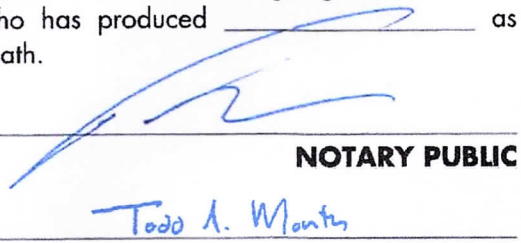


**SIGNATURE**

Sworn to and subscribed before me this 16<sup>th</sup> day of March, 20 22. The foregoing instrument was acknowledged before me by Peter Grubca, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

Todd A. Morth  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 02M080\_5851  
Qualified in Erie County  
Commission Expires March 15, 2023



**NOTARY PUBLIC**

My Commission Expires: 3/15/2023

Todd A. Morth

**PRINT NAME**

# MIAMI BEACH

LAST UPDATED: 10/09/18

## PLANNING DEPARTMENT

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

### BOARD APPLICATION CHECKLIST

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

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

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

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

Property address: 1339 14 Terrace Board DRB Date: 3/15/22

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

Property address: 1339 14 Terrace Board: DRB Date: 3/15/22

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

FA  
Rsu

Property address: 1339 14 Terrace Board: DRB Date: 3/15/22

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

*FEA*  
*Rhu*

Property address: 1339 14 Terrace Board: DRB Date: 3/15/22

ITEM #	ITEM DESCRIPTION	REQUIRED
b	# parking spaces & dimensions _____ Loading spaces locations & dimensions _____	
c	# of bicycle parking spaces _____	
d	Interior and loading area location & dimensions _____	
e	Street level trash room location and dimensions _____	
f	Delivery route _____ Sanitation operation _____ Valet drop-off & pick-up _____ Valet route in and out _____	
g	Valet route to and from _____ auto-turn analysis for delivery and sanitation vehicles _____	
h	Indicate any backflow preventer and FPL vault if applicable	
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan	
<b>41</b>	<b>Floor Plan (dimensioned)</b>	
a	Total floor area	
b	Identify # seats indoors _____ outdoors _____ seating in public right of way _____ Total _____	
c	Occupancy load indoors and outdoors per venue _____ Total when applicable _____	
<b>42</b>	<b>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.</b>	<input checked="" type="checkbox"/>
<b>43</b>	<b>The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:</b>	
a	Section 118-53 (d) of the City Code for each Variance.	
<b>44</b>	<b>The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows:</b>	
a	For Conditional Use -Section 118-192 (a)(1)-(7)	
b	CU - NIE and or outdoor Entertainment Establishments - Section 142-1362 (a)(1)-(9)	
c	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)	
d	CU - Structures over 50,000 SQ.FT. - Section 118-192 (b) (1)-(11)	
e	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	
f	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions	
	<b>Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A</b>	
Other	Proposed Single Family Residence in a RM-1 District	
Other		
Other		

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

*JCS*

*Phu*

Property address: 1339 14 Terrace Board: DRB Date: 3/15/22

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

**ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS**

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

RONEY J. MATEU, FAIA  
Applicant or Designee's Name

[Signature]  
Applicant or Designee's Signature

3/21/2022  
Date

[Signature]

4/18/22

[Signature]



rdr miami | public hearing notification services

certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting  
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

March 15, 2022

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

**Re: Property owners within 375 feet of:**

**SUBJECT:** 1339 14 Terrace, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3233-016-0410

**ABBREV. LEGAL DESCRIPTION:** 33 53 42 PB 16-1 ALTON BEACH BAY FRONT RE-SUB  
LOT 11 BLK 79B

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

Sincerely,

---

Diana B. Rio

Total number of property owners without repetition: **868, including 30 international**



Name	Address	City	State	Zip	Country
ALESSANDRO LOPEZ ROSA IANOTTA	VIA R R PERIRA 183	ROME 00136			ITALY
ANTHONY R COSTA OSCAR ALONSO SANCHEZ	341 LOGAN AVE	TORONTO ON M4M 3P4			CANADA
ARPIA WILSON DAVID R WILSON	38 AVENUE RD #705	TORONTO ON MSR 202			CANADA
BRUNO LEVY GABRIELE LEVY	109 RUE DE LONGCHAMP	NEUILLY SUR SEINE 92200			FRANCE
CHRISTIAN POUPART STEPHANIE V COLOMBE	3 BIS PASSAGE LEROY	44000 NANTES			FRANCE
CL WAVERLY LLC	31812 BAD PYRMONT	RATHAUSSTRABE 11			GERMANY
CRISTINA PASANISI	CLAUDIO VILLA 71	ROME 00128			ITALY
DANIEL A YORKS JOYCE H A VON NATZMER	GARDES DU COPRS STR 6	BERLIN 14059			GERMANY
DANIEL KLEIN	3 RUE DE FOSSE DES ORPHELINS	STRASBOURG 67000			FRANCE
DENNY DI MARINO TRS GRAZIA LOVERO TRS MARY GODINA TRS	338 RUE DU GOLFE	ILE BIZARD QC H9C 2Y8			CANADA
ERIC CARRA	LES PATIOS 91 AVE DU GENERAL LECLERC	SAINT TROPEZ 83990			FRANCE
FABIO FRIZZI FRANCESCA FERRARI	VIA ATTILIO FRIGGERI 146	ROME 00136			ITALY
FEDERICO ROSSI IVANO BATTISTA	VIA CONTE RUGGERO #6	CATANIA 95129			ITALY
FLIPPO PALUMBI	VIA AZZURRA 16	BOLOGNA 40138			ITALY
FRANCESCO ROMAGNOLI	VIA NICOTERA 28	ROME 00195			ITALY
IG INVESTMENTS 2014 I LLC	RAMATYAM ST 65B	HERZLIYA 46851			ISRAEL
KELLEY TIRALONGO	30 HAYDEN ST #804	TORONTO ON M4Y 3B8			CANADA
MARCO MARTEGIANI	96 VLE GIUSEPPE MAZZINI	ROME 00195			ITALY
MARIN GEORGE BREJE GABRIELA LACRIMIOARA BREJE	28 CREEKWOOD DR	SCARBOROUGH ON M1E 4L7			CANADA
MARIO DANESE BARBARA FORESTI	APT 19 THAMES POINT THE BLVD IMPERIAL WHARF	LONDON SW6 2SX			UNITED KINGDOM
MICHAEL JAMES DEE LILLA MARIANNA DEE	33 CARLISLE AVE	ST ALBANS HARTFORDSHIRE AL35LX			UNITED KINGDOM
NANCY HEICK	AVENIDA COLON 3785 PA	MAR DE PLATA BUENOS AIRES 7600			ARGENTINA
OLIER LLC	34 RUE DE POISSYS	92320 CHATILLON			FRANCE
PHILIPPE LANGZAM JANY GUPALNIK EP LANGZAM	149 AVE DE WAGRAM	PARIS 17E 75			FRANCE
RICHARD COLLINS	VIA DAMIANO CHIESA 1	VERONA 37129			ITALY
ROMOLO MATTIOCCO	VIA ARISTIPPO #2	ROMA 00124			ITALY
SARA SPAGGIARI SILVIA SPAGGIARI	VIA SIBILLA ALERAMIO #12	REGGIO EMILIA 42100			ITALY
SERGIO L CARVALHO FERRARI JUNIOR	RUA DO HUMAITA 258 #1106	RIO DE JANEIRO 22261-004			BRAZIL
STEPHEN H GOODMAN	4300 BOUL DEMISSONNEUVE W #1216	MONTREAL QC H3Z 3C7			CANADA
ZARINA KHAN TREVOR OSCAR BYER	19 LOCUST HALL TER	ST GEORGE BB24008			BARBADOS
1113 WAVERLY LLC	8585 SUNSET DR 105	MIAMI	FL	33143	USA
1312 14TH TERRACE MB LLC	1311 14 TER	MIAMI BEACH	FL	33140	USA
1300 15TH STREET LLC	1504 BAY RD 720	MIAMI BEACH	FL	33139	USA
1330 WEST AVE LLC	PO BOX 800138	MIAMI	FL	33280-0138	USA
1331 14TH TERRACE LLC	1331 14 TER	MIAMI BEACH	FL	33139	USA
1401 VALE BAY LLC C/O PINCHASIK Y MUSKAT STEIN LLC	1210 WASHINGTON AVE STE 214	MIAMI BEACH	FL	33139	USA
1414 WEST AVENUE LLC	1200 CLINTMORE RD 6	BOCA RATON	FL	33496	USA
1427 SOBE LLC	5061 BISCAYNE BLVD	MIAMI	FL	33137	USA
1445 BAY ROAD INVESTMENTS LLC	5061 BISCAYNE BLVD	MIAMI	FL	33137	USA
1500 BAY ROAD 1038 LLC	200 S BISCAYNE BLVD 3200	MIAMI	FL	33131	USA
1500 BAY ROAD 1238 LLC	760 NW 107 AVE STE 300	MIAMI	FL	33172	USA
15TH STREET SOUTH BEACH ASSOCIATES LLC	760 NW 107 AVE 300	MIAMI	FL	33172	USA
1720 HARRISON 10D LLC	421 MERIDIAN AVE #1	MIAMI BEACH	FL	33139	USA
1ST CLASS US LLC C/O STRANG ADAMS	185 SE 14 TER	MIAMI	FL	33131	USA
242 MIAMI LLC	1130 WASHINGTON AVE 3FLR	MIAMI BEACH	FL	33139	USA
2BSP LLC	100 N BISCAYNE BLVD 804	MIAMI	FL	33132	USA
530 OCEAN LLC	1500 BAY RD UNIT 8105	MIAMI BEACH	FL	33139	USA
703 WAVERLY LLC	2999 NE 191 ST STE 402	AVENTURA	FL	33180	USA
9224 3682 QUEBEC INC	1330 WEST AVE 703	MIAMI BEACH	FL	33139	USA
A AND C REALTY GROUP LLC	1500 BAY ROAD #14745	MIAMI BEACH	FL	33139	USA
AA MIAMI INVESTMENT GROUP LLC	235 E 87 ST 1G	NEW YORK	NY	10128	USA
ABE BROTHERS INC	870 LUGO AVE	CORAL GABLES	FL	33165	USA
ABELARDO R SOTO (SR) & W MERCEDES	5838 COLLINS AVE 10B	MIAMI BEACH	FL	33140	USA
ADAM A SHAW VARDI	7705 ABBOTT AVE UNIT 401	MIAMI BEACH	FL	33141-5902	USA
ADAM C GOLDSTEIN	316 W 102 ST #4B	NEW YORK	NY	10025	USA
	1330 WEST AVE # 1214	MIAMI BEACH	FL	33139	USA

ADAM FELIX DIAMOND,CRISTINA HURST DIAMOND	1330 WEST AVE 1109	MIAMI BEACH	FL	33139	USA
ADAM MICHAEL JUSTIN	95 CHRISTOPHER ST APT 6J	NEW YORK	NY	10014	USA
ADRIANA HURTADO CARMEN VELASCO NANCY LEVINE	1439 WEST AVE 201	MIAMI BEACH	FL	33139	USA
AIOLOS PROPERTIES LLC	2529 NW 74 AVE	MIAMI	FL	33122	USA
ALAIN FORTUNEY TRS	1000 VENETIAN WAY #406	MIAMI BEACH	FL	33139	USA
ALAN SCOTT DAMSKY	25 LAGORCE CIRCLE	MIAMI BEACH	FL	33141	USA
ALAN WILENSKY TRS ALAN WILENSKY REVOCABLE TRUST GEORGANN WILENSKY TRS	56 EAGLE CHASE	WOODBURY	NY	11784	USA
ALEANDRO M & NIDIA M INGALA TRS	16485 SW 50 TERR	MIAMI	FL	33185-5159	USA
ALEL INVESTMENTS LLC	3370 MARY ST	MIAMI	FL	33133	USA
ALESSANDRO BONIPERTI & FILIPPO VERGNANO	1330 WEST AVE #1002	MIAMI BEACH	FL	33139-0904	USA
ALEXANDER GRIFFIN ISABEL GERMOSEN DE GRIFFIN	1330 WEST AVE #3406	MIAMI BEACH	FL	33139	USA
ALEXANDER M NASSAR MUNA SAMI MUBARAK	1330 WEST AVE 1706	MIAMI BEACH	FL	33139	USA
ALEXANDER WAHL ALDO SPAGNOLI JR	1330 WEST AVE 1209	MIAMI BEACH	FL	33139	USA
ALISSA BAVLI	4469 POST AVENUE	MIAMI BEACH	FL	33140	USA
ALIZA DAVIDOFF C/O JOSEPH AMINOFF	407 LINCOLN RD STE 6C	MIAMI BEACH	FL	33139	USA
ALTON 14 LLC	1005 PARK CENTRE BLVD	MIAMI	FL	33169	USA
AMANI YACOUB	1320 15 ST #1	MIAMI BEACH	FL	33139-2247	USA
AMAX INC	100 SE SECOND ST 3400	MIAMI	FL	33131	USA
AMIRA REASON	1500 BAY RD 8565	MIAMI BEACH	FL	33139	USA
AMIUNI INC	748 GLENRIDGE RD	KEY BISCAINE	FL	33149-2408	USA
ANA M GAONA JUAN P URIBE	1330 WEST AVE #507	MIAMI BEACH	FL	33139-0902	USA
ANABELL 1103 LLC C/O CIELAW	1395 BRICKELL AVE #800	MIAMI	FL	33131	USA
ANDERS JIMMY LEWIN	1500 BAY ROAD UNIT 920S	MIAMI BEACH	FL	33139	USA
ANDREAS P SUMA PATRICIA SUMA	1500 BAY ROAD # 7285	MIAMI BEACH	FL	33139	USA
ANDREAS RAMSEIER	1500 BAY RD #4225	MIAMI BEACH	FL	33139	USA
ANDREW D SKLAWER JODI SKLAWER	3160 JEFFERSON ST	BOULDER	CO	80304-2639	USA
ANDREW MICHAEL RIVERA	1330 WEST AVE # 1808	MIAMI BEACH	FL	33139	USA
ANDREW PASTEWSKI	1500 BAY RD #8345	MIAMI BEACH	FL	33139-3224	USA
ANGEL BEATO	1500 BAY RD 9565	MIAMI BEACH	FL	33139	USA
ANGELES ACOSTA	1401 BAY RD #311	MIAMI BEACH	FL	33139	USA
ANGELICA MARIA DE LOURDES GILES	734 NE 15 CT APT 3	FORT LAUDERDALE	FL	33304	USA
ANMAJO REAL ESTATE LLC	610 STRAFORD LN	COPELL	TX	75019	USA
ANN A AMOS & DARRELL MCCOWAN	1500 BAY RD UNIT 1102S	MIAMI BEACH	FL	33139-3207	USA
ANNE MANNING	1330 WEST AVE 3202	MIAMI BEACH	FL	33139	USA
ANTHONY ARROYO &W KENNYA	PO BOX 654433	MIAMI	FL	33265	USA
ANTHONY MASTROPASQUA	1500 BAY DR #802S	MIAMI BEACH	FL	33139	USA
ANTONIO GOETHELUCK MARISELA GUEDEZ	808 BRICKEL KEY DR #301	MIAMI	FL	33131	USA
ANTON RADKEVICH	1500 BAY RD 822S	MIAMI BEACH	FL	33139	USA
ANTONIO REYES MIRAS	59 JOHN ST 3F	NEW YORK	NY	10038	USA
ARA MANSOUR	304 MULBERRY ST #1M	NEW YORK	NY	10012	USA
ARANCE HOLDINGS LLC	100 SE 2 ST STE 2610	MIAMI	FL	33131	USA
ARDR INTERNATIONAL LLC	1500 BAY RD STE 514	MIAMI BEACH	FL	33139	USA
ARDR INTERNATIONAL LLC	1500 BAY ROAD #514 S	MIAMI BEACH	FL	33139	USA
ARGOLA INVESTMENTS LLC	11 ISLAND AVE #2102	MIAMI BEACH	FL	33139	USA
ARGOLA INVESTMENTS LLC	1330 WEST AVE 3402	MIAMI BEACH	FL	33139	USA
ARIANA ANGELA VANIN DANIELE GEORGE VANIN	1320 FLAMINGO WAY	MIAMI BEACH	FL	33139	USA
ARNIC INVEST GRP LLC	1330 WEST AVE #908	MIAMI BEACH	FL	33139-0904	USA
ARROYO REAL ESTATE INVEST LLC	PO BOX 654433	MIAMI	FL	33265	USA
ART DECO PROPERTY INVESTMENT LLC	52 NW 47 ST	MIAMI	FL	33127	USA
ARTHUR F LIVINGSTON TRS ARTHUR F LIVINGSTON REV TR GLENN STEWART BLANKMAN TRS	10703 SANTA ROSA DR	BOCA RATON	FL	33498	USA
ARTURO BARTOLOMEI	1825 PONCE DE LEON BLVD UNIT 140	CORAL GABLES	FL	33134	USA
ASMAA BENKIRANE KACHTHI MARIAM C KACHTHI LOPEZ DEL MORAL HICHAM BENKIRANE KACHTHEHI	1500 BAY RD UNIT 340S	MIAMI BEACH	FL	33139	USA
ATEFEH S MCCAMPBELL	1330 WEST AVE #1104	MIAMI BEACH	FL	33139	USA
ATLER CORP	1330 WEST AVE #2601	MIAMI BEACH	FL	33139-0910	USA
AUREMIK LLC	2410 BRICKELL AVE 105 C	MIAMI	FL	33129	USA
AYSE OLGUN C/O MERVE GUMUSYAZICI	1500 BAY ROAD #9325	MIAMI BEACH	FL	33139	USA
B & B CAPITAL MANAGEMENT LLC	1133 102 ST 803	BAY HARBOR ISLANDS	FL	33154	USA

