

## MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2<sup>ND</sup> 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 Modifications to HPB File No. 7632

SUBJECT PROPERTY ADDRESS: 601-685 Washington Avenue

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

FOLIO NUMBER (S) 02-4203-004-0810, 02-4203-004-0820, 02-4203-004-0830, 02-4203-004-0850  
02-4203-004-0840, 02-4203-004-0860, 02-4203-004-0870.

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

NAME Washington Squared Owner, LLC c/o Andrew Joblon  
 ADDRESS 1691 Michigan Avenue, Suite 445, Miami Beach, FL 33140  
 BUSINESS PHONE (305) 763-8457 CELL PHONE \_\_\_\_\_  
 E-MAIL ADDRESS aj@turnbridgeequities.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 BUSINESS PHONE \_\_\_\_\_ CELL PHONE \_\_\_\_\_  
 E-MAIL ADDRESS \_\_\_\_\_

2. AUTHORIZED REPRESENTATIVE(S):

☒ ATTORNEY:

NAME Michael W. Larkin & Matthew Amster  
 ADDRESS 200 Biscayne Blvd, Suite 850, Miami, FL 33131  
 BUSINESS PHONE (305) 374-5300 CELL PHONE \_\_\_\_\_  
 E-MAIL ADDRESS mlarkin@brzoninglaw.com & mamster@brzoninglaw.com

☒ ~~AGENT:~~ **ARCHITECT**

NAME Jim Wurst, Nichols Brosch Wurst Wolfe & Associates, Inc.  
 ADDRESS 161 Almeria Avenue, Coral Gables, FL 33134  
 BUSINESS PHONE (305) 443-5206 CELL PHONE \_\_\_\_\_  
 E-MAIL ADDRESS jwurst@nbww.com

☐ CONTACT:

NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 BUSINESS PHONE \_\_\_\_\_ CELL PHONE \_\_\_\_\_  
 E-MAIL ADDRESS \_\_\_\_\_

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

☒ ARCHITECT ☐ LANDSCAPE ARCHITECT ☐ ENGINEER ☐ CONTRACTOR ☐ OTHER: \_\_\_\_\_

NAME Morris Adjmi Architects  
 ADDRESS 60 Broad Street, 32nd Floor, New York City, New York, 10004  
 BUSINESS PHONE (212) 982-2020 CELL PHONE \_\_\_\_\_  
 E-MAIL ADDRESS \_\_\_\_\_

FILE NO. \_\_\_\_\_

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

Modification of HPB File 7632 to revise and simplify the exterior design of the center portion of hotel tower and variance for side setback facing 6th Street at southeast corner of 6th Street and Collins Court. See Letter of Intent for more details

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- 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) 0 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) \$ \_\_\_\_\_

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- 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).
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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: Eric Birnbaum

FILE NO. \_\_\_\_\_



OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF  
COUNTY OF

I, N/A, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for 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 \_\_\_\_\_, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

\_\_\_\_\_  
PRINT NAME

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

(Circle one)

STATE OF Florida  
COUNTY OF Miami Dade

I, Eric Birnbaum, being duly sworn, depose and certify as follows: (1) I am the Authorized Signatory (print title) of Washington Squared Owner, LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner 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 20<sup>th</sup> day of September, 2017. The foregoing instrument was acknowledged before me by Eric Birnbaum, Authorized Signatory of Washington Squared Owner, LLC, 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:

My Commission Expires:



\_\_\_\_\_  
NOTARY PUBLIC

Evan Weiner  
PRINT NAME

FILE NO. \_\_\_\_\_

POWER OF ATTORNEY AFFIDAVITSTATE OF  
COUNTY OF

I, Eric Birnbaum, Authorized Signatory, 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 Michael W. Larkin & Matthew Amster to be my representative before the HPB 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.

Eric Birnbaum  
PRINT NAME (and Title, if applicable)

[Signature]  
SIGNATURE

Sworn to and subscribed before me this 22<sup>nd</sup> day of September, 2017. The foregoing instrument was acknowledged before me by Eric Birnbaum, Authorized Signatory of Washington Squared Owner, LLC 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

[Signature]  
NOTARY PUBLIC

Evan Weiner  
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.\*

N/A

NAME

DATE OF CONTRACT

NAME, ADDRESS, AND OFFICE

% OF STOCK

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**Washington Squared Owner, LLC**

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

See Exhibit B.

% 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.\*

N/A

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.	Michael W. Larkin, Esq.	200 S. Biscayne Blvd, Suite 850, Miami, FL 33131	(305) 374-5300
b.	Matthew Amster	200 S. Biscayne Blvd, Suite 850, Miami, FL 33131	(305) 374-5300
c.	Jim Wurst	161 Almeria Avenue, Coral Gables, FL 33134	(305) 443-5206
d.	Morris Adjmi	60 Broad Street, 32nd Floor, NYC, New York, 10004	(212) 982-2020

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

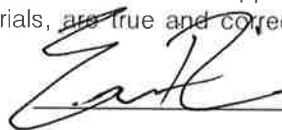
\*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership or other entity, consisting of more than 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, Eric Birnbaum, Andrew Synch, 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

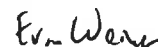
Sworn to and subscribed before me this 22nd day of September, 2017. The foregoing instrument was acknowledged before me by, who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires:




NOTARY PUBLIC



PRINT NAME

FILE NO. \_\_\_\_\_



## **Exhibit A**

PARCEL 1: LOTS 11 AND 12, OF BLOCK 34, OCEAN BEACH, FLA. ADDITION No.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGE 11 OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA.

PARCEL 2: LOT 13 AND 14, OF BLOCK 34, OCEAN BEACH, FLA. ADDITION No.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGE 11 OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA.

PARCEL 3: THE NORTH 1/2 OF LOT 15, OF BLOCK 34, OCEAN BEACH, FLA. ADDITION No.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGE 11 OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA.

PARCEL 4: THE SOUTH 1/2 OF LOT 15, OF BLOCK 34, OCEAN BEACH, FLA. ADDITION No.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGE 11 OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA.

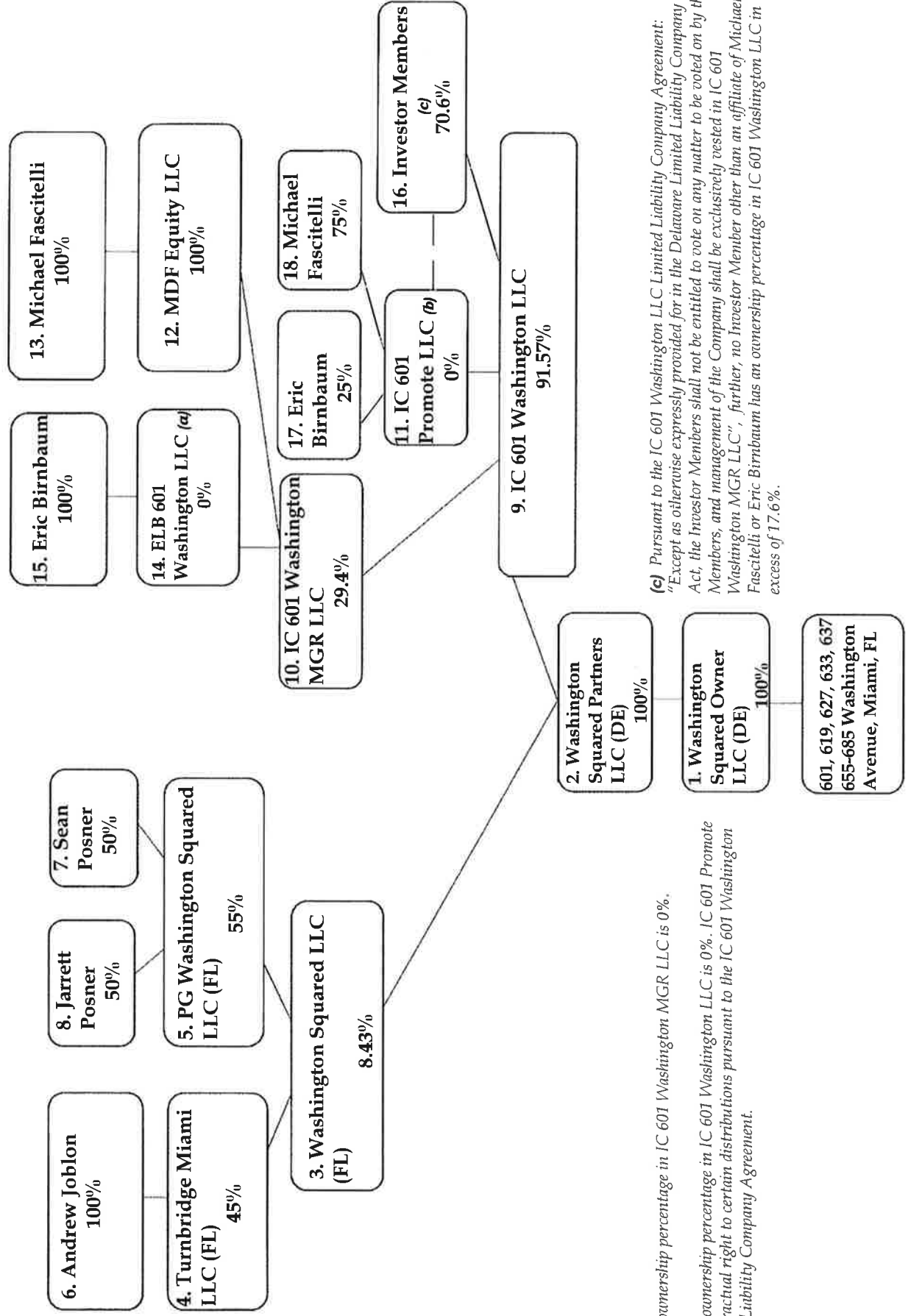
PARCEL 5: LOTS 16 AND 17, OF BLOCK 34, OCEAN BEACH, FLA. ADDITION No.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGE 11 OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA.

PARCEL 6: LOT 18, 19, 20 AND 21, OF BLOCK 34, OCEAN BEACH, FLA. ADDITION No.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGE 11 OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA.

PARCELS 1 THORUGH 6 INCLUSIVE FORM A CONTIGUO PARCEL OF LAND WITHOUT GAP, GORE OR HIATUS.

# REVISED ORGANIZATIONAL STRUCTURE

601-685 Washington Avenue



(a) Member but ownership percentage in IC 601 Washington MGR LLC is 0%.

(b) Member but ownership percentage in IC 601 Washington LLC is 0%. IC 601 Promote LLC has contractual right to certain distributions pursuant to the IC 601 Washington LLC Limited Liability Company Agreement.

(c) Pursuant to the IC 601 Washington LLC Limited Liability Company Agreement: "Except as otherwise expressly provided for in the Delaware Limited Liability Company Act, the Investor Members shall not be entitled to vote on any matter to be voted on by the Members, and management of the Company shall be exclusively vested in IC 601 Washington MGR LLC", further, no Investor Member other than an affiliate of Michael Fascitelli or Eric Birnbaum has an ownership percentage in IC 601 Washington LLC in excess of 17.6%.

1. **Washington Squared Owner LLC**  
c/o Andrew Joblon  
1691 Michigan Avenue, Suite 445  
Miami Beach, FL 33139
2. **Washington Squared Partners LLC**  
c/o Andrew Joblon  
1691 Michigan Avenue, Suite 445  
Miami Beach, FL 33139
3. **Washington Squared LLC**  
c/o Andrew Joblon  
1691 Michigan Avenue, Suite 445  
Miami Beach, FL 33139
4. **Turnbridge Miami LLC**  
c/o Andrew Joblon  
1691 Michigan Avenue, Suite 445  
Miami Beach, FL 33139
5. **PG Washington Squared LLC**  
c/o Sean Posner  
1691 Michigan Avenue, Suite 445  
Miami Beach, FL 33139
6. **Andrew Joblon**  
1691 Michigan Avenue, Suite 445  
Miami Beach, FL 33139
7. **Sean Posner**  
1691 Michigan Avenue, Suite 445  
Miami Beach, FL 33139
8. **Jarrett Posner**  
1691 Michigan Avenue, Suite 445  
Miami Beach, FL 33139
9. **IC 601 Washington LLC**  
c/o Alex Bender  
888 7th Avenue, 27th Floor  
New York, NY 10019  
(212) 894-7090
10. **IC 601 Washington MGR LLC** c/o Alex Bender  
888 7th Avenue, 27th Floor  
New York, NY 10019  
(212) 894-7090
11. **IC 601 Promote LLC**  
c/o Alex Bender  
888 7th Avenue, 27th Floor  
New York, NY 10019  
(212) 894-7090
12. **MDF Equity LLC**  
c/o Michael Fascitelli  
888 7th Avenue, 27th Floor  
New York, NY 10019  
(212) 894-7090
13. **Michael Fascitelli**  
888 7th Avenue, 27th Floor  
New York, NY 10019  
(212) 894-7090
14. **ELB 601 Washington LLC**  
c/o Eric Birnbaum  
888 7th Avenue, 27th Floor  
New York, NY 10019  
(212)894-7090
15. **Eric Birnbaum**  
888 7th Avenue, 27th Floor  
New York, NY 10019  
(212) 894-7090
16. **c/o IC 601 Washington LLC**  
c/o Alex Bender  
888 7th Avenue, 27th Floor  
New York, NY 10019  
(212) 894-7090
17. **Eric Birnbaum**  
888 7th Avenue, 27th Floor  
New York, NY 10019  
(212) 894-7090
18. **Michael Fascitelli**  
888 7th Avenue, 27th Floor  
New York, NY 10019  
(212)894-7090



# BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6236  
E-Mail: [MAmster@BRZoningLaw.com](mailto:MAmster@BRZoningLaw.com)

## VIA ELECTRONIC SUBMITTAL

September 26, 2017

Deborah Tackett, Chief of Historic Preservation  
Planning Department  
City of Miami Beach  
1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach, Florida 33139

Re: HPB17-0159 – Request for Modification of Historic Preservation Board Approval  
of HPB File 7632 for a Certificate of Appropriateness for the Properties located at  
601 - 685 Washington Avenue

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Dear Debbie:

This law firm represents Washington Squared Owner, LLC (the "Applicant") in its application concerning the seven adjacent parcels located at 601, 619, 623-625-627, 633, 637, 655 and 657-685 Washington Avenue (collectively the "Property"). Please consider this letter the Applicant's letter of intent in support of a modification of a Certificate of Appropriateness for Demolition and Design at the Property, including a variance of the south side yard facing a street.

Property Description. The Property is comprised of approximately 68,770 square feet (1.58 acres) located on the entire eastern block of Washington Avenue between 6<sup>th</sup> and 7<sup>th</sup> Streets. The Washington Avenue corridor in this area supports mainly commercial uses. The Property's seven parcels are identified by Miami-Dade County Folio Nos. 02-4203-004-0810, -0820, -0830, -0850, -0840, -0860 and -0870. The Property is located within the City of Miami Beach ("City") Flamingo Park Local Historic District and the Miami Beach National Register Architectural District. The Property is zoned CD-2, Commercial, Medium Intensity ("CD-2"), a zoning district allowing hotels as a main permitted use and Neighborhood Impact Establishments (NIEs) as a conditional use. Notably, the CD-2 zoning district provides development incentives for the Washington Avenue corridor in which the Property is located.

The Property is currently improved with ten buildings that were constructed between 1925 and 1939. All of the structures except for one (619 Washington Avenue) are listed as “contributing” buildings in the City’s Historic Properties Database. The long-standing uses at the Property have been mostly retail, restaurants and nightclubs and have not included any formal public interior spaces.

Approved Development Program. On May 10, 2016, through HPB File 7632 (see attached “HPB Approval”), the Historic Preservation Board (HPB) approved a 7-story mixed-use development on the Property with ground floor retail and second floor parking level that will be 100% valet operated in a 2-story podium spanning the entire block and a 5-story, Z-shaped hotel tower located above the podium at the southern half of the Property. Located mid-block on the ground floor, a landscaped breezeway running completely through the building will provide open air pedestrian access between Washington Avenue and Collins Court, and entry into the 1<sup>st</sup>-floor hotel lobby. The western half of the breezeway will be approximately 2-stories tall and the west end of the breezeway will have a decorative portico structure.

The Applicant’s approval includes renovation and restoration of the ground floor historic exteriors for the majority of the existing contributing structures, with new construction immediately adjacent. The noncontributing structure and the areas behind the facades to be preserved will be demolished. The Applicant will renovate the highly detailed Art Deco monumentality, surface ornamentation, and decorative elements such as the corrugated and scalloped façade elements, and vertical columns with flowered capitals.

The podium’s entire second floor will contain vehicular parking spaces that will be setback from the ground floor retail and heavily landscaped in order to screen the parking. Additional landscaped areas will be placed at the base of the hotel tower, creating a green roof on the podium. The hotel tower will be composed of reduced-sized hotel rooms as permitted by the Washington Avenue zoning incentives. To complement the smaller hotel units, the hotel project will feature a unique recreational amenity level on the northern half of the 3<sup>rd</sup> floor. This recreational space will be open to the public and will include an indoor restaurant, an outdoor café, a pool deck and swimming pool and a terrace area. The pool deck and terrace areas will also include two bars, cabanas and lawn chairs, provision for DJ and live music, and back-of-house areas.

On July 26, 2016, through Order no. PB0616-0031 (see attached “PB Approval”), the Planning Board approved a Conditional Use Permit for construction of a new structure with more than 50,000 square feet, including a parking garage, and a NIE with outdoor entertainment on the pool deck. The PB Approval includes the operational hours and appropriate restrictions to address the proposed uses.



Approved Variances. The HPB Approval included 2 approved variances. First, small portions of both ends of the Z-shape of the hotel, as well as the back of house portion of the hotel amenity level all facing the alley in the east (the rear of the Property), cannot comply with the required 13' setback required by the applicable RM-2 development regulations for the hotel use. The HPB approved a reduction from 7'-4" to 4'-6" of this minimum required rear setback. Second, the HPB approved triple-stacked tandem parking in the 100% valet operated parking level.

Proposed Modification and Variance Request. The Applicant is in the process of obtaining a building permit for the HPB and PB Approvals. As normally happens through this process, the Applicant has slightly refined the project. The Applicant proposes one design modification, specifically, the revision of the design and material for the center portion of the hotel tower, and one variance for a small portion of the side setback facing a street for the residential (which is the hotel portion) at the southeast corner of the hotel tower.

The Applicant has determined that the design of the central spine of the hotel tower is overly busy as compared to the two bookends. The combination of the zigzag shape, which emphasizes the corner windows, and the narrow fluting overwhelms the building. The Applicant seeks to replace the originally proposed fluted panels with a smooth stucco treatment in the central spine only. The zigzag design of this section already provides significant variation in the elevation and the smooth texture will provide an appropriate contrast to the bookends to reduce the scale and massing of the structure. This modification will make the central spine more compatible with the fluted bookends, which will also ensure that the entire building remains compatible with the adjacent buildings.

The Variance request results from an unexpected reduction in the size of the Property at the south side that the Applicant's team only became aware of during the permitting process. The original survey and title documents for the Property included the approximate 5' wide sidewalk located at the south side adjacent to 6<sup>th</sup> Street as owned by the Applicant. However, in addressing the need to provide an easement for public use of the sidewalk through the building permit process, a very old deed surfaced that dedicated that 5' strip for street purposes in 1928. See Deed Book 1347 at page 509 of the Public Records of Miami-Dade County.

The impact of this reduction of the south property line by approximately 5' adjusts the south side facing a street setback 5' further north. While this does not impact the setback of the podium, which contains the historic ground level building and as a commercial use can be setback at 0', it does impact the setback of the hotel tower.

Specifically, a small sliver at the southeast corner of the hotel tower cannot comply with the 20' required setback. The smallest setback facing 6<sup>th</sup> Street at the corner is 16'2" and then tapers to 20' further to the west. Moving the south façade implicates structural considerations with the preservation of the historic façades and the introduction of new construction. Since the area impacted is very small and a significant setback is provided, the Applicant proposes to maintain the building design as originally approved and requests a variance of the setback for the corner of the hotel tower.

Satisfaction of Hardship Criteria. In accordance with the requirements of Section 118-353(d), the Applicant's requests satisfy all hardship criteria as follows:

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

The historic retail structures were constructed on the Property between the late 1920s and early 1930s. The Applicant is proposing to renovate the historic retail structures and construct an addition which complements the historic building façades and ensures the preservation, including the south elevation. Deference to and restoration of the historic structures while allowing complementary new construction that does not impact the structural integrity of the historic façades generates special circumstances that are peculiar to the Property. There are structural considerations for the placement of columns for the 7-story tower, including allowing spacing for the hotel units and parking level immediately below the tower. Further, the Applicant was unaware of a deed dedication of the 5' sidewalk at the south for street purposes from 90 years ago and the absence of this deed until recently represents a special condition impacting the Property.

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

The construction of the historic structures was not done by the Applicant and the historic buildings require special treatment in order to construct new additions. Also, the Applicant conducted proper due diligence with a title search and survey to establish the boundaries of the Property. Therefore, the lack of the 1928 deed for the south 5' was not the result of the action of the Applicant. To the contrary, when further investigation for use of the sidewalk area became necessary, the Applicant conducted additional research and found the dedication, which had not previously been found by the City or the Applicant's team.

- (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;**

Other contributing structures in the area are preserved in a related fashion. The Code allows other similarly situated property owners to seek related variances to accommodate both preservation of historic structures and the addition of new components. Therefore, granting these variances will not confer any special privilege on the Applicant.

- (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;**

A literal interpretation of the provisions of these land development regulations would work an unnecessary and undue hardship on the Applicant. The Washington Avenue Master Plan highlighted this commercial corridor as an ideal location to conduct redevelopment of this nature and scale. The Applicant has participated in the Master Plan process since the beginning and would like the opportunity to help implement the recommendations of the task force. The proposal seeks to preserve and update historic retail structures along one of the City's main thoroughfares. The minor change in the property line does not impact the compatibility of the originally designed and approved building and only a sliver of the hotel tower is subject to the variance.

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

This request is the minimum variance necessary to allow the Applicant to make full use of its Property. The reduced side facing a street setback is extremely minimal, and only concerns a small portion of the southeast corner of the hotel tower. The majority of the south façade complies with the required setback.

