

MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2ND FLOOR
MIAMI BEACH, FLORIDA 33139, WWW.MIAMIBEACHFL.GOV
305-673-7550

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.

- ☒ BOARD OF ADJUSTMENT
- ☒ VARIANCE FROM A PROVISION OF THE LAND DEVELOPMENT REGULATIONS
 - ☐ APPEAL OF AN ADMINISTRATIVE DECISION
- ☐ DESIGN REVIEW BOARD
- ☐ DESIGN REVIEW APPROVAL
 - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY DRB.
- ☐ HISTORIC PRESERVATION BOARD
- ☐ CERTIFICATE OF APPROPRIATENESS FOR DESIGN
 - ☐ CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
 - ☐ HISTORIC DISTRICT / SITE DESIGNATION
 - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY HPB.
- ☐ PLANNING BOARD
- ☐ CONDITIONAL USE PERMIT
 - ☐ LOT SPLIT APPROVAL
 - ☐ AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
 - ☐ AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP
- ☐ FLOOD PLAIN MANAGEMENT BOARD
- ☐ FLOOD PLAIN WAIVER
- ☐ OTHER _____

SUBJECT PROPERTY ADDRESS: 6300 Pine Tree Drive, Miami Beach, FL 33141

Legal Description: The East 1/2 of lot 9 and all of lot 10 and the south 1/2 of lot 11 less the west 50 feet, block 4 Beach View Addition, according to the plat thereof as recorded in plat book 16, page 10 of the public records of Miami-Dade Co.

LEGAL DESCRIPTION: PLEASE ATTACH LEGAL DESCRIPTION AS "EXHIBIT A"

FOLIO NUMBER (S) 02-3211-014-0340

1. APPLICANT: ☒ OWNER OF THE SUBJECT PROPERTY ☐ TENANT ☐ ARCHITECT ☐ LANDSCAPE ARCHITECT
☐ ENGINEER ☐ CONTRACTOR ☐ OTHER _____

NAME Solon Pereira

ADDRESS 6300 Pine Tree Drive, Miami Beach, FL 33141

BUSINESS PHONE 786.245.6943

CELL PHONE 786.245.6943

E-MAIL ADDRESS solonpf@bellsouth.net

OWNER IF DIFFERENT THAN APPLICANT:

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

2. AUTHORIZED REPRESENTATIVE(S):

☐ ATTORNEY:

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

☐ AGENT:

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

☐ CONTACT:

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

☒ ARCHITECT ☐ LANDSCAPE ARCHITECT ☐ ENGINEER ☐ CONTRACTOR ☐ OTHER: _____

NAME Orlando Alonso Jr.

ADDRESS 1235 Coral Way, Ste 101, Miami, FL 33145

BUSINESS PHONE 305.595.3095

CELL PHONE 786.282.8795

E-MAIL ADDRESS oalonsojr@oa-arch.com

FILE NO. _____

4. SUMMARY OF APPLICATION – PROVIDE BRIEF SCOPE OF PROJECT:

A 44.75 SF addition for a Powder Room and request for a 5'-0" setback for a swimming pool where a 7'-6" setback is required

- 4A. IS THERE AN EXISTING BUILDING(S) ON THE SITE ☒ YES ☐ NO
- 4B. DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION ☒ YES ☐ NO
- 4C. PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICABLE) _____ SQ. FT.
- 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE). _____ SQ. FT.
-

5. APPLICATION FEE (TO BE COMPLETED BY PLANNING STAFF) \$ _____

- 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 FEE. ALL CHECKS ARE TO BE MADE PAYABLE TO THE "CITY OF MIAMI BEACH".
- PUBLIC RECORDS NOTICE – ALL DOCUMENTATION, SUBMITTED FOR THIS APPLICATION IS CONSIDERED A PUBLIC RECORD SUBJECT TO CHAPTER 119 OF THE FLORIDA STATUTES AND SHALL BE DISCLOSED UPON REQUEST.
- IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 2-482 OF THE CODE OF THE CITY OF MIAMI BEACH, ANY INDIVIDUAL OR GROUP THAT WILL BE COMPENSATED TO SPEAK OR REFRAIN FROM SPEAKING IN FAVOR OR AGAINST A PROJECT 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, LANDSCAPE ARCHITECTS, ENGINEERS, 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.