BANK OF AMERICA % NCL-001-03-81	101 N TRYON ST	CHARLOTTE	NC	28255	USA
BARRY BAKER JOANNE S BAKER	3665 EAST TREMONT AVE	BRONX	NY	10465	USA
BARRY JOHNSON C/O BEDOWIN360 CAPITAL	2457 COLLINS AVE 701	MIAMI BEACH	FL	33140	USA
BAY WEST 1 LLC	2980 MCFARLANE RD	MIAMI	FL	33133	USA
BAY9145 LLC C/O JOSE KAMGA	1500 BAY RD 1818	MIAMI BEACH	FL	33139	USA
BAYVIEW 1528 LLC	1329 ALTON RD	MIAMI BEACH	FL	33139	USA
BBH GEORGIA PROP LLC C/O CPA TARANTINO	704 MACY DR	ROSWELL	GA	30076	USA
BBH GEORGIA PROPERTIES LLC	704 MACY DR	ROSWELL	GA	30076	USA
BEATRIZ MONTEAVARO	1439 WEST AVE #304	MIAMI BEACH	FL	33139-3776	USA
BENI INTERNAZIONALE USA INC	228 PARK AVE S PMB 80405	NEW YORK	NY	10003	USA
BENJAMIN EDELSTEIN SIMON MIGUEL EDELSTEIN	1330 WEST AVE 3506	MIAMI BEACH	FL	33139	USA
BENJAMIN LAVERTIN	1330 WEST AVE UNIT #910	MIAMI BEACH	FL	33139	USA
BENJAMIN PAZIN	1330 WEST AVE 505	MIAMI BEACH	FL	33139	USA
BERNARD LONG	1335 LENOX AVE	MIAMI BEACH	FL	33139	USA
BHARATI JAIN TRS	2511 16 ST NORTH	ARLINGTON	VA	22201	USA
BLANCA L SANCHEZ	1500 BAY RD #11825	MIAMI BEACH	FL	33139-3227	USA
BLUE 3003 LLC	100 N BISCAYNE BLVD 2904	MIAMI	FL	33132	USA
BORIS INZHIN	270 W 17 STREET APT 5B	NEW YORK	NY	10011	USA
BRADLEY W BAKOTIC	1330 WEST AVE # 2502	MIAMI BEACH	FL	33139	USA
BRIAN C MELTON TRS BRIAN C MELTON REVOCABLE TRUST BRIAN C MELTON	1330 WEST AVE #3201	MIAMI BEACH	FL	33139	USA
BRIGHT BLOOM INC	1500 BAY RD 8205	MIAMI BEACH	FL	33139	USA
BROAD STREET INVESTMENTS LLC C/O JOHN MCCARTHY	800 OCEAN DRIVE # 403	JUNO BEACH	FL	33408	USA
BRUCE G & MARTINE CARRIGTON	1401 BAY RD #405	MIAMI BEACH	FL	33139-3782	USA
BRUNO MENEZES	2775 CRYSTAL CT	MIAMI	FL	33133	USA
BRYAN HENDERSON ANICA HENDERSON	12934 MOUNTAIN VIEW CT	SYLMAR	CA	91342	USA
BRYAN WETZEL CLAIRE POWELL	1330 WEST AVE 1408	MIAMI BEACH	FL	33139	USA
BURGUESINHA LLC ATTN L/R SIEGAL	222 CENTRAL PARK AVE STE 1700	VIRGINIA BEACH	VA	23462	USA
BURMA INVESTMENT GROUP LLC	7900 GLADES RD STE 530	BOCA RATON	FL	33434-4105	USA
CALO PROPERTIES LLC	1445 WILLOW AVE	LOUISVILLE	KY	40204	USA
CAMILLO RIOS	1330 WEST AVE 914	MIAMI BEACH	FL	33139-0900	USA
CAN OZKAN OKAN	1330 WEST AVE #1001	MIAMI BEACH	FL	33139-0904	USA
CAPITAL UNITED LLC	1900 N BAYSHORE DR STE 1611	MIAMI	FL	33132	USA
CARLA R CORDOVA	1330 WEST AVE 2102	MIAMI BEACH	FL	33139	USA
CARLOS OSCAR SAAD TRS CARLOS OSCAR SAAD LIVING TRUST	1330 WEST AVE 1507	MIAMI BEACH	FL	33139	USA
CARLOS R PACHECO ENRRIQUEZ REYNALDO A PACHECO MUGUERTEGUI	1500 BAY RD #6505	MIAMI BEACH	FL	33139	USA
CARLOS RAMON RAMIREZ	PO BOX 126205	HAIALEAH	FL	33012	USA
CARMEN ELENA NAVARRO	1435 WEST AVE 3	MIAMI BEACH	FL	33139	USA
CARMEN SOFIA CARDENAS MONSALVE	253 NE 2 ST APT 907	MIAMI	FL	33132	USA
CAROL A WATSON	1401 BAY RD #206	MIAMI BEACH	FL	33139-3715	USA
CAVANALUGH CHARTERS INC	16885 DALLAS PARKWAY	ADDISON	TX	75001	USA
CEYDA BALABAN	1500 BAY RD 4585	MIAMI BEACH	FL	33139	USA
CHANDULAL PATEL JHANKHANA N PATEL	1330 WEST AVE 1404	MIAMI BEACH	FL	33139	USA
CHARLES CORALLO BARBARA CORALLO	1330 WEST AVE UNIT 1801	MIAMI BEACH	FL	33139	USA
CHARLES F LESKO	1428 WEST AVE #202	MIAMI BEACH	FL	33139	USA
CHARLES G PENMAN & BARRET J PENAN JTRS	1401 BAY RD #207	MIAMI BEACH	FL	33139-3716	USA
CHARLES P MORRIS & W MARY A	1330 WEST AVE #2412	MIAMI BEACH	FL	33139-0910	USA
CHEBI INVESTMENT GROUP LLC	1390 BRICKELL AVE #104	MIAMI	FL	33131	USA
CHIYO KRANEKO	1500 BAY RD #1210	MIAMI BEACH	FL	33139	USA
CHRIS PETERS	231 SICKLETOWN RD	ORANGEBURG	NY	10962	USA
CHRISTIAN HUDSON & W ROJARAMANI P HUDSON	1330 WEST AVE #3604	MIAMI BEACH	FL	33139-0914	USA
CHRISTIAN JOSHUA PENARANDA MICHELLE MARIE PENARANDA	1401 BAY RD 303	MIAMI BEACH	FL	33139	USA
CHRISTOPHE BOURREAU MELISSA FRUGONE	1330 WEST AVE 2613	MIAMI BEACH	FL	33139	USA
CHRISTOPHE POILLEUX TRS CHRISTOPHE POILLEUX REVOCABLE TR	275 NE 185 ST UNIT 1008	MIAMI	FL	33132	USA
CHRISTOPHER A DELGADO	507 W 28 ST 2D A	NEW YORK	NY	10001	USA
CHRISTOPHER BERRY	21 ASH PLACE	NEW YORK	NY	10003	USA
CHRISTOPHER J THOMAS PAMELA B THOMAS	1330 WEST AVE #2506	MIAMI BEACH	FL	33139	USA
CHRISTOPHER JAMES SCHULTZ	100 S DOHENY DR 522	LOS ANGELES	CA	90048	USA

CHRISTOPHER M PECKHOLDT ADAM A URBINA	3220 CALUSA ST	MIAMI	FL	33133	USA
CINWEI MANAGEMENT LLC	108 LEONARD ST #3 B	NEW YORK	NY	10013	USA
CIOPO LLC C/O ELEONORA DEPALMA PA	PO BOX 190026	MIAMI BEACH	FL	33119	USA
CLAUDIA SILVA	8601 SW 124 ST	MIAMI	FL	33156	USA
CLIFFORD C SWINT	1220 SE 24 AVE	POMPANO BEACH	FL	33062-7047	USA
CLIO & TEA CORP	2565 EAGLE RUN LN	WESTON	FL	33327	USA
CMD RE CORP	8301 NW 197 ST	MIAMI	FL	33015	USA
COCKLE LLC	1680 MICHIGAN AVE #910	MIAMI BEACH	FL	33139	USA
COCONUT PROPERTIES LLC	1500 BAY RD 11045	MIAMI BEACH	FL	33139	USA
COCONUT PROPERTIES LLC	1500 BAY RD 11225	MIAMI BEACH	FL	33139	USA
COCONUT PROPERTIES LLC	2840 SQUIRREL BEND	TOLEDO	OH	43617	USA
COMBRIGHT LLC	1330 WEST AVE #2801	MIAMI BEACH	FL	33139-0911	USA
CONSTANZA LAFUENTE PAOLO GANDOLFI	1330 WEST AVE 1009	MIAMI BEACH	FL	33139	USA
CORREA PROPERTY GROUP LLC	1500 BAY RD UNIT 9725	MIAMI BEACH	FL	33139	USA
CRAIG CONDON SIEGAL TOMER CONDON SIEGAL	1500 BAY RD #8245	MIAMI BEACH	FL	33139	USA
CRAIG FISHER & PAUL FISHER & W SUZANNE JTRS	6025 ALTON RD	MIAMI BEACH	FL	33140-2026	USA
CURRENT PROPERTY OWNER	1301 FLAMINGO WAY	MIAMI BEACH	FL	33139	USA
DALE COTTON SHELLEY COTTON	1330 WEST AVE #614	MIAMI BEACH	FL	33139	USA
DAMLICE MANSUR	1330 WEST AVE #1604	MIAMI BEACH	FL	33139-0906	USA
DAMON WILD	1330 WEST AVE 3407	MIAMI BEACH	FL	33139	USA
DANIEL AHUBIM	1330 WEST AVE 1004	MIAMI BEACH	FL	33139	USA
DANIEL ALESSANDRO	1800 PURDY AVE	MIAMI BEACH	FL	33139	USA
DANIEL CALVA CERQUEIRA	1401 BAY RD 513	MIAMI BEACH	FL	33139	USA
DANIEL DIAZ	1401 BAY RD 407	MIAMI BEACH	FL	33139	USA
DANIEL LEBOVITS KARINI FELDMAN	118 16 AVE	BELMAR	NJ	07719	USA
DANIEL M SAMSON	1330 WEST AVE #2914	MIAMI BEACH	FL	33139-0912	USA
DANIEL S LADDIN	310 W 52 ST APT 17B	NEW YORK	NY	10019-6293	USA
DANIEL SCHULTZ DEREK STILL JR	5525 INGLEWOOD BLVD	CULVER CITY	CA	90230	USA
DANIELLE KIRSNER LAND TR DANIELLE KIRSNER	2494 S OCEAN BLVD UNIT A1	BOCA RATON	FL	33432	USA
DANKO BLJAJIC DOMINIS	1500 BAY RD 1420S	MIAMI BEACH	FL	33139	USA
DANO CONSULTING INC	23 PEBBLE LANE	ROSLYN HEIGHTS	NY	11577	USA
DARDAN REALTY LLC	266 POST ROAD EAST	WESTPORT	CT	06880	USA
DARIO D FERRARI	200 EAST 61 ST UNIT 7G	NEW YORK	NY	10021	USA
DAVID A LUDWIG	1330 WEST AVE #3012	MIAMI BEACH	FL	33139	USA
DAVID C GREEFF	1330 WEST AVE #3307	MIAMI BEACH	FL	33139-0913	USA
DAVID EPHRAIM YURKOFESKY	1500 BAY RD 238S	MIAMI BEACH	FL	33139	USA
DAVID I WITZ	1330 WEST AVE #3403	MIAMI BEACH	FL	33139-0914	USA
DAVID K DODSON	1330 WEST AVE #2411	MIAMI BEACH	FL	33139-0910	USA
DAVID L SPECKMAN KAROL S SPECKMAN	1500 BAY RD 128S	MIAMI BEACH	FL	33139	USA
DAVID NISNEWITZ & W CAROLE NISNEWITZ MICHAEL NISNEWITZ JTRS	1330 WEST AVE #1602	MIAMI BEACH	FL	33139	USA
DAVID POSIADALA	44 DOVER CIRCLE	FRANKLIN	MA	02038	USA
DAVID UTHE	1007 CURTIN ST	HOUSTON	TX	77018	USA
DAVID VAUTRIN	1330 WEST AVE APT 2904	MIAMI BEACH	FL	33139-0912	USA
DAVID WATERBOR UTHE	1007 CURTIN ST	HOUSTON	TX	77018	USA
DAVID WEISSMAN JTRS ROBERT PRIMAVERA JTRS	1500 BAY RD APT 640	MIAMI BEACH	FL	33139	USA
DAYLIGHTPHOTO LC	1481 BAY RD 7	MIAMI BEACH	FL	33139-3767	USA
DEBORAH H WIZNITZER SUSAN SELMAR	555 W 31 ST	MIAMI BEACH	FL	33140	USA
DEBORAH THEVENIN & H STEVEN STARK	1500 BAY RD #7165	MIAMI BEACH	FL	33139-3219	USA
DENNIS E CORTIJO	1330 WEST AVE #3011	MIAMI BEACH	FL	33139-0912	USA
DEXUS LLC	1330 WEST AVE #810	MIAMI BEACH	FL	33139	USA
DIANA ESPINO & H LUIS GUILLERMO	1500 BAY RD #806S	MIAMI BEACH	FL	33139-3223	USA
DIRK TENNIE	1330 WEST AVE #1810	MIAMI BEACH	FL	33139-0907	USA
DOUPHIN WAVE LLC C/O PATRICE SCEMANA	660 CURTISWOOD DR	KEY BISCAYNE	FL	33149	USA
DOMINIQUE S CHERQUI	7330 OCEAN TERR #802	MIAMI BEACH	FL	33141-2723	USA
DONALD SZUMOWSKI JTRS HOWARD BRAYER JTRS	1330 WEST AVENUE #1202	MIAMI BEACH	FL	33139	USA
DONN S DUTTON	1439 WEST AVE #401	MIAMI BEACH	FL	33139	USA
DOS COLADAS LLC	1500 BAY RD UNIT 532 S	MIAMI BEACH	FL	33139	USA