- (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; and**

The variance will facilitate preservation and utilization of historic structures and introduce a new hotel use, all of which are very much in line with the general intent of

the land development regulations and a benefit to the public welfare. The level of new construction proposed does not overwhelm, but rather is consistent with, the established scale, character and architectural design of the existing structures along Washington Avenue. The tasteful architecture and enhanced pedestrian experience will attract retailers and spur daytime foot traffic. This innovative redevelopment will benefit the community by serving as a catalyst to revitalize Washington Avenue and clean up the streetscape.

- (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 any time prior to the board of adjustment voting on the applicant's request.**

This variance request is consistent with the City's comprehensive plan and does not reduce the levels of service as set forth in the plan.

Practical Difficulty. The Applicant will renovate and preserve the historic façades for the majority of the block, built between the late 1920s and early 1930s, and construct an addition with parking and hotel uses that complements the historic aspects of the Property without impact to the structural integrity of the historic façades. The necessary deference to and restoration of the historic structures while allowing a complementary new addition creates a practical difficulty for adhering to the side setback facing 6<sup>th</sup> Street. Moreover, despite the proper due diligence through a title search and obtaining a certified survey, the Applicant and the City were unaware of a deed dedicating the 5' sidewalk at the south for street purposes from 90 years ago. Now that this has surfaced through further research of the public records, the property size has been slightly reduced and implicates a minor setback variance for the southeast corner of the hotel tower. The absence of this deed during the original design and approval of this project, through no fault of the Applicant, and the impact of the reduced property size because of it, represent additional practical difficulties to developing a quality project on the Property that will be compatible with the historic fabric of the neighborhood.

Sea Level Rise and Resiliency Criteria. The HPB and PB Approvals predate the adoption of the sea level rise and resiliency criteria in Section 133-50(a), and therefore, the project should not be subject to the criteria. For information purposes, we are providing responses to the criteria as follows:

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

The Applicant will provide a recycling or salvage plan during permitting.

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

The Applicant proposes hurricane impact windows.

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

Operable windows are not feasible for commercial or hotel development. The second floor parking level is open air for circulation and screened with landscaping.

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

The Applicant will provide abundant landscaping on the property, including on the pool deck. Proposed species include native and Florida-friendly plants appropriate for the area, including salt tolerant species.

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

The historic nature of the ground level buildings that will be preserved and the existing roadway elevation, including ADA access considerations, result in commercial ground level uses locate below BFE. As a result, the ground level up to BFE + 1' will require flood panels to protect the ground floor during potential flooding events.

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

The historic nature of the ground level buildings that will be preserved and the existing roadway elevation, including ADA access considerations, result in commercial ground level uses locate below BFE. However, an increase in the roadways to 5.26' NGVD can be accommodated, both for entrances and the ramp to the parking level that are proposed to be at 6.0' NGVD to preserve the historic facades for the majority of the entire block. Further, where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.



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

The Applicant is preserving the historic facades on an entire City block and these are at 6.0' NGVD. It is not feasible to elevate them. The ground level is commercial and will be floodproofed and protected with flood barriers. The second floor is the parking level, which means that the hotel level is at 32' NGVD – a substantially height above BFE.

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

The ground level will be property floodproofed and protected with flood barriers.

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

Given the nature of the proposed development, providing a water retention system is not feasible.

Conclusion. We believe that the approval of the proposed modification will promote quality infill redevelopment and reuse of historic properties. In concert with the Washington Avenue Master Plan, the project refocuses the pedestrian environment of Washington Avenue, with a high quality design in harmony with the fabric of the historic district. We look forward to your favorable review of the Project. Please contact me on my direct line at (305) 377-6236 should you have any questions or concerns.

Sincerely,



Matthew Amster

Attachments

cc: Marty Millman  
Michael W. Larkin, Esq.

**HISTORIC PRESERVATION BOARD  
City of Miami Beach, Florida**

MEETING DATE: May 10, 2016

FILE NO: 7632

PROPERTY: 601-685 Washington Avenue

APPLICANT: Washington Squared Owner, LLC, c/o Andrew Joblon

LEGAL: Lots 11, 12, 13, 14, 15, 16, 17, 18, 19 20 and 21 of Block 34, Of Ocean Beach, Fla. Addition No 1, According to the Plat Thereof, as Recorded in Plat Book 3, Page 11, of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for a Certificate of Appropriateness for the substantial demolition and restoration of five existing structures, the total demolition of three existing structures and the construction of a new 7-story ground level addition, including variances for the triple stacking of vehicles, to reduce the minimum required rear setback, ~~and to reduce the minimum number of required off-street loading spaces.~~

**CORRECTED ORDER**

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

**I. Certificate of Appropriateness**

A. The subject site is located within Flamingo Park Local Historic District.

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

1. ~~Is not consistent with the Certificate of Appropriateness Criteria 'a' in Section 118-564(a)(1) of the Miami Beach Code.~~
2. Is not consistent with Certificate of Appropriateness Criteria 'a', 'b', 'c', 'e' & 'h' in Section 118-564(a)(2) of the Miami Beach Code.
3. Is not consistent with Certificate of Appropriateness Criteria 'b', 'd', 'j' & 'm' in Section 118-564(a)(3) of the Miami Beach Code.
4. Is consistent with Certificate of Appropriateness Criteria in Section 118-564(f)(4) of the Miami Beach Code.

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

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1. Revised elevation, site plan and floor plan drawings shall be submitted and, at a minimum, such drawings shall incorporate the following:
  - a. The pedestrian opening within the proposed hotel entry portal along Washington Avenue shall be modified as presented conceptually by the Applicant at the HPB Meeting on May 10, 2016 as Exhibit A to respond more appropriately to the established pedestrian scale along Washington Avenue, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
  - b. The design for the new infill storefronts located between 617 and 633 Washington Avenue shall be further developed as presented conceptually by the Applicant at the HPB Meeting on May 10, 2016 as Exhibit A that further differentiates the new design from the 'Contributing' storefronts, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
  - c. The parapet wall located at the 'book end' portions may be increased in height up to a maximum height of 9'-0", in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
  - d. The configuration of the storefront glazing of all 'Contributing' facades, with the exception of the kneewall heights which shall be permitted to be lowered to a minimum of 6", shall be restored substantially consistent with available historical documentation including the transoms, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
  - e. Final details of all exterior surface finishes and materials, including samples, shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
  - f. All building signage shall require a separate permit. Any proposed signage shall be placed in a location consistent with the locations identified on sheets A-34 through A-40 of the plans submitted, in a manner to be reviewed and approved by staff, consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. Signage shall not be permitted to be installed on any of the decorative fluting or relief features on the 'Contributing' facades.
  - g. All interior fixtures, including, but not limited to, shelving, partitions, and checkout counters, shall be setback a minimum of ten (10') feet from any portion of an exterior wall fronting Washington Avenue, 6<sup>th</sup> Street or 7<sup>th</sup> Street, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board. This shall not prohibit moveable tables and chairs or substantially transparent fixtures for display purposes only.
  - h. Exterior and interior lighting shall be designed in a manner to not have an adverse overwhelming impact upon the surrounding historic district. No



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fluorescent or intensive 'white' lighting (or similar intensive lighting) shall be permitted on the exterior or within the retail area.

- i. All kitchens and other venting shall be chased to the roof and venting systems shall be employed as necessary to minimize or dissipate smoke, fumes and odors.
  - j. All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and elevation drawings and shall be screened from view, in a manner to be reviewed and approved by staff, consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
2. In accordance with Section 118-564(f)(6) of the City Code, the requirement that a full building permit for the new construction be issued prior to the issuance of a demolition permit for existing noncontributing structure located at 617-619 & 621 Washington Drive, is hereby waived.
  3. A separate application, authorized by the City, shall be required for the proposed sidewalk and lighting design located within the public right-of-way along Washington Avenue, 6<sup>th</sup> Street and 7<sup>th</sup> Street.
  4. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
    - a. The City's standard tree grate system shall be provided to the existing and any proposed street trees in the ROW.
    - b. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the final revised landscape plan.
    - c. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.

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

## II. Variance(s)

- A. The applicant filed an application with the Planning Department for the following variance(s):
  1. A variance to allow the stacking of three vehicles for tandem parking in order to construct parking spaces for a new hotel development.

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2. A variance to reduce by 7'-4" to 4'-6" the minimum required rear setback of 13'-0" in order to construct portions of a seven-story mixed-use building at 5'-8" to 8'-6" from the rear (east) property line.
3. ~~A variance from the requirement to provide five (5) off-street loading spaces for a mixed-use building with an aggregate area more than 40,000 s.f. and less than 60,000 s.f. and containing 312 hotel units. [Note: variance withdrawn by Applicant at the HPB Meeting on May 10, 2016.]~~

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

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

- A. A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.
- B. Where one or more parcels are unified for a single development, the property owner shall execute and record an unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.
- C. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
- D. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- E. All applicable FPL transformers or vault rooms and backflow prevention devices shall be located within the building envelope with the exception of the valve (PIV) which may be visible and accessible from the street.
- ~~F. Applicant agrees that in the event Code Compliance receives complaints of unreasonably loud noise from mechanical and/or electrical equipment, and determines the complaints to be valid, even if the equipment is operating pursuant to manufacturer specifications, the applicant shall take such steps to mitigate the noise with noise attenuating materials as reviewed and verified by an acoustic engineer, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.~~
- G. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- H. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be



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returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

- I. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- J. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code

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

PROVIDED, the applicant shall build substantially in accordance with the plans entitled "601-685 Washington Avenue" as prepared by Morris Adjmi Architects, dated March 21, 2016 and Exhibit A presented at the HPB Meeting on May 10, 2016, and as approved by the Historic Preservation Board, as determined by staff.

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

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

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

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



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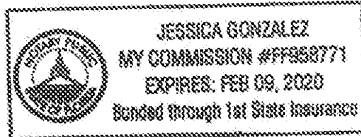
Dated this 15<sup>th</sup> day of JULY, 2016.

HISTORIC PRESERVATION BOARD  
 THE CITY OF MIAMI BEACH, FLORIDA

BY [Signature]  
 DEBORAH TACKETT  
 PRESERVATION AND DESIGN MANAGER  
 FOR THE CHAIR

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

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of August, 2016, by Deborah Tackett, Preservation and Design Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



[Signature]  
 NOTARY PUBLIC  
 Miami-Dade County, Florida  
 My commission expires: 2-9-20

Approved As To Form: [Signature]  
 City Attorney's Office: 7/14/16

Filed with the Clerk of the Historic Preservation Board on [Signature] (8-2-16)

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**PLANNING BOARD  
CITY OF MIAMI BEACH, FLORIDA**

**PROPERTY:** 601-685 Washington Avenue

**FILE NO.** PB 0616-0031, f.k.a., PB File No. 2320

**IN RE:** The applicant, Washington Squared Owner, LLC, requested a Conditional Use approval for the construction of a new seven story hotel development exceeding 50,000 square feet including a parking garage and a Neighborhood Impact Establishment with outdoor entertainment, pursuant to Section 118, Article IV, Section 142, Article II, and Section 142, Article V of the City Code.

**LEGAL DESCRIPTION:** Lots 11-21 of Block 34, of "Ocean Beach Fla Addition No. 1", according to the Plat thereof, as recorded in Plat Book 3, page 11 of the Public Records of Miami-Dade County, Florida.

**MEETING DATE:** July 26, 2016

**CONDITIONAL USE PERMIT**

The applicant, Washington Squared Owner, LLC, requested a Conditional Use approval for the construction of a new seven story hotel development exceeding 50,000 square feet including a parking garage and a Neighborhood Impact Establishment with outdoor entertainment, pursuant to Section 118, Article IV, Section 142, Article II, and Section 142, Article V of the City Code. Notice of the request was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

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

The property in question is located in the CD-2 – Commercial, Medium Intensity Zoning District.

The use is consistent with the Comprehensive Plan for the area in which the property is located;

The intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan;

The structures and uses associated with the request are consistent with the Land Development Regulations;

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

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

**IT IS THEREFORE ORDERED**, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record

*MB*

for this matter, and the staff report and analysis, which is adopted herein, including the staff recommendations, that the Conditional Use Permit be GRANTED, as provided below:

1. This Conditional Use Permit is issued to Washington Squared Owner, LLC, to construct a seven (7) story mixed use hotel project, with retail space on the first floor, parking on the 2<sup>nd</sup> floor, and food and beverage areas located on the roof of the second floor (3<sup>rd</sup> level). Any proposed change to the uses approved in this Conditional Use shall require the review and approval of the Planning Board.
2. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The applicant shall appear before the Planning Board for a progress report within 90 days from the issuance of the business tax receipt (BTR) for the proposed outdoor entertainment venue.

When BTR's are issued for at least 75% of the building area, but no later than one (1) year from the issuance of the BTR for the proposed hotel use, the applicant shall appear before the Planning Board for a progress report specific to traffic, including providing a full revised traffic study outlining the actual transportation operations on-site and in the surrounding initial study area, and including valet operations and loading/servicing of the building.

The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).

3. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property applicants, operators, and all successors in interest and assigns. Any change of operator or 50% (fifty percent) or more stock ownership, partnership interest or equivalent, shall require review and approval by the Planning Board as a modification to this Conditional Use Permit. Subsequent owners and operators shall be required to appear before the Board, in advance, to affirm their understanding of the conditions listed herein.
4. The Planning Board shall retain the right to call the owner or operator back before them and make modifications to this Conditional Use Permit should there be valid complaints about loud, excessive, unnecessary, or unusual noise. Nothing in this provision shall be deemed to limit the right of the Planning Board to call back the owner or operator for other reasons and for other modifications of this Conditional Use Permit.
5. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval.
6. The applicant, now and in the future, shall abide by all the documents and statements submitted with this application.
7. All existing overhead utilities abutting the subject site shall be placed underground at the sole expense of the applicant.

8. The following shall apply to the operation of the proposed parking garage:
- There shall be security personnel of at least one person, on-site, monitoring the garage during all hours of operation.
  - Signs prohibiting tire-screeching and unnecessary horn-honking shall be posted at the garage entrance.
  - Signs to minimize vehicle conflict in the driveways in and out of the property shall be posted in appropriate locations.
  - The minimum parking required by the land development regulations shall be provided, or parking in lieu fee shall be paid for any spaces that cannot be provided in the parking level.
9. The Applicant agrees to the following operational conditions for all permitted and accessory uses and shall bind itself, lessees, permittees, concessionaires, renters, guests, users, and successors and assigns and all successors in interest in whole or in part to comply with the following operational and noise attenuation requirements and/or limitations. The applicant shall ensure through appropriate contracts, assignments and management rules that these restrictions are enforced and the applicant agrees to include the rules and regulations set forth in these conditions in any contract or assignment:
- As proposed by the applicant, the project authorized by this Conditional Use Permit includes the creation and operation of the proposed café, restaurant, café cart, and two (2) outdoor courtyard areas located on the roof of the second floor (3<sup>rd</sup> level) with the criteria listed below:
    - The food and beverage areas of the hotel covered in the CUP shall have a maximum occupant content of approximately 1200 persons or any lesser such occupant content as determined by the Fire Marshal.
    - The indoor portions of the project may operate until 5:00 AM and shall be permitted to have a DJ or music, whether live or recorded, whether amplified or non-amplified, which is played at a volume that is louder than ambient background music (defined as a sound level that does not interfere with normal conversation), seven (7) days per week.
    - All outdoor areas of the venue(s) may operate only from 7:00 AM to 1:00 AM and shall be permitted to have a DJ or entertainment music (defined as music, whether live or recorded, whether amplified or non-amplified, which is played at a volume that is louder than ambient background music) as follows seven (7) days per week:

mb

<u>Times</u>	<u>Type of Permitted Music</u>	<u>DJ Permitted</u>
<u>9:00 AM to 11:00 AM</u>	<u>Ambient Only</u>	<u>Yes, Ambient Only</u>
<u>11:00 AM to 8:00 PM</u>	<u>Ambient Or Entertainment</u>	<u>Yes, Ambient Or Entertainment</u>
<u>8:00 PM to 1:00 AM</u>	<u>Ambient Only</u>	<u>Yes, Ambient Only</u>
<u>1:00 AM to 9:00 AM</u>	<u>None</u>	<u>No</u>

- iv. The house sound system shall be installed and set in such a manner as to limit the acoustical output of the system and have password protected security on all controls at all times in accordance with the design intent and recommendations of the sound system study submitted as part of this application. The equipment and installation plan for the sound system, including the location of all speakers and sound level controls shall be submitted for the review and approval of the Planning Department. Prior to the issuance of the Business Tax Receipt (BTR), the sound system shall be tested under the supervision of a qualified acoustical professional and the City's sound study peer reviewer, to ensure that all aspects of the system's performance comply with the design intent and recommendations of the sound system study submitted as part of this application. This shall include the requirement that noise from the sound system shall not be plainly audible at the western balconies of the Arcadia House Condominium located at the southwest corner of 7<sup>th</sup> Street and Washington Avenue. A final report issued by such acoustical consultant shall be submitted to staff prior to the issuance of a BTR.
- v. Additionally, 60 days after the issuance of a BTR, the sound systems in the facility shall be tested by a qualified acoustic professional, and a report shall be submitted to the Planning Department for review demonstrating that the system's performance still complies with the design intent and recommendations of the sound system study submitted as part of this application.
- b. Delivery trucks shall only be permitted to make deliveries from the designated loading spaces contained within the property and from designated on-street loading zones for trucks not to exceed 20'-0" in length, as authorized by the Parking Department.
- c. Delivery trucks shall not be allowed to idle in the loading areas.
- d. Equipment and supplies shall not be stored in areas visible from streets, alleys or nearby buildings.
- e. Deliveries and waste collections may occur daily, but shall occur only between 7:00 AM and 1:00 PM.
- f. All trash containers shall utilize rubber wheels, or the path for the trash containers shall consist of a surface finish that reduces noise, in a manner to be reviewed and approved by staff.

- g. Adequate trash room space, air conditioned and noise baffled, shall be provided, in a manner to be approved by the Planning and Public Works Departments. Sufficient interior space must be provided so that doors can remain closed while trash and trash bags are being deposited in dumpsters. Doors shall remain closed and secured when not in active use.
  - h. Trash room(s)/garbage room(s) shall be large enough, or sufficient in number to accommodate enough dumpsters so that more than one pick up of garbage per day will not be necessary. A high-level trash/garbage compacting device shall be located in an air-conditioned trash/garbage holding room within the facility.
  - i. Garbage dumpster covers shall be closed at all times except when in active use.
  - j. Restaurant personnel shall take measures to enforce the Patron Age Restriction of the City Code during the hours of operation of all alcoholic beverage establishments.
  - k. No patrons shall be allowed to queue on public rights-of-way, or anywhere on the exterior premises, except adjacent to Collins Court, on private property.
  - l. The owner/operator shall be responsible for maintaining the areas adjacent to the facility, including the sidewalk, and all areas around the perimeter of the property. These areas shall be kept free of trash, debris and odor, and shall be swept and hosed down at the end of each business day
  - m. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
  - n. Special Events shall not be issued for the outdoor areas. Special Events may occur on the interior of the building, subject to City ordinances, rules or regulations existing at the time, and may exceed the hours of operation and occupancy loads specified herein, if permitted by the Fire Marshal, subject to the review and approval of staff.
10. The applicant shall address the following Concurrency and Traffic requirements, as applicable:
- a. A Method of Transportation (MOT) shall be submitted to Public Works Department staff for review and approval prior to the issuance of a building permit. The MOT shall address any traffic flow disruption due to construction activity on the site.
  - b. Prior to the issuance of a building permit, the applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), if deemed necessary, by paying its fair share cost, as may be determined as determined by the Concurrency Management Division.

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- c. A final concurrency determination shall be conducted prior to the issuance of a Building Permit. Mitigation fees and concurrency administrative costs, if required, shall be paid prior to the issuance of any Building Permit.
  - d. A bicycle parking plan shall be submitted for staff review and approval prior to the issuance of a Business Tax Receipt.
  - e. ~~Valet or loading activities shall not block the garage ramp at any time.~~
  - f. Valet pick-up may only occur in front of the two (2) northernmost loading spaces between to 1:00 PM and 7:00 AM.
  - g. The required number of valet runners will be provided in order to prevent queued vehicles from blocking traffic on Collins Court.
11. The applicant shall satisfy outstanding liens and past due City bills, if any, to the satisfaction of the City prior to the issuance of a Building permit.
12. The applicant shall obtain a full building permit within 18 months from the date of approval of this Conditional Use Permit, and the work shall proceed in accordance with the Florida Building Code. Extensions of time for good cause, not to exceed a total of one year for all extensions, may be granted by the Planning Board.
13. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
14. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
15. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.
16. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

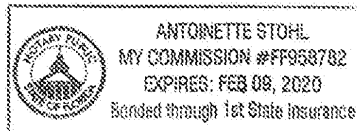
Dated this 30<sup>th</sup> day of September, 2016.

mb



PLANNING BOARD OF THE  
CITY OF MIAMI BEACH, FLORIDABY: Michael BelushMichael Belush,  
Planning and Zoning Manager  
For ChairmanSTATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 30<sup>TH</sup> day of SEPTEMBER, 2016, by Michael Belush, Planning and Zoning Manager of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



Antoinette Stohl  
Notary: ANTOINETTE STOHL  
Print Name  
Notary Public, State of Florida  
My Commission Expires:  
Commission Number:

(NOTARIAL SEAL)

Approved As To Form:  
Legal DepartmentFiled with the Clerk of the Planning Board on 09/30/2016 JS

mb



public notification packages | ownership lists + mailing labels + radius maps  
diana@rdrmiami.com | 305.498.1614

September 20, 2017

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

**Re: Property Owners List within 375 feet of:**

**SUBJECT:** 601 Washington Avenue, Miami Beach, FL 33139  
**FOLIO NUMBER:** 02-4203-004-0810  
**LEGAL DESCRIPTION:** OCEAN BEACH ADDN NO 1 PB 3-11 LOTS 11 & 12 BLK 34

**SUBJECT:** 619 Washington Avenue, Miami Beach, FL 33139  
**FOLIO NUMBER:** 02-4203-004-0820  
**LEGAL DESCRIPTION:** OCEAN BEACH ADDN NO 1 PB 3-11 LOT 13 BLK 34

**SUBJECT:** 625 Washington Avenue, Miami Beach, FL 33139  
**FOLIO NUMBER:** 02-4203-004-0830  
**LEGAL DESCRIPTION:** OCEAN BEACH ADDN NO 1 PB 3-11 LOT 14 BLK 34

**SUBJECT:** 633 Washington Avenue, Miami Beach, FL 33139  
**FOLIO NUMBER:** 02-4203-004-0850  
**LEGAL DESCRIPTION:** OCEAN BEACH ADDN NO 1 PB 3-11 S1/2 OF LOT 15 BLK 34

**SUBJECT:** 637 Washington Avenue, Miami Beach, FL 33139  
**FOLIO NUMBER:** 02-4203-004-0840  
**LEGAL DESCRIPTION:** OCEAN BEACH ADDN NO 1 PB 3-11 N 1/2 OF LOT 15 BLK 34

**SUBJECT:** 655 Washington Avenue, Miami Beach, FL 33139  
**FOLIO NUMBER:** 02-4203-004-0860  
**LEGAL DESCRIPTION:** OCEAN BEACH ADDN NO 1 PB 3-11 LOTS 16 & 17 BLK 34

**SUBJECT:** 685 Washington Avenue, Miami Beach, FL 33139  
**FOLIO NUMBER:** 02-4203-004-0870  
**LEGAL DESCRIPTION:** OCEAN BEACH ADDN NO 1 PB 3-11 LOTS 18 19 20 & 21 BLK 34

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,

Rio Development Resources, LLC

A handwritten signature in blue ink, appearing to read "D. Rio", is positioned above a horizontal line.