FILE NO. _____

- IN ACCORDANCE WITH SEC.118-31. - DISCLOSURE REQUIREMENT. EACH PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION FROM THE PLANNING BOARD, DESIGN REVIEW BOARD, HISTORIC PRESERVATION BOARD (INCLUDING THE JOINT 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 SERVICES 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 FOREGOING 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 FROM SAID PERSON OR ENTITY FOR THE SUBJECT PROPERTY SHALL BE REVIEWED OR CONSIDERED BY THE APPLICABLE BOARD(S) UNTIL EXPIRATION OF A PERIOD OF ONE YEAR AFTER THE NULLIFICATION OF THE APPLICATION OR ORDER. IT SHALL BE UNLAWFUL TO EMPLOY ANY DEVICE, SCHEME OR ARTIFICE TO CIRCUMVENT THE DISCLOSURE REQUIREMENTS OF THIS SECTION AND SUCH CIRCUMVENTION SHALL BE DEEMED A VIOLATION OF THE DISCLOSURE REQUIREMENTS OF THIS SECTION.
- WHEN THE APPLICABLE BOARD REACHES A DECISION A FINAL ORDER WILL BE ISSUED STATING THE BOARD'S DECISION AND ANY CONDITIONS IMPOSED THEREIN. THE FINAL ORDER WILL BE RECORDED WITH THE MIAMI-DADE CLERK OF COURTS. THE ORIGINAL BOARD ORDER SHALL REMAIN ON FILE WITH THE CITY OF MIAMI BEACH PLANNING DEPARTMENT. UNDER NO CIRCUMSTANCES WILL A BUILDING PERMIT BE ISSUED BY THE CITY OF MIAMI BEACH WITHOUT A COPY OF THE RECORDED FINAL ORDER BEING INCLUDED AND MADE A PART OF THE PLANS SUBMITTED FOR A BUILDING PERMIT.

THE AFOREMENTIONED IS ACKNOWLEDGED BY: ☒ OWNER OF THE SUBJECT PROPERTY
☐ AUTHORIZED REPRESENTATIVE

SIGNATURE: _____

PRINT NAME: Solon Pereira

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

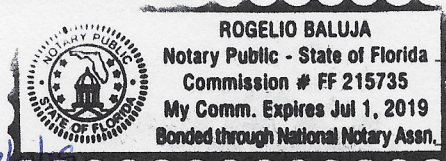
STATE OF
COUNTY OF

I, Solon Pereira, 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 removing this notice after the date of the hearing.

Adriana
SIGNATURE

Sworn to and subscribed before me this 05 day of JULY, 2017. The foregoing instrument was acknowledged before me by SOLON PEREIRA, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



Solon Pereira
NOTARY PUBLIC

My Commission Expires: 07/01/19

ROGELIO BALUJA
PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR
CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY
(Circle one)

STATE OF
COUNTY OF

I, _____, being 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 or tenant 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 the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (7) I am responsible for removing this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 20____. The foregoing instrument was acknowledged before me by _____ of _____, on behalf of such entity, 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

FILE NO. _____

POWER OF ATTORNEY AFFIDAVIT

STATE OF
COUNTY OF

I, _____, being duly sworn and deposed, 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 the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (4) I am responsible for removing this notice after the date of the hearing.

PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 20____. The foregoing instrument was acknowledged before me by _____ of _____ 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

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 contract purchasers are corporations, partnerships, limited liability companies, trusts, 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. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities.*

NAME

DATE OF CONTRACT

NAME, ADDRESS, AND OFFICE

% OF STOCK

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

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. 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.*

NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP

NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP

IF THERE ARE ADDITIONAL CORPORATE OWNERS, LIST ALL SUCH OWNERS, INCLUDING CORPORATE NAMES AND THE NAME, ADDRESS, AND PERCENTAGE OF OWNERSHIP OF EACH ADDITIONAL OWNER, ON A SEPARATE PAGE.

NOTE: Notarized signature required on page 9

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION
DISCLOSURE OF INTEREST

2. TRUSTEE

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

TRUST NAME

NAME AND ADDRESS

% INTEREST

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

NOTE: Notarized signature required on page 9

FILE NO. _____

3. 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 #
a.	_____	_____	_____
b.	_____	_____	_____
c.	_____	_____	_____

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

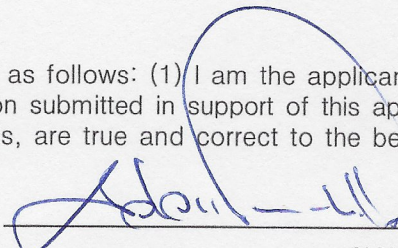
*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership or other entity, consisting of more than 5,000 separate interests, where no one person or entity holds more than a total of 5% of the ownership interests in the entity.

APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) ANY 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 _____
COUNTY OF _____

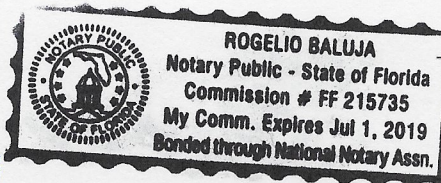
I, Solon Pereira, being first duly sworn, depose and certify as follows: (1) I am the applicant, or the representative of the applicant. (2) This application and all information submitted in support of this application, including disclosures, sketches, data, and other supplementary materials, are true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



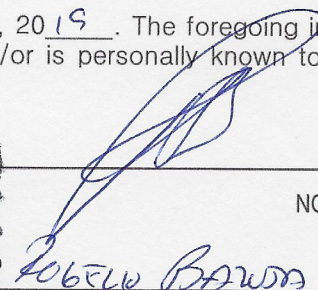
SIGNATURE

Sworn to and subscribed before me this 05 day of JULY, 2019. 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



My Commission Expires: 07/01/19



NOTARY PUBLIC

PRINT NAME

FILE NO. _____

July 5, 2017

Miami Beach Planning & Zoning Department
1700 Convention Center Drive
Miami Beach, FL 33139

Re: Pereira Residence
BOA Application
Letter of Intent
6300 Pine Tree Drive
Miami Beach, FL 33141

Dear Planning and Zoning Official,

We are requesting a variance to add an approximately 45 SF addition for a Powder Room with a 15'-3" front setback where a 20'-0" front setback is required and a side setback for a swimming pool of 5'-0" where a 9'-0" setback is required, for the following reasons as delineated in Section 118-353 (d) of the City Code.

- (1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved which are not applicable to other lands, structures, or buildings or in the same zoning district.

The proposed project is located on a lot which is irregularly shaped and the actual front of the existing home is facing the side setback instead of the front setback (as delineated in the zoning code), so applying the zoning code would cause an undue hardship. The home was built 1934, we are doing everything possible to conserve the architecture of the home.

- (2) The special conditions and circumstances do not result from the action of the applicant.

The home was originally built in 1934 on an irregular lot with the front of the home facing what is now considered the side setback instead of the front setback, we are adapting to existing conditions that are not a result of any action from the applicant.

- (3) Granting the variance requested will not confer on the applicant any special privilege that is denied by these land development regulations to other lands, buildings, or structures in the same zoning district.

The applicant will not receive any special privilege.

- (4) Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the

terms of these land development regulations and would work unnecessary and undue hardship on the applicant.