DUSTIN B RHODES	1330 WEST AVE 3013	MIAMI BEACH	FL	33139	USA
DUSTIN SMITH	1330 WEST AVE #3204	MIAMI BEACH	FL	33132	USA
DYLAN RESTREPO SOMERVILLE	1330 WEST AVE #2910	MIAMI BEACH	FL	33139-0912	USA
E AND M SOBE LLC	1330 WEST AVE #1010	MIAMI BEACH	FL	33139	USA
EDELWEISS DEV CORP	66 WHITE STREET 501	NEW YORK	NY	10013	USA
EDGAR MERIDA	1435 WEST AVE UNIT #4	MIAMI BEACH	FL	33139	USA
EDMA M DIAZ	1401 BAY RD #402	MIAMI BEACH	FL	33139-3782	USA
EDMUND L DALE III	1330 WEST AVE #2714	MIAMI BEACH	FL	33139	USA
EDOARDO RIZZI	1330 WEST AVE 2306	MIAMI BEACH	FL	33139	USA
EDUARDO PEREZ	1330 WEST AVE #2308	MIAMI BEACH	FL	33139	USA
EDWARD DEMELO & W ARMINDA DEMELO	125 RYDER ST	NORTH DARTMOUTH	MA	02747	USA
EDWARD L GEOPPERT TRS 2006 EDWARD L GEOPPERT REVOC TR	1235 N KINGS RD #103	LOS ANGELES	CA	90069	USA
EG HOLDINGS SOBE LLC	788 W MARIETTA ST NW 1802	ATLANTA	GA	30318	USA
EL LAUREL LLC	1500 BAY RD 1178S	MIAMI BEACH	FL	33139	USA
ELAINE FIELDS & BARRINGTON FIELDS	145 TRAILS END	NEW YORK	NY	10956	USA
ELETTI USA CORP	PO BOX 190026	MIAMI BEACH	FL	33139	USA
ELIDIA ANNA CLINTON	1330 WEST AVE 1607	MIAMI BEACH	FL	33139	USA
ELISE HERMES	1401 BAY RD 308	MIAMI BEACH	FL	33139	USA
ELIZABETH GREENE	116 VILLA NUEVA PL	PALM BEACH GARDENS	FL	33418-1719	USA
ELIZABETH HERSFIELD	235 E 22 ST #6F	NEW YORK	NY	10010	USA
ELIZABETH LEE CRABTREE TRS ELIZABETH LEE CRABTREE	1330 WEST AVE #508	MIAMI BEACH	FL	33139	USA
ELIZABETH M BERTENS ALMARZA	1500 BAY RD 406	MIAMI BEACH	FL	33139	USA
ELIZABETH PEREZ	1401 BAY RD #512	MIAMI BEACH	FL	33139	USA
ELMER OIHABER	1330 WEST AVE #906	MIAMI BEACH	FL	33139-0904	USA
ELMO INC	395 ALHAMBRA CIR STE 200	CORAL GABLES	FL	33134	USA
EMIR BOYDAG BETH BOYDAG	1330 WEST AVE 2001	MIAMI BEACH	FL	33139	USA
ENRICO CAPPELLI	1419 WEST AVE 105	MIAMI BEACH	FL	33139	USA
ENRICO DISCOLO SARAH ELDER	1500 BAY RD 532S	MIAMI BEACH	FL	33139	USA
ENRIQUE TEJERA MARIE TEJERA	1330 WEST AVE #1010	MIAMI BEACH	FL	33139-0904	USA
ENSO REAL ESTATE LLC C/O ANDREW HIGIER	945 JEFFERSON AVE 107	MIAMI BEACH	FL	33139	USA
ERAKIS S R L	1241 14 ST UNIT 15	MIAMI BEACH	FL	33139	USA
ERICA A WEISSMANN	PO BOX 20650	BOULDER	CO	80308	USA
ERIC GEOVANI AROILA BARRERA VICTORIA PAULA GORZIO	1330 WEST AVE 2206	MIAMI BEACH	FL	33139	USA
ERIC H DONAHOE	1330 WEST AVE #2106	MIAMI BEACH	FL	33139	USA
ERIC MARSHALL LUCIANA CELLI DE LEMOS	1330 WEST AVE 1714	MIAMI BEACH	FL	33139	USA
ERIC TERMINI	1330 WEST AVE 708	MIAMI BEACH	FL	33139	USA
ERIC YAGER	1330 WEST AVE UNIT 805	MIAMI BEACH	FL	33139	USA
ERIKA GIOVANNA PACHECO HERNANDEZ	1401 BAY RD 304	MIAMI BEACH	FL	33139	USA
ERIKA LEINS	1500 BAY RD #504S	MIAMI BEACH	FL	33139-3218	USA
ERIKA M SCHUSTER	1800 PURDY AVE #2412	MIAMI BEACH	FL	33139-1461	USA
ERNESTO GOLDMAN MARTA S GOLDMAN	5900 COLLINS AVE # 1407	MIAMI BEACH	FL	33140	USA
ERNST SIEBENBURGER	1621 COLLINS AVE	MIAMI BEACH	FL	33139-3123	USA
ESCUCHO LLC	1500 BAY RD #340 S	MIAMI BEACH	FL	33139	USA
ESTHER OLIVA SERRANO CARMEN ELIZABETH SERRANO	1330 WEST AVE 1905	MIAMI BEACH	FL	33139	USA
ESTRELLA NEGRA INC	1680 MICHIGAN AVE #910	MIAMI BEACH	FL	33139	USA
ETOILLE MIAMI LLC	1500 BAY RD 1266S	MIAMI BEACH	FL	33139	USA
EUGEKA LLC	1200 BRICKELL AVE STE 1960	MIAMI	FL	33131	USA
EVA ZISSU	2700 N BAY RD	MIAMI BEACH	FL	33140-4265	USA
F3 SYRUP LLC	942 LAFAYETTE AVE	BROOKLYN	NY	11221	USA
FABIO MASCHERPA MONICA PANIGAZZI	1330 WEST AVE 3503	MIAMI BEACH	FL	33139	USA
FALKIMMO LLC	36 NE 1 ST #512	MIAMI	FL	33132	USA
FARAWAY INVESTMENTS INC	1330 WEST AVE 3505	MIAMI BEACH	FL	33139	USA
FARAWAY INVESTMENTS INC	2000 BAY DR 202	MIAMI BEACH	FL	33141	USA
FARNAZ ALI KHAN	4561 OLDE PERIMETER WAY PH2	ATLANTA	GA	30346	USA
FAZAMA LLC	1330 WEST AVE UNIT 706	MIAMI BEACH	FL	33139	USA
FILIPPO BONFIGLIO FRANCESCA LOPRESTI	1500 BAY RD 1516S	MIAMI BEACH	FL	33139	USA
FIRAS IKHWAN	1330 WEST AVE 2410	MIAMI BEACH	FL	33139	USA

FLAMINGO 1062S LLC	52 EAST END AVE #22B	NEW YORK	NY	10028	USA
FLAMINGO 1436S LLC	17 N STATE ST STE 1770	CHICAGO	IL	60602	USA
FLAMINGO 1464 LLC	1500 BAY RD #1464	MIAMI BEACH	FL	33139	USA
FLAMINGO 316S LLC	1500 BAY RD UNIT #316S	MIAMI BEACH	FL	33139	USA
FLAMINGO 520 LLC	17 N STATE ST #1770	CHICAGO	IL	60602	USA
FLAMINGO 608 LLC	1500 BAY RD 606S	MIAMI BEACH	FL	33139	USA
FLAMINGO 608 LLC	1500 BAY RD 608S	MIAMI BEACH	FL	33139	USA
FLAMINGO 724 LLC	3300 NE 191 ST # 1111	AVENTURA	FL	33180	USA
FLAMINGO 938 INC	1500 BAY RD UNIT #938S	MIAMI BEACH	FL	33139	USA
FLAMINGO 958 CORP C/O SALCEDO ATTORNEYS AT LAW P A	200 S BISCAYNE BLVD. 2700	MIAMI	FL	33131	USA
FLAMINGO EWING 1116 LLC	407 LINCOLN RD STE 2K	MIAMI BEACH	FL	33139	USA
FLAMINGO S ACQUISITIONS LLC MS235 C/O RYAN LLC	13155 S NOEL RD #100LB 73	DALLAS	TX	75240	USA
FLAMINGO SB TRUSTEE LLC TRS FLAMINGO SB LAND TRUST	1500 BAY RD 364S	MIAMI BEACH	FL	33139	USA
FLAMINGO SOUTH ACQUISITIONS LLC	2711 CENTERVILLE RD STE 400	WILMINGTON	DE	19808	USA
FLAMINGO SOUTH ACQUISITIONS LLC	6700 A ROCKLEDGE DR # 110	BETHESDA	MD	20817	USA
FLAMINGO SOUTH ACQUISITIONS LLC	6700A ROCKLEDGE DR 10	BETHESDA	MD	20817	USA
FLAMINGO SOUTH ACQUISITIONS LLC	1500 BAY RD #1204S	MIAMI BEACH	FL	33139	USA
FLAMINGO SOUTH ACQUISITIONS LLC	1500 BAY RD 880S	MIAMI BEACH	FL	33139	USA
FLAMINGO SOUTH ACQUISITIONS LLC	1500 BAY RD 860 S	MIAMI BEACH	FL	33139	USA
FLAMINGO SOUTH ACQUISITIONS LLC	2401 COLLINS AVE # 1802	MIAMI BEACH	FL	33140	USA
FLAMINGO SOUTH ACQUISITIONS LLC	4282 S ULSTER STREET STE 1100	DENVER	CO	80237	USA
FLAMINGO SOUTH ACQUISITIONS LLC	4582 S ULSTER DR 1100	DENVER	CO	80237	USA
FLAMINGO SOUTH ACQUISITIONS LLC	4582 S ULSTER PKWY 1100	DENVER	CO	80237	USA
FLAMINGO SOUTH ACQUISITIONS LLC	4582 S ULSTER ST 100	DENVER	CO	80237	USA
FLAMINGO SOUTH ACQUISITIONS LLC	4582 S ULSTER ST 1700	DENVER	CO	80237	USA
FLAMINGO SOUTH ACQUISITIONS LLC C/O AIMCO	4582 S ULSTER ST PKWY 1100	DENVER	CO	80237	USA
FLAMINGO SOUTH ACQUISITIONS LLC C/O AIMCO	4582 SOUTH ULSTER ST 1100	DENVER	CO	80237	USA
FLAMINGO SOUTH ACQUISITIONS LLC	4832 ULSTER STE UNIT 1100	DENVER	CO	80237	USA
FLAMINGO SOUTH ACQUISITIONS LLC	4852 S ULSTER STREET PKWY 1100	DENVER	CO	80237	USA
FLAMINGO SOUTH BEACH 1540 LLC	3162 NE 166 ST	NORTH MIAMI BEACH	FL	33160	USA
FLAMINGO SOUTH BEACH I CONDOMINIUM ASSOCIATION INC	355 ALHAMBRA CIR 1101	CORAL GABLES	FL	33134	USA
FLAP LLC	10221 SW 40 ST	DAVE	FL	33328	USA
FLORENCIA WOLMAN	1330 WEST AVE #1914	MIAMI BEACH	FL	33139-0908	USA
FLORENCIA RIVERA & W BETTY E	1439 WEST AVE UNIT 402	MIAMI BEACH	FL	33139-3749	USA
FLORES FAMILY HOLDINGS LLC	17851 SW 63 WNR	SOUTHWEST RANCHES	FL	33331	USA
FLORIDA INVESTMENTS CONDO CORP	7900 GLADES RD # 530	BOCA RATON	FL	33434	USA
FLOWERS INVESTMENTS 882S LLC C/O ANGEL M GARCIA-OLIVER	250 BIRD RD STE 312	CORAL GABLES	FL	33146	USA
FORTEZZA FAMILY PROPERTIES LLC	760 NW 107 AVE STE 300	MIAMI	FL	33172	USA
FRANAGOS GROUP LLC	1450S COMMERCE WAY #750	MIAMI LAKES	FL	33016	USA
FRANCA INTERNATIONAL LLC	1330 WEST AVE # 608	MIAMI BEACH	FL	33139	USA
FRANCES L RODERICK JAMES L CARRERA	1401 BAY RD 209	MIAMI BEACH	FL	33139	USA
FRANCESCA NICOLE CERCHIONE GREGORY T CERCHIONE	2622 NATIONAL DR	BROOKLYN	NY	11234	USA
FRANCESCO TAGLIETTI	1330 WEST AVE 2012	MIAMI BEACH	FL	33139	USA
FRANCIS A PERCEPE JEFFREY S GIORDANO	1330 WEST AVE APT 2608	MIAMI BEACH	FL	33139	USA
FRANCISCO JAVIER MOLINA	1500 BAY RD #538S	MIAMI BEACH	FL	33139	USA
FRANCISCO JOSE GARCIA CARRERA	1401 BAY RD 210	MIAMI BEACH	FL	33139	USA
FRANCISCO M CARCASSES & W ALINA D	1330 FLAMINGO WAY	MIAMI BEACH	FL	33139-3718	USA
FRANCISCO SALGUEIRO	1330 WEST AVE #2113	MIAMI BEACH	FL	33139	USA
FRANCO MOLINA & FRANCISCO MOLINA	1300 ALTON RD APT 7B	MIAMI BEACH	FL	33139-3858	USA
FRANK KAUTZMAN	1330 WEST AVE #2903	MIAMI BEACH	FL	33139-0912	USA
FRANK RODRIGUEZ	1310 - 15 ST APT 3	MIAMI BEACH	FL	33139-2246	USA
FRED BENTLEY & W DONNA	1330 WEST AVE #1409	MIAMI BEACH	FL	33139-0906	USA
FUTERNICK PROPERTIES VII LLC	1234 S DIXIE HWY #1226	CORAL GABLES	FL	33146	USA
GABRIEL A CELEMIN TRS	14781 MEMORIAL DR STE 1393	HOUSTON	TX	77079	USA
GABRIELA HEMMERDE	5750 COLLINS AVE #4B	MIAMI BEACH	FL	33140	USA
GABRIELA I ROJAS ROSARIO	1330 WEST AVE #2909	MIAMI BEACH	FL	33139	USA
GABRIELA PICARELLI RUSSO LEITE	1500 BAY RD #382S	MIAMI BEACH	FL	33139	USA