---

Diana B. Rio

Total number of property owners without repetition: **500, including 12 international**

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

ABDEL RAFEEL  
1 KING ST WEST STE 2403  
TORONTO ONTARIO M5H 1A1  
CANADA

CATHERINE ROUX  
350 RUE DE DEHIOU  
CHEMIN DE TASTET 40140  
SOUSTONS  
FRANCE

CLARK P SCHNEIDER &  
W BARBARA L SUMNER  
TRETURLECOTTAGE  
TRETURLE-KINGSBRIDGE TQ7-3NE  
ENGLAND

DIDIER VALENSI  
2 ALLEE MARCEL CERDAN  
MASSEY 91300  
FRANCE

GEORGES ABITBOL TRS  
SYLVAIN ABITBOL TRS  
411 ST JOSEPH WEST  
MONTREAL QC H2V 2P3  
CANADA

JOHN KIERSNOWSKI  
50 QUEBEC AVE # 604  
TORONTO ONTARIO M6P 4B4  
CANADA

JUAN BORIS JULIO SUMAR PUPPO  
JORGE CHAVEZ  
599 DPTO. 603 MIRAFLORES  
LIMA L18  
PERU

MARIA EUGENIA BOTTI  
VIA FUORI PONTE 2  
REGGIO EMILIA  
ITALY

MYRNA MAUNUKSELA  
THURWIENSTRASSE 18  
ZURICH 08037  
SWITZERLAND

ROBIN PAULEY SUBHASH RAJA  
6 ODESSA ST  
LONDON SE16 7TW  
UNITED KINGDOM

VALENTINA SANGES  
VIA VARNA 32  
ROME 00124  
ITALY

WALTER PYREN JOHN PYREN  
SONIA CHUDYK  
11 BRIDGETOWN DR  
TORONTO ONTARIO M9C2P5  
CANADA

11 LOVELL DRIVE LLC  
763 PENNSYLVANIA AVE #133  
MIAMI BEACH, FL 33179

1223 MANAGEMENT INC  
1051 WASHINGTON AVE  
MIAMI BEACH, FL 33139

516 WASHINGTON AVE APARTMENTS INC  
136 SE 1ST AVE  
MIAMI, FL 33131

536 WASHINGTON LLC  
534 WASHINGTON AVE  
MIAMI BEACH, FL 33139

55 THOMSON ST INVESTMENTS LP  
C/O HOLD-THYSSEN INC  
301 S. NEW YORK AVE # 200  
WINTER PARK, FL 32789

600 COLLINS LLC C/O FUNARO AND CO  
846 LINCOLN RD 5TH FLOOR  
MIAMI BEACH, FL 33139

601 COLLINS LTD  
2340 SW 102 DR  
DAVIE, FL 33324

609 EUCLID LLC  
536 EUCLID AVE # 3  
MIAMI BEACH, FL 33139

615-5TH STREET CORP  
1200 BRICKELL AVE #1470  
MIAMI, FL 33131

616 COLLINS ASSOCIATES LLC  
JOSEPH KLEIN  
150 E 58 ST 39TH FL  
NEW YORK, NY 10155

624 COLLINS OWNER LLC  
560 5 AVE  
NEW YORK, NY 10036

701 SOUTH BEACH LLC C/O RONALD H  
KAUFFMAN  
100 SE 2 ST # 2700  
MIAMI, FL 33131

710 LLC  
1881 WASHINGTON AVE #16F  
MIAMI BEACH, FL 33139-7446

710 WASHINGTON LLC  
1070 STILLWATER DR  
MIAMI BEACH, FL 33141-1024

713 COLLINS AVE 27 CORP  
355 ALHAMBRA CIR STE 801  
CORAL GABLES, FL 33134

730 PENNSYLVANIA AV 202 LLC  
730 PENNSYLVANIA AVE 202  
MIAMI BEACH, FL 33139

730 PENNSYLVANIA LLC  
300 S POINTE DR # 1603  
MIAMI BEACH, FL 33139

735 COLLINS AVENUE REALTY LLC  
171 CENTRAL AVENUE  
LAWRENCE, NY 11559

750 COLLINS LC  
747 4 ST #200A  
MIAMI BEACH, FL 33139

758 WASHINGTON AVENUE LC  
500 NE 185 ST  
MIAMI, FL 33179

758 WASHINGTON AVENUE LTD  
500 NE 185 ST  
MIAMI, FL 33179

758 WASHINGTON AVENUE LTD LLLP  
500 NE 185 ST  
MIAMI, FL 33179

ADAM A NEHME  
4100 GALT OCEAN DR APT 205  
FT LAUDERDALE, FL 33308

ADAM J WECHSLER SCOTT HOWARD  
WECHSLER  
524 WASHINGTON AVE #210  
MIAMI BEACH, FL 33139

AJG PROPERTY RENTALS LLC  
5555 NW 74 AVE  
MIAMI, FL 33166

ALBERT LERNER  
730 PENNSYLVANIA AVE UNIT 512  
MIAMI BEACH, FL 33139-6129

ALBERTO J CASTRO  
730 PENNSYLVANIA AVE #207  
MIAMI BEACH, FL 33139-6127

ALBERTO VELEZ CARMEN E VELEZ  
13351 SW 30 ST  
MIRAMAR, FL 33027

ALEKSANDER RYSZKO  
730 PENNSYLVANIA AVE #505  
MIAMI BEACH, FL 33139

ALESSIO LOLLI  
524 WASHINGTON AVE # 307  
MIAMI BEACH, FL 33139

ALESSIO LOLLI  
710 WASHINGTON AVE #519  
MIAMI BEACH, FL 33139

ALEX BOGNI  
100 LINCOLN RD 1040  
MIAMI BEACH, FL 33139

ALLIMAC PROPERTIES CORP  
2125 BISCAYNE BLVD # 580 A  
MIAMI, FL 33137

ALVARO A GICHARD JTRS HUGO BASTIDA  
JTRS  
720 COLLINS AVE UNIT 410  
MIAMI BEACH, FL 33139

AMADA SEMEDO JOSE ALBA SEMEDO  
FRANKLIN ALBA SEMEDO  
12500 NE 15 AVE #501  
NORTH MIAMI, FL 33161

ANDREA CECCONI  
3647 BROADWAY #8 H  
NEWYORK, NY 10031

ANDREA TOLEDO HELLOT  
407 LINCOLN RD PH NE  
MIAMI BEACH, FL 33139

ANDREA V LEGGIERI  
899 WEST AVE #4H  
MIAMI BEACH, FL 33139-5534

ANDRES KORDA  
524 WASHINGTON AVE #202  
MIAMI BEACH, FL 33139-6664

ANDREW VERBIC  
730 PENNSYLVANIA AVE #703  
MIAMI BEACH, FL 33139

ANDREW WHARTON  
635 EUCLID AVE #104  
MIAMI BEACH, FL 33139-8666

ANELYS PINERA  
5234 SW 134 CT  
MIAMI, FL 33175-5257

ANGELA FISCHETTI  
710 WASHINGTON AVE #508  
MIAMI BEACH, FL 33139-6221

ANGELA SUAREZ  
17940 NW 63 CT  
HIALEAH, FL 33015-4440

ANGLERS RESORT LLC  
660 WASHINGTON AVE  
MIAMI BEACH, FL 33139

ANGLERS VENTURE SUB LLC C/O KIMPTON  
HOTEL & RESTAURANT GR  
222 KEARNY ST # 200  
SAN FRANCISCO, CA 94108

ANITA MILLER BERGIER  
180 CABRINI BLVD #114  
NEW YORK, NY 10033

ANNA & ARTHUR RUSZCZYKI  
730 PENNSYLVANIA AVE #501  
MIAMI BEACH, FL 33139-6168

ANTHONY GHAFFARI  
1317 SAND PIPER DR  
STATE COLLEGE, PA 16801

ANTONELLA BALDI C/ JETSET GROUP  
VITTORIO DELL'ORTO  
635 EUCLID AVE #111  
MIAMI BEACH, FL 33139

APOGEE CAPITAL INVESTMENTS LLC  
7777 NW 146 ST  
MIAMI LAKES, FL 33016

ARMAND J LE BEAU  
1605 MERIDIAN AVE #301  
MIAMI BEACH, FL 33139

ARMANDO ALONSO  
524 WASHINGTON AVE #212  
MIAMI BEACH, FL 33139-6608

ARMONIA GEJO  
730 PENNSYLVANIA AVE 609  
MIAMI BEACH, FL 33139

ATA BEACH CORP C/O CJELAW  
1395 BRICKELL AVE # 800  
MIAMI, FL 33131

AUGUSTO & LUCIA SANDINO TRS  
10922 HARROGATE PL  
SANTA ANA, CA 92705

B LESLIE SCHARFMAN  
B LESLIE SCHARFMAN REV TRUST  
401 PALMETTO DR  
MIAMI SPRINGS, FL 33166

B&C COLLINS AVE LLC  
2121 W FLETCHER  
CHICAGO, IL 60618

BAHADOR MOINIAN  
AFSANEH GOODARZPOOR  
1049 RECTOR LANE  
MC LEAN, VA 22102

BAHADOR MOINIAN  
AFSANEH GOODARZPOOR  
KOURUSH AFSHARJAVAN  
1049 RECTOR LANE  
MCLEAN, VA 22102

BANKUNITED N A  
16001 DALLAS NORTH PARKWAY  
TX08 044 03 06  
ADDISON, TX 75001

BEACH AN LLC  
6444 COLLINS AVE #504  
MIAMI BEACH, FL 33141

BEACH OKO LLC  
290 174 ST #805  
SUNNY ISLES BEACH, FL 33160

BEATRICE BASSO CECILIA CAPRARA  
730 PENNSYLVANIA AVE # 709  
MIAMI BEACH, FL 33139

BELKIS ESTELA CALLEGARI DOMINGO JULIO  
CALLEGARI  
524 WASHINGTON AVE APT 203  
MIAMI BEACH, FL 33139

BELSON KEEM JR & IRWIN MORITZ  
3632 CARLTON PL  
BOCA RATON, FL 33496

BENGE ENTERPRISES CORP  
252 SUNNY ISLES BLVD STE 20  
SUNNY ISLES BEACH, FL 33160

BENNY LLC  
8301 NW 197 STREET  
HIALEAH, FL 33015

BERACHA 72 LLC  
C/O ISAAC BENMERGUI P A  
1150 KANE CONCOURSE 2 FLOOR  
BAY HARBOR, FL 33154

BERNARD RUDLER REGINE RUDLER  
635 EUCLID AVE #106  
MIAMI BEACH, FL 33139

BIG TIME PRODUCTIONS INC  
59 NW 14 ST  
MIAMI, FL 33136

BIRMAN HOLDINGS 1 LLC  
PO BOX 820  
HALLANDALE, FL 33008

BLANCA DOCINA FRANCISCO LEON  
701 COLLINS AVE #4E  
MIAMI BEACH, FL 33139

BLAZ KOS  
710 WASHINGTON AVE #404  
MIAMI BEACH, FL 33139-6225

BORIS BLECIC  
635 EUCLID AVE #226  
MIAMI BEACH, FL 33139

BRAD SCHILLER DBA  
VIKING DEVELOPMENT  
PO BOX 1831  
ZEPHYR COVE, NV 89448

BRENT WALTER LATHAM  
3187 VIA ABITARE  
MIAMI, FL 33133

BRIAN J KIEDROWSKI  
3708 ADAMS STREET  
HOLLYWOOD, FL 33021

BRUCE HOLBROOK LIVING TRS BRUCE  
HOLBROOK  
730 PENNSYLVANIA AVE #611  
MIAMI BCH, FL 33139-6169

C J ST CROIX LLC  
3181 NW 61 ST  
BOCA RATON, FL 33496

CAMILA REDMOND  
635 EUCLID AVE 107  
MIAMI BEACH, FL 33139

CANDIDA LANGSDALE LE REM GUY BARD  
LANGSDALE  
619 EUCLID AVE 2D  
MIAMI, FL 33139

CARIDAD PEREZ  
730 PENNSYLVANIA AVE APT 305  
MIAMI BEACH, FL 33139-6167

CARLO MARIA FERRARA  
619 EUCLID AVE #1B  
MIAMI BEACH, FL 33139

CARLOS ALVAREZ  
211 SW 41 AVE  
MIAMI, FL 33134-1748

CARLOS ANDRES VAZQUEZ  
4412 SE 12 AVE  
CAPE CORAL, FL 33904

CARLOS DOBAL  
635 EUCLID AVE #110  
MIAMI BEACH, FL 33139-8667

CARLOS H DOBAL  
635 EUCLID AVE #229  
MIAMI BEACH, FL 33139-8671

CARLOS H MATEU  
605 EUCLID AVE #105  
MIAMI BEACH, FL 33139

CARLOS M CRUZ & MARIA R MURILLO  
730 PENNSYLVANIA AVE #411  
MIAMI BEACH, FL 33139-6168

CARLTON JOHN GAMBLE  
PO BOX 190795  
MIAMI BEACH, FL 33119-0795

CARMELA BASCONE TRS BASCONE FAMILY  
REVOCABLE TR  
25 GREENS WAY LN  
LAKEWOOD, NY 08701

CARMEN JIMENEZ DE MALIBRAN JTRS  
ELOISE JIMENEZ JTRS  
35-11 85 ST #7G  
JACKSON HEIGHTS QUEENS, NY 11372

CARMEN M CAMPO JTRS MARC RENE  
FERNANDEZ JTRS ERIC RENE FERNANDEZ  
JTRS  
720 COLLINS AVE #301  
MIAMI BEACH, FL 33139

CARNELTON LLC  
422 MALLARD RD  
WESTON, FL 33327

CASA LUXE NYC LLC  
175 VARICK ST  
NEW YORK, NY 10014

CATINA LOTT  
720 COLLINS AVE #407  
MIAMI BEACH, FL 33139-6236

CAULFIELD & CARRAWAY LLC  
4730 S FORT APACHE ROAD UNIT 300  
LAS VEGAS, NV 89147-7947

CHARLES AFTON  
730 PENNSYLVANIA AVE #310  
MIAMI BEACH, FL 33139

CHARLTON J WALDMAN &W ELLEN  
711 BLEEKER AVE  
MAMARONECK, NY 10543

CHATA HOLDINGS LLC  
818 MONTEREY ST  
CORAL GABLES, FL 33134

CHRISTIAN MULLER EDALIRA MARIA  
CARLOS MULLER  
750 COLLINS AVE #304  
MIAMI BEACH, FL 33139

CHRISTOPHER DELLISANTI  
10 ROME ST  
NEWARK, NJ 07105

CHRISTOPHER MADER  
701 EUCLID AVE # 204  
MIAMI BEACH, FL 33139

CITY NATIONAL BANK OF FL TR  
1261 20 ST  
MIAMI BEACH, FL 33139

CITY NATIONAL BANK OF FL TR  
PO BOX 025611  
MIAMI, FL 33102

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

CLAIRE RICARD  
720 COLLINS AVE #801  
MIAMI BEACH, FL 33139

CLAUDE CEFALU &  
W GERALDINE & DARREN CEFALU JTRS  
635 EUCLID AVE #101  
MIAMI BCH, FL 33139-8666

CLAUDE CEFALU &W GERALDINE DARREN  
CEFALU  
635 EUCLID AVE #120  
MIAMI BEACH, FL 33139-8669

CLB ASSOCIATES LTD  
1261 20 ST  
MIAMI BCH, FL 33139

CLIFFORD SELBY MARIE SELBY  
24 CIDER MILL HEIGHTS  
NORTH GRANDY, CT 06060

COLLINS 1E LLC  
9240 SUNSET DR SUITE 114  
MIAMI, FL 33173-3433

COLLINS 409 INC C/O ANDREA VITELLOZZI  
220 MANHATTAN AVE #4J  
NEW YORK, NY 10025

COMAZE FL LLC  
10900 NW 21ST ST STE 240  
MIAMI, FL 33172-2006

CONGREGATION BINYAN DAVID INC  
701 EUCLID AVE UNIT 101  
MIAMI BEACH, FL 33139

CONRAD RITTER  
619 EUCLID AVE #3D  
MIAMI BEACH, FL 33139-8650

CS AMERICAN FORCE LLC  
1358 PENNSYLVANIA AVE STE 302  
MIAMI BEACH, FL 33139

CSM COLLINS EQUITIES LP % RABINA REALTY  
670 WHITE PLAINS RD STE 305  
SCARSDALE, NY 10583

CURRENT PROPERTY OWNER  
650 PENNSYLVANIA AVE #1  
MIAMI BEACH, FL 33139

CURRENT PROPERTY OWNER  
650 PENNSYLVANIA AVE #2  
MIAMI BEACH, FL 33139

CURRENT PROPERTY OWNER  
730 PENNSYLVANIA AVE #302  
MIAMI BEACH, FL 33139

D & R DESIGN DISTRICT LLC  
927 LINCOLN RD #214  
MIAMI BEACH, FL 33139

DALGIS PENIN  
3054 SW 27 ST  
MIAMI, FL 33133-2927

DANIEL CONNELL  
720 COLLINS AVE #501  
MIAMI BEACH, FL 33139-6236

DANIEL E CABRERA  
4240 ROYAL PALM AVE  
MIAMI BEACH, FL 33140-3017

DANIEL H ADDARIO &W GABRIELA L %  
MARCELO G ADDARIO/SOTHEBY'S RTY  
8020 EAST DR UNIT 315  
NORTH BAY VILLAGE, FL 33141

DANIEL SAROL & IVETTE MARTINO  
6721 NORTH AUGUSTA DR  
HIALEAH, FL 33015

DARA COOK NAIMA COOK  
5800 ARLINGTON AVE #15A  
BRONX, NY 10471

DAVID J MAURRASSE  
635 EUCLID AVE #105  
MIAMI BEACH, FL 33139

DAVID LEBRON  
730 PENNSYLVANIA AVE #403  
MIAMI BEACH, FL 33139

DAVID W RIGGS  
730 PENNSYLVANIA AVE 412  
MIAMI BEACH, FL 33139

DEAN MORRIS SOFIA MORRIS  
119 GREENWOOD PL  
BEUTON, KY 42025

DEAN CHURACK  
PO BOX 371429  
MIAMI, FL 33137-5022

DENIS KELLY  
524 WASHINGTON AVE UNIT 209  
MIAMI BEACH, FL 33139

DENIS WILLIAM BEAUSEJOUR  
713 COLLINS AVE #29  
MIAMI BEACH, FL 33139-6276

DENISE MONAHAN COHEN  
701 COLLINS AVE APT 2C  
MIAMI, FL 33139

DENNIS GIRARD &W LUZ &  
ALVARO E RIVAS  
710 WASHINGTON AVE # 711  
MIAMI BEACH, FL 33139-6248



DINA LEZNOVA  
730 PENNSYLVANIA AVE APT 607  
MIAMI BEACH, FL 33139-6169

DIOSMEL GONZALEZ  
650 PENNSYLVANIA AVE #32  
MIAMI BEACH, FL 33139-8663

DIPESH PATEL RAVINDER SODHI  
730 PENNSYLVANIA #204  
MIAMI BEACH, FL 33139

DOLORES M ARIAS TRS  
MAXIMO ARIAS TRS  
3576 POST RD  
WARWICK, RI 02886

DOMENICO ITA LLC  