Literal interpretation of the land development regulations would deprive the owner of the property rights enjoyed by other properties in the same zoning district by using the definition of the front setback in what is actually not the front of the home but the side setback of the home.

- (5) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

The granting of this variance would make possible the reasonable use of the land, due to the configuration of the property.

- (6) The granting of the variance will be in harmony with the general intent and purpose of these land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The requested variance will not be injurious or detrimental to the public welfare, we are requesting this variance due to hardships posed on the property due to prior interpretation of the zoning code.

- (7) The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan. The planning and zoning director may require applicants to submit documentation to support this requirement prior to the scheduling of a public hearing or anytime prior to the board voting on the applicant's request.

The granting of this request does not reduce the levels of service as set forth in the plan and is consistent with the comprehensive plan.

Please feel free to contact me should you have any questions.

Sincerely,

Orlando Alonso, Jr.



public notification packages | lists of property owners within a specific radius + radius maps + mailing labels
www.rdrmiami.com | diana@rdrmiami.com | 305.498.1614

June 7, 2017

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

Re: Property Owners List within 375 feet of:

SUBJECT: 6300 Pinetree Drive, Miami Beach, FL 33141

FOLIO NUMBER: 02-3211-014-0340

LEGAL DESCRIPTION: BEACH VIEW ADDN PB 16-10 E1/2 OF LOT 9 & ALL LOT 10 & S1/2 OF LOT 11 LESS W50FT BLK 4

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 the file in Miami-Dade County Property Appraisers' Office.

Sincerely,

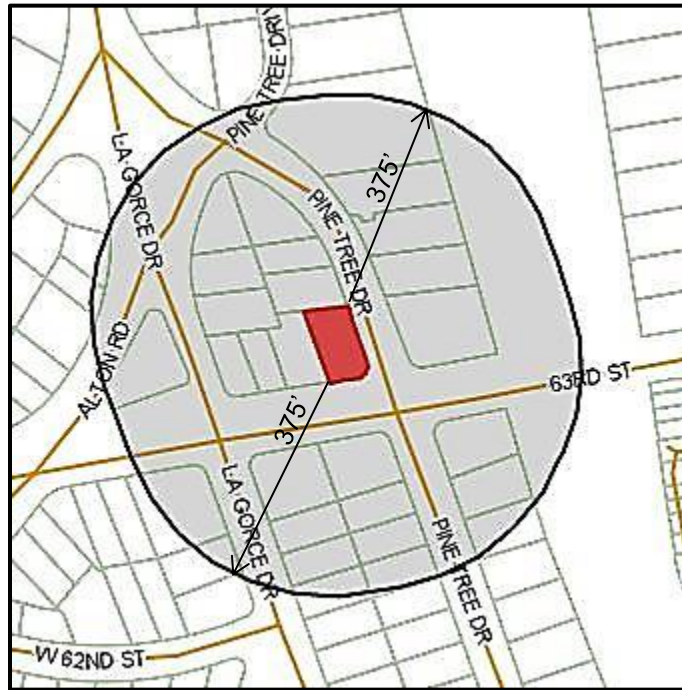
RDR | Diana B. Rio

Total number of property owners without repetition: **34**

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

public notification packages | lists of property owners within a specific radius + radius maps + mailing labels
www.rdrmiami.com | diana@rdrmiami.com | 305.498.1614