GARDEN MB INC	1680 MICHIGAN AVE #910	MIAMI BEACH	FL	33139	USA
GARY ARENA TRS GARY ARENA REV TRUST	1330 WEST AVE #1102	MIAMI BEACH	FL	33139	USA
GARY G BUCHER TRS GARY G BUCHER 2019 LIVING TRUST ARMINIUS H BUCHER TRS	540 W WEBSTER AVE UNIT 713	CHICAGO	IL	60614	USA
GENARO RODRIGUEZ	1500 BAY RD 1472S	MIAMI BEACH	FL	33139	USA
GENARO RODRIGUEZ TERESA BERGSTROM RODRIGUEZ	2401 COLLINS AVE #1802	MIAMI BEACH	FL	33140	USA
GEOFFREY C LAWES	158 THOMAS ST	BLOOMFIELD	NJ	07003	USA
GEORGE B GUNDES	1500 BAY RD #1028S	MIAMI BEACH	FL	33139	USA
GEORGE DANRIDGE MARCOS TYCHBROJCHER	1330 WEST AVE #2401	MIAMI BEACH	FL	33139-0909	USA
GERARD MARTIN MOELLER JR STEVEN K DICKENS	1445 CHURCH ST NW APT 43	WASHINGTON	DC	20005	USA
GERARDO E CASTAGNET ROSA PATRICIA CASTAGNET	1330 WEST AVE #3106	MIAMI BEACH	FL	33139	USA
GERHARD PAUL KARI URBASCH NATALIE JOUVENAL	1500 BAY ROAD APT #432S	MIAMI BEACH	FL	33139	USA
GERMAN ARROYO &W LAURA ZAPATA ARROYO	11130 NE 10 AVE	MIAMI	FL	33161	USA
GERMAN MORAN	1330 WEST AVE 2604	MIAMI BEACH	FL	33139	USA
GG FLAMINGO LLC	1717 N BAYSHORE DR STE 215	MIAMI	FL	33132	USA
GINO MIGUEL PAINO	514 S HARVARD BLVD	LOS ANGELES	CA	90020	USA
GINO PAINO &W ANDREA DAVIS	1320 15 ST #4	MIAMI BEACH	FL	33139-2247	USA
GISELLE SAMUELY BERNAL & H EDGARD	45 10 KISSENA BLVD #1L	NEW YORK	NY	11355	USA
GIULY MIAMI LLC	66 W FLAGLER ST # 1002	MIAMI	FL	33130	USA
GIULY DEDVUKAJ MARK DEDVUKAJ	15 ROBIN PL	OLD GREENWICH	CT	06870-1108	USA
GLIOSO INC	1680 MICHIGAN AVE #910	MIAMI BEACH	FL	33139	USA
GOLYMATY PROPERTIES LLC	3180 S OCEAN DR APT 919	HALLANDALE	FL	33009	USA
GOTOAMERICAS CORP INC	5511 HEDGEBROOK DR	NORTH ROYALTON	OH	44133	USA
GRACE KLIN MARIUSZ KLIN	1831 E 9 ST	LYNN HAVEN	FL	32444	USA
GRANT J SILOW KAITLIN ELIZABETH CARRAGHER	1330 WEST AVE 2107	MIAMI BEACH	FL	33139	USA
GREAT VIEW 2 LLC	1500 BAY RD 1544S	MIAMI BEACH	FL	33139	USA
GREGG A RICH	1401 BAY RD 510	MIAMI BEACH	FL	33139	USA
GUSTAVO PEREZ PALACIO	1401 BAY RD #502	MIAMI BEACH	FL	33139-3783	USA
HAIGO MANUKIAN JTRS DIEGO T FAIRBANKS JTRS	1915 A SPEYER LN APT A	REDONDO BEACH	CA	90278	USA
HANI ZAHDEH JULIA ZAHDEH	7601 RIVER RD APT 728	NORTH BERGEN	NJ	07047-6374	USA
HANS J CROSSBY	1500 BAY RD 1274S	MIAMI BEACH	FL	33139	USA
HANS LUIK	1500 BAY RD #114S	MIAMI BEACH	FL	33139-3202	USA
HARRY BODAN ALMENDRA BODAN	1428 WEST AVE 402	MIAMI BEACH	FL	33139	USA
HARVEY GOLDBERG	31 POCAHONTAS TRL	MEDFORD	NJ	08055-8101	USA
HASAN KAYA	10199 NW 28 TER	DORAL	FL	33172	USA
HAZEM AMR MAHMOUD MOUSSA	1330 WEST AVE 1513	MIAMI BEACH	FL	33129	USA
HC MIAMI REALTY HOLDINGS LLC C/O HSIANG L CHEN	515E 79 STREET 7A	NEW YORK	NY	10075	USA
HECTOR LOPEZ &W RUTH M LLORENS	130 AVE WINSTON CHURCHILL PMB 163	SAN JUAN	PR	00926	PUERTO RICO
HELENE VISO THERESA GALLO	1241 14 ST # 3	MIAMI BEACH	FL	33139	USA
HELMUT MICHAEL KLEIN	1500 BAY RD 1034	MIAMI BEACH	FL	33139	USA
HERMIA LLC	100 COLLINS AVE 307	MIAMI BEACH	FL	33139	USA
HERNANDEZ FAMILY HOLDINGS LLC	16841 SW 1 IMANOR	PEMBROKE PINES	FL	33027	USA
HILDA REDNERIS	1401 BAY RD #203	MIAMI BEACH	FL	33139	USA
HINDRIK GOMMER	1330 WEST AVENUE UNIT 2912	MIAMI BEACH	FL	33139	USA
HITEN MEHTA HEMALI MEHTA	1330 WEST AVE #2304	MIAMI BEACH	FL	33139	USA
HOWARD B KRICHMAN	1330 WEST AVE 300S	MIAMI BEACH	FL	33139	USA
HOWARD ROBBINS LINDA KARDOS	2322 NW BAY COLONY CT	STUART	FL	34994	USA
HOWK HONG CHIN &W FEI FONG WONG	2405 GREENWICH ST	SAN FRANCISCO	CA	94123	USA
HSBC BANK NA TRS C/O NATIONSTAR MORTGAGE LLC DEUTSCHE ALT A SECURITIES	8950 CYPRESS WATERS BLVD	COPELL	TX	75019	USA
HSH BEACH LLC	376 NE 194 TER	MIAMI	FL	33179-3995	USA
HUGO A VASQUEZ	101 WINDING WOOD DR #7A	SAYREVILLE	NJ	08872	USA
HUMBERTO PERRONE LE TERESA C PERRONE LE REMI LETICIA PERRONE CAMPOS MELLO	1439 WEST AVE 301	MIAMI BEACH	FL	33139	USA
HUMBERTO SANCHEZ	1428 WEST AVE #403	MIAMI BEACH	FL	33139-3710	USA
HWGC LLC	225 COLLINS AVE	MIAMI BEACH	FL	33139	USA
IAN FARQUHARSON PATRICIA FARQUHARSON	1330 WEST AVE 1908	MIAMI BEACH	FL	33139	USA
IDERSA LLC	20900 NE 30 AVE 818	AVENTURA	FL	33180	USA
IGOR PESIN	1500 BAY RD 918S	MIAMI BEACH	FL	33139	USA
ILAN SCHUMAN LAURA BUSERWINI MURRAY GOTTLIEB	4022 COMPTON CT	LIVERMORE	CA	94550	USA

INFINITY INTERNATIONAL LLC	2855 NW 12 AVE SUITE 5	DORAL	FL	33172	USA
IRADI DADGAR DEHKORDI AZARDOCHT DADGAR DEHKORDI	1330 WEST AVE 809	MIAMI BEACH	FL	33139	USA
IRINA POLUSKIY	1500 BAY RD 4465	MIAMI BEACH	FL	33139	USA
IRWAN FORGHANI	1330 WEST AVE 1608	MIAMI BEACH	FL	33139	USA
IRVING SHECHTMAN	4401 COLLINS AVE #2-1412	MIAMI BEACH	FL	33140	USA
ISHTEWY LLC	7674 E PHILLIPS CIR	CENTENNIAL	CO	80112	USA
ISMAEL J LAGO	1330 WEST AVE 410	MIAMI BEACH	FL	33139	USA
ITAY LANDESMAN	1504 BAY RD # 2009	MIAMI BEACH	FL	33139	USA
J R VILLALOBOS & C J LAPAN TRS RASCIEL GONZALEZ (BEN FOR LIFE)	1330 WEST AVE #1413	MIAMI BEACH	FL	33139-0906	USA
JACOB FISH ORA FISH	135 WEST 70 ST APT 10B	NEW YORK	NY	10023	USA
JACQUELINE MOSS	1500 BAY RD 15525	MIAMI BEACH	FL	33139	USA
JAIME URIBE SARAH TROFF	4173 STAGHORN LN	WESTON	FL	33331	USA
JAMES A CAVANAUGH	16885 DALLAS PARKWAY	ADDISON	TX	75001	USA
JAMES C LAGRECA	1500 BAY RD #4365	MIAMI BEACH	FL	33139-3217	USA
JAMES LEE KOUTOULAS	1401 BAY RD 2028	MIAMI BEACH	FL	33139	USA
JANE ELIZABETH BIGELOW JAMES MICHAEL CEIL JR	1435 WEST AVE UNIT 2	MIAMI BEACH	FL	33139	USA
JANET LEVY JTRS JUSTIN LEVY JTRS	1330 WEST AVE UNIT 2014	MIAMI BEACH	FL	33139	USA
JARLATH DOHERTY PAUL WILKINSON	1428 WEST AVE #204	MIAMI BEACH	FL	33139	USA
JASON REID	1330 WEST AVE #3402	MIAMI BEACH	FL	33139	USA
JASON SAVITZ	1500 BAY RD 7385	MIAMI BEACH	FL	33139-3239	USA
DAVID HYDER	2303 3 ST	EAST MEADOW	NY	11554	USA
JAVIER I MARTINEZ DEL BARRIO JTRS CESAR LOZANO AON JTRS	1330 WEST AVE #3306	MIAMI BEACH	FL	33139	USA
JBCFANDSUN LLC	5921 HEMPSTEAD DR	PLANO	TX	75093	USA
JBS CAPITAL HOLDINGS LLC	1401 BAY RD 211	MIAMI BEACH	FL	33139	USA
JEAN MARC CUVILLY	24 HERKIMER ST APT 1	BROOKLYN	NY	11216-2705	USA
JEANETTE ALVAREZ	PO BOX 30405	FORT LAUDERDALE	FL	33303	USA
JEFFREY BRENNAN JTRS BOB BRENNAN JTRS MARCELINE BRENNAN JTRS	1330 WEST AVE #1111	MIAMI BEACH	FL	33139	USA
JEFFREY PARDON JUDITH PARDO	1500 BAY RD 6705	MIAMI BEACH	FL	33139	USA
JEFFREY PARDO JUDITH PARDO JOSEPH I PARDO	1500 BAY RD APT 1002	MIAMI BEACH	FL	33139	USA
JEFFREY SUTTON	1330 WEST AVE # 1008	MIAMI BEACH	FL	33139	USA
JENNIFER MCDONOUGH	1500 BAY RD UNIT 280-5	MIAMI BEACH	FL	33139	USA
JENNY PEREZ	1330 WEST AVE #503	MIAMI BEACH	FL	33139-0901	USA
JEREMY BITTNER RACHEL WOBIG	1330 WEST AVE 2614	MIAMI BEACH	FL	33139	USA
JESUS A GUTIERREZ & W LIYANIS	15400 GARFIELD DR	HOMESTEAD	FL	33033-2520	USA
JIA LANG JIAN SHEN	1330 WEST AVE 1105	MIAMI BEACH	FL	33139	USA
JOAQUIN CAMPOS II SONIA WEBER	CMR 489 BOX 812	APO	AE	09751	USA
JOELLE TRIOLLET TRS JOELLE TRIOLLET REVOCABLE TRUST	1330 WEST AVE #2608	MIAMI BEACH	FL	33139	USA
JOHN COOK ANDREA COOK	1401 BAY RD #411	MIAMI BEACH	FL	33139	USA
JOHN J MARSHALL	1500 BAY RD #10705	MIAMI BEACH	FL	33139	USA
JOHN K CARINO	1500 BAY RD #6185	MIAMI BEACH	FL	33139	USA
JOHN KLEIN	1241 14 ST #12	MIAMI BEACH	FL	33139	USA
JOHN KLEIN	1252 14 STREET #12	MIAMI BEACH	FL	33139-3706	USA
JOHN LAIR & W DEBRA K	1241 14 ST #14	MIAMI BEACH	FL	33139-3758	USA
JOHN MILLER JOAN ST ONGE	1330 WEST AVE UNIT 607	MIAMI BEACH	FL	33139	USA
JOHN MURRAY	1330 WEST AVE #1504	MIAMI BEACH	FL	33139-0906	USA
JOHN P KEVILLE	123 LUDLOW PL	WESTFIELD	NJ	07090	USA
JOHN TIMOTHY JANSEN	1330 WEST AVE #1006	MIAMI BEACH	FL	33139	USA
JOKER INVEST LLC	1500 BAY RD 14505	MIAMI BEACH	FL	33139	USA
JONATHAN A FINKEL TRS JONATHAN A FINKEL	1330 WEST AVE #2104	MIAMI BEACH	FL	33139	USA
JONATHAN P HOMEWOOD	1330 WEST AVE 713	MIAMI BEACH	FL	33139	USA
JOSE ANTONIO OLIVO ESTELA AGRELA GOMES	1500 BAY DR #4765	MIAMI BEACH	FL	33139	USA
JOSE ANTONIO OLIVO ESTELA AGRELA GOMES	1500 BAY RD #5465	MIAMI BEACH	FL	33139	USA
JOSE ANTONIO OLIVO ESTELA AGRELA GOMES	1500 BAY RD #6445	MIAMI BEACH	FL	33139	USA
JOSE ARGUELLES TRS ARGUELLES LIVING TR SILVIA ARGUELLES TRS	6845 SW 82 AVE	MIAMI	FL	33143	USA
JOSE PEDRO LAZCANO	8530 SW 121 ST	PINECREST	FL	33156	USA
JOSEFIN PENA NATHALIE PENA	1326 15 STREET APT 2	MIAMI BEACH	FL	33139	USA
JOSEPH BROWN	1500 BAY RD #6385	MIAMI BEACH	FL	33139-3220	USA