1300 WASHINGTON AVE #121  
MIAMI BEACH, FL 33139

DORA BELLORINI LE REM CARMELINA  
MANFREDI  
720 COLLINS AVE 204  
MIAMI BEACH, NY 33139

DORKIS ALVAREZ CURA  
720 COLLINS AVE #210  
MIAMI BEACH, FL 33139

DORKIS ALVAREZ CURA  
7501 E TREASURE DR # 7P  
NORTH BAY VILLAGE, FL 33141

DORON MAROM  
6750 NE 4 CT  
MIAMI, FL 33138

DORON MAROM &W LIAT  
6750 NE 4 CT  
MIAMI, FL 33138

EDEL GARCIA  
720 COLLINS AVE #305  
MIAMI BEACH, FL 33139-6235

EDUARDO J ELIZONDO JTRS  
HILDA ELIZONDO JTRS  
HILDA M ELIZONDO JTRS  
110 W SUNRISE AVE  
CORAL GABLES, FL 33133

EDWARD E DIPIERO & DAVID J DIPIERO &  
DEBORAH HUNKUS  
900 RAVINE DR  
YOUNGSTOWN, OH 44505

EDWARD L REAGAN &W MARY I  
2120 W CORTEZ ST  
CHICAGO, IL 60622

EDWARD REAGAN &W MARY TORRES  
2120 W CORTEZ ST  
CHICAGO, IL 60622

EDWARDS A WELLS  
75 N WOODWARD AVE #84204  
TALLAHASSEE, FL 32313

ELENA MIAMI BEACH LLC  
PO BOX #115  
MIAMI BEACH, FL 33139

ELETTI USA CORP  
PO BOX 190026  
MIAMI BEACH, FL 33139

ELISA GOSSELIN TR  
14 STAR ISLAND  
MIAMI BEACH, FL 33139

ELISSA TRUMAN  
435 N ANDREWS AVE #208  
FORT LAUDERDALE, FL 33301

ELLEN CHOI JACOB OH  
66 CLAUSS AVE  
PARAMUS, NJ 07652

ELOISA GIMENEZ  
35 - 11 85 ST APT 7-G  
JACKSON HEIGHTS, NY 11372

ELSY A OVALLE  
710 WASHINGTON AVE #518  
MIAMI BEACH, FL 33139-6221

EMANUELE NINFOLE  
640 PENNSYLVANIA AVE #34  
MIAMI BEACH, FL 33139-8644

EMILIO ALIBERTI  
701 EUCLID AVE APT 203  
MIAMI BEACH, FL 33139

EN AND TO LLC  
701 COLLINS AVE 4C  
MIAMI BEACH, FL 33139

ENF OCEAN TRADING LLC  
3865 NW 168 TER  
MIAMI GARDENS, FL 33055

ENZA MB LLC  
710 WASHINGTON AVE #511  
MIAMI BEACH, FL 33139

EOSII AT 555 WASHINGTON LLC C/O KBS  
REALTY ADVISORS LLC  
620 NEWPORT CENTER DR STE 1300  
NEWPORT BEACH, CA 92660

ERNEST BLUM LOIS BLUM  
10101 SW 142 ST  
MIAMI, FL 33176

ESTABAN DOMASZCZUK  
720 COLLINS AVE UNIT 206  
MIAMI BEACH, FL 33139-6201

EUGEKA LLC  
950 BRICKELL BAY DR #5505  
MIAMI, FL 33131

EUGENIO MOLINA &W GRACIELA BONTI  
730 PENNSYLVANIA AVE APT 307  
MIAMI BEACH, FL 33139-6167

EVARISTO JAVIER RIVERO  
7520 COQUINA DR  
NORTH BAY VILLAGE, FL 33141

EVELIO NAZCO &W EVELIA  
524 WASHINGTON AVE #206  
MIAMI BEACH, FL 33139-6665

FABIAN GONZALEZ  
3519 HARKEN CIR  
TAMPA, FL 33607

FABIENNE FOURQUET THOMAS FRATACCI  
10 NORTH 5 ST  
BROOKLYN, NY 11211

FACE INVESTMENTS LLC  
1680 MICHIGAN AVE #910  
MIAMI BEACH, FL 33139

FANNY ROSERO  
3325 81 ST  
JACKSON HEIGHTS, NY 11372

FERNANDO R MATHO  
HORTENSIA A MATHO  
6646 BURLINGTON PL  
SPRINGFIELD, VA 22152

FIRST AMERICAN PROP INVEST CORP  
PO BOX 52-2793  
MIAMI, FL 33152

FIRST ON LINCOLN 103 LLC  
605 EUCLID AVE 103  
MIAMI BEACH, FL 33139

FLAMINGO BAYSIDE LLC  
635 EUCID AVE #113  
MIAMI BEACH, FL 33139

FRANCIS JACOB SARI JACOB  
12685 BISCAYNE BAY DR  
NORTH MIAMI, FL 33181

FRANCISCA ESTELA RAMOS LE REM  
MARIA E RAMOS RIVERA & ETALS  
411 SW 25 RD  
MIAMI, FL 33129-2203

FRANCISCO AGUIAR  
4674 NW 107TH AVE APT 1701  
MIAMI, FL 33178-4248

FRANCISCO AGUIAR  
710 WASHINGTON AVE #304  
MIAMI BEACH, FL 33139-6204

FRANCISCO CABRAL JTRS ELIZABETH J  
JORDAN JTRS  
701 EUCLID AVENUE #201  
MIAMI, FL 33139

FRANCO ROLANDO  
710 WASHINGTON AVE #514  
MIAMI BEACH, FL 33139

FRANCOISE C CAPDEBOSCQ  
730 PENNSYLVANIA AVE #603  
MIAMI BEACH, FL 33139

GABRIEL A INFIESTA TERESA INFIESTA  
1933 SW 7 ST #304  
MIAMI, FL 33135

GAIA PROPERTIES LLC  
8301 NW 197 ST  
MIAMI, FL 33015

GENERATIONS REAL ESTATE  
HOLDINGS LLC  
1831 SW 25 AVE  
MIAMI, FL 33145

GEORGE LAVALLEE  
730 PENNSYLVANIA AVE #205  
MIAMI BEACH, FL 33139

GEORGE M JONES TRS GEORGE M JONES  
REVOCABLE TRUST DAPHNE E JONES TRS  
4 BEACON WAY #1420  
JERSEY CITY, NJ 07304

GEORGE M ZAMORA & ALBERT G ZAMORA  
7899 N BAYSHORE CT #5A  
MIAMI, FL 33138

GILBERTO V ALBA JR GILBERTO VALDES  
4455 SW 13 STREET  
MIAMI, FL 33134

GILLES ROMAIN  
730 PENNSYLVANIA AVE #410  
MIAMI BEACH, FL 33139-6168

GLADYS BOSQUET  
730 PENNSYLVANIA AVE UNIT 710  
MIAMI BEACH, FL 33139-6170

GLORIA T SUSANA TEME DE BORDA  
710 WASHINGTON AVE #323  
MIAMI BEACH, FL 33139

GLORIA TERESA S TEME DE BORDA  
524 WASHINGTON AVE #313  
MIAMI BEACH, FL 33139

GONZALO J PAZ  
16739 NW 13 ST  
PEMBROKE PINES, FL 33028

GPMIA LLC  
619 EUCLID AVE # 3C  
MIAMI BEACH, FL 33139

GREG BROWN  
635 EUCLID AVE #230  
MIAMI BEACH, FL 33139-8671

GUIA GRYNSPAN JTRS DAFNA GRYNSPAN  
JTRS ALIZA GRYNSPAN JTRS  
720 COLLINS AVE #705  
MIAMI BEACH, FL 33139-6239

GUMA RE INC  
1441 BRICKELL AVE 1400  
MIAMI, FL 33131

GUSTAVE F COMPTIS EST OF CARLOS  
COMPTIS &W TERESA  
713 COLLINS AVE UNIT 31  
MIAMI BEACH, FL 33139-6276

GUSTAVO T COMPTIS  
VILMA M RODRIGUEZ ANA VILMA COMPTIS  
6470 NW 191 TER  
HIALEAH, FL 33015

HAMPTON 505 LLC  
2001 BISCAYNE BLVD #113  
MIAMI, FL 33137

HAMPTON STYLE INC  
235 LINCOLN RD # 310  
MIAMI BEACH, FL 33139

HAMPTON W8 LLC  
701 BRICKELL AVENUE #1650  
MIAMI, FL 33131

HAMPTON WASH AVE CONDO ASSOC INC  
710 WASHINGTON AVE #C16  
MIAMI BEACH, FL 33139-6248

HARRIET E DANNIN TRS  
DANNIN LIVING TRUST BETH HINDIN  
40 WATERVIEW  
LONG BRANCH, NJ 07740

HARRIS REALTY 317 LLC  
22479 MARTELLA AVE  
BOCA RATON, FL 33433

HARRIS REALTY 509 LLC  
22479 MARTELLA AVE  
BOCA RATON, FL 33433

HARRY JAY HOESCH  
11 STERLING CREST CT  
DOYLESTOWN, PA 18901

HECTOR & GUILLERMINA N CUENCA TR  
2457 COLLINS AVE #1706  
MIAMI BEACH, FL 33140-4731

HENRY SUAREZ  
201 NW 68 AVEN AVE #309  
MIAMI, FL 33126

HENRY SUAREZ  
524 WASH AVE UNIT 201  
MIAMI BEACH, FL 33139-6664

HENRY W SCHETTINI &  
W VIVIANA A SCHETTINI  
710 WASHINGTON AVE #224  
MIAMI BEACH, FL 33139-6204

HERVE SENEQUIER NICOLAS GREGOIRE  
204 W 21 ST  
NEW YORK, NY 10011

HORACIO PIJUAN  
536 EUCLID AVE # 3  
MIAMI BEACH, FL 33139

HORTENSIA RIVERO  
2331 SW 122 CT  
MIAMI, FL 33175-7318

HUGUES HAUTIER  
710 WASHINGTON AVE # 507  
MIAMI BEACH, FL 33139

IDALMIS P BATISTA-BLAIR  
720 COLLINS AVE APT 503  
MIAMI BEACH, FL 33139-6237

IGOR M APTEKMAN  
701 EUCLID AVE #304  
MIAMI BEACH, FL 33139

IMAD SAAH  
640 PENNSYLVANIA AVE #17  
MIAMI BEACH, FL 33139-8678

INGRID ZUEHLKE  
730 PENNSYLVANIA AVE 407  
MIAMI BEACH, FL 33139

ISABEL MARRERO  
730 PENNSYLVANIA AVE APT 311  
MIAMI BEACH, FL 33139-6150

ISAIAS RAMIREZ IGNACIO M VRLJICAK  
2109 BAMBOO WAY  
ANTIOCH, CA 94509

ISRAEL M LANDAU  
710 WASHINGTON AVE 218  
MIAMI BEACH, FL 33139

ISRAEL M LANDAU LE REM YAGIL LANDAU REM  
YARON LANDU  
210 174 ST U 2408  
SUNNY ISLE, FL 33160

ITALEMPIRE LLC  
4779 COLLINS AVE APT 3804  
MIAMI BEACH, FL 33140-3260

ITALEMPIRE LLC  
865 COLLINS AVE #207  
MIAMI BEACH, FL 33139

IVETTE CAVE  
720 COLLINS AVE #508  
MIAMI BEACH, FL 33139-6237

JACOB ALKOV  
825 COLLINS AVE #5  
MIAMI BEACH, FL 33139

JAIME & CARMEN I SAMPERIO & AMAYA  
SAMPERIO JTRS  
7724 HAWTHORNE AVE  
MIAMI BEACH, FL 33141-1038

JAMEE K HANEY  
416 JOHN MAHAR HWY #3105  
BRAINTREE, MA 02184

JAMES GENEVER  
635 EUCLID AVE #116  
MIAMI BEACH, FL 33139-8669

JAMES HEAD  
710 WASHINGTON AVE #306  
MIAMI BEACH, FL 33139-6204

JAMES KOTFAS  
9811 MANISTEE AVENUE  
CHICAGO, IL 60617

JAMES R THOMAS HEATHER A COOPER  
635 EUCLID AVE #109  
MIAMI BEACH, FL 33139

JAMES R WIGHTMAN  
730 PENNSYLVANIA AVE #301  
MIAMI BEACH, FL 33139-6167

JAMESTOWN PREMIER 727 COLLINS AVE  
C/O JAMESTOWN LP  
675 PONCE DE LEON AVE NE 7TH FL  
ATLANTA, GA 30308

JAMESTOWN PREMIER 736 COLLINS C/O  
JAMESTOWN L P 1 OVERTOWN  
PK AVENUE LLC  
3625 CUMBERLAND BLVD S E 12 FLOOR  
ATLANTA, GA 30339

JAMESTOWN PREMIER 755 WASHINGTON  
AVENUE LLC  
675 PONCE DE LEON AVE NE 7FL  
ATLANTA, GA 30308

JANE SHIRLEY EAGLESON  
730 PENNSYLVANIA AVE #604  
MIAMI, FL 33139

JANINA DOMAGALA LE REM JOSEF K  
DOMAGALA  
730 PENNSYLVANIA AVE 610  
MIAMI BEACH, FL 33139

JAVIER O CAMINERO ORLANDO ALLEGUE  
5900 ARLINGTON AVE  
ARLINGTON, NY 10471

JEANE A CARPENTER  
635 EUCLID AVE #224  
MIAMI BEACH, FL 33139-8670

JENNY M & JANET REDONDO  
43-04 48 ST #D-34  
SUNNYSIDE, NY 11104

JERUCHAM F GOLDBERG  
GOLDBERG TRUST  
DEBRAH S GOLDBERG  
21055 NE 37 AVE APT 2106  
AVENTURA, FL 33180

JM EUCLID LLC  
605 EUCLID AVE # 106  
MIAMI BEACH, FL 33139

JOEL BARTLEY  
650 PENNSYLVANIA AVE #29  
MIAMI BEACH, FL 33139-8644

JOHN H FORD  
730 PENNSYLVANIA AVE #206  
MIAMI BEACH, FL 33139

JOHN HRANYCZNY  
730 PENNSYLVANIA AVE #707  
MIAMI BEACH, FL 33139-6170

JOHN MAHONEY MAUREEN MAHONEY  
725 CRITTENS LN  
SOUTHOLD, NY 11971

JOHN TORTORELLA HELEN TORTORELLA  
635 EUCLID AVE APT 118  
MIAMI BEACH, FL 33139-8669

JOHN W PATRICK CARLOS A CORTES  
635 EUCLID AVE #112  
MIAMI BEACH, FL 33139-8668

JOHN W STATHIS KEITH PINEHEIRO  
167 MERCIER AVE  
SOMERSET, MA 02725

JORG NOWAK  
635 EUCLID AVE #221  
MIAMI BEACH, FL 33139-8669

JORGE HERNANDEZ &  
MAUELA PEREZ JTRS  
605 EUCLID AVE #207  
MIAMI BEACH, FL 33139-8648

JOSE ANTONIO GARCIA MIRIAM R GARCIA  
PO BOX 347196  
CORAL GABLES, FL 33234

JOSE HARVEY VARGAS  
710 WASHINGTON AVE APT 520  
MIAMI BEACH, FL 33139

JOSE M GONZALEZ MARIO HIDALGO  
720 COLLINS AVE UNIT 408  
MIAMI BEACH, FL 33139

JOSE O BAEZ  
730 PENNSYLVANIA AVE #306  
MIAMI BEACH, FL 33139-6167

JOSEF BARNES  
4230 POST AVE  
MIAMI BEACH, FL 33140

JOSEFA GUILLEN EST OF  
720 COLLINS AVE UNIT 203  
MIAMI BEACH, FL 33139-6201

JOSEPH SWIDERSKI ANN SWIDERSKI  
730 PENNSYLVANIA AVE UNIT 508  
MIAMI BEACH, FL 33139

JOSEPH GUSTAVO TERRAZAS CAROLE  
ZAKKAK TERRAZAS  
42495 LONGACRE DR  
CHANTILLY, VA 20152-6383

JUAN CARLOS DEL SOL  
720 COLLINS AVE 606  
MIAMI BEACH, FL 33139-6229

JUAN CORTES  
701 EUCLID AVE #401  
MIAMI BEACH, FL 33139-6131

JUAN F DELVALLE &W ROSAURA  
720 COLLINS AVE UNIT 504  
MIAMI BEACH, FL 33139-6237

JUAN H VECCO TRS JUAN H VECCO  
REVOCABLE TRUST  
19110 SW 29 CT  
MIRAMAR, FL 33029

JULES R BRICKER TRS JULES R BRICKER  
REVOCABLE TRUST CAROLYN BRICKER  
KAPLAN TRS  
966 HUNGERFORD DRIVE #268  
ROCKVILLE, MD 20850

JULIO OSCAR PLA &W CRISTINA  
710 WASHINGTON AVE #326  
MIAMI BEACH, FL 33139-6225

KARA E CALLAHAN & ANDREW R GRAHAM  
190 ALAMEDA DR  
MERRITT ISLAND, FL 32952

KATRINA JACQUELINE DIAZ  
701 COLLINS AVE #1A  
MIAMI BEACH, FL 33139-6230

KENNETH M PERSINKO  
RICHARD P CLOUTIER KEITH PINHERIO  
233 PURCHASE ST  
FALL RIVER, MA 02720

KEVIN LAWS & FRED CREECH  
3335 SE 18 AVE  
CAPE CORAL, FL 33904

KINGSTON AND KROMWELL LLC  
4616 W SAHARA AVE UNIT 171  
LAS VEGAS, NV 89102

KINGSTON AND KROMWELL LLC  
4730 S FORT APACHE RD 300  
LAS VEGAS, NV 89147

KINGSTON AND KROMWELL LLC  
PO BOX 27740  
LAS VEGAS, NV 89126

KIRK A KALOGIANNIS  
211 EILEEN DR  
CEDAR GROVE, NJ 07009

LA MIRANDA LLC  
540 S PARK RD 9 12  
HOLLYWOOD, FL 33021

LAWRENCE FERRARA  
287 HARVARD ST #73  
CAMBRIDGE, MA 02139

LEADER FLORIDA INVESTMENTS LLC  
2274 NW 82 AVE  
DORAL, FL 33122

LEO-JAMES INC  
1228 ALTON RD  
MIAMI BEACH, FL 33139

LEONARDO CURBELO &W MIRTA CURBELO  
710 WASHINGTON AVE #410  
MIAMI BEACH, FL 33139-6225

LEONARDO SGAI  
710 WASHINGTON AVE 215  
MIAMI BEACH, FL 33139

LESTER BEGANYI  
524 WASHINGTON AVE #205  
MIAMI BEACH, FL 33139

LESTER BEGANYI  
524 WASHINGTON AVE #301  
MIAMI BCH, FL 33139-6669

LILIA REYNAGA  
730 PENNSYLVANIA AVE #702  
MIAMI BEACH, FL 33139-6169

LILIAM M MARTINEZ  
405 79 ST  
NORTH BERGEN, NJ 07047

LINDA LOU WHITE TRS LINDA LOU WHITE  
FAMILY TRUST  
PO BOX 1292  
DANIA BEACH, FL 33004

LION 590 LLC  
301 WEST 41 ST #406  
MIAMI BEACH, FL 33140

LISANDRO EUGENIO ROLDAN TRS  
ROLDAN FAMILY REVOCABLE LIVING TR  
ELSA MIRIAM ROLDAN TRS  
8555 NW 176 ST  
MIAMI, FL 33015