375' RADIUS MAP



SUBJECT: 6300 Pinetree Drive, Miami Beach, FL 33141

FOLIO NUMBER: 02-3211-014-0340

LEGAL DESCRIPTION: BEACH VIEW ADDN PB 16-10 E1/2 OF LOT 9 & ALL LOT 10 & S1/2 OF LOT 11 LESS W50FT BLK 4

Name	Address	City	State	Zip	Country
6301 LA GORCE LLC	6301 PINETREE DR	MIAMI BEACH	FL	33141	USA
6332 ALTON RD LLC	5311 PINETREE DR	MIAMI BEACH	FL	33140	USA
6385 PTDC LLC C/O GAVIN WERBELOFF	1441 BROADWAY 18 FLOOR	NEW YORK	NY	10018	USA
ALAN L WEISBERG TRS ALAN L WEISBERG	6400 PINETREE DR CIRCLE	MIAMI BEACH	FL	33141	USA
ALAN NIEDER &W LORI C	6340 PINETREE DR	MIAMI BEACH	FL	33141-4528	USA
BARRY ROTHBERG JULIETA IGLESIA ROTHBERG	6156 PINETREE DTIVE	MIAMI BEACH	FL	33140	USA
BARRY S KLEIN &W ELLEN	6356 ALTON RD	MIAMI BEACH	FL	33141-4512	USA
CHRISTOPHER OTWAY	6180 PINETREE DR	MIAMI BEACH	FL	33131	USA
CITY OF MIAMI BEACH CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CLIFFORD KINDER &W JANET	6355 LAGORCE DR	MIAMI BEACH	FL	33141	USA
EDWARD BARBERIO &W BELKIS	6344 ALTON RD	MIAMI BEACH	FL	33141-4512	USA
EDWARD GEORGE GUEDES TR	6325 LA GORCE DR	MIAMI BEACH	FL	33141-4522	USA
ELDA GARCIA	6155 PINETREE DR	MIAMI BEACH	FL	33140-2128	USA
ELENA SALOMON	6437 NORTH BAY RD	MIAMI BEACH	FL	33141-4515	USA
ESTHER PERCAL	6330 PINETREE DR	MIAMI BEACH	FL	33141-4528	USA
GABINO MONTES DE OCA	6325 PINETREE DR	MIAMI BEACH	FL	33141-4527	USA
GLEICE SANTOS RODRIGUES TRS CASA DI BELLAS REV TRUST	6000 INDIAN CREEK DR 2201	MIAMI BEACH	FL	33140	USA
GUSTAVO NICOLAS GONZALEZ ADRIANA EVELINA HAUB	6174 PINETREE DR	MIAMI BEACH	FL	33140	USA
IVETTE PEREZ	6208 LA GORCE DR	MIAMI BEACH	FL	33140-2121	USA
JANET ST A SKIERS KAEISER	6224 LA GORCE DR	MIAMI BEACH	FL	33140-2121	USA
JONATHAN SEPSSENWOL KAREN SEPSSENWOL	6335 LA GORCE DRIVE	MIAMI BEACH	FL	33141	USA
JUAN J CORDERO	325 WEST 63 ST	MIAMI BEACH	FL	33141	USA
JUAN J GUIZZO &W MARIA	6215 LA GORCE DR	MIAMI BEACH	FL	33140-2120	USA
MICHAEL SIMKOWITZ TRS IB SIMKOWITZ REVOC INTER VIVOS TR	6000 ALTON RD	MIAMI BEACH	FL	33140	USA
MICHAEL THOMAS DORSEY TRS MICHAEL THOMAS DORSEY REVOC TR	6155 LAGORCE DR	MIAMI BEACH	FL	33140	USA
MILTON L RAIJMAN &W LISA W	PO BOX 402188	MIAMI BEACH	FL	33140-0188	USA
NEW MARKET REALTY GROUP LLC	101 NE 87 ST	MIAMI	FL	33138	USA
OBDULIA B CASANOVA	6311 LA GORCE DR	MIAMI BEACH	FL	33141-4522	USA
OREN GALCHEN VIKI GALCHEN DEAN LEDERMAN	304 E 65 ST 29A	NEW YORK	NY	10065	USA
PAUL BUECHELE &W CEYDA	6350 PINETREE DR	MIAMI BEACH	FL	33141-4528	USA
SOLOM M PEREIRA FILHO	6300 PINETREE DR	MIAMI BEACH	FL	33141-4528	USA
SYLVIA COHEN LE REM LOIS TEPPER REM ANDREA NOBIL	6166 PINE TREE DR	MIAMI BEACH	FL	33140	USA
VANESSA JEANNE GROUT	6165 PINE TREE DR	MIAMI BEACH	FL	33140	USA
VIOLET ANN VENTURA	6225 LA GORCE DR	MIAMI BEACH	FL	33140	USA