JOSEPH CERVERA ANGELA CERVERA	1330 WEST AVE 2407	MIAMI BEACH	FL	33139	USA
JOSEPH F PENA LE REMI FERNANDO LOPEZ HENAO REMI RICHARD A PENA	1401 BAY RD UNIT 408	MIAMI BEACH	FL	33139	USA
JOSEPH H URQUIZA ELIANA M URQUIZA	1330 WEST AVE UNIT 613	MIAMI BEACH	FL	33139	USA
JOSEPH M MAROCCO	1500 BAY RD 538S	MIAMI BEACH	FL	33139	USA
JOSEPH MISITI	1428 WEST AVE 405	MIAMI BEACH	FL	33139	USA
JOSEPH NAVARRO & W DEBRA A	9150 TRANSIT RD APT #207	EAST AIMERST	NY	14051	USA
JOSEPH RAVENSKI & W BISERKA	1401 BAY RD #404	MIAMI BEACH	FL	33139-3782	USA
JOSEPH SAUNDERS	1439 WEST AVE 501	MIAMI BEACH	FL	33139	USA
JOSEPH SUTTON	1500 BAY RD 1524	MIAMI BEACH	FL	33139	USA
JOSHUA MICHAEL CHALOM & W KIMBERLEY ANN DICKSON	1330 WEST AVE #1211	MIAMI BEACH	FL	33139	USA
JOVANNA CORREA	450 ALTON RD 2206	MIAMI BEACH	FL	33139	USA
ISO LLC	11191 SW 60 AVE	PINECREST	FL	33156	USA
JUAN ANDRES TELLO	1330 WEST AVE 803	MIAMI BEACH	FL	33139	USA
JUAN C FARIAS	1330 WEST AVE #2101	MIAMI BEACH	FL	33139-0908	USA
JUAN C TRUEBA JAMELYN TRUEBA	1428 WEST AVE 205	MIAMI BEACH	FL	33139	USA
JUAN CARLOS RUIZ JULIE ANDREA LARA	1500 BAY RD APT 1148S	MIAMI BEACH	FL	33139	USA
JUAN HERNANDEZ MIRYAM MONASTER CHANG	3900 NW 79 AVE #438	DORAL	FL	33166	USA
JUAN M JOYER TRS RAINBOW ECOLOGICAL LIVING TR	1500 BAY RD 1538S	MIAMI BEACH	FL	33139	USA
JUAN SAMANIEGO	1500 BAY RD UNIT 1250 S	MIAMI BEACH	FL	33139-3228	USA
JUANITA EVERETZE CORINNE SERVILY	1330 WEST AVE 3605	MIAMI BEACH	FL	33139	USA
JUSTIN OLIVER BUTSCH OLIVER V BUTSCH	1401 BAY RD APT 201	MIAMI BEACH	FL	33139	USA
JV HOLDINGS 1400 LLC	PO BOX 900548	HOMESTEAD	FL	33090-0548	USA
JVM HOLDINGS INC	3556 FLAMINGO DRIVE	MIAMI BEACH	FL	33140	USA
KAMRUL KHAN	1330 WEST AVE #CU-401	MIAMI BEACH	FL	33139-0900	USA
KAREN A BETZ	1500 BAY RD #1480S	MIAMI BEACH	FL	33139-3213	USA
KAREN L CHILDRESS	1330 WEST AVE #1201	MIAMI BEACH	FL	33139	USA
KAUTIYA SHAURYA KUMAR CHANDRAMANI SANGITA SAHAY	1428 WEST AVE 201	MIAMI BEACH	FL	33139	USA
KAVITA KALIDAS P CHATANI	1330 WEST AVE 1811	MIAMI BEACH	FL	33139	USA
KELLY A KOSCIUSZKA	1330 WEST AVE APT 2804	MIAMI BEACH	FL	33139	USA
KEN LIU & W GLORIA	1087 NEW DOVER RD	EDISON	NJ	08820	USA
KENIA BRIU LE REM ANABEL BRIU	1390 OCEAN DR 301	MIAMI BEACH	FL	33139	USA
KENNETH ACKERMAN	1330 WEST AVE #1609	MIAMI BEACH	FL	33139	USA
KENNETH COLTON ELLEN COLTON	101 OVERLOOK RD	MONTCLAIR	NJ	07043	USA
KENNETH CUTLER	1330 WEST AVE 405	MIAMI BEACH	FL	33139	USA
KENNETH DEMOTT GAYLE ATLAS	1330 WEST AVE 1213	MIAMI BEACH	FL	33139	USA
KENNETH DILLON BRENDA MUNOZ DILLON	1330 WEST AVE #2307	MIAMI BEACH	FL	33139	USA
KENNETH ROTHLY	1500 BAY RD #1165	MIAMI BEACH	FL	33139-3202	USA
KEVIN S HALSTNK PAMELA ANN HALSTUK	1500 BAY RD 930S	MIAMI BEACH	FL	33139	USA
KEVIN S HALSTUK C/O LOWELL J KUVIN ESO PAMELA HALSTUK	1500 BAY RD APT 928S	MIAMI BEACH	FL	33139	USA
KEVIN WALSH	80 NEWELL ST	BROOKLYN	NY	11222	USA
KIM CAPOBIANCO	1330 WEST AVE 2205	MIAMI BEACH	FL	33139	USA
KIMBERLY K MERRIMAN HECTOR CORNILLOT	PO BOX 456	AMBLER	PA	19002	USA
KRISTIN CORP	1500 BAY RD 1114S	MIAMI BEACH	FL	33139	USA
KSENJIA GAJOHA	1500 BAY RD #1138S	MIAMI BEACH	FL	33139	USA
KUNAL JOHAR	1330 WEST AVE 2211	MIAMI BEACH	FL	33139	USA
KYLE MATKOVIC KOLBY LOFT	1330 WEST AVE UNIT 3102	MIAMI BEACH	FL	33139	USA
KYRIAKI NARES	1315 FLAMINGO WAY	MIAMI BEACH	FL	33139-3717	USA
LAKI REAL ESTATE HOLDINGS LLC	1111 SW 1 AVE # 3320	MIAMI	FL	33130	USA
LARRY A WANERMAN CINDY I WANERMAN	1330 WEST AVE APT 2607	MIAMI BEACH	FL	33139	USA
LASHA PRANGISHVILI TEONA BIDZINASHVILI	425 18 STREET	BROOKLYN	NY	11215	USA
LAWRENCE R FREEDMAN MARIA G FREEDMAN DANA FREEDMAN	1330 WEST AVE 814	MIAMI BEACH	FL	33139	USA
LCIK INC	1500 BAY RD 714	MIAMI BEACH	FL	33139	USA
LDTV CORP	1500 BAY RD #416S	MIAMI BEACH	FL	33139	USA
LEAM REAL ESTATE LLC	1329 ALTON RD	MIAMI BEACH	FL	33139	USA
LEDA B ALESSI	1330 WEST AVE 1110	MIAMI BEACH	FL	33139	USA
LELAND ROSS PIERCE	1330 WEST AVE 506	MIAMI BEACH	FL	33139	USA
LENKA HEREJKOVA TICHY	1500 BAY RD #142	MIAMI BEACH	FL	33139	USA

LEONARDO NESPOLI	8738 APPIAN WAY	LOS ANGELES	CA	90046	USA
LEWIS R COULSON TRS LEWIS R COULSON LIVING TRUST ALEXANDER BAIRACTAROV TRS	1330 WEST AVE #1506	MIAMI BEACH	FL	33139	USA
LIGIA MARCELA ZUNIGA LACAYO TRS LIGIA MARCELA ZUNIGA LACAYO REV TRUST	1500 BAY RD 7485	MIAMI BEACH	FL	33139-3252	USA
LILIANA HASBUN ABEL EMILY MARIE HASBUN ABEL	1680 MICHIGAN AVE STE 1014	MIAMI BEACH	FL	33139	USA
LILY HUBERMAN TRS LILY HUBERMAN TRUST	1500 BAY RD 3285	MIAMI BEACH	FL	33139	USA
LINDA M HOOD	500 W SUPERIOR APT 2802	CHICAGO	IL	60654	USA
LINDA ROULEAU & RENEE BAKARIAN & DAVID XAVIER KENNEY JTRS	1401 BAY RD #305	MIAMI BEACH	FL	33139-3781	USA
LION C LLC	1500 BAY RD #4385	MIAMI BEACH	FL	33139-3217	USA
LONE STAR 2995 LLC	1330 WEST AVE 3003	MIAMI BEACH	FL	33139	USA
LORENZO LARINI SILVIA BARGIGLI	11807 WESTHELMER RD 500 629	HOUSTON	TX	77077	USA
LOUIS LERMAN	164 W 74 ST UNIT 4A	NEW YORK	NY	10023	USA
LOURDES CEARA	201 ALHAMBRA CIR	AVENTURA	FL	33180	USA
LUIS E TOLLUNCHE PETER R MEYER	9 ISLAND AVE #710	MIAMI BEACH	FL	33139	USA
LUIS FELIPE VIEIRA DE SOUZA	1330 WEST AVE 1514	MIAMI BEACH	FL	33139	USA
LUIS FERNANDEZ	1330 WEST AVE 2214	MIAMI BEACH	FL	33139	USA
M D K GROUP LLC	1401 BAY RD #511	MIAMI BEACH	FL	33139-3783	USA
M F SOUTHBEACH 413 LLC	1419 WEST AVE 204	MIAMI BEACH	FL	33139	USA
MAGEN LLC	1330 WEST AVE #413	MIAMI BEACH	FL	33139-0901	USA
MAHMOUD FAHMY	170 SE 14 ST 1405	MIAMI	FL	33131	USA
MAJIA VUJINOVIK	1330 WEST AVE APT 1212	MIAMI BEACH	FL	33139	USA
MAJID DARDAS	1330 WEST AVE #2312	MIAMI BEACH	FL	33139	USA
MALGORZATA CWIERDZINSKA & H MICHEL MUSZYSKI	1330 WEST AVE 801	MIAMI BEACH	FL	33139	USA
MANDRONA LLC	1500 BAY RD #4105	MIAMI BEACH	FL	33139-3216	USA
MANSSOUR INVESTMENT GROUP LLC	1500 BAY RD 2205	MIAMI BEACH	FL	33139	USA
MANUEL CIMADEVILLA	8271 NW 34 DR	DORAL	FL	33122	USA
MANUEL MARAWA	12218 SW 16 TER # D105	MIAMI	FL	33175	USA
MARA MAMERY ALBERANI	1500 BAY RD #1365	MIAMI BEACH	FL	33139	USA
MARCELO FREIRE	1330 WEST AVE 2605	MIAMI BEACH	FL	33139	USA
MARCO A TINE	1500 BAY RD #3525	MIAMI BEACH	FL	33139-3215	USA
MARCO TINE	1251 14 STREET #11	MIAMI BEACH	FL	33139-3705	USA
MARCOS MIRANDA MATILDA MIRANDA MARGARET MIRANDA	1241 14 ST 6	MIAMI BEACH	FL	33139	USA
MARGALIT EDELMAN	4776 BALMORAL ST	WHITE PLAINS	MD	20695	USA
MARIA ALEXANDRA CARMONA GDN	1330 WEST AVE 2511	MIAMI BEACH	FL	33139	USA
MARIA B ASTIGARRAGA LLC	1500 BAY RD 8485	MIAMI BEACH	FL	33139-3252	USA
MARIA FERNANDA MORENO	1500 BAY RD 7585	MIAMI BEACH	FL	33139	USA
MARIA PABLOS	1419 WEST AVE 104	MIAMI BEACH	FL	33139	USA
MARIA RITA BARBERIS	1330 WEST AVE 2911	MIAMI BEACH	FL	33139	USA
MARIA RIVERA	1330 WEST AVE 711	MIAMI BEACH	FL	33139	USA
MARIA TERESA CERQUEIRA	1330 WEST AVE #411	MIAMI BEACH	FL	33139-0901	USA
MARIANNA MAKRI MARCOS KYRIAKIDES	1401 BAY RD 309	MIAMI BEACH	FL	33139	USA
MARIE FRANCE KARAM	1330 WEST AVE 1407	MIAMI BEACH	FL	33139	USA
MARILYN S HUANG	1500 BAY RD UNIT 1262-5	MIAMI BEACH	FL	33139	USA
MARION K OTT	1330 WEST AVE 1702	MIAMI BEACH	FL	33139	USA
MARITZA AVILA	410 MERIDIAN AVE FL 1	MIAMI BEACH	FL	33139-6527	USA
MARIUS FLISKI	1500 BAY RD 14165	MIAMI BEACH	FL	33139	USA
MARK AURELIO	1850 S OCEAN DR #1909	HALLANDALE	FL	33009	USA
MARTA FANTACCI JTRES GIULIA FANTACCI JTRES	1330 WEST AVE 1108	MIAMI BEACH	FL	33139-0905	USA
MARTAKO HOLDINGS LTD	1500 BAY RD 4265	MIAMI BEACH	FL	33139	USA
MARTIN BISTRONG & W GENEVA ARANGUREN	PO BOX 11120	FT LAUDERDALE	FL	33339	USA
MARY GLUCK LAJOS CSASZI	1330 WEST AVE #1013	MIAMI BEACH	FL	33139-0904	USA
MATT CARROLL	1330 WEST AVE 609	MIAMI BEACH	FL	33139	USA
MATTHEW C OWEN SR JTRES VALERIE OWEN JTRES MATTHEW C OWEN JR JTRES	1500 BAY RD 6225	MIAMI BEACH	FL	33139	USA
MATTHEW C OWEN SR JTRES VALERIE OWEN JTRES MATTHEW C OWEN JR JTRES	1410 16 ST	MIAMI BEACH	FL	33139	USA
MATTHEW MCMILLAN ERIN C MCMILLAN	1500 BAY RD #10465	MIAMI BEACH	FL	33139	USA
MAX UNLIMITED LLC	2031 MERIDIAN AVE APT 6	MIAMI BEACH	FL	33139	USA
MAXIMILIANO MAGGIO	300 ARAGON AVE #303	CORAL GABLES	FL	33134	USA
	1330 WEST AVE #1813	MIAMI BEACH	FL	33139	USA