LLOYD WARMAN  
100 SOUTH POINTE DR #506  
MIAMI BEACH, FL 33139

LORENA MIREYA BUENO CORTEZ STUART  
MICHAEL RUTHERFORD NUNN  
750 COLLINS AVE 205  
MIAMI BEACH, FL 33139

LOUIS A ALEXANDER  
12100 SW 47 ST  
MIAMI, FL 33175

LOUIS ALEXANDER &W MATILDE  
713 COLLINS AVE #41  
MIAMI BEACH, FL 33139-6287

LOUISE & AIDA ALEXANDER  
12100 SW 47 ST  
MIAMI, FL 33175-4908

LOURDES RODRIGUEZ  
PO BOX 1246  
DANIA BEACH, FL 33004

M A D INTERNATIONAL INC  
710 WASHINGTON AVE #CU-7  
MIAMI BEACH, FL 33139-6248

M A D INTERNATIONAL INC  
710 WASHINGTON AVE UNIT CU-8  
MIAMI BEACH, FL 33139-6248

MAJESTY CROWN LLC  
13105 IXORA CT 214  
NORTH MIAMI, FL 33181

MAMTAMOEXA LLC  
7220 RUE NOTREDAME  
MIAMI BEACH, FL 33141

MANUDELLA US LLC  
44 WEST FLAGLER ST # 2300  
MIAMI, FL 33130

MANUEL LOPEZ PRIETO  
524 WASHINGTON AVE #304  
MIAMI BEACH, FL 33139

MARCELO ADDARIO  
8020 EAST DR # 315  
NORTH BAY VILLAGE, FL 33141

MARCELO FRANCISCO FERRARO  
DAVID M DOS SANTOS  
763 PENNSYLVANIA AVE #107  
MIAMI BEACH, FL 33139

MARCIA H MURAKAMI  
3 RED BUD  
ALISO VIEJO, CA 92656

MARCO ZANNA  
710 WASHINGTON AVE #405  
MIAMI BEACH, FL 33139

MARIA BARROS  
619 EUCLID AVE APT 2C  
MIAMI BEACH, FL 33139-8630

MARIA C DAZA  
710 WASHINGTON AVE #314  
MIAMI BEACH, FL 33139-6204

MARIA DANIELA NICOLAI TRS YUMA  
REVOCABLE TRUST  
710 WASHINGTON AVE 523  
MIAMI BEACH, FL 33139

MARIA FESZ  
720 COLLINS AVE #505  
MIAMI BEACH, FL 33139-6237

MARIA GABRIELA JOVEL  
710 WASHINGTON AVE #303  
MIAMI BEACH, FL 33139

MARIA LOUISA LO PRESTI  
274 BROOKFIELD AVE  
STATEN ISLAND, NY 10308

MARIA LUISA GHINI  
363 CENTER ISLAND DR  
GOLDEN BEACH, FL 33160

MARIA V TAMERON LE REM HELEN  
FERNANDEZ  
720 COLLINS AVE 506  
MIAMI BEACH, FL 33139

MARIANNA SLUPINSKA  
750 COLLINS AVE #300  
MIAMI BEACH, FL 33139-9101

MARIO MANCUSO LEOPOLDA L MANCUSO  
1118 67 ST  
BROOKLYN, NY 11219

MARISA ZACCAGNINI  
701 EUCLID AVE UNIT 202  
MIAMI BEACH, FL 33139

MARK ANDREW SALINAS JENNIFER LYNN  
JOHNSON  
1034 ROSEPOINT ST  
HOUSTON, TX 77018

MARK F KUFEL  
2401 COLLINS AVE APT 1003  
MIAMI BEACH, FL 33140-4743

MARTHA AGUIAR LE REM RUBEN L OSES  
321 MOUNT SINAI  
CORAM ROAD, NY 11766

MARTHA BETANCOURT  
PO BOX 228174  
MIAMI, FL 33222-8174

MATTHEW D WHITE TRS THE DOROTHY C  
WHITE INCOME ONLY TRUST  
118-18 UNION TURNPIKE #12 H  
KEW GARDENS, NY 11415

MATTHEW J DEGENNARO  
730 PENNSYLVANIA AVE 711  
MIAMI BEACH, FL 33139

MDHI FOUR LLC  
1680 MICHIGAN AVE #910  
MIAMI BEACH, FL 33139-6660

MELANIA TURKIEWICZ  
730 PENNSYLVANIA AVE APT 504  
MIAMI BEACH, FL 33139-6168

METROPOLE HOTEL APTS LLC  
1680 MERIDIAN AVE SUITE#102  
MIAMI BEACH, FL 33139-2704

MIAMI 6305 INC  
420 LINCOLN RD #248  
MIAMI BEACH, FL 33139

MIAMI DREAM PROJECT LLC  
700 E DANIA BEACH BLVD #202  
DANIA, FL 33004

MIAMI GUEST HOUSE LLC  
220 NW 67 CT  
MIAMI, FL 33126

MIAMI-DADE COUNTY DOH  
COUNTY HEALTH DEPT-FL  
8175 NW 12 ST  
MIAMI, FL 33126

MICHAEL A FOSTER  
763 PENNSYLVANIA AVE #126  
MIAMI BCH, FL 33139-6116

MICHAEL DALIS  
209 GOLDEN BEACH  
GOLDEN BEACH, FL 33160

MICHAEL DALIS  
710 WASHINGTON AVE #222  
MIAMI BEACH, FL 33139-6204

MICHAEL J PARKER  
720 COLLINS AVE #403  
MIAMI BEACH, FL 33139

MICHAEL MARSHALL  
PO BOX 360251  
BROOKLYN, NY 11236

MICHAEL S KAPLAN ELLEN B KAPLAN  
PO BOX 1653  
EDGARTOWN, MA 02539

MICHAEL SOLARI JOHN THOMPSON  
PO BOX 4094  
BOCA RATON, FL 33429

MICHELE MERLO  
100 SOUTH POINT DR #1609  
MIAMI BEACH, FL 33139

MICHIKAPARLIC LLC  
713 COLLINS AVE APT 38  
MIAMI BEACH, FL 33139

MIRIAM G OTERO  
609 EUCLID AVE #2  
MIAMI BEACH, FL 33139-8627

MISAEAL SABUGO &W ILEANA  
650 PENNSYLVANIA AVE #3  
MIAMI BEACH, FL 33139-8679

MM STYLE LLC  
465 OCEAN DR 1123  
MIAMI BEACH, FL 33139

MONICA L LLERENA  
730 PENNSYLVANIA AVE #503  
MIAMI BEACH, FL 33139-6168

MOONLIT LLC C/O KEYSTONE PROPERTY  
MGMT  
765 W 41 ST  
MIAMI BEACH, FL 33140

MOSHE MARK TARICH & BENNY TARICH  
16470 NE 30 AVE  
NORTH MIAMI BEACH, FL 33160-4133

NATALIZ PROP LLC  
100 LINCOLN RD #833  
MIAMI BEACH, FL 33139-2013

NATHALIE RUDY  
635 EUCLID AVE #108  
MIAMI BEACH, FL 33139-8667

NAVAN & GLAC LLC  
1200 BRICKELL AVE #1800  
MIAMI, FL 33131

NICK SBOUKIS  
730 PENNSYLVANIA AVE #401  
MIAMI BEACH, FL 33139-6150

NICOLA V LO PRESTI JTRS KIMBERLY LO  
PRESTI JTRS  
110 FLANDERS DR  
HILLSBOROUGH, NJ 08844

NICOLAS MASSIMINI  
720 COLLINS AVE #706  
MIAMI BEACH, FL 33139-6239

NIURCA FONTE  
605 EUCLID AVE #205  
MIAMI BEACH, FL 33139-8648

NOEMI A & DENISE V HAJAISTROM  
701 EUCLID AVE UNIT 404  
MIAMI BEACH, FL 33139-6131

NOHELIA VERGARA  
2920 POINT E DR APT N506  
MIAMI, FL 33160

NORBERT & HERMAN CZIMENT TRS  
& SAMUEL CZIMENT TRS  
157 RODNEY AVE  
BROOKLYN, NY 11211

NORBERTO M TROBO FABIANA BENAVIDES  
710 WASHINGTON AVENUE #208  
MIAMI BEACH, FL 33139

NORMA MEDINA  
650 PENNSYLVANIA AVE #28  
MIAMI BEACH, FL 33139

OFELIA ASSUERO LE REM  
MIRIAM N ASSUERO  
720 COLLINS AVE # 507  
MIAMI BEACH, FL 33139

OLGA ALVAREZ LEOPOLDO ALVAREZ  
559 E 53 ST  
HIALEAH, FL 33013

OLGA AMAYA  
720 COLLINS AVE #604  
MIAMI BEACH, FL 33139-6238

OLGA CABALLERO &  
RODOLFO ALVAREZ &W MARTA M  
720 COLLINS AVE APT 207  
MIAMI BEACH, FL 33139-6201

OPADREAM LLC  
150 SE 2 AVE STE 1010  
MIAMI, FL 33131

ORION CAPITAL GROUP LLC  
10047 NW 88 TER  
MIAMI, FL 33178

ORLANDO T RUBIO  
710 WASHINGTON AVE 217  
MIAMI BEACH, FL 33139-6224

OSMANI GONZALEZ &W GLADYS U  
720 COLLINS AVE #605  
MIAMI BEACH, FL 33139-6238

OTTAVIO LOPRESTI ANDREANA LOPRESTI  
72 MEEHAM AVE  
RARITAN, NJ 08869

OXANA SHOLOKHOVA  
1746 MERIDIAN AVE #72  
MIAMI BEACH, FL 33139

PAMELA AVELLI  
439 HICKS STREET #2 B  
BROOKLYN, NY 11201

PAMELA R SUTTON  
6061 COLLINS AVE #22-F  
MIAMI BEACH, FL 33140

PARASKIEWIA PALCZAK  
730 PENNSYLVANIA AVE # 402  
MIAMI BEACH, FL 33139

PATRICIA DEL CARMEN PALMA ORTIZ  
650 PENNSYLVANIA AVE # 3  
MIAMI BEACH, FL 33139

PAUL V PEDULLA  
287 HARVARD ST #73  
CAMBRIDGE, MA 02139

PAUL VANDER PLOEG  
73793 KRUG AVE  
PALM DESERT, CA 92260



PAUL VARNAVA  
635 EUCLID AVE UNIT #225  
MIAMI BEACH, FL 33139

PCUBE DOMUS INC  
1680 MICHIGAN AVE 910  
MIAMI BEACH, FL 33139

PECTOR INC  
9499 COLLINS AVE # 805  
SURFSIDE, FL 33154

PEDRO FERREIRA DOS SANTOS  
763 PENNSYLVANIA AVE #140  
MIAMI BEACH, FL 33139

PENN 608 LLC  
730 PENNSYLVANIA AVE 608  
MIAMI BEACH, FL 33139-6196

PENNYMAC HOLDINGS LLC C/O PENNYMAC  
LOAN SERVICES  
6101 CONDOR DR  
MOORPARK, CA 93021

PHILIP COBB  
1415 COMMONWEALTH AVE #301  
BRIGHTON, MA 02135

PHILIP COBB EDWARD TURK  
1415 COMMONWEALTH AVE #301  
BRIGHTON, MA 02135

PHILIPPE R MOUTARDIER TRS HERMIS L  
MOUTARDIER TRS  
4450 SW 13 ST  
MIAMI, FL 33134

POTILOS GROUP INC  
100 LINCOLN RD 1516  
MIAMI BEACH, FL 33139

QUN LIN  
640 6 ST  
MIAMI BEACH, FL 33139-8602

RALPH J DONOFRIO  
710 WASHINGTON AVE #216  
MIAMI BEACH, FL 33139-6224

RALPH SOTOLONGO &W ROSA A  
720 COLLINS AVE APT 510  
MIAMI BEACH, FL 33139-6238

RAMI AFIFI  
701 EUCLID AVE 302  
MIAMI BEACH, FL 33139

RAUL A COSSIO  
601 NE 36 ST #2701  
MIAMI, FL 33137

RAUL CHOQUE  
1930 N HIBISCUS DR  
NORTH MIAMI, FL 33181-2352

RAYMOND CARPIO &W ROSEMARY  
701 COLLINS AVE # 4C  
MIAMI BEACH, FL 33139

RAYMONDE WARING  
775 - 6 AVE APT 2  
NEW YORK, NY 10001

RC VACATION PROPERTIES LLC  
18809 SW 80 CT  
CUTLER BAY, FL 33157

RICARDO SABLON &W MARTHA L  
11352 W STATE ROAD 84 STE 21  
FORT LAUDERDALE, FL 33325

RICHARD LOERKY LE( JTRS) REM ERIKA  
MOSIER (JTRS) REM KARL LOERKY (JTRS)  
710 WASHINGTON AVE #205  
MIAMI BEACH, FL 33139

RICHARD MCLEOD  
1411 GRAND ST 201  
HOBOKEN, NJ 07030

RICHARD SHIH  
755 COUNTRY ST  
BOCA RATON, FL 33487

RICK SHERMAN CELIA SHERMAN  
JOANNE S ROBERTS  
903 SW 93 TER  
PLANTATION, FL 33324

RISA FOGEL  
730 PENNSYLVANIA AVE #404  
MIAMI BEACH, FL 33139-6168

RLG PROP LLC  
PO BOX 190480  
MIAMI BEACH, FL 33119

ROBERT D GANCE  
3425 COLLINS AVE  
MIAMI BEACH, FL 33140-4005

ROBERTO FERNANDEZ &W DIANA  
10270 SW 60 ST  
MIAMI, FL 33173

RODOLFO CARDOSO  
465 OCEAN DR 914  
MIAMI BEACH, FL 33139

ROMAN PIROG &W KAREN TAYLOR  
171 COLES ST  
JERSEY CITY, NJ 07302

RONALD RUTNIK  
720 COLLINS AVE #304  
MIAMI BEACH, FL 33139-6235

RONALDO C SOARES MARQUES TRS  
RONALDO C SOARES MARQUES AND MARIA  
AMALIA MARQUES REV TR  
275 NE 18 ST #1508  
MIAMI, FL 33132

ROOSEVELT 26 LLC  
777 ARTHUR GODFREY RD #207  
MIAMI BEACH, FL 33140

ROSA M FERNANDEZ  
10321 SW 50 TERR  
MIAMI, FL 33165-6251

ROSANE FONSECA DO AMARAL  
631 EUCLID AVE 6  
MIAMI BEACH, FL 33139

ROSHNI CHOTRANI  
730 PENNSYLVANIA AVE #208  
MIAMI BEACH, FL 33139-6127

RTV INT LLC  
710 WASHINGTON AVENUE #302  
MIAMI BEACH, FL 33139

SALVADOR CARALTO &  
DORIS CARALTO TRS  
2712 N ASHWOOD ST  
ORANGE, CA 92865

SANDRA BOLOGNA  
26 BEGG DR  
CHAPPAQUA, NY 10514

SANDRA G MAZZONE TRS  
2022 83 ST  
BROOKLYN, NY 11214

SANGIOVANNI INC  
800 WEST AVE #822  
MIAMI BEACH, FL 33139

SANTOS JOMAR LLC  
635 EUCLID AVE #114  
MIAMI BEACH, FL 33139

SARIT GRUBERG  
730 PENNSYLVANIA AVE #409  
MIAMI BEACH, FL 33139

SCOTT ROTEMAN &W SHARON  
729 BIRCHWOOD DR  
WESTBURY, NY 11590

SEC & TAT LLC  
1358 PENNSYLVANIA AVE #202  
MIAMI BEACH, FL 33139

SEP MIAMI LLC  
2301 COLLINS AVE 1016  
MIAMI, FL 33139

SERGIO D BONTI GRIECO  
MARIA VIOLETA DA SILVA  
730 PENNSYLVANIA AVE 510  
MIAMI BEACH, FL 33139

SGNL LLC  
3535 S OCEAN DR 1406  
HOLLYWOOD, FL 33019

SHEROB 15 LLC  
903 SW 93 TER  
PLANTATION, FL 33324

SIGSUG LLC  
400 ANSIN BLVD A  
HALLANDALE, FL 33009

SINA BAHADORAN  
631 EUCLID AVE #2  
MIAMI BEACH, FL 33139-8635

SINGER ISL DEVELOPMENT  
710 PENNSYLVANIA AVE #3  
MIAMI BEACH, FL 33139-6126

SO BE JMR LLC  
100 NORTH BISCAYNE BLVD #500  
MIAMI, FL 33132

SOBE HOLDING LLC  
2875 NE 191 ST #PH2  
AVENTURA, FL 33180

SOBE VILLAS LLC ARON L AIZENSTAT  
635 EUCLID AVE 227  
MIAMI, FL 33139

SOBEGOOD LLC  
341 EUCLID AVE UNIT 8  
MIAMI BEACH, FL 33139

SOCAFRA LLC  
2020 NE 163 ST # 300  
NORTH MIAMI BEACH, FL 33162

SOGOL AFSHARJAVAN (CUSTDN) FOR  
DORSA AFSHARJAVAN (MINOR) & PARS  
AFSHARJAVAN (MINOR)  
153 16 AMERICAN WAY  
NORTH POTOMAC, MD 20878

SOLE BELLO REAL ESTATE CORP C/O RGPA  
560 NE 57 ST  
MIAMI, FL 33137

SOPHIA IOANNIDIS  
730 PENNSYLVANIA AVE #708  
MIAMI BEACH, FL 33139

SOUNDS MOUNTAINS CORP  
605 EUCLID AVE 204  
MIAMI BEACH, FL 33139

SOUTH BEACH MANOR LC  
701 COLLINS AVE #4F  
MIAMI BEACH, FL 33139-6203

SOUTH BEACH VILLAS LC %  
IRVING SHIMOFF  
100 SE 2 ST STE 3920  
MIAMI, FL 33131-2148

SOUTHBREEZE CONST LLC  
465 OCEAN DR STE 722  
MIAMI BEACH, FL 33139

STAN BRENNER  
710 WASHINGTON AVE #221  
MIAMI BEACH, FL 33139-6224

STEFANIE EPSTEIN  
631 EUCLID AVE #5  
MIAMI BEACH, FL 33139

STEINMAUER FUND XIV  
1108 KANE CONCOURSE STE 309  
BAY HARBOR ISLAND, FL 33154

SULLY HOLDINGS IV LLC  
419 MICHIGAN AVE  
MIAMI BEACH, FL 33139

SZD LLC  
929 THOMPSON ST  
GLASTONBURY, CT 06033

TAMARA BARBARA SOTELO  
710 WASHINGTON AVE #416  
MIAMI BEACH, FL 33139-6205

TEONILA R CAMARGO  
730 PENNSYLVANIA AVE UNIT 511  
MIAMI BEACH, FL 33139-6129

TERESA CALHOON & JENNIFER BASS  
1372 APSLEY RD  
SANTA ANA, CA 92705

TERESA M NUNEZ  
730 PENNSYLVANIA AVE #507  
MIAMI BEACH, FL 33139

TERESITA LORENZO LE REM BARBARA  
GONZALEZ LORENZO  
3001 SW 68 AVE  
MIAMI, FL 33155

THAI ROYAL ASSET LLC  
1137 WASHINGTON AVE  
MIAMI BEACH, FL 33139

THAILAND SMILE LLC  
524 WASHINGTON AVE APT 312  
MIAMI BEACH, FL 33139

THE BALLET VALET PARKING CO LTD  
804 OCEAN DRIVE  
MIAMI BEACH, FL 33139

THE HAMPTON STYLE INC  
235 LINCOLN RD 310  
MIAMI BEACH, FL 33139

THE ISLANDER BA CORP  
710 WASHINGTON AVE #423  
MIAMI BEACH, FL 33139

THE PLAZA AT WASHINGTON INC  
2200 BISCAYNE BLVD  
MIAMI, FL 33137

TITO SANCHEZ &W ELDA SANCHEZ  
720 COLLINS AVE #209  
MIAMI BCH, FL 33139-6235

VALERIO PERFETTI  
609 EUCLID AVE #1  
MIAMI BEACH, FL 33139

VALIER REALTY LLC  
3370 MARY STREET  
MIAMI, FL 33133

VASIL ZAVIYSKY LE &  
W MARIA ZAVIYSKY LE REM  
VLADIMIR ZAVIYSKY  
730 PENNSYLVANIA AVE #502  
MIAMI BEACH, FL 33139

VERA DAVIES SUSAN C BARROW  
701 COLLINS AVE #2F  
MIAMI BEACH, FL 33139-6200

VICTOR C MELLY  
730 PENNSYLVANIA AVE UNIT 201  
MIAMI BEACH, FL 33139-6127

VICTOR FLORES FERNANDEZ  
720 COLLINS AVE #602  
MIAMI BCH, FL 33139-6238

VICTOR MARTIN  
640-650 PENNSYLVANIA AVE APT 6  
MIAMI BEACH, FL 33139

VIDOCQ INVESTMENTS LLC  
950 BRICKELL BAY DR #5505  
MIAMI, FL 33131

VINCENT VALENTIN  
11721 SW 234 ST  
HOMESTEAD, FL 33032

VINCENZO AMADDEO TR  
524 WASHINGTON AVE #311  
MIAMI BEACH, FL 33139-6666

VIOLET CAPITAL LLC C/O PAZ GLOBAL INC  
1946 TYLER ST  
HOLLYWOOD, FL 33020

VT COMMERCIAL HOLDINGS LLC  
4992 SW 166 AVE  
MIRAMAR, FL 33027

WALTER MAKSIMOVICH LE REM ANDREW  
MAKSIMOVICH  
730 PENNSYLVANIA AVE #706  
MIAMI BEACH, FL 33139

WALTER WASENDA KRYSTYNA E WASENDA  
11 RAFFAELE PL  
WALDWICK, NJ 07463-1029

WANDA I RUFIN & H LUIS  
12581 SW 35 ST  
MIAMI, FL 33175-2907

WASABI SKYLARK LLC  
4775 COLLINS AVE  
MIAMI BEACH, FL 33140

WASABI SKYLARK LLC  
C/O LISA PEARSON PA  
1111 LINCOLN RD #400  
MIAMI BEACH, FL 33139

WASHINGTON SQUARED OWNER 700 LLC  
1691 MICHIGAN AVE STE 445  
MIAMI, FL 33139

WASHINGTON SQUARED OWNER LLC  
1691 WASHINGTON AVE #445  
MIAMI BEACH, FL 33139

WELLCOME INVESTMENT LLC  
5459 NW 72 AVENUE  
MIAMI, FL 33166

WILLIAM BORELLY  
713 COLLINS AVE #32  
MIAMI BEACH, FL 33139-6242

WILLIAM D CALHOON TRUST  
1372 APSLEY RD  
SANTA ANA, CA 92705

WILLIAM G BOUCHER MARTHA M BOUCHER  
2361 SOUTHLAWN CIR SW  
ROANOKE, VA 24018

WILLIAM JESUS KOSKY & W CARMEN  
37527 5 ST E  
PALMDALE, CA 93550

WILLIAM R HUBBARD  
619 EUCLID AVE 1A  
MIAMI, FL 33139

WILLOY LLC  
130 3 ST # 105  
MIAMI BEACH, FL 33139

WIMA INVESTMENTS LLC  
12335 NW 6 ST  
MIAMI, FL 33182

YANESLIAN LLC C/O MANUEL J VADILLO  
11402 NW 41 ST STE #202  
DORAL, FL 33178

YOLANDA E PRADES & MANUEL J PRADES  
JTRS  
701 COLLINS AVE #2D  
MIAMI, FL 33139

Name	Address	City	State	Zip	Country
ABDEL RAFEK	1 KING ST WEST STE 2403	TORONTO ONTARIO M5H 1A1			CANADA
CATHERINE ROUX	350 RUE DE DEHIOU CHEMIN DE TASTET 40140	SOUSTONS			FRANCE
CLARK P SCHNEIDER &W BARBARA L SUMNER	TRETHURLECOTTAGE	TRETHURLE-KINGSBRIDGE TQ7-3NE			ENGLAND
DIDIER VALENSI	2 ALLEE MARCEL CERDAN	MASSEY 91300			FRANCE
GEORGES ABITBOL TRS SYLVAIN ABITBOL TRS	411 ST JOSEPH WEST	MONTREAL QC H2V 2P3			CANADA
JOHN KIERSNOWSKI	50 QUEBEC AVE # 604	TORONTO ONTARIO M6P 4B4			CANADA
JUAN BORIS JULIO SUMAR PUPPO	JORGE CHAVEZ 599 DPTO. 603 MIRAFLORES	LIMA L18			PERU
MARIA EUGENIA BOTTI	VIA FUORI PONTE 2	REGGIO EMILIA			ITALY
MYRNA MAUNUKSELA	THURWISENSTRASSE 18	ZURICH 08037			SWITZERLAND
ROBIN PAULEY SUBHASH RAJA	6 ODESSA ST	LONDON SE16 7TW			UNITED KINGDOM
VALENTINA SANGES	VIA VARNA 32	ROME 00124			ITALY
WALTER PYREN JOHN PYREN SONIA CHUDYK	11 BRIDGETOWN DR	TORONTO ONTARIO M9C2P5			CANADA
11 LOVELL DRIVE LLC	763 PENNSYLVANIA AVE #133	MIAMI BEACH	FL	33179	USA
1223 MANAGEMENT INC	1051 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
516 WASHINGTON AVE APARTMENTS INC	136 SE 1ST AVE	MIAMI	FL	33131	USA
536 WASHINGTON LLC	534 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
55 THOMSON ST INVESTMENTS LP C/O HOLD-THYSSEN INC	301 S. NEW YORK AVE # 200	WINTER PARK	FL	32789	USA
600 COLLINS LLC C/O FUNARO AND CO	846 LINCOLN RD 5TH FLOOR	MIAMI BEACH	FL	33139	USA
601 COLLINS LTD	2340 SW 102 DR	DAVIE	FL	33324	USA
609 EUCLID LLC	536 EUCLID AVE # 3	MIAMI BEACH	FL	33139	USA
615-5TH STREET CORP	1200 BRICKELL AVE #1470	MIAMI	FL	33131	USA
616 COLLINS ASSOCIATES LLC JOSEPH KLEIN	150 E 58 ST 39TH FL	NEW YORK	NY	10155	USA
624 COLLINS OWNER LLC	560 5 AVE	NEW YORK	NY	10036	USA
701 SOUTH BEACH LLC C/O RONALD H KAUFFMAN	100 SE 2 ST # 2700	MIAMI	FL	33131	USA
710 LLC	1881 WASHINGTON AVE #16F	MIAMI BEACH	FL	33139-7446	USA
710 WASHINGTON LLC	1070 STILLWATER DR	MIAMI BEACH	FL	33141-1024	USA
713 COLLINS AVE 27 CORP	355 ALHAMBRA CIR STE 801	CORAL GABLES	FL	33134	USA
730 PENNSYLVANIA AV 202 LLC	730 PENNSYLVANIA AVE 202	MIAMI BEACH	FL	33139	USA
730 PENNSYLVANIA LLC	300 S POINTE DR # 1603	MIAMI BEACH	FL	33139	USA
735 COLLINS AVENUE REALTY LLC	171 CENTRAL AVENUE	LAWRENCE	NY	11559	USA
750 COLLINS LC	747 4 ST #200A	MIAMI BEACH	FL	33139	USA
758 WASHINGTON AVENUE LC	500 NE 185 ST	MIAMI	FL	33179	USA
758 WASHINGTON AVENUE LTD	500 NE 185 ST	MIAMI	FL	33179	USA
758 WASHINGTON AVENUE LTD LLLP	500 NE 185 ST	MIAMI	FL	33179	USA
ADAM A NEHME	4100 GALT OCEAN DR APT 205	FT LAUDERDALE	FL	33308	USA
ADAM J WECHSLER SCOTT HOWARD WECHSLER	524 WASHINGTON AVE #210	MIAMI BEACH	FL	33139	USA
AJG PROPERTY RENTALS LLC	5555 NW 74 AVE	MIAMI	FL	33166	USA
ALBERT LERNER	730 PENNSYLVANIA AVE UNIT 512	MIAMI BEACH	FL	33139-6129	USA
ALBERTO J CASTRO	730 PENNSYLVANIA AVE #207	MIAMI BEACH	FL	33139-6127	USA
ALBERTO VELEZ CARMEN E VELEZ	13351 SW 30 ST	MIRAMAR	FL	33027	USA
ALEKSANDER RYSZKO	730 PENNSYLVANIA AVE #505	MIAMI BEACH	FL	33139	USA
ALESSIO LOLLI	524 WASHINGTON AVE # 307	MIAMI BEACH	FL	33139	USA
ALESSIO LOLLI	710 WASHINGTON AVE #519	MIAMI BEACH	FL	33139	USA
ALEX BOGNI	100 LINCOLN RD 1040	MIAMI BEACH	FL	33139	USA
ALLIMAC PROPERTIES CORP	2125 BISCAYNE BLVD # 580 A	MIAMI	FL	33137	USA
ALVARO A GICHARD JTRS HUGO BASTIDA JTRS	720 COLLINS AVE UNIT 410	MIAMI BEACH	FL	33139	USA
AMADA SEMEDO JOSE ALBA SEMEDO FRANKLIN ALBA SEMEDO	12500 NE 15 AVE #501	NORTH MIAMI	FL	33161	USA
ANDREA CECCONI	3647 BROADWAY #8 H	NEWYORK	NY	10031	USA
ANDREA TOLEDO HELLLOT	407 LINCOLN RD PH NE	MIAMI BEACH	FL	33139	USA
ANDREA V LEGGIERI	899 WEST AVE #4H	MIAMI BEACH	FL	33139-5534	USA
ANDRES KORDA	524 WASHINGTON AVE #202	MIAMI BEACH	FL	33139-6664	USA
ANDREW VERBIC	730 PENNSYLVANIA AVE #703	MIAMI BEACH	FL	33139	USA
ANDREW WHARTON	635 EUCLID AVE #104	MIAMI BEACH	FL	33139-8666	USA
ANELYS PINERA	5234 SW 134 CT	MIAMI	FL	33175-5257	USA