6301 LA GORCE LLC
6301 PINETREE DR
MIAMI BEACH, FL 33141

6332 ALTON RD LLC
5311 PINETREE DR
MIAMI BEACH, FL 33140

6385 PTDC LLC C/O GAVIN WERBELOFF
1441 BROADWAY 18 FLOOR
NEW YORK, NY 10018

ALAN L WEISBERG TRS ALAN L WEISBERG
6400 PINETREE DR CIRCLE
MIAMI BEACH, FL 33141

ALAN NIEDER &W LORI C
6340 PINETREE DR
MIAMI BEACH, FL 33141-4528

BARRY ROTHBERG JULIETA IGLESIA
ROTHBERG
6156 PINETREE DTIVE
MIAMI BEACH, FL 33140

BARRY S KLEIN &W ELLEN
6356 ALTON RD
MIAMI BEACH, FL 33141-4512

CHRISTOPHER OTWAY
6180 PINETREE DR
MIAMI BEACH, FL 33131

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

CLIFFORD KINDER &W JANET
6355 LAGORCE DR
MIAMI BEACH, FL 33141

EDWARD BARBERIO &W BELKIS
6344 ALTON RD
MIAMI BEACH, FL 33141-4512

EDWARD GEORGE GUEDES TR
6325 LA GORCE DR
MIAMI BEACH, FL 33141-4522

ELDA GARCIA
6155 PINETREE DR
MIAMI BEACH, FL 33140-2128

ELENA SALOMON
6437 NORTH BAY RD
MIAMI BEACH, FL 33141-4515

ESTHER PERCAL
6330 PINETREE DR
MIAMI BEACH, FL 33141-4528

GABINO MONTES DE OCA
6325 PINETREE DR
MIAMI BEACH, FL 33141-4527

GLEICE SANTOS RODRIGUES TRS CASA DI
BELLAS REV TRUST
6000 INDIAN CREEK DR 2201
MIAMI BEACH, FL 33140

GUSTAVO NICOLAS GONZALEZ ADRIANA
EVELINA HAUB
6174 PINETREE DR
MIAMI BEACH, FL 33140

IVETTE PEREZ
6208 LA GORCE DR
MIAMI BEACH, FL 33140-2121

JANET ST A SKIERS KAEISER
6224 LA GORCE DR
MIAMI BEACH, FL 33140-2121

JONATHAN SEPSSENWOL KAREN
SEPSSENWOL
6335 LA GORCE DRIVE
MIAMI BEACH, FL 33141

JUAN J CORDERO
325 WEST 63 ST
MIAMI BEACH, FL 33141

JUAN J GUIZZO &W MARIA
6215 LA GORCE DR
MIAMI BEACH, FL 33140-2120

MICHAEL SIMKOWITZ TRS IB SIMKOWITZ
REVOC INTER VIVOS TR
6000 ALTON RD
MIAMI BEACH, FL 33140

MICHAEL THOMAS DORSEY TRS MICHAEL
THOMAS DORSEY REVOC TR
6155 LAGORCE DR
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6350 PINETREE DR
MIAMI BEACH, FL 33141-4528

SOLON M PEREIRA FILHO
6300 PINETREE DR
MIAMI BEACH, FL 33141-4528

SYLVIA COHEN LE REM LOIS TEPPER REM
ANDREA NOBIL
6166 PINE TREE DR
MIAMI BEACH, FL 33140

VANESSA JEANNE GROUT
6165 PINE TREE DR
MIAMI BEACH, FL 33140

VIOLET ANN VENTURA
6225 LA GORCE DR
MIAMI BEACH, FL 33140