MAXIMO ETCHEVERRY	1330 WEST AVE 2807	MIAMI BEACH	FL	33139	USA
MAXWELL PECKLER MINDY FRANKEL PECKLER	188 FRANKLIN ST	NEWTON	MA	02458	USA
MAZ ZOUHAIRI ANDRE PINTO	1330 WEST AVE 701	MIAMI BEACH	FL	33139	USA
MCC/CENTRUM FLAMINGO III LLC C/O THOMSON PROPERTY TAX SERVICE	PO BOX 111397	CARROLLTON	TX	75011	USA
MEGAN M HAAS GIPAT WEST HOLDINGS INC	3762 NICOLE ST	LAS VEGAS	NV	89120	USA
MELISSA J SCHKENK	1401 BAY RD #212	MIAMI BEACH	FL	33139-3716	USA
MEM INVESTMENT GROUP LLC	8797 ESTATE DR	WELLINGTON	FL	33411	USA
MEMA LLC	1500 BAY RD 1162S	MIAMI BEACH	FL	33139	USA
MENAHEM SHIKHMAN	1330 WEST AVE # 1114	MIAMI BEACH	FL	33139	USA
MIA 3401 LLC	4770 BISCAYNE BLVD 4 FLR	MIAMI	FL	33137	USA
MIA CUZ 844 LLC	19 82 78 STREET APT 1	EAST ELMHURST	NY	11370	USA
MIAMI ISLES 102 LLC	1500 BAY RD 1408S	MIAMI BEACH	FL	33139	USA
MIAMI ONE RE INC	8301 NW 197 ST	MIAMI	FL	33015	USA
MIAMI ONE RE INC	3 ISLAND AVE 41	MIAMI BEACH	FL	33139	USA
MIAPLAY LLC	19380 COLLINS AVENUE #1509	SUNNY ISLES BEACH	FL	33160	USA
MICHAEL A O REILLY ANGELA P O REILLY	1827 CHANNEL RD	QUEENS	NY	11693	USA
MICHAEL ANGELINI	1330 WEST AVE 905	MIAMI BEACH	FL	33139	USA
MICHAEL DEAN KENNEDY JACOB MICHAEL KENNEDY	1330 WEST AVE #3009	MIAMI BEACH	FL	33139	USA
MICHAEL E LAMBERT	1330 WEST AVE #1806	MIAMI BEACH	FL	33139	USA
MICHAEL ELLIOT	1401 BAY RD 501	MIAMI BEACH	FL	33139	USA
MICHAEL GREENBAUM	1330 WEST AVE 907	MIAMI BEACH	FL	33139	USA
MICHAEL K SPAMER MIREILLE C SPAMER	1500 BAY RD 516S	MIAMI BEACH	FL	33139	USA
MICHAEL LANGER	165 W 20 ST APT 4A	NEW YORK	NY	10011	USA
MICHAEL LYNCH ANDREAS WUERFEL	28 EASTVIEW CT	SAG HARBOR	NY	11963	USA
MICHAEL MILLER ANNA MILLER	1330 WEST AVE 3001	MIAMI BEACH	FL	33139	USA
MICHAEL MUSTIN LE HELEN SWARTZ LE REM ZOE ANN SWARTZ	434 WEST ORANGE ST	LANCASTER	PA	17603	USA
MICHAEL NISNEWITZ CAROLE NISNEWITZ DAVID NISNEWITZ	11011 QUEENS BLVD APT 30K	FOREST HILLS	NY	11375-5411	USA
MICHAEL SHAYA	1500 BAY RD #624S	MIAMI BEACH	FL	33139	USA
MICHAEL VESOLE	1330 WEST AVE 412	MIAMI BEACH	FL	33139	USA
MICHEL BLANC LE NATHALIE BLANC LE REM ANAIS DE MONTELLA	1500 BAY RD 830S	MIAMI BEACH	FL	33139	USA
MICHEL MUSZYNSKI MALGORZATA CWIERDZINSKA	1500 BAY RD #1264S	MIAMI BEACH	FL	33139	USA
MICHELA GIORELLI	1330 WEST AVE #1014	MIAMI BEACH	FL	33139-0904	USA
MIKE VISSICHELLI	1500 BAY RD 620S	MIAMI BEACH	FL	33139	USA
MILANA VOROBIEVA NINA VOROBIEVA	1500 BAY RD 980S	MIAMI BEACH	FL	33139	USA
MINOTAUR MUSIC LIMITED	1330 WEST AVE # 3014	MIAMI BEACH	FL	33139	USA
MIRELLA CASTRI	1330 WEST AVE 2202	MIAMI BEACH	FL	33139-0900	USA
ML WEVERLY LLC	7778 FRIENDSHIP LN	NAPLES	FL	34120	USA
MOMMII INC	1330 15 ST 1	MIAMI BEACH	FL	33139	USA
MOSHE M OVADYA	324 S BEVERLY DR 753	BEVERLY HILLS	CA	90212	USA
MUSTAFA TUNA AK	1330 WEST AVE 2712	MIAMI BEACH	FL	33139	USA
MYLENE A MORENO	1330 WEST AVE #1911	MIAMI BEACH	FL	33139-0908	USA
MYRIAM C LATANZI	1401 BAY RD #301	MIAMI BEACH	FL	33139-3781	USA
NA NI 2014 LLC	1330 WEST AVE #3104	MIAMI BEACH	FL	33139	USA
NALENE RAMPERSAUD	800 WEST AVE UNIT 635	MIAMI BEACH	FL	33139-5537	USA
NATHALIE MARIE TAIEB BUILDING CONSULTING GROUP INC	1330 WEST AVE 2705	MIAMI BEACH	FL	33139	USA
NATHAN KOVALCHICK KAREN KOVALCHICK	1330 WEST AVE UNIT 2802	MIAMI BEACH	FL	33139	USA
NAVIN CHATANI	435 N SHORE DR	MIAMI BEACH	FL	33141-2429	USA
NAVIN K CHATANI KAVITA K CHATANI	435 N SHORE DR	MIAMI BEACH	FL	33141	USA
NAWEED KAMRAN MAJID & W ZARMINA	16 SUNSET CT	MONTVILLE	NJ	07045	USA
NEDA GHIAM	1330 WEST AVE 1701	MIAMI BEACH	FL	33139	USA
NEDAN REAL ESTATE LLC	3370 MARY ST	MIAMI	FL	33133	USA
NEWELL STREET LLC	942 LAFAYETTE AVE	BROOKLYN	NY	11221	USA
NICHOLAS J PISCIOTTI	1330 WEST AVE 3206	MIAMI BEACH	FL	33139	USA
NICOLA CAMILLO LORENZI GIOIA SPADOLINI	1330 WEST AVE # 1204	MIAMI BEACH	FL	33139	USA
NIKOLAS BOULOUBASIS	1500 BAY RD 610S	MIAMI BEACH	FL	33139	USA
NOENIC DAWN LLC	3370 MARY STREET	MIAMI	FL	33133	USA
OFIR DASSA	1426 BAY RD	MIAMI BEACH	FL	33139	USA

OLEG FOMITCHEV	1125 MAXWELL LN	HOBOKEN	NJ	07030	USA
OLENA ALLEN	1330 WEST AVE 2010	MIAMI BEACH	FL	33139	USA
OLLIER LLC	2601 S BAYSHORE DR STE 850	COCONUT GROVE	FL	33133	USA
OLIVIA THOMPSON	400 ALTON RD 801	MIAMI BEACH	FL	33139	USA
OMAR ARMENTEROS JR	6000 COLLINS AVE 514	MIAMI BEACH	FL	33140	USA
ORALIA ROJAS	1330 WEST AVE #1705	MIAMI BEACH	FL	33139-0911	USA
OREN GALCHEN VIKI GALCHEN DEAN LEDERMAN	1500 BAY RD #12225	MIAMI BEACH	FL	33139-3252	USA
OROCOYAL LLC	3600 NE 170 ST 307D	NORTH MIAMI BEACH	FL	33160	USA
OSCAR COLINDRES	1500 BAY RD #12725	MIAMI BEACH	FL	33139-3252	USA
OSCAR CONTRADO	1500 BAY RD UNIT #526S	MIAMI BEACH	FL	33139	USA
PAJARITO REAL ESTATE INC	1390 BRICKELL AVE #200	MIAMI	FL	33131	USA
PAOLA TUCCARONE C/O ALBERTO F GUZMAN	9130 S DADELAND BLVD #1600	MIAMI	FL	33156	USA
PAOLO RAIMONDI ELIZABETTA LAVARELLO	1330 WEST AVE #1912	MIAMI BEACH	FL	33139	USA
PASQUAL J DELLOMO	1401 BAY RD #508	MIAMI BEACH	FL	33139-3783	USA
PATRICIA ALMEIDA	2500 NE 135 ST #906	NORTH MIAMI	FL	33181-3608	USA
PAUL DOTY	173 LAKE DRIVE	LAKE PEEKSKILL	NY	10537	USA
PAUL EDWARDS TAYLOR IV JAME CAROLINA RODRIGUEZ MAGANA	1330 WEST AVE 3203	MIAMI BEACH	FL	33139	USA
PAUL J O TOOLE	1330 WEST AVE #2906	MIAMI BEACH	FL	33139-0912	USA
PAUL JENNINGS STINSON RICKY ALLEN DAVIS	9205 FAWN LAKE DR	RALEIGH	NC	27617	USA
PAUL TUCKER	225 N COLUMBUS DR UNIT 7401	CHICAGO	IL	60601-5270	USA
PAX INVESTMENTS USA LLC	6538 COLLINS AVE #286	MIAMI BEACH	FL	33141	USA
PEDRO RIVERA MARILYN HERNANDEZ	1330 WEST AVE #710	MIAMI BEACH	FL	33139-0903	USA
PEDRO J SAIZ DE LA MORA	1439 WEST AVE UNIT 503	MIAMI BEACH	FL	33139-3750	USA
PETER G MILLER KIMBERLY MILLER	1330 WEST AVE 2112	MIAMI BEACH	FL	33139	USA
PETER GRUBEA	220 BRENDRIDGE DR	EAST AMHERST	NY	14051	USA
PETER LEUNG	1500 BAY RD 14225	MIAMI BEACH	FL	33139	USA
PETER PERULF LOUISE PERULF	1330 WEST AVENUE # 2003	MIAMI BEACH	FL	33139	USA
PETER S IGNELL MARY IGNELL	1500 BAY RD 9485	MIAMI BEACH	FL	33139	USA
PHILIP D KOSTIS & W STACEY B	7 HIGHLAND AVE	SAINT JAMES	NY	11780	USA
PHILIP C KEMPSTY	99 JOHN ST #1902	NEW YORK	NY	10038	USA
PRAGUIS LLC	2320 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
PRIMA MIAMI AM CORP	323 S 21 AVE C	HOLLYWOOD	FL	33020	USA
PRIMI LLC	340 SEVILLA AVE	CORAL GABLES	FL	33134	USA
PROPERTY HOLDINGS GROUP LLC	1395 BRICKELL AVE 800	MIAMI	FL	33131	USA
PURE PASSION INVESTMENTS LLC	4775 COLLINS AVE 1702	MIAMI BEACH	FL	33140	USA
QUISTELLO INC	1680 MICHIGAN AVE STE 910	MIAMI BEACH	FL	33139	USA
RAGHURAM SELVARAJU	1 SECOND ST APT #2403	JERSEY CITY	NJ	07302	USA
RAJIV JHAM	1330 WEST AVE 2406	MIAMI BEACH	FL	33139	USA
RALLY GROUP LLC	16276 BRISTOL POINTE DR	DELRAY BEACH	FL	33446	USA
RAULPH ORTEGA & W LIGIA	1330 WEST AVE #2405	MIAMI BEACH	FL	33139-0910	USA
RANDY A FIFIELD TRS RANDY A FIFIELD LIV TR	1432 N STATE ST	CHICAGO	IL	60610	USA
RANDY BERKOWITZ PENELOPE MESSINA	1505 PARKS ST	ATLANTIC BEACH	NY	11509	USA
RAPH APPADOO	1330 WEST AVE 2501	MIAMI BEACH	FL	33139	USA
RAPH APPADOO	1330 WEST AVE 1901	MIAMI BEACH	FL	33139-0900	USA
RAUL E VALDES PEREZ CARMEN B ARENAS	1110 S WEGLEY AVE	PITTSBURGH	PA	15217	USA
RAUL E VILLANUEVA JAVIER HERNANDEZ JTRS	1330 WEST AVE #1703	MIAMI BEACH	FL	33139-0907	USA
RAYMEL INVESTMENTS CO INC	3357 TAMiami TRAIL NORTH	NAPLES	FL	34103	USA
RAYMOND FERRARA MARY ELLIS	1330 WEST AVE #1414	MIAMI BEACH	FL	33139	USA
RAYMOND M DORSCH III TRS RAYMOND M DORSCH III REVO TR	1330 WEST AVE 2408	MIAMI BEACH	FL	33139	USA
REY YADIN	1500 BAY RD 4745	MIAMI BEACH	FL	33139	USA
REID HEIDENRY	1401 BAY RD #306	MIAMI BEACH	FL	33139	USA
REID HEIDENRY	1401 BAY RD 406	MIAMI BEACH	FL	33139	USA
REID S HEIDENRY	1401 BAY RD #306	MIAMI BEACH	FL	33139	USA
REINALDO SANCHEZ	1439 WEST AVE #505	MIAMI BEACH	FL	33139	USA
RENE JOSE JR MARCELO MATTOSO	1439 WEST AVE # 403	MIAMI BEACH	FL	33139	USA
REVETAL ALIZA ATTIAS	1401 BAY RD 401	MIAMI BEACH	FL	33139	USA
RGC MIAMI INC	868 COMMERCE ST	MIAMI BEACH	FL	33139	USA