ANGELA FISCHETTI	710 WASHINGTON AVE #508	MIAMI BEACH	FL	33139-6221	USA
ANGELA SUAREZ	17940 NW 63 CT	HIALEAH	FL	33015-4440	USA
ANGLERS RESORT LLC	660 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
ANGLERS VENTURE SUB LLC C/O KIMPTON HOTEL & RESTAURANT GR	222 KEARNY ST # 200	SAN FRANCISCO	CA	94108	USA
ANITA MILLER BERGIER	180 CABRINI BLVD #114	NEW YORK	NY	10033	USA
ANNA & ARTHUR RUSZCZYCKI	730 PENNSYLVANIA AVE #501	MIAMI BEACH	FL	33139-6168	USA
ANTHONY GHAFFARI	1317 SAND PIPER DR	STATE COLLEGE	PA	16801	USA
ANTONELLA BALDI C/ JETSET GROUP VITTORIO DELL'ORTO	635 EUCLID AVE #111	MIAMI BEACH	FL	33139	USA
APOGEE CAPITAL INVESTMENTS LLC	7777 NW 146 ST	MIAMI LAKES	FL	33016	USA
ARMAND J LE BEAU	1605 MERIDIAN AVE #301	MIAMI BEACH	FL	33139	USA
ARMANDO ALONSO	524 WASHINGTON AVE #212	MIAMI BEACH	FL	33139-6608	USA
ARMONIA GEJO	730 PENNSYLVANIA AVE 609	MIAMI BEACH	FL	33139	USA
ATA BEACH CORP C/O CJELAW	1395 BRICKELL AVE # 800	MIAMI	FL	33131	USA
AUGUSTO & LUCIA SANDINO TRS	10922 HARROGATE PL	SANTA ANA	CA	92705	USA
B LESLIE SCHARFMAN B LESLIE SCHARFMAN REV TRUST	401 PALMETTO DR	MIAMI SPRINGS	FL	33166	USA
B&C COLLINS AVE LLC	2121 W FLETCHER	CHICAGO	IL	60618	USA
BAHADOR MOINIAN AFSANEH GOODARZPOOR	1049 RECTOR LANE	MC LEAN	VA	22102	USA
BAHADOR MOINIAN AFSANEH GOODARZPOOR KOURUSH AFSHARJAVAN	1049 RECTOR LANE	MCLEAN	VA	22102	USA
BANKUNITED N A	16001 DALLAS NORTH PARKWAY TX08 044 03 06	ADDISON	TX	75001	USA
BEACH AN LLC	6444 COLLINS AVE #504	MIAMI BEACH	FL	33141	USA
BEACH OKO LLC	290 174 ST #805	SUNNY ISLES BEACH	FL	33160	USA
BEATRICE BASSO CECILIA CAPRARA	730 PENNSYLVANIA AVE # 709	MIAMI BEACH	FL	33139	USA
BELKIS ESTELA CALLEGARI DOMINGO JULIO CALLEGARI	524 WASHINGTON AVE APT 203	MIAMI BEACH	FL	33139	USA
BELSON KEEM JR & IRWIN MORITZ	3632 CARLTON PL	BOCA RATON	FL	33496	USA
BENGE ENTERPRISES CORP	252 SUNNY ISLES BLVD STE 20	SUNNY ISLES BEACH	FL	33160	USA
BENNY LLC	8301 NW 197 STREET	HIALEAH	FL	33015	USA
BERACHA 72 LLC C/O ISAAC BENMERGUI P A	1150 KANE CONCOURSE 2 FLOOR	BAY HARBOR	FL	33154	USA
BERNARD RUDLER REGINE RUDLER	635 EUCLID AVE #106	MIAMI BEACH	FL	33139	USA
BIG TIME PRODUCTIONS INC	59 NW 14 ST	MIAMI	FL	33136	USA
BIRMAN HOLDINGS 1 LLC	PO BOX 820	HALLANDALE	FL	33008	USA
BLANCA DOCINA FRANCISCO LEON	701 COLLINS AVE #4E	MIAMI BEACH	FL	33139	USA
BLAZ KOS	710 WASHINGTON AVE #404	MIAMI BEACH	FL	33139-6225	USA
BORIS BLECIC	635 EUCLID AVE #226	MIAMI BEACH	FL	33139	USA
BRAD SCHILLER DBA VIKING DEVELOPMENT	PO BOX 1831	ZEPHYR COVE	NV	89448	USA
BRENT WALTER LATHAM	3187 VIA ABITARE	MIAMI	FL	33133	USA
BRIAN J KIEDROWSKI	3708 ADAMS STREET	HOLLYWOOD	FL	33021	USA
BRUCE HOLBROOK LIVING TRS BRUCE HOLBROOK	730 PENNSYLVANIA AVE #611	MIAMI BCH	FL	33139-6169	USA
C J ST CROIX LLC	3181 NW 61 ST	BOCA RATON	FL	33496	USA
CAMILA REDMOND	635 EUCLID AVE 107	MIAMI BEACH	FL	33139	USA
CANDIDA LANGSDALE LE REM GUY BARD LANGSDALE	619 EUCLID AVE 2D	MIAMI	FL	33139	USA
CARIDAD PEREZ	730 PENNSYLVANIA AVE APT 305	MIAMI BEACH	FL	33139-6167	USA
CARLO MARIA FERRARA	619 EUCLID AVE #1B	MIAMI BEACH	FL	33139	USA
CARLOS ALVAREZ	211 SW 41 AVE	MIAMI	FL	33134-1748	USA
CARLOS ANDRES VAZQUEZ	4412 SE 12 AVE	CAPE CORAL	FL	33904	USA
CARLOS DOBAL	635 EUCLID AVE #110	MIAMI BEACH	FL	33139-8667	USA
CARLOS H DOBAL	635 EUCLID AVE #229	MIAMI BEACH	FL	33139-8671	USA
CARLOS H MATEU	605 EUCLID AVE #105	MIAMI BEACH	FL	33139	USA
CARLOS M CRUZ & MARIA R MURILLO	730 PENNSYLVANIA AVE #411	MIAMI BEACH	FL	33139-6168	USA
CARLTON JOHN GAMBLE	PO BOX 190795	MIAMI BEACH	FL	33119-0795	USA
CARMELA BASCONE TRS BASCONE FAMILY REVOCABLE TR	25 GREENS WAY LN	LAKEWOOD	NY	08701	USA
CARMEN JIMENEZ DE MALIBRAN JTRS ELOISE JIMENEZ JTRS	35-11 85 ST #7G	JACKSON HEIGHTS QUEENS	NY	11372	USA
CARMEN M CAMPO JTRS MARC RENE FERNANDEZ JTRS ERIC RENE FERNANDEZ JTRS	720 COLLINS AVE #301	MIAMI BEACH	FL	33139	USA
CARNELTON LLC	422 MALLARD RD	WESTON	FL	33327	USA
CASA LUXE NYC LLC	175 VARICK ST	NEW YORK	NY	10014	USA
CATINA LOTT	720 COLLINS AVE #407	MIAMI BEACH	FL	33139-6236	USA

CAULFIELD & CARRAWAY LLC	4730 S FORT APACHE ROAD UNIT 300	LAS VEGAS	NV	89147-7947	USA
CHARLES AFTON	730 PENNSYLVANIA AVE #310	MIAMI BEACH	FL	33139	USA
CHARLTON J WALDMAN &W ELLEN	711 BLEEKER AVE	MAMARONECK	NY	10543	USA
CHATA HOLDINGS LLC	818 MONTEREY ST	CORAL GABLES	FL	33134	USA
CHRISTIAN MULLER EDALIRA MARIA CARLOS MULLER	750 COLLINS AVE #304	MIAMI BEACH	FL	33139	USA
CHRISTOPHER DELLISANTI	10 ROME ST	NEWARK	NJ	07105	USA
CHRISTOPHER MADER	701 EUCLID AVE # 204	MIAMI BEACH	FL	33139	USA
CITY NATIONAL BANK OF FL TR	1261 20 ST	MIAMI BEACH	FL	33139	USA
CITY NATIONAL BANK OF FL TR	PO BOX 025611	MIAMI	FL	33102	USA
CITY OF MIAMI BEACH CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CLAIRE RICARD	720 COLLINS AVE #801	MIAMI BEACH	FL	33139	USA
CLAUDE CEFALU &W GERALDINE & DARREN CEFALU JTRS	635 EUCLID AVE #101	MIAMI BCH	FL	33139-8666	USA
CLAUDE CEFALU &W GERALDINE DARREN CEFALU	635 EUCLID AVE #120	MIAMI BEACH	FL	33139-8669	USA
CLB ASSOCIATES LTD	1261 20 ST	MIAMI BCH	FL	33139	USA
CLIFFORD SELBY MARIE SELBY	24 CIDER MILL HEIGHTS	NORTH GRANDY	CT	06060	USA
COLLINS 1E LLC	9240 SUNSET DR SUITE 114	MIAMI	FL	33173-3433	USA
COLLINS 409 INC C/O ANDREA VITELLOZZI	220 MANHATTAN AVE #4J	NEW YORK	NY	10025	USA
COMAZE FL LLC	10900 NW 21ST ST STE 240	MIAMI	FL	33172-2006	USA
CONGREGATION BINYAN DAVID INC	701 EUCLID AVE UNIT 101	MIAMI BEACH	FL	33139	USA
CONRAD RITTER	619 EUCLID AVE #3D	MIAMI BEACH	FL	33139-8650	USA
CS AMERICAN FORCE LLC	1358 PENNSYLVANIA AVE STE 302	MIAMI BEACH	FL	33139	USA
CSM COLLINS EQUITIES LP % RABINA REALTY	670 WHITE PLAINS RD STE 305	SCARSDALE	NY	10583	USA
CURRENT PROPERTY OWNER	650 PENNSYLVANIA AVE #1	MIAMI BEACH	FL	33139	USA
CURRENT PROPERTY OWNER	650 PENNSYLVANIA AVE #2	MIAMI BEACH	FL	33139	USA
CURRENT PROPERTY OWNER	730 PENNSYLVANIA AVE #302	MIAMI BEACH	FL	33139	USA
D & R DESIGN DISTRICT LLC	927 LINCOLN RD #214	MIAMI BEACH	FL	33139	USA
DALGIS PENIN	3054 SW 27 ST	MIAMI	FL	33133-2927	USA
DANIEL CONNELL	720 COLLINS AVE #501	MIAMI BEACH	FL	33139-6236	USA
DANIEL E CABRERA	4240 ROYAL PALM AVE	MIAMI BEACH	FL	33140-3017	USA
DANIEL H ADDARIO &W GABRIELA L % MARCELO G ADDARIO/SOTHEBY'S RTY	8020 EAST DR UNIT 315	NORTH BAY VILLAGE	FL	33141	USA
DANIEL SAROL & IVETTE MARTINO	6721 NORTH AUGUSTA DR	HIALEAH	FL	33015	USA
DARA COOK NAIMA COOK	5800 ARLINGTON AVE #15A	BRONX	NY	10471	USA
DAVID J MAURRASSE	635 EUCLID AVE #105	MIAMI BEACH	FL	33139	USA
DAVID LEBRON	730 PENNSYLVANIA AVE #403	MIAMI BEACH	FL	33139	USA
DAVID W RIGGS	730 PENNSYLVANIA AVE 412	MIAMI BEACH	FL	33139	USA
DEAN MORRIS SOFIA MORRIS	119 GREENWOOD PL	BEUTON	KY	42025	USA
DEAN CHURACK	PO BOX 371429	MIAMI	FL	33137-5022	USA
DENIS KELLY	524 WASHINGTON AVE UNIT 209	MIAMI BEACH	FL	33139	USA
DENIS WILLIAM BEAUSEJOUR	713 COLLINS AVE #29	MIAMI BEACH	FL	33139-6276	USA
DENISE MONAHAN COHEN	701 COLLINS AVE APT 2C	MIAMI	FL	33139	USA
DENNIS GIRARD &W LUZ & ALVARO E RIVAS	710 WASHINGTON AVE # 711	MIAMI BEACH	FL	33139-6248	USA
DINA LEZNOVA	730 PENNSYLVANIA AVE APT 607	MIAMI BEACH	FL	33139-6169	USA
DIOSMEL GONZALEZ	650 PENNSYLVANIA AVE #32	MIAMI BEACH	FL	33139-8663	USA
DIPESH PATEL RAVINDER SODHI	730 PENNSYLVANIA #204	MIAMI BEACH	FL	33139	USA
DOLORES M ARIAS TRS MAXIMO ARIAS TRS	3576 POST RD	WARWICK	RI	02886	USA
DOMENICO ITA LLC	1300 WASHINGTON AVE #121	MIAMI BEACH	FL	33139	USA
DORA BELLORINI LE REM CARMELINA MANFREDI	720 COLLINS AVE 204	MIAMI BEACH	NY	33139	USA
DORKIS ALVAREZ CURA	720 COLLINS AVE #210	MIAMI BEACH	FL	33139	USA
DORKIS ALVAREZ CURA	7501 E TREASURE DR # 7P	NORTH BAY VILLAGE	FL	33141	USA
DORON MAROM	6750 NE 4 CT	MIAMI	FL	33138	USA
DORON MAROM &W LIAT	6750 NE 4 CT	MIAMI	FL	33138	USA
EDEL GARCIA	720 COLLINS AVE #305	MIAMI BEACH	FL	33139-6235	USA
EDUARDO J ELIZONDO JTRS HILDA ELIZONDO JTRS HILDA M ELIZONDO JTRS	110 W SUNRISE AVE	CORAL GABLES	FL	33133	USA
EDWARD E DIPIERO & DAVID J DIPIERO & DEBORAH HUNKUS	900 RAVINE DR	YOUNGSTOWN	OH	44505	USA
EDWARD L REAGAN &W MARY I	2120 W CORTEZ ST	CHICAGO	IL	60622	USA

EDWARD REAGAN &W MARY TORRES	2120 W CORTEZ ST	CHICAGO	IL	60622	USA
EDWARDS A WELLS	75 N WOODWARD AVE #84204	TALLAHASSEE	FL	32313	USA
ELENA MIAMI BEACH LLC	PO BOX #115	MIAMI BEACH	FL	33139	USA
ELETTI USA CORP	PO BOX 190026	MIAMI BEACH	FL	33139	USA
ELISA GOSSELIN TR	14 STAR ISLAND	MIAMI BEACH	FL	33139	USA
ELISSA TRUMAN	435 N ANDREWS AVE #208	FORT LAUDERDALE	FL	33301	USA
ELLEN CHOI JACOB OH	66 CLAUSS AVE	PARAMUS	NJ	07652	USA
ELOISA GIMENEZ	35 - 11 85 ST APT 7-G	JACKSON HEIGHTS	NY	11372	USA
ELSY A OVALLE	710 WASHINGTON AVE #518	MIAMI BEACH	FL	33139-6221	USA
EMANUELE NINFOLE	640 PENNSYLVANIA AVE #34	MIAMI BEACH	FL	33139-8644	USA
EMILIO ALIBERTI	701 EUCLID AVE APT 203	MIAMI BEACH	FL	33139	USA
EN AND TO LLC	701 COLLINS AVE 4C	MIAMI BEACH	FL	33139	USA
ENF OCEAN TRADING LLC	3865 NW 168 TER	MIAMI GARDENS	FL	33055	USA
ENZA MB LLC	710 WASHINGTON AVE #511	MIAMI BEACH	FL	33139	USA
EOSII AT 555 WASHINGTON LLC C/O KBS REALTY ADVISORS LLC	620 NEWPORT CENTER DR STE 1300	NEWPORT BEACH	CA	92660	USA
ERNEST BLUM LOIS BLUM	10101 SW 142 ST	MIAMI	FL	33176	USA
ESTABAN DOMASZCZUK	720 COLLINS AVE UNIT 206	MIAMI BEACH	FL	33139-6201	USA
EUGEKA LLC	950 BRICKELL BAY DR #5505	MIAMI	FL	33131	USA
EUGENIO MOLINA &W GRACIELA BONTI	730 PENNSYLVANIA AVE APT 307	MIAMI BEACH	FL	33139-6167	USA
EVARISTO JAVIER RIVERO	7520 COQUINA DR	NORTH BAY VILLAGE	FL	33141	USA
EVELIO NAZCO &W EVELIA	524 WASHINGTON AVE #206	MIAMI BEACH	FL	33139-6665	USA
FABIAN GONZALEZ	3519 HARKEN CIR	TAMPA	FL	33607	USA
FABIENNE FOURQUET THOMAS FRATACCI	10 NORTH 5 ST	BROOKLYN	NY	11211	USA
FACE INVESTMENTS LLC	1680 MICHIGAN AVE #910	MIAMI BEACH	FL	33139	USA
FANNY ROSERO	3325 81 ST	JACKSON HEIGHTS	NY	11372	USA
FERNANDO R MATHO HORTENSIA A MATHO	6646 BURLINGTON PL	SPRINGFIELD	VA	22152	USA
FIRST AMERICAN PROP INVEST CORP	PO BOX 52-2793	MIAMI	FL	33152	USA
FIRST ON LINCOLN 103 LLC	605 EUCLID AVE 103	MIAMI BEACH	FL	33139	USA
FLAMINGO BAYSIDE LLC	635 EUCID AVE #113	MIAMI BEACH	FL	33139	USA
FRANCIS JACOB SARI JACOB	12685 BISCAYNE BAY DR	NORTH MIAMI	FL	33181	USA
FRANCISCA ESTELA RAMOS LE REM MARIA E RAMOS RIVERA & ETALS	411 SW 25 RD	MIAMI	FL	33129-2203	USA
FRANCISCO AGUIAR	4674 NW 107TH AVE APT 1701	MIAMI	FL	33178-4248	USA
FRANCISCO AGUIAR	710 WASHINGTON AVE #304	MIAMI BEACH	FL	33139-6204	USA
FRANCISCO CABRAL JTRS ELIZABETH J JORDAN JTRS	701 EUCLID AVENUE #201	MIAMI	FL	33139	USA
FRANCO ROLANDO	710 WASHINGTON AVE #514	MIAMI BEACH	FL	33139	USA
FRANCOISE C CAPDEBOSCQ	730 PENNSYLVANIA AVE #603	MIAMI BEACH	FL	33139	USA
GABRIEL A INFIESTA TERESA INFIESTA	1933 SW 7 ST #304	MIAMI	FL	33135	USA
GAIA PROPERTIES LLC	8301 NW 197 ST	MIAMI	FL	33015	USA
GENERATIONS REAL ESTATE HOLDINGS LLC	1831 SW 25 AVE	MIAMI	FL	33145	USA
GEORGE LAVALLEE	730 PENNSYLVANIA AVE #205	MIAMI BEACH	FL	33139	USA
GEORGE M JONES TRS GEORGE M JONES REVOCABLE TRUST DAPHNE E JONES TRS	4 BEACON WAY #1420	JERSEY CITY	NJ	07304	USA
GEORGE M ZAMORA & ALBERT G ZAMORA	7899 N BAYSHORE CT #5A	MIAMI	FL	33138	USA
GILBERTO V ALBA JR GILBERTO VALDES	4455 SW 13 STREET	MIAMI	FL	33134	USA
GILLES ROMAIN	730 PENNSYLVANIA AVE #410	MIAMI BEACH	FL	33139-6168	USA
GLADYS BOSQUET	730 PENNSYLVANIA AVE UNIT 710	MIAMI BEACH	FL	33139-6170	USA
GLORIA T SUSANA TEME DE BORDA	710 WASHINGTON AVE #323	MIAMI BEACH	FL	33139	USA
GLORIA TERESA S TEME DE BORDA	524 WASHINGTON AVE #313	MIAMI BEACH	FL	33139	USA
GONZALO J PAZ	16739 NW 13 ST	PEMBROKE PINES	FL	33028	USA
GPMIA LLC	619 EUCLID AVE # 3C	MIAMI BEACH	FL	33139	USA
GREG BROWN	635 EUCLID AVE #230	MIAMI BEACH	FL	33139-8671	USA
GUIA GRYNSPAN JTRS DAFNA GRYNSPAN JTRS ALIZA GRYNSPAN JTRS	720 COLLINS AVE #705	MIAMI BEACH	FL	33139-6239	USA
GUMA RE INC	1441 BRICKELL AVE 1400	MIAMI	FL	33131	USA
GUSTAVE F COMPTIS EST OF CARLOS COMPTIS &W TERESA	713 COLLINS AVE UNIT 31	MIAMI BEACH	FL	33139-6276	USA
GUSTAVO T COMPTIS VILMA M RODRIGUEZ ANA VILMA COMPTIS	6470 NW 191 TER	HIALEAH	FL	33015	USA
HAMPTON 505 LLC	2001 BISCAYNE BLVD #113	MIAMI	FL	33137	USA