RICARDO A ASTUDILLO AMANDA L DIGIOVANNI	1401 BAY RD UNIT 202	MIAMI BEACH	FL	33139	USA
RICARDO I PALMEROLA KATHERINE L PALMEROLA	1310 FLAMINGO WAY	MIAMI BEACH	FL	33139	USA
RICARDO JEAN TOMB LETICIA DE BARROS TOMB CHRISTIANE TOMB	1401 BAY RD 205	MIAMI BEACH	FL	33139	USA
RICARDO OCHOA	1241 14 ST 4	MIAMI BEACH	FL	33139	USA
RICCARDO ROMANO MICHELE ROMANO	1500 BAY RD 4545	MIAMI BEACH	FL	33139	USA
RICHARD C EWAN III INA K EWAN	1330 WEST AVE APT 2313	MIAMI BEACH	FL	33139	USA
RICHARD KRAMER EST OF	1500 BAY RD #10225	MIAMI BEACH	FL	33139-3226	USA
RNAVES LLC	333 NE 24 ST 309	MIAMI	FL	33137	USA
ROBERT A NOVELLINE TRS ROBERT A NOVELLINE 2012 TRUST JAMES T RHEA TRS	400 STUART ST 28C	BOSTON	MA	02116	USA
ROBERT BIRGA	1401 BAY RD 313	MIAMI BEACH	FL	33139	USA
ROBERT ENNIS	1428 WEST AVE 404	MIAMI BEACH	FL	33139	USA
ROBERT GIANNETTA JEANNE GIANNETTA	222 EAST 35 ST #15	NEW YORK	NY	10016	USA
ROBERT KARVER	1223 SW 19 TER	MIAMI	FL	33145	USA
ROBERT NOVIGROD & MICHAEL ROSENBAUM	201 ALHAMBRA CIR #601	CORAL GABLES	FL	33134-5199	USA
ROBERT T FOURNIER	1330 WEST AVE #714	MIAMI BEACH	FL	33139	USA
ROBERTO BONETTI PAULJO A DE OLIVEIRA CARVALHO	1985 SW 33 AVE	CORAL GABLES	FL	33145	USA
ROBERTO LAOLO	1500 BAY RD 2465	MIAMI BEACH	FL	33139	USA
ROBERTO SANTIAGO RHODA SANTIAGO	1330 WEST AVE #1809	MIAMI BEACH	FL	33139	USA
ROGER BRENES	8003 SW 158 PL	MIAMI	FL	33193	USA
RONALD E ROSENBAUM TRS RONALD E ROSENBAUM 2006 REV TR	1330 WEST AVE 911	MIAMI BEACH	FL	33139	USA
RONALD L KAPLAN YONAHOTON AVRAHAM BOCK	1330 WEST AVE #2810	MIAMI BEACH	FL	33139	USA
RONALD LEE BROADWAY JEFFREY SCOTT SYKES	1330 WEST AVE 2004	MIAMI BEACH	FL	33139	USA
ROOKMAN ROSENBAUM ATTN: MICHAEL ROSENBAUM	755 W 41 ST	MIAMI BEACH	FL	33140	USA
ROOKMAN MAHARAJ & W GANGADAI	1321 FLAMINGO WAY	MIAMI BEACH	FL	33139-3717	USA
ROSARIO T LANDMAN MIRTHA A YASHIMURA	7553 HISPANOLA AVE	NORTH BAY VILLAGE	FL	33141	USA
RYAN ATKIN	323 W JONES ST STE 1145	RALEIGH	NC	27603	USA
SAKS 1202 LLC	718 NE 4 CT	HALLANDALE	FL	33009	USA
SAKS 542 LLC	214 37 33 AVE	BAYSIDE	NY	11361	USA
SAMI PROPERTY MANAGEMENT LLC	214 37 33 AVE	BAYSIDE	NY	11361	USA
SAMER G KANAAN	1500 BAY RD UNIT 2725	MIAMI BEACH	FL	33139	USA
SANDER ROSS CAROL F ROSS	1330 WEST AVE #2512	MIAMI BEACH	FL	33139-0910	USA
SANDINVEST LLC	8297 CHAMPIONSGATE BLVD 519	MIAMI BEACH	FL	33139	USA
SANDRO FORMICA TRS 1500 BAY ROAD UNIT 12805 LAND TR	2899 COLLINS AVE #PHB	MIAMI BEACH	FL	33140	USA
SANJAN DHODY	8230 HAWTHORNE AVE	MIAMI BEACH	FL	33141-1011	USA
SANTIAGO MESA	1500 BAY RD 11765	MIAMI BEACH	FL	33139	USA
SANTINO INVESTMENTS LLC	12864 BISCAYNE BLVD #151	NORTH MIAMI	FL	33181	USA
SARA GIOVANNONI TRS DIMER GIOVANNONI TRS COSETTA AMADORI GIOVANNONI JTRS	1605 MERIDIAN AVE APT 204	MIAMI BEACH	FL	33139	USA
SARA ROSE HARCUS JOSHUA DAVID HARCUS	1460 WEST AVE 1	MIAMI BEACH	FL	33139	USA
SARA-ANA INC	230 - 174 ST #803	SUNNY ISLES BEACH	FL	33160	USA
SARAH LADNER TRS BLUE PRINT IRREV TR MARILYN LADNER TRS	1500 BAY RD UNIT 4605	MIAMI BEACH	FL	33139	USA
SARTAJ S ALAG BARBARA C ALAG	1425 IRONWOOD DR	MC LEAN	VA	22101	USA
SCOTT A SHORT	1775 WASHINGTON AVE UNIT PH-1	MIAMI BEACH	FL	33139	USA
SCOTT ANDONIAN TRS RUSDAEL BARROS TRS	205 S RIVERSIDE DR	POMPANO BEACH	FL	33062	USA
SCOTT DAVID SHAMES & W TAMMY	1500 BAY RD #7265	MIAMI BEACH	FL	33139-3219	USA
SCOTT M MISHKIN & W ORLY	1330 WEST AVE #2612	MIAMI BEACH	FL	33139-0911	USA
SCOTT WOLF	19 JESSICA WAY	WAYNE NEW	NJ	07470	USA
SEBASTIAN SIEBENLIST	1500 BAY RD #10545	MIAMI BEACH	FL	33139	USA
SENIEN A ANTONIO	1330 WEST AVE #1704	MIAMI BEACH	FL	33139-0907	USA
SENIOS LLC	1500 BAY RD 8265	MIAMI BEACH	FL	33139	USA
SEP MIAMI LLC	2301 COLLINS AVE 1016	MIAMI BEACH	FL	33139	USA
SERGE MICHAEL KRASNYSKY	1500 BAY RD 8385	MIAMI BEACH	FL	33139	USA
SERGIO ALVAREZ VICUNA	155 OCEAN LN DR 804	KEY BISCAYNE	FL	33149	USA
SERIN PHILIP	79 NICOLE LOOP	STATEN ISLAND	NY	10310	USA
SETH A FEUER	1330 WEST AVE #804	MIAMI BEACH	FL	33139	USA
SHANGRILA HOLDINGS LLC C/O SPIEGEL AND UTRERA PA	9 EAST LOCKERMAN ST 202	DOVER	DE	19901	USA
SHANGRI LA STAR INVESTMENT CORP	227 9 ST	MIAMI BEACH	FL	33139	USA

SHANGRI LA STAR INVESTMENTS CORP	2900 UNIVERSITY DR # 42	CORAL SPRINGS	FL	33065	USA
SHARON A LISTZKY	1330 WEST AVE #904	MIAMI BEACH	FL	33139-0904	USA
SHAWN D PATTERSON TROY D CRAZE	1041 HARRISON PARK PL	COLUMBIA	OH	43201	USA
SHAWN M GRANT JAMES M SHEA JR	75 WALL STREET 21F	NEW YORK	NY	10005	USA
SHELLY GARCIA	1330 WEST AVE #912	MIAMI BEACH	FL	33139	USA
SIDI GROUP REALTY LLC	1763 COLUMBIA RD NW 509	WASHINGTON	DC	20009	USA
SILDA GROUP CORP	31 SE 5 STREET STE 312	MIAMI	FL	33131	USA
SILVIA SPAGGIARI SARA SPAGGIARI	1500 BAY RD #7445	MIAMI BEACH	FL	33139	USA
SIMON SHINAPR	129 ROBERTS RD	MEDFORD	MA	02155	USA
SIMON SILBERG & W HELEN ESTATE OF	1310 - 15 ST #1	MIAMI BEACH	FL	33139	USA
SIMONETTA SCAGLIA	1330 WEST AVE UNIT #2105	MIAMI BEACH	FL	33139	USA
SMNI LLC	1500 BAY RD #51442	MIAMI BEACH	FL	33139	USA
SOBE1421 LLC	1525 PENNSYLVANIA AVE #9	MIAMI BEACH	FL	33139	USA
SOFIA ORNELAS	1500 BAY RD 5725	MIAMI BEACH	FL	33139	USA
SOLRAC REAL ESTATE FLA CORP	1330 WEST AVE #2713	MIAMI BEACH	FL	33139	USA
SOUTH BEACH 348S LLC	444 E 86 ST APT 17D	NEW YORK	NY	10028	USA
STA DEVELOPMENT LLC	649 ST LUCIE CRESCENT	STUART	FL	34994	USA
STACY MORGAN	101 N PINE ST APT 6	NEW SMYRNA BEACH	FL	32169-2580	USA
STANLEY O CHAMAN NICOLE M PARKER CHAMAN	2840 N OCEAN BLVD	FT LAUDERDALE	FL	33308	USA
STEFAN RIEBER MYRIAM PRUDENTE	1500 BAY RD 8085	MIAMI BEACH	FL	33139	USA
STEFANO CASADEI C/O TOSILINI AND LAUMARA LLP LORENZO CASADEI	407 LINCOLN RD STE 11 C	MIAMI BEACH	FL	33139	USA
STELLA SANCHEZ TRS Y AND S SANCHEZ JOINT REVOC TR YESID SANCHEZ TRS	11490 N BAYSHORE DR	NORTH MIAMI	FL	33181	USA
STEPHAN GOODMAN	1500 BAY RD #L425	MIAMI BEACH	FL	33139	USA
STEPHANE OTMEZGUINE	1330 WEST AVE #2602	MIAMI BEACH	FL	33139-0910	USA
STEPHEN M SHELDON RONI G SHELDON	PO BOX 1555	GYPSUM	CO	81637	USA
STEPHEN PLUMMER	1500 BAY RD #15465	MIAMI BEACH	FL	33139	USA
STEPHEN R SANDLER	1331 FLAMINGO WAY	MIAMI BEACH	FL	33139	USA
STEPHEN W FESIK	31 ANNANDALE	NASHVILLE	TN	37215	USA
STEPHEN W FESIK TRS STEPHEN W FESIK REVOC TR	31 ANNANDALE	NASHVILLE	TN	37215	USA
STEVE STOWE	PO BOX 546086	SURFSIDE	FL	33154	USA
STEVEN CHABY	1330 WEST AVE 407	MIAMI BEACH	FL	33139	USA
STEVEN MICHAELS CHERYL ROSENTHAL	1446 PARK ST	ATLANTIC BEACH	NY	11509	USA
STEVEN SANDLER	1500 BAY RD #9165	MIAMI BEACH	FL	33139-3225	USA
STEVEN TREON	1330 WEST AVE #3504	MIAMI BEACH	FL	33139	USA
SUNRISE MIAMI LLC	1329 AL TON RD	MIAMI BEACH	FL	33139	USA
TAGIR SAYDKHUZHIN	495 BRICKELL AVE # 1501	MIAMI	FL	33131	USA
TALI A BASHANI	1500 BAY RD 8665	MIAMI BEACH	FL	33141	USA
TAMIR GOTTFRIED	527 GOLDEN BEACH DR	GOLDEN BEACH	FL	33160	USA
TARCO INC	150 SE 2 AVE STE 1010	MIAMI	FL	33131	USA
TERRY AND MARTIN INVESTMENTS LLC	1300 S MIAMI AVE 4101	MIAMI	FL	33130	USA
TH1 LLC STRIPEY LLC	31 COGSWELL LN	STANFORD	CT	06901	USA
THE WAVERLY UNIT 1812 LLC	1800 PURDY AVE UNIT 1603	MIAMI BEACH	FL	33139	USA
THE WITZES MIAMI PROPERTIES LLC C/O ALAN HURWITZ	12367 MADISON RIDGE AVE	BOYNTON BEACH	FL	33473	USA
THI PHAN BENITO FABIAN FERNANDEZ LOPEZ	1401 BAY RD 204	MIAMI BEACH	FL	33139	USA
THIERRY COULON	1500 BAY RD #1385	MIAMI BEACH	FL	33139-3202	USA
THOMAS C SAMUEL HAMMACK HENDRIK WILLEM KUIPER	1330 WEST AVE UNIT 1904	MIAMI BEACH	FL	33139	USA
THOMAS J DONALL	1330 WEST AVE 808	MIAMI BEACH	FL	33139	USA
TIMOTHY BOLLINGER	1401 BAY RD 409	MIAMI BEACH	FL	33139	USA
TIMOTHY J BELL DAHLIA D JOHNSON	1330 WEST AVE 1208	MIAMI BEACH	FL	33139	USA
TIMOTHY M MACIVOR	1401 BAY ROAD UNIT 310	MIAMI BEACH	FL	33139	USA
TIMOTHY RICHARD BOYENS	1330 WEST AVE #2606	MIAMI BEACH	FL	33139	USA
TISANE PROPERTIES LLC	4053 CAMBRIDGE	DEERFIELD BEACH	FL	33442	USA
TITO 1406 INC	1390 BRICKELL AVE 275	MIAMI	FL	33131	USA
TLS22 LLC	700 E DANIA BLVD STE 202	DANIA	FL	33004	USA
TODD DAVIS JTRS ROBERT W DAVIS JTRS ANNETTE DAVIS JTRS	1330 WEST AVE 2702	MIAMI BEACH	FL	33139	USA
TOMAS CHAMORRO PREMUZIC	3 NORTHSHIDE PIERS APT 27N	BROOKLYN	NY	11249	USA
TORTO PROPERTIES LLC	1330 WEST AVE 2008	MIAMI BEACH	FL	33139	USA

TORTO PROPERTIES LLC	1500 BAY RD #14325	MIAMI BEACH	FL	33139	USA
TRESPASS GROUP LLC	1900 MERIDIAN AVE 202	MIAMI BEACH	FL	33139	USA
TRESUNO LLC	1500 BAY RD 9785	MIAMI BEACH	FL	33139	USA
TRI STATE HERITAGE GROUP INC	10601 SHADOW LN	FAIRFAX STATION	VA	22039	USA
TRIDOM INTERNATIONAL CORP	100 N BISCAYNE BLVD 500	MIAMI	FL	33132	USA
TRIDOM INTERNATIONAL CORP	111 N BISCAYNE BLVD	MIAMI	FL	33132	USA
TUTTIPLIN INVEST I LLC	100 SE 2 ST #2610	MIAMI	FL	33131	USA
TWOSUNS REAL ESTATE II LLC	8567 CORAL WAY STE 105	MIAMI	FL	33134	USA
U S BANK TRUST NA TRS LSF9 MASTER PARTICIPATION TR	16745 W BERNARDO DR 300	SAN DIEGO	CA	92127	USA
UNITED REALTY ASSOCIATION LLC	PO BOX 867	HALLANDALE	FL	33008	USA
US BANK NA TRS LEHMAN XS TRUST	8950 CYPRESS WATERS BLVD	COPELL	TX	75019	USA
US BANK TRUST NA TRS C/O QUINTAIROS PRIETO AND ET AL LSF9 MASTER PARTICIPATION TRUST	255 S ORANGE AVE 900	ORLANDO	FL	32801	USA
VAITY LLC	1330 WEST AVE # 1802	MIAMI BEACH	FL	33139	USA
VALERIE JACKSON	1330 WEST AVE 2109	MIAMI BEACH	FL	33139-0908	USA
VALERIO QUADRI	17250 W SUNSET BLVD	PACIFIC PALISADES	CA	90272	USA
VALERIO QUADRI	1330 WEST AVE #501	MIAMI BEACH	FL	33139-0901	USA
VARCAMP PROPERTIES LLC	PO BOX 900548	HOMESTEAD	FL	33090-0548	USA
VDC PROPERTIES LLC	1500 BAY RD 11585	MIAMI BEACH	FL	33139	USA
VERA & ANI SETRAKIAN	15 WEST 53 ST #44D	NEW YORK	NY	10019	USA
VERA & LARA SETRAKIAN	15 WEST 53 ST #44D	NEW YORK	NY	10019	USA
VERONICA GOLD	1249 14 ST # 9	MIAMI BEACH	FL	33139-3705	USA
VERONIQUE S PERRET	325 W 38 ST #1702	NEW YORK	NY	10018	USA
VIBRICOLL HOLDINGS LLC	8585 SUNSET DR 105	MIAMI	FL	33143	USA
VICKEN BAKLAYAN ZOZETE BAKLAYAN	300 S AUSTRALIAN AVE 1610	WEST PALM BEACH	FL	33401	USA
VICTOR LA PUMA	1330 WEST AVE #3302	MIAMI BEACH	FL	33139	USA
VINCENT J ROMVIEL JOY R WHITE	1330 WEST AVE #511	MIAMI BEACH	FL	33139-0902	USA
VIVIANE DASCOLA	110 WASHINGTON AVE #2618	MIAMI BEACH	FL	33139-3224	USA
VWOMAN LLC	1401 BAY RD #410	MIAMI BEACH	FL	33139	USA
WAVERLY 1111 LLC	1330 WEST AVE #2707	MIAMI BEACH	FL	33139	USA
WAVERLY 1330 OFC LLC	1330 WEST AVE #CU101	MIAMI BEACH	FL	33139	USA
WAVERLY 1330 OFFICES LLC & WAVERLY SOBE 402 LLC	1330 WEST AVE #CU-402	MIAMI BEACH	FL	33139	USA
WAVERLY 1503 LLC	450 ALTON RD 3507	MIAMI BEACH	FL	33139	USA
WAVERLY 1601 LLC	1395 BRICKELL AVE STE 800	MIAMI	FL	33131	USA
WAVERLY 1603 LLC	1395 BRICKELL AVE STE 800	MIAMI	FL	33131	USA
WAVERLY 1606 LLC	650 WEST AVE PENTHOUSE 3	MIAMI BEACH	FL	33139	USA
WAVERLY 2901 LLC	1330 WEST AVE APT 2901	MIAMI BEACH	FL	33139	USA
WAVERLY AT S BCH CONDO ASSN INC	1330 WEST AVE #CU-102	MIAMI BEACH	FL	33139-0900	USA
WAVERLY TRUST W CRAIG TRS	12601 MASTIQUE BEACH BLVD #804	FT MYERS	FL	33908	USA
WEST AVE 102 LLC	1111 KANE CONCOURSE STE#517	BAY HARBOR ISLANDS	FL	33154	USA
WEST AVE 103 LLC	6610 INDIAN CREEK DR 110	MIAMI BEACH	FL	33141	USA
WEST AVE 106 LLC	6610 INDIAN CREEK DR 110	MIAMI BEACH	FL	33141	USA
WEST AVE 203 LLC	1419 WEST AVE 203	MIAMI BEACH	FL	33139	USA
WESTMOUNT INVESTMENT LLC	3172 DONA CHRISTINA PL	STUDIO CITY	CA	91604	USA
WILLIAM A BONN RUBEN A CEBALLOS	1330 WEST AVENUE #2508	MIAMI BEACH	FL	33139	USA
WILLIAM E HOBAN LINDA M HOBAN	PO BOX 1049	NAPLES	FL	34106	USA
WILLIAM FLAGGE TRS WILLIAM FLAGGE REVOCABLE TRUST	3707 BELLEGROVE DR	MARIETTA	GA	30062	USA
WILLIAM HARRIS TRS WILLIAM HARRIS REVOCABLE TRUST	1311 14 TER	MIAMI BEACH	FL	33139	USA
WILLIAM HYERS JR	1330 WEST AVE UNIT 1909	MIAMI BEACH	FL	33139	USA
WILLIAM RODRIGUES	1000 S ST #200	MIAMI BEACH	FL	33139	USA
WILLIAM SAEDLO CARLA SAEDLO	1500 BAY RD #9225	MIAMI BEACH	FL	33139	USA
WILLOW PROPERTIES OF SOUTH FLORIDA LLC	11516 LAKE POTOMAC DR	POTOMAC	MD	20854	USA
WYNSELY MARK KUO	1330 WEST AVE #2711	MIAMI BEACH	FL	33139	USA
X MAS INC	1680 MICHIGAN AVE #910	MIAMI BEACH	FL	33139	USA
XCEPTIONAL KNIGHT LLC	1445 16 ST #704	MIAMI BEACH	FL	33139	USA
YANIR SHMARYOU	1500 BAY RD 12245	MIAMI BEACH	FL	33139	USA
YASMIN COLTELLACCI	1500 BAY RD #8585	MIAMI BEACH	FL	33139	USA
YEEHAW TURNPIKE REAL ESTATE CORPORATION	2121 PONCE DE LEON BLVD STE 1050	CORAL GABLES	FL	33134	USA

YEFIM TASHLITSKY & W FAINA & SVETLANA TASHLITSKY	18911 COLLINS AVE 2403	SUNNY ISLES BEACH	FL	33160	USA
YELLOW DRAGONFLY LLC	12890 TERABELLA WAY	FORT MYERS	FL	33912	USA
YING ZUO	3145 WILLOW LN	WESTON	FL	33331	USA
YOSHUAN B PASTRANA PATRICK M FEENEY	1500 BAY RD 1240S	MIAMI BEACH	FL	33139	USA
YSD INVESTMENTS LLC	11490 N BAYSHORE DR	NORTH MIAMI	FL	33181	USA
YSD INVESTMENTS LLC	1966 NE 123 ST	NORTH MIAMI	FL	33181	USA
YVETTE T REMY	1330 WEST AVE #509	MIAMI BEACH	FL	33139	USA
ZACHARY COHEN TRS THE COHEN AND TERAN FM REV TR DIANA TERAN TRS	2000 S BAYSHORE DR #71	MIAMI	FL	33133	USA
ZACHARY DVORKIN	1500 BAY RD #1542S	MIAMI BEACH	FL	33139-3252	USA
ZACHARY S SACHS & W RUTH L	1330 WEST AVE APT 2108	MIAMI BEACH	FL	33139	USA
ZDENKA PREMUZIC	1500 BAY RD 1226S	MIAMI BEACH	FL	33139	USA
ZENO CALISTI	1500 BAY RD #210S	MIAMI BEACH	FL	33139	USA
ZENRUS LLC	1430 S DMXIE HWY STE 105 1226	MIAMI	FL	33146	USA
ZOEY ANGULO	1401 BAY RD 50S	MIAMI BEACH	FL	33139	USA

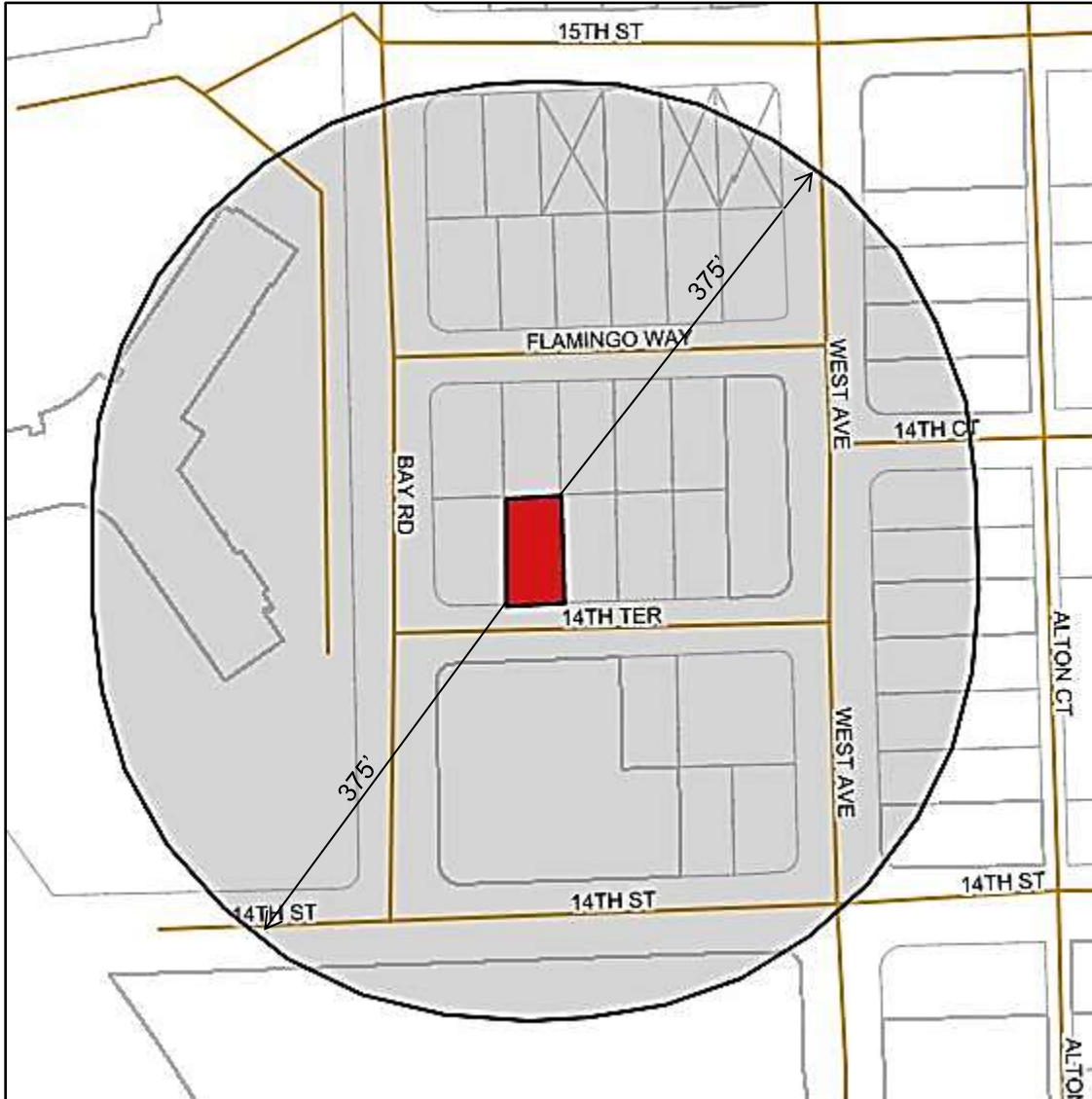




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### 375' RADIUS MAP



**SUBJECT:** 1339 14 Terrace, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3233-016-0410

**ABBREV. LEGAL DESCRIPTION:** 33 53 42 PB 16-1 ALTON BEACH BAY FRONT RE-SUB  
LOT 11 BLK 79B



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 4/14/2022

Property Information	
Folio:	02-3233-016-0410
Property Address:	1339 14 TER Miami Beach, FL 33139-3709
Owner	PETER GRUBEA
Mailing Address	220 BRENDRIDGE DR EAST AMHERST, NY 14051 USA
PA Primary Zone	3900 MULTI-FAMILY - 38-62 U/A
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	3 / 2 / 0
Floors	1
Living Units	1
Actual Area	1,804 Sq.Ft
Living Area	1,484 Sq.Ft
Adjusted Area	1,596 Sq.Ft
Lot Size	5,000 Sq.Ft
Year Built	1934



Assessment Information			
Year	2021	2020	2019
Land Value	\$595,000	\$630,000	\$630,000
Building Value	\$164,470	\$165,689	\$146,196
XF Value	\$0	\$0	\$0
Market Value	\$759,470	\$795,689	\$776,196
Assessed Value	\$759,470	\$795,689	\$776,196

Benefits Information				
Benefit	Type	2021	2020	2019
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
33 53 42 PB 16-1 ALTON BEACH BAY FRONT RE-SUB LOT 11 BLK 79B LOT SIZE 50.000 X 100 OR 16919-3964 0995 1

Taxable Value Information			
	2021	2020	2019
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$759,470	\$795,689	\$776,196
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$759,470	\$795,689	\$776,196
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$759,470	\$795,689	\$776,196
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$759,470	\$795,689	\$776,196

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/21/2022	\$1,150,000	33024-0411	Qual by exam of deed
06/01/2021	\$975,000	32597-4390	Qual by exam of deed
03/24/2017	\$1,050,000	30472-0350	Qual by exam of deed
09/01/1995	\$160,000	16919-3964	Sales which are qualified

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

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