HAMPTON STYLE INC	235 LINCOLN RD # 310	MIAMI BEACH	FL	33139	USA
HAMPTON W8 LLC	701 BRICKELL AVENUE #1650	MIAMI	FL	33131	USA
HAMPTON WASH AVE CONDO ASSOC INC	710 WASHINGTON AVE #C16	MIAMI BEACH	FL	33139-6248	USA
HARRIET E DANNIN TRS DANNIN LIVING TRUST BETH HINDIN	40 WATERVIEW	LONG BRANCH	NJ	07740	USA
HARRIS REALTY 317 LLC	22479 MARTELLA AVE	BOCA RATON	FL	33433	USA
HARRIS REALTY 509 LLC	22479 MARTELLA AVE	BOCA RATON	FL	33433	USA
HARRY JAY HOESCH	11 STERLING CREST CT	DOYLESTOWN	PA	18901	USA
HECTOR & GUILLERMINA N CUENCA TR	2457 COLLINS AVE #1706	MIAMI BEACH	FL	33140-4731	USA
HENRY SUAREZ	201 NW 68 AVEN AVE #309	MIAMI	FL	33126	USA
HENRY SUAREZ	524 WASH AVE UNIT 201	MIAMI BEACH	FL	33139-6664	USA
HENRY W SCHETTINI &W VIVIANA A SCHETTINI	710 WASHINGTON AVE #224	MIAMI BEACH	FL	33139-6204	USA
HERVE SENEQUIER NICOLAS GREGOIRE	204 W 21 ST	NEW YORK	NY	10011	USA
HORACIO PIJUAN	536 EUCLID AVE # 3	MIAMI BEACH	FL	33139	USA
HORTENSIA RIVERO	2331 SW 122 CT	MIAMI	FL	33175-7318	USA
HUGUES HAUTIER	710 WASHINGTON AVE # 507	MIAMI BEACH	FL	33139	USA
IDALMIS P BATISTA-BLAIR	720 COLLINS AVE APT 503	MIAMI BEACH	FL	33139-6237	USA
IGOR M APTEKMAN	701 EUCLID AVE #304	MIAMI BEACH	FL	33139	USA
IMAD SAAH	640 PENNSYLVANIA AVE #17	MIAMI BEACH	FL	33139-8678	USA
INGRID ZUEHLKE	730 PENNSYLVANIA AVE 407	MIAMI BEACH	FL	33139	USA
ISABEL MARRERO	730 PENNSYLVANIA AVE APT 311	MIAMI BEACH	FL	33139-6150	USA
ISAIAS RAMIREZ IGNACIO M VRLJICAK	2109 BAMBOO WAY	ANTIOCH	CA	94509	USA
ISRAEL M LANDAU	710 WASHINGTON AVE 218	MIAMI BEACH	FL	33139	USA
ISRAEL M LANDAU LE REM YAGIL LANDAU REM YARON LANDU	210 174 ST U 2408	SUNNY ISLE	FL	33160	USA
ITALEMPIRE LLC	4779 COLLINS AVE APT 3804	MIAMI BEACH	FL	33140-3260	USA
ITALEMPIRE LLC	865 COLLINS AVE #207	MIAMI BEACH	FL	33139	USA
IVETTE CAVE	720 COLLINS AVE #508	MIAMI BEACH	FL	33139-6237	USA
JACOB ALKOV	825 COLLINS AVE #5	MIAMI BEACH	FL	33139	USA
JAIME & CARMEN I SAMPERIO & AMAYA SAMPERIO JTRS	7724 HAWTHORNE AVE	MIAMI BEACH	FL	33141-1038	USA
JAMEE K HANEY	416 JOHN MAHAR HWY #3105	BRAINTREE	MA	02184	USA
JAMES GENEVER	635 EUCLID AVE #116	MIAMI BEACH	FL	33139-8669	USA
JAMES HEAD	710 WASHINGTON AVE #306	MIAMI BEACH	FL	33139-6204	USA
JAMES KOTFAS	9811 MANISTEE AVENUE	CHICAGO	IL	60617	USA
JAMES R THOMAS HEATHER A COOPER	635 EUCLID AVE #109	MIAMI BEACH	FL	33139	USA
JAMES R WIGHTMAN	730 PENNSYLVANIA AVE #301	MIAMI BEACH	FL	33139-6167	USA
JAMESTOWN PREMIER 727 COLLINS AVE C/O JAMESTOWN LP	675 PONCE DE LEON AVE NE 7TH FL	ATLANTA	GA	30308	USA
JAMESTOWN PREMIER 736 COLLINS C/O JAMESTOWN L P 1 OVERTOWN PK AVENUE LLC	3625 CUMBERLAND BLVD S E 12 FLOOR	ATLANTA	GA	30339	USA
JAMESTOWN PREMIER 755 WASHINGTON AVENUE LLC	675 PONCE DE LEON AVE NE 7FL	ATLANTA	GA	30308	USA
JANE SHIRLEY EAGLESON	730 PENNSYLVANIA AVE #604	MIAMI	FL	33139	USA
JANINA DOMAGALA LE REM JOSEF K DOMAGALA	730 PENNSYLVANIA AVE 610	MIAMI BEACH	FL	33139	USA
JAVIER O CAMINERO ORLANDO ALLEGUE	5900 ARLINGTON AVE	ARLINGTON	NY	10471	USA
JEANE A CARPENTER	635 EUCLID AVE #224	MIAMI BEACH	FL	33139-8670	USA
JENNY M & JANET REDONDO	43-04 48 ST #D-34	SUNNYSIDE	NY	11104	USA
JERUCHAM F GOLDBERG GOLDBERG TRUST DEBRAH S GOLDBERG	21055 NE 37 AVE APT 2106	AVENTURA	FL	33180	USA
JM EUCLID LLC	605 EUCLID AVE # 106	MIAMI BEACH	FL	33139	USA
JOEL BARTLEY	650 PENNSYLVANIA AVE #29	MIAMI BEACH	FL	33139-8644	USA
JOHN H FORD	730 PENNSYLVANIA AVE #206	MIAMI BEACH	FL	33139	USA
JOHN HRANYCZNY	730 PENNSYLVANIA AVE #707	MIAMI BEACH	FL	33139-6170	USA
JOHN MAHONEY MAUREEN MAHONEY	725 CRITTENS LN	SOUTHOLD	NY	11971	USA
JOHN TORTORELLA HELEN TORTORELLA	635 EUCLID AVE APT 118	MIAMI BEACH	FL	33139-8669	USA
JOHN W PATRICK CARLOS A CORTES	635 EUCLID AVE #112	MIAMI BEACH	FL	33139-8668	USA
JOHN W STATHIS KEITH PINEHEIRO	167 MERCIER AVE	SOMERSET	MA	02725	USA
JORG NOWAK	635 EUCLID AVE #221	MIAMI BEACH	FL	33139-8669	USA
JORGE HERNANDEZ & MAUELA PEREZ JTRS	605 EUCLID AVE #207	MIAMI BEACH	FL	33139-8648	USA
JOSE ANTONIO GARCIA MIRIAM R GARCIA	PO BOX 347196	CORAL GABLES	FL	33234	USA
JOSE HARVEY VARGAS	710 WASHINGTON AVE APT 520	MIAMI BEACH	FL	33139	USA

JOSE M GONZALEZ MARIO HIDALGO	720 COLLINS AVE UNIT 408	MIAMI BEACH	FL	33139	USA
JOSE O BAEZ	730 PENNSYLVANIA AVE #306	MIAMI BEACH	FL	33139-6167	USA
JOSEF BARNES	4230 POST AVE	MIAMI BEACH	FL	33140	USA
JOSEFA GUILLEN EST OF	720 COLLINS AVE UNIT 203	MIAMI BEACH	FL	33139-6201	USA
JOSEPH SWIDERSKI ANN SWIDERSKI	730 PENNSYLVANIA AVE UNIT 508	MIAMI BEACH	FL	33139	USA
JOSEPH GUSTAVO TERRAZAS CAROLE ZAKKAK TERRAZAS	42495 LONGACRE DR	CHANTILLY	VA	20152-6383	USA
JUAN CARLOS DEL SOL	720 COLLINS AVE 606	MIAMI BEACH	FL	33139-6229	USA
JUAN CORTES	701 EUCLID AVE #401	MIAMI BEACH	FL	33139-6131	USA
JUAN F DELVALLE &W ROSAURA	720 COLLINS AVE UNIT 504	MIAMI BEACH	FL	33139-6237	USA
JUAN H VECCO TRS JUAN H VECCO REVOCABLE TRUST	19110 SW 29 CT	MIRAMAR	FL	33029	USA
JULES R BRICKER TRS JULES R BRICKER REVOCABLE TRUST CAROLYN BRICKER KAPLAN TRS	966 HUNGERFORD DRIVE #268	ROCKVILLE	MD	20850	USA
JULIO OSCAR PLA &W CRISTINA	710 WASHINGTON AVE #326	MIAMI BEACH	FL	33139-6225	USA
KARA E CALLAHAN & ANDREW R GRAHAM	190 ALAMEDA DR	MERRITT ISLAND	FL	32952	USA
KATRINA JACQUELINE DIAZ	701 COLLINS AVE #1A	MIAMI BEACH	FL	33139-6230	USA
KENNETH M PERSINKO RICHARD P CLOUTIER KEITH PINHERIO	233 PURCHASE ST	FALL RIVER	MA	02720	USA
KEVIN LAWS & FRED CREECH	3335 SE 18 AVE	CAPE CORAL	FL	33904	USA
KINGSTON AND KROMWELL LLC	4616 W SAHARA AVE UNIT 171	LAS VEGAS	NV	89102	USA
KINGSTON AND KROMWELL LLC	4730 S FORT APACHE RD 300	LAS VEGAS	NV	89147	USA
KINGSTON AND KROMWELL LLC	PO BOX 27740	LAS VEGAS	NV	89126	USA
KIRK A KALOGIANNIS	211 EILEEN DR	CEDAR GROVE	NJ	07009	USA
LA MIRANDA LLC	540 S PARK RD 9 12	HOLLYWOOD	FL	33021	USA
LAWRENCE FERRARA	287 HARVARD ST #73	CAMBRIDGE	MA	02139	USA
LEADER FLORIDA INVESTMENTS LLC	2274 NW 82 AVE	DORAL	FL	33122	USA
LEO-JAMES INC	1228 ALTON RD	MIAMI BEACH	FL	33139	USA
LEONARDO CURBELO &W MIRTA CURBELO	710 WASHINGTON AVE #410	MIAMI BEACH	FL	33139-6225	USA
LEONARDO SGAI	710 WASHINGTON AVE 215	MIAMI BEACH	FL	33139	USA
LESTER BEGANYI	524 WASHINGTON AVE #205	MIAMI BEACH	FL	33139	USA
LESTER BEGANYI	524 WASHINGTON AVE #301	MIAMI BCH	FL	33139-6669	USA
LILIA REYNAGA	730 PENNSYLVANIA AVE #702	MIAMI BEACH	FL	33139-6169	USA
LILIAM M MARTINEZ	405 79 ST	NORTH BERGEN	NJ	07047	USA
LINDA LOU WHITE TRS LINDA LOU WHITE FAMILY TRUST	PO BOX 1292	DANIA BEACH	FL	33004	USA
LION 590 LLC	301 WEST 41 ST #406	MIAMI BEACH	FL	33140	USA
LISANDRO EUGENIO ROLDAN TRS ROLDAN FAMILY REVOCABLE LIVING TR ELSA MIRIAM ROLDAN TRS	8555 NW 176 ST	MIAMI	FL	33015	USA
LLOYD WARMAN	100 SOUTH POINTE DR #506	MIAMI BEACH	FL	33139	USA
LORENA MIREYA BUENO CORTEZ STUART MICHAEL RUTHERFORD NUNN	750 COLLINS AVE 205	MIAMI BEACH	FL	33139	USA
LOUIS A ALEXANDER	12100 SW 47 ST	MIAMI	FL	33175	USA
LOUIS ALEXANDER &W MATILDE	713 COLLINS AVE #41	MIAMI BEACH	FL	33139-6287	USA
LOUISE & AIDA ALEXANDER	12100 SW 47 ST	MIAMI	FL	33175-4908	USA
LOURDES RODRIGUEZ	PO BOX 1246	DANIA BEACH	FL	33004	USA
M A D INTERNATIONAL INC	710 WASHINGTON AVE #CU-7	MIAMI BEACH	FL	33139-6248	USA
M A D INTERNATIONAL INC	710 WASHINTON AVE UNIT CU-8	MIAMI BEACH	FL	33139-6248	USA
MAJESTY CROWN LLC	13105 IXORA CT 214	NORTH MIAMI	FL	33181	USA
MAMTAMOEXA LLC	7220 RUE NOTREDAME	MIAMI BEACH	FL	33141	USA
MANUDELLA US LLC	44 WEST FLAGLER ST # 2300	MIAMI	FL	33130	USA
MANUEL LOPEZ PRIETO	524 WASHINGTON AVE #304	MIAMI BEACH	FL	33139	USA
MARCELO ADDARIO	8020 EAST DR # 315	NORTH BAY VILLAGE	FL	33141	USA
MARCELO FRANCISCO FERRARO DAVID M DOS SANTOS	763 PENNSYLVANIA AVE #107	MIAMI BEACH	FL	33139	USA
MARCIA H MURAKAMI	3 RED BUD	ALISO VIEJO	CA	92656	USA
MARCO ZANNA	710 WASHINGTON AVE #405	MIAMI BEACH	FL	33139	USA
MARIA BARROS	619 EUCLID AVE APT 2C	MIAMI BEACH	FL	33139-8630	USA
MARIA C DAZA	710 WASHINGTON AVE #314	MIAMI BEACH	FL	33139-6204	USA
MARIA DANIELA NICOLAI TRS YUMA REVOCABLE TRUST	710 WASHINGTON AVE 523	MIAMI BEACH	FL	33139	USA
MARIA FESZ	720 COLLINS AVE #505	MIAMI BEACH	FL	33139-6237	USA
MARIA GABRIELA JOVEL	710 WASHINGTON AVE #303	MIAMI BEACH	FL	33139	USA
MARIA LOUISA LO PRESTI	274 BROOKFIELD AVE	STATEN ISLAND	NY	10308	USA

MARIA LUISA GHINI	363 CENTER ISLAND DR	GOLDEN BEACH	FL	33160	USA
MARIA V TAMERON LE REM HELEN FERNANDEZ	720 COLLINS AVE 506	MIAMI BEACH	FL	33139	USA
MARIANNA SLUPINSKA	750 COLLINS AVE #300	MIAMI BEACH	FL	33139-9101	USA
MARIO MANCUSO LEOPOLDA L MANCUSO	1118 67 ST	BROOKLYN	NY	11219	USA
MARISA ZACCAGNINI	701 EUCLID AVE UNIT 202	MIAMI BEACH	FL	33139	USA
MARK ANDREW SALINAS JENNIFER LYNN JOHNSON	1034 ROSEPOINT ST	HOUSTON	TX	77018	USA
MARK F KUFEL	2401 COLLINS AVE APT 1003	MIAMI BEACH	FL	33140-4743	USA
MARTHA AGUIAR LE REM RUBEN L OSES	321 MOUNT SINAI	CORAM ROAD	NY	11766	USA
MARTHA BETANCOURT	PO BOX 228174	MIAMI	FL	33222-8174	USA
MATTHEW D WHITE TRS THE DOROTHY C WHITE INCOME ONLY TRUST	118-18 UNION TURNPIKE #12 H	KEW GARDENS	NY	11415	USA
MATTHEW J DEGENNARO	730 PENNSYLVANIA AVE 711	MIAMI BEACH	FL	33139	USA
MDHI FOUR LLC	1680 MICHIGAN AVE #910	MIAMI BEACH	FL	33139-6660	USA
MELANIA TURKIEWICZ	730 PENNSYLVANIA AVE APT 504	MIAMI BEACH	FL	33139-6168	USA
METROPOLE HOTEL APTS LLC	1680 MERIDIAN AVE SUITE#102	MIAMI BEACH	FL	33139-2704	USA
MIAMI 6305 INC	420LINCOLN RD #248	MIAMI BEACH	FL	33139	USA
MIAMI DREAM PROJECT LLC	700 E DANIA BEACH BLVD #202	DANIA	FL	33004	USA
MIAMI GUEST HOUSE LLC	220 NW 67 CT	MIAMI	FL	33126	USA
MIAMI-DADE COUNTY DOH COUNTY HEALTH DEPT-FL	8175 NW 12 ST	MIAMI	FL	33126	USA
MICHAEL A FOSTER	763 PENNSYLVANIA AVE #126	MIAMI BCH	FL	33139-6116	USA
MICHAEL DALIS	209 GOLDEN BEACH	GOLDEN BEACH	FL	33160	USA
MICHAEL DALIS	710 WASHINGTON AVE #222	MIAMI BEACH	FL	33139-6204	USA
MICHAEL J PARKER	720 COLLINS AVE #403	MIAMI BEACH	FL	33139	USA
MICHAEL MARSHALL	PO BOX 360251	BROOKLYN	NY	11236	USA
MICHAEL S KAPLAN ELLEN B KAPLAN	PO BOX 1653	EDGARTOWN	MA	02539	USA
MICHAEL SOLARI JOHN THOMPSON	PO BOX 4094	BOCA RATON	FL	33429	USA
MICHELE MERLO	100 SOUTH POINT DR #1609	MIAMI BEACH	FL	33139	USA
MICHIKAPARLIC LLC	713 COLLINS AVE APT 38	MIAMI BEACH	FL	33139	USA
MIRIAM G OTERO	609 EUCLID AVE #2	MIAMI BEACH	FL	33139-8627	USA
MISAEAL SABUGO &W ILEANA	650 PENNSYLVANIA AVE #3	MIAMI BEACH	FL	33139-8679	USA
MM STYLE LLC	465 OCEAN DR 1123	MIAMI BEACH	FL	33139	USA
MONICA L LLERENA	730 PENNSYLVANIA AVE #503	MIAMI BEACH	FL	33139-6168	USA
MOONLIT LLC C/O KEYSTONE PROPERTY MGMT	765 W 41 ST	MIAMI BEACH	FL	33140	USA
MOSHE MARK TARICH & BENNY TARICH	16470 NE 30 AVE	NORTH MIAMI BEACH	FL	33160-4133	USA
NATALIZ PROP LLC	100 LINCOLN RD #833	MIAMI BEACH	FL	33139-2013	USA
NATHALIE RUDY	635 EUCLID AVE #108	MIAMI BEACH	FL	33139-8667	USA
NAVAN & GLAC LLC	1200 BRICKELL AVE #1800	MIAMI	FL	33131	USA
NICK SBOUKIS	730 PENNSYLVANIA AVE #401	MIAMI BEACH	FL	33139-6150	USA
NICOLA V LO PRESTI JTRS KIMBERLY LO PRESTI JTRS	110 FLANDERS DR	HILLSBOROUGH	NJ	08844	USA
NICOLAS MASSIMINI	720 COLLINS AVE #706	MIAMI BEACH	FL	33139-6239	USA
NIURCA FONTE	605 EUCLID AVE #205	MIAMI BEACH	FL	33139-8648	USA
NOEMI A & DENISE V HAJAISTROM	701 EUCLID AVE UNIT 404	MIAMI BEACH	FL	33139-6131	USA
NOHELIA VERGARA	2920 POINT E DR APT N506	MIAMI	FL	33160	USA
NORBERT & HERMAN CZIMENT TRS & SAMUEL CZIMENT TRS	157 RODNEY AVE	BROOKLYN	NY	11211	USA
NORBERTO M TROBO FABIANA BENAVIDES	710 WASHINGTON AVENUE #208	MIAMI BEACH	FL	33139	USA
NORMA MEDINA	650 PENNSYLVANIA AVE #28	MIAMI BEACH	FL	33139	USA
OFELIA ASSUERO LE REM MIRIAM N ASSUERO	720 COLLINS AVE # 507	MIAMI BEACH	FL	33139	USA
OLGA ALVAREZ LEOPOLDO ALVAREZ	559 E 53 ST	HIALEAH	FL	33013	USA
OLGA AMAYA	720 COLLINS AVE #604	MIAMI BEACH	FL	33139-6238	USA
OLGA CABALLERO & RODOLFO ALVAREZ &W MARTA M	720 COLLINS AVE APT 207	MIAMI BEACH	FL	33139-6201	USA
OPADREAM LLC	150 SE 2 AVE STE 1010	MIAMI	FL	33131	USA
ORION CAPITAL GROUP LLC	10047 NW 88 TER	MIAMI	FL	33178	USA
ORLANDO T RUBIO	710 WASHINGTON AVE 217	MIAMI BEACH	FL	33139-6224	USA
OSMANI GONZALEZ &W GLADYS U	720 COLLINS AVE #605	MIAMI BEACH	FL	33139-6238	USA
OTTAVIO LOPRESTI ANDREANA LOPRESTI	72 MEEHAM AVE	RARITAN	NJ	08869	USA
OXANA SHOLOKHOVA	1746 MERIDIAN AVE #72	MIAMI BEACH	FL	33139	USA

PAMELA AVELLI	439 HICKS STREET #2 B	BROOKLYN	NY	11201	USA
PAMELA R SUTTON	6061 COLLINS AVE #22-F	MIAMI BEACH	FL	33140	USA
PARASKIEWIA PALCZAK	730 PENNSYLVANIA AVE # 402	MIAMI BEACH	FL	33139	USA
PATRICIA DEL CARMEN PALMA ORTIZ	650 PENNSYLVANIA AVE # 3	MIAMI BEACH	FL	33139	USA
PAUL V PEDULLA	287 HARVARD ST #73	CAMBRIDGE	MA	02139	USA
PAUL VANDER PLOEG	73793 KRUG AVE	PALM DESERT	CA	92260	USA
PAUL VARNAVA	635 EUCLID AVE UNIT #225	MIAMI BEACH	FL	33139	USA
PCUBE DOMUS INC	1680 MICHIGAN AVE 910	MIAMI BEACH	FL	33139	USA
PECTOR INC	9499 COLLINS AVE # 805	SURFSIDE	FL	33154	USA
PEDRO FERREIRA DOS SANTOS	763 PENNSYLVANIA AVE #140	MIAMI BEACH	FL	33139	USA
PENN 608 LLC	730 PENNSYLVANIA AVE 608	MIAMI BEACH	FL	33139-6196	USA
PENNYMAC HOLDINGS LLC C/O PENNYMAC LOAN SERVICES	6101 CONDOR DR	MOORPARK	CA	93021	USA
PHILIP COBB	1415 COMMONWEALTH AVE #301	BRIGHTON	MA	02135	USA
PHILIP COBB EDWARD TURK	1415 COMMONWEALTH AVE #301	BRIGHTON	MA	02135	USA
PHILIPPE R MOUTARDIER TRS HERMIS L MOUTARDIER TRS	4450 SW 13 ST	MIAMI	FL	33134	USA
POTILOS GROUP INC	100 LINCOLN RD 1516	MIAMI BEACH	FL	33139	USA
QUN LIN	640 6 ST	MIAMI BEACH	FL	33139-8602	USA
RALPH J DONOFRIO	710 WASHINGTON AVE #216	MIAMI BEACH	FL	33139-6224	USA
RALPH SOTOLONGO & W ROSA A	720 COLLINS AVE APT 510	MIAMI BEACH	FL	33139-6238	USA
RAMI AFIFI	701 EUCLID AVE 302	MIAMI BEACH	FL	33139	USA
RAUL A COSSIO	601 NE 36 ST #2701	MIAMI	FL	33137	USA
RAUL CHOQUE	1930 N HIBISCUS DR	NORTH MIAMI	FL	33181-2352	USA
RAYMOND CARPIO & W ROSEMARY	701 COLLINS AVE # 4C	MIAMI BEACH	FL	33139	USA
RAYMONDE WARING	775 - 6 AVE APT 2	NEW YORK	NY	10001	USA
RC VACATION PROPERTIES LLC	18809 SW 80 CT	CUTLER BAY	FL	33157	USA
RICARDO SABLON & W MARTHA L	11352 W STATE ROAD 84 STE 21	FORT LAUDERDALE	FL	33325	USA
RICHARD LOERKY LE( JTRS) REM ERIKA MOSIER (JTRS) REM KARL LOERKY (JTRS)	710 WASHINGTON AVE #205	MIAMI BEACH	FL	33139	USA
RICHARD MCLEOD	1411 GRAND ST 201	HOBOKEN	NJ	07030	USA
RICHARD SHIH	755 COUNTRY ST	BOCA RATON	FL	33487	USA
RICK SHERMAN CELIA SHERMAN JOANNE S ROBERTS	903 SW 93 TER	PLANTATION	FL	33324	USA
RISA FOGEL	730 PENNSYLVANIA AVE #404	MIAMI BEACH	FL	33139-6168	USA
RLG PROP LLC	PO BOX 190480	MIAMI BEACH	FL	33119	USA
ROBERT D GANCE	3425 COLLINS AVE	MIAMI BEACH	FL	33140-4005	USA
ROBERTO FERNANDEZ & W DIANA	10270 SW 60 ST	MIAMI	FL	33173	USA
RODOLFO CARDOSO	465 OCEAN DR 914	MIAMI BEACH	FL	33139	USA
ROMAN PIROG & W KAREN TAYLOR	171 COLES ST	JERSEY CITY	NJ	07302	USA
RONALD RUTNIK	720 COLLINS AVE #304	MIAMI BEACH	FL	33139-6235	USA
RONALDO C SOARES MARQUES TRS RONALDO C SOARES MARQUES AND MARIA AMALIA MARQUES REV TR	275 NE 18 ST #1508	MIAMI	FL	33132	USA
ROOSEVELT 26 LLC	777 ARTHUR GODFREY RD #207	MIAMI BEACH	FL	33140	USA
ROSA M FERNANDEZ	10321 SW 50 TERR	MIAMI	FL	33165-6251	USA
ROSANE FONSECA DO AMARAL	631 EUCLID AVE 6	MIAMI BEACH	FL	33139	USA
ROSHNI CHOTRANI	730 PENNSYLVANIA AVE #208	MIAMI BEACH	FL	33139-6127	USA
RTV INT LLC	710 WASHINGTON AVENUE #302	MIAMI BEACH	FL	33139	USA
SALVADOR CARALTO & DORIS CARALTO TRS	2712 N ASHWOOD ST	ORANGE	CA	92865	USA
SANDRA BOLOGNA	26 BEGG DR	CHAPPAQUA	NY	10514	USA
SANDRA G MAZZONE TRS	2022 83 ST	BROOKLYN	NY	11214	USA
SANGIOVANNI INC	800 WEST AVE #822	MIAMI BEACH	FL	33139	USA
SANTOS JOMAR LLC	635 EUCLID AVE #114	MIAMI BEACH	FL	33139	USA
SARIT GRUBERG	730 PENNSYLVANIA AVE #409	MIAMI BEACH	FL	33139	USA
SCOTT ROTEMAN & W SHARON	729 BIRCHWOOD DR	WESTBURY	NY	11590	USA
SEC & TAT LLC	1358 PENNSYLVANIA AVE #202	MIAMI BEACH	FL	33139	USA
SEP MIAMI LLC	2301 COLLINS AVE 1016	MIAMI	FL	33139	USA
SERGIO D BONTI GRIECO MARIA VIOLETA DA SILVA	730 PENNSYLVANIA AVE 510	MIAMI BEACH	FL	33139	USA
SGNL LLC	3535 S OCEAN DR 1406	HOLLYWOOD	FL	33019	USA
SHEROB 15 LLC	903 SW 93 TER	PLANTATION	FL	33324	USA

SIGSUG LLC	400 ANSIN BLVD A	HALLANDALE	FL	33009	USA
SINA BAHADORAN	631 EUCLID AVE #2	MIAMI BEACH	FL	33139-8635	USA
SINGER ISL DEVELOPMENT	710 PENNSYLVANIA AVE #3	MIAMI BEACH	FL	33139-6126	USA
SO BE JMR LLC	100 NORTH BISCAYNE BLVD #500	MIAMI	FL	33132	USA
SOBE HOLDING LLC	2875 NE 191 ST #PH2	AVENTURA	FL	33180	USA
SOBE VILLAS LLC ARON L AIZENSTAT	635 EUCLID AVE 227	MIAMI	FL	33139	USA
SOBEGOOD LLC	341 EUCLID AVE UNIT 8	MIAMI BEACH	FL	33139	USA
SOCAFRA LLC	2020 NE 163 ST # 300	NORTH MIAMI BEACH	FL	33162	USA
SOGOL AFSHARJAVAN (CUSTDN) FOR DORSA AFSHARJAVAN (MINOR) & PARSA AFSHARJAVAN (MINOR)	153 16 AMERICAN WAY	NORTH POTOMAC	MD	20878	USA
SOLE BELLO REAL ESTATE CORP C/O RGPA	560 NE 57 ST	MIAMI	FL	33137	USA
SOPHIA IOANNIDIS	730 PENNSYLVANIA AVE #708	MIAMI BEACH	FL	33139	USA
SOUNDS MOUNTAINS CORP	605 EUCLID AVE 204	MIAMI BEACH	FL	33139	USA
SOUTH BEACH MANOR LC	701 COLLINS AVE #4F	MIAMI BEACH	FL	33139-6203	USA
SOUTH BEACH VILLAS LC % IRVING SHIMOFF	100 SE 2 ST STE 3920	MIAMI	FL	33131-2148	USA
SOUTHBREEZE CONST LLC	465 OCEAN DR STE 722	MIAMI BEACH	FL	33139	USA
STAN BRENNER	710 WASHINGTON AVE #221	MIAMI BEACH	FL	33139-6224	USA
STEFANIE EPSTEIN	631 EUCLID AVE #5	MIAMI BEACH	FL	33139	USA
STEINMAUER FUND XIV	1108 KANE CONCOURSE STE 309	BAY HARBOR ISLAND	FL	33154	USA
SULLY HOLDINGS IV LLC	419 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
SZD LLC	929 THOMPSON ST	GLASTONBURY	CT	06033	USA
TAMARA BARBARA SOTELO	710 WASHINGTON AVE #416	MIAMI BEACH	FL	33139-6205	USA
TEONILA R CAMARGO	730 PENNSYLVANIA AVE UNIT 511	MIAMI BEACH	FL	33139-6129	USA
TERESA CALHOON & JENNIFER BASS	1372 APSLEY RD	SANTA ANA	CA	92705	USA
TERESA M NUNEZ	730 PENNSYLVANIA AVE #507	MIAMI BEACH	FL	33139	USA
TERESITA LORENZO LE REM BARBARA GONZALEZ LORENZO	3001 SW 68 AVE	MIAMI	FL	33155	USA
THAI ROYAL ASSET LLC	1137 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
THAILAND SMILE LLC	524 WASHINGTON AVE APT 312	MIAMI BEACH	FL	33139	USA
THE BALLET VALET PARKING CO LTD	804 OCEAN DRIVE	MIAMI BEACH	FL	33139	USA
THE HAMPTON STYLE INC	235 LINCOLN RD 310	MIAMI BEACH	FL	33139	USA
THE ISLANDER BA CORP	710 WASHINGTON AVE #423	MIAMI BEACH	FL	33139	USA
THE PLAZA AT WASHINGTON INC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
TITO SANCHEZ &W ELDA SANCHEZ	720 COLLINS AVE #209	MIAMI BCH	FL	33139-6235	USA
VALERIO PERFETTI	609 EUCLID AVE #1	MIAMI BEACH	FL	33139	USA
VALIER REALTY LLC	3370 MARY STREET	MIAMI	FL	33133	USA
VASIL ZAVIYSKY LE &W MARIA ZAVIYSKY LE REM VLADIMIR ZAVIYSKY	730 PENNSYLVANIA AVE #502	MIAMI BEACH	FL	33139	USA
VERA DAVIES SUSAN C BARROW	701 COLLINS AVE #2F	MIAMI BEACH	FL	33139-6200	USA
VICTOR C MELLY	730 PENNSYLVANIA AVE UNIT 201	MIAMI BEACH	FL	33139-6127	USA
VICTOR FLORES FERNANDEZ	720 COLLINS AVE #602	MIAMI BCH	FL	33139-6238	USA
VICTOR MARTIN	640-650 PENNSYLVANIA AVE APT 6	MIAMI BEACH	FL	33139	USA
VIDOCQ INVESTMENTS LLC	950 BRICKELL BAY DR #5505	MIAMI	FL	33131	USA
VINCENT VALENTIN	11721 SW 234 ST	HOMESTEAD	FL	33032	USA
VINCENZO AMADDEO TR	524 WASHINGTON AVE #311	MIAMI BEACH	FL	33139-6666	USA
VIOLET CAPITAL LLC C/O PAZ GLOBAL INC	1946 TYLER ST	HOLLYWOOD	FL	33020	USA
VT COMMERCIAL HOLDINGS LLC	4992 SW 166 AVE	MIRAMAR	FL	33027	USA
WALTER MAKSIMOVICH LE REM ANDREW MAKSIMOVICH	730 PENNSYLVANIA AVE #706	MIAMI BEACH	FL	33139	USA
WALTER WASENDA KRZYSTYNA E WASENDA	11 RAFFAELE PL	WALDWICK	NJ	07463-1029	USA
WANDA I RUFIN &H LUIS	12581 SW 35 ST	MIAMI	FL	33175-2907	USA
WASABI SKYLARK LLC	4775 COLLINS AVE	MIAMI BEACH	FL	33140	USA
WASABI SKYLARK LLC C/O LISA PEARSON PA	1111 LINCOLN RD #400	MIAMI BEACH	FL	33139	USA
WASHINGTON SQUARED OWNER 700 LLC	1691 MICHIGAN AVE STE 445	MIAMI	FL	33139	USA
WASHINGTON SQUARED OWNER LLC	1691 WASHINGTON AVE #445	MIAMI BEACH	FL	33139	USA
WELLCOME INVESTMENT LLC	5459 NW 72 AVENUE	MIAMI	FL	33166	USA
WILLIAM BORELLY	713 COLLINS AVE #32	MIAMI BEACH	FL	33139-6242	USA
WILLIAM D CALHOON TRUST	1372 APSLEY RD	SANTA ANA	CA	92705	USA
WILLIAM G BOUCHER MARTHA M BOUCHER	2361 SOUTHLAWN CIR SW	ROANOKE	VA	24018	USA

WILLIAM JESUS KOSKY &W CARMEN	37527 5 ST E	PALMDALE	CA	93550	USA
WILLIAM R HUBBARD	619 EUCLID AVE 1A	MIAMI	FL	33139	USA
WILLOY LLC	130 3 ST # 105	MIAMI BEACH	FL	33139	USA
WIMA INVESTMENTS LLC	12335 NW 6 ST	MIAMI	FL	33182	USA
YANESLIAN LLC C/O MANUEL J VADILLO	11402 NW 41 ST STE #202	DORAL	FL	33178	USA
YOLANDA E PRADES & MANUEL J PRADES JTRS	701 COLLINS AVE #2D	MIAMI	FL	33139	USA

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## 375' RADIUS MAP



**SUBJECT:** 601 Washington Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-4203-004-0810

**LEGAL DESCRIPTION:** OCEAN BEACH ADDN NO 1 PB 3-11 LOTS 11 & 12 BLK 34

**SUBJECT:** 619 Washington Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-4203-004-0820

**LEGAL DESCRIPTION:** OCEAN BEACH ADDN NO 1 PB 3-11 LOT 13 BLK 34

**SUBJECT:** 625 Washington Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-4203-004-0830

**LEGAL DESCRIPTION:** OCEAN BEACH ADDN NO 1 PB 3-11 LOT 14 BLK 34

**SUBJECT:** 633 Washington Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-4203-004-0850

**LEGAL DESCRIPTION:** OCEAN BEACH ADDN NO 1 PB 3-11 S1/2 OF LOT 15 BLK 34

**SUBJECT:** 637 Washington Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-4203-004-0840

**LEGAL DESCRIPTION:** OCEAN BEACH ADDN NO 1 PB 3-11 N 1/2 OF LOT 15 BLK 34

**SUBJECT:** 655 Washington Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-4203-004-0860

**LEGAL DESCRIPTION:** OCEAN BEACH ADDN NO 1 PB 3-11 LOTS 16 & 17 BLK 34

**SUBJECT:** 685 Washington Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-4203-004-0870

**LEGAL DESCRIPTION:** OCEAN BEACH ADDN NO 1 PB 3-11 LOTS 18 19 20 & 21 BLK 34



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

Property address:

600 Wash+ AV

Board:

HPB

Date:

9/15/17

## BOARD APPLICATION CHECK LIST

A pre-application meeting must be scheduled with the Board staff to review 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 the CAP first submittal.

Applications that require a traffic study must meet 60 days\* prior to CAP first submittal deadline with Planning staff, Transportation Department and peer reviewer to determine the methodology for the traffic impact study.

After this meeting the applicant must create a CAP application in order to be invoiced and pay fees.

Applicant must submit online (CAP) the traffic study 30 days prior to CAP first submittal (see Transportation Department list requirements)

Transportation Department/Peer Reviewer will submit first round of comments 15 days prior to first submittal.

Applicant must address comments and submit revised traffic study/plans for CAP first submittal deadline

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

ITEM #	CAP FIRST SUBMITTAL To be uploaded online (CAP) by the applicant before 5:00 pm on first submittal deadline. ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.	Required
1	Application Fee shall be paid after pre-application meeting and before the first submittal.	X
2	Copy of signed and dated check list issued at pre-application meeting.	X
3	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	X
4	Letter of Intent dated and signed with details of application request. (see also Items # 43,44 and 45).	X
5	Mailing Labels (2 printed sets and a CD including: Property owner's list and Original certified letter from provider, see Item #52).	X
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 list).	
8	Survey (original signed & sealed) dated less than 6 months old at the time of application. Provide: lot area, grade per Section 114-1 of the City Code. (If no sidewalk exists, provide the elevation of the crown of the road) and spot elevations.	X
9	Architectural Plans and Exhibits (must be 11"x 17" size):	X
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date.	X
b	Copy of the original survey <i>Updated Survey</i>	X
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	X
d	Location Plan, Min 4"x6" Color Aerial 1/2 mile radius, showing name of streets and project site identified.	X
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document if necessary).	X
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams).	X
g	Proposed FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams). <i>Previous</i>	X
h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	X
i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X
j	<u>Current, color photographs, dated, Min 4"x6" of interior space (no Google images)</u>	X
k	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	X

\* 60 day lead time for projects including traffic studies is necessary to ensure completion of review by final submittal deadline and scheduling for hearing.

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

**Property address:**

l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	X
m	<del>Demolition Plans (Floor Plans &amp; Elevations with dimensions)</del>	X
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	X
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	X
p	Proposed Section Drawings	X
q	Color Renderings (elevations and three dimensional perspective drawings).	X
10	<b>Landscape Plans and Exhibits (must be 11"x 17" size):</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.	
b	Hardscape Plan, i.e. paving materials, pattern, etc.	

ITEM #	CAP FIRST SUBMITTAL ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE-APPLICATION MEETING	Required
11	Copy of original Building Permit Card, & Microfilm, if available.	
12	Copy of previously approved building permits. (provide building permit number).	
13	Copy of previously recorded Final Orders if applicable.	X
14	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recordation 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>	
15	Vacant or 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 Department.	
16	Historic Resources Report (This report shall include, but shall not be limited to, copy of the original Building Permit Card and any subsequent evolution, Microfilm, 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).	
17	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	
18	Line of Sight studies.	
19	Structural Analysis of existing building including methodology for shoring and bracing.	
20	Proposed exterior and interior lighting plan, including photometric calculations.	
21	Exploded Axonometric Diagram (showing second floor in relationship to first floor).	
22	Neighborhood Context Study.	
23	Required yards open space calculations and shaded diagrams.	
24	Required yards section drawings.	
25	Variance and/or Waiver Diagram	X
26	Schematic signage program	
27	Detailed sign(s) with dimensions and elevation drawings showing exact location.	
28	Elevation drawings showing area of building façade for sign calculation (Building ID signs).	
29	Daytime and nighttime renderings for illuminated signs.	
30	Floor Plan Indicating area where alcoholic beverages will be displayed.	
31	Survey showing width of the canal (Dimension shall be certified by a surveyor)	

Indicate N/A If Not Applicable

Initials:

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

Property address: **600 west**

32	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	
33	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.	
34	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
35	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.	
36	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
37	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable).	
38	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	
39	Traffic Study, Site plan(s) : Revised version addressing first round of comments from Transportation Department and peer review.	
40	Sound Study report (Hard copy) with 1 CD.	
<b>41</b>	<b>Site Plan (Identify streets and alleys)</b>	
a	Identify: setbacks ____ Height ____ Drive aisle widths ____ Streets and sidewalks widths ____	
b	# parking spaces & dimensions ____ Loading spaces locations & dimensions ____	
c	# of bicycle parking spaces ____	
d	Interior and loading area location & dimensions ____	
e	Street level trash room location and dimensions ____	
f	Delivery route ____ Sanitation operation ____ Valet drop-off & pick-up ____ Valet route in and out ____	
g	Valet route to and from ____ auto-turn analysis for delivery and sanitation vehicles ____	
h	Indicate any backflow preventer and FPL vault if applicable	
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan	
<b>42</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>43</b>	<b>In the Letter of Intent include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.</b>	X
<b>44</b>	<b>In the Letter of Intent for Variances include and respond to all review guidelines in the code as follows:</b>	X
a	Section 118-53 (d) of the City Code for each Variance.	X
<b>45</b>	<b>In the Letter of Intent for Planning Board 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 -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>	

Indicate N/A If Not Applicable

Initials: 

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 Miami Beach, Florida 33139, www.miamibeachfl.gov  
 305.673.7550

Property Address: 000 44th St

ITEM #	CAP FINAL SUBMITTAL: Revised and/or supplemented documents and drawings to address staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. be uploaded online (CAP) by the applicant before 5:00 pm on final submittal deadline. Staff will review and issue a notice to proceed to Paper final submittal or to continue if the application is still incomplete.	To
46	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 CAP Final submittal.	

ITEM #	PAPER FINAL SUBMITTAL:	Required
47	Original application with all signed and notarized applicable affidavits and disclosures.	X
48	Original of all applicable items.	X
49	One (1) signed and sealed 11"X17" bound, collated set of all the required documents.	X
50	14 collated copies of all the above documents	X
51	One (1) CD/DVD with electronic copy of entire final application package (plans, application, Letter of Intent, traffic/sound study, etc.) see details for CD/DVD formatting.	X
52	Traffic Study (Hard copy)	
53	Mailing Labels - 2 printed sets and a CD including: Property owner's list and Original certified letter from provider.	X

**NOTES:**

- A. Other information/documentation required for first submittal will be identified during pre-application meeting.
- B. Is the responsibility of the applicant to make sure that the CAP submittal, Paper Submittal (sets, 14 copies) and electronic version on CD are consistent.
- 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.
- 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, as applicable.

[Signature]  
 Applicant's or designee's signature

9/15/2017  
 Date