

MIAMI BEACH

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

LAND USE BOARD HEARING APPLICATION

THE FOLLOWING APPLICATION IS SUBMITTED FOR REVIEW AND CONSIDERATION OF THE PROJECT DESCRIBED HEREIN BY THE LAND USE BOARD SELECTED BELOW. A SEPARATE APPLICATION MUST BE COMPLETED FOR EACH BOARD REVIEWING THE PROPOSED PROJECT.

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

SUBJECT PROPERTY ADDRESS: _____
7450, 7436, 7430, 7420, 7410 and 7400 Ocean Terrace, and 7449, 7441, 7439, 7437, 7435, 7433,
7421 and 7409 Collins Avenue.

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

FOLIO NUMBER (S) _____
02-3202-003-0010, -0020, -0030, -0040, -0050, -0060, -0070, -0080, -0090, -0100, -0110 and -0120.

Ocean Terrace Holdings, LLC as the sole member of 7450 Ocean Terrace, LLC; 7436 Ocean Terrace, LLC; 7420 Ocean Terrace Investment, LLC; 7410 Ocean Terrace, LLC; 7400 Ocean Terrace, LLC; 7409 Collins Ave Investment, LLC; 7421 Collins Ave Investment, LLC; 7433 Collins Ave Investment, LLC; 7439 Collins Ave Investment, LLC; and 7441 Collins Ave Investment, LLC.

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

NAME _____

ADDRESS 1035 North Miami Avenue, Suite 201

BUSINESS PHONE 305-324-4700

CELL PHONE _____

E-MAIL ADDRESS _____

OWNER IF DIFFERENT THAN APPLICANT:

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

2. AUTHORIZED REPRESENTATIVE(S):

☒ ATTORNEY:

NAME Neisen O. Kasdin

ADDRESS 98 SE 7 Street, Suite 1100, Miami, FL 33131

BUSINESS PHONE 305-374-5600

CELL PHONE _____

E-MAIL ADDRESS neisen.kasdin@akerman.com

☐ AGENT:

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

☐ CONTACT:

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

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

NAME Revuelta Architecture International, Luis Revuelta

ADDRESS 2950 SW 27 Street, Miami, FL 33133

BUSINESS PHONE 305-590-5000

CELL PHONE _____

E-MAIL ADDRESS bpederzoli@revuelta-architecture.com

FILE NO. _____

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

Partial preservation and demolition of existing structures and construction of 58 multifamily dwelling units, 8 hotel rooms, and 18,060 square feet of ground floor retail. See letter of intent for additional details.

- 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) 206,741 SQ. FT.
- 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE). 508,350 SQ. FT.

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

- A SEPARATE DISCLOSURE OF INTEREST FORM MUST BE SUBMITTED WITH THIS APPLICATION IF THE APPLICANT OR OWNER IS A CORPORATION, PARTNERSHIP, LIMITED PARTNERSHIP OR TRUSTEE.
- ALL APPLICABLE AFFIDAVITS MUST BE COMPLETED AND THE PROPERTY OWNER MUST COMPLETE AND SIGN THE "POWER OF ATTORNEY" PORTION OF THE AFFIDAVIT IF THEY WILL NOT BE PRESENT AT THE HEARING, OR IF OTHER PERSONS ARE SPEAKING ON THEIR BEHALF.
- TO REQUEST THIS MATERIAL IN ALTERNATE FORMAT, SIGN LANGUAGE INTERPRETER (FIVE-DAY NOTICE IS REQUIRED), INFORMATION ON ACCESS FOR PERSONS WITH DISABILITIES, AND ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY CITY-SPONSORED PROCEEDINGS, CALL 305.604.2489 AND SELECT (1) FOR ENGLISH OR (2) FOR SPANISH, THEN OPTION 6; TTY USERS MAY CALL VIA 711 (FLORIDA RELAY SERVICE).

PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

- APPLICATIONS FOR ANY BOARD HEARING(S) WILL NOT BE ACCEPTED WITHOUT PAYMENT OF THE REQUIRED FEE. ALL CHECKS ARE TO BE MADE PAYABLE TO THE "CITY OF MIAMI BEACH".
- PUBLIC RECORDS NOTICE – ALL DOCUMENTATION, SUBMITTED FOR THIS APPLICATION IS CONSIDERED A PUBLIC RECORD SUBJECT TO CHAPTER 119 OF THE FLORIDA STATUTES AND SHALL BE DISCLOSED UPON REQUEST.
- IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 2-482 OF THE CODE OF THE CITY OF MIAMI BEACH, ANY INDIVIDUAL OR GROUP THAT WILL BE COMPENSATED TO SPEAK OR REFRAIN FROM SPEAKING IN FAVOR OR AGAINST A PROJECT BEING PRESENTED BEFORE ANY OF THE CITY'S LAND USE BOARDS, SHALL FULLY DISCLOSE, PRIOR TO THE PUBLIC HEARING, THAT THEY HAVE BEEN, OR WILL BE COMPENSATED. SUCH PARTIES INCLUDE: ARCHITECTS, LANDSCAPE ARCHITECTS, ENGINEERS, CONTRACTORS, OR OTHER PERSONS RESPONSIBLE FOR PROJECT DESIGN, AS WELL AS AUTHORIZED REPRESENTATIVES ATTORNEYS OR AGENTS AND CONTACT PERSONS WHO ARE REPRESENTING OR APPEARING ON BEHALF OF A THIRD PARTY; SUCH INDIVIDUALS MUST REGISTER WITH THE CITY CLERK PRIOR TO THE HEARING.

FILE NO. _____

- IN ACCORDANCE WITH SEC.118-31. - DISCLOSURE REQUIREMENT. EACH PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION FROM THE PLANNING BOARD, DESIGN REVIEW BOARD, HISTORIC PRESERVATION BOARD (INCLUDING THE JOINT DESIGN REVIEW BOARD/HISTORIC PRESERVATION BOARD), OR THE BOARD OF ADJUSTMENT SHALL DISCLOSE, AT THE COMMENCEMENT (OR CONTINUANCE) OF THE PUBLIC HEARING(S), ANY CONSIDERATION PROVIDED OR COMMITTED, DIRECTLY OR ON ITS BEHALF, FOR AN AGREEMENT TO SUPPORT OR WITHHOLD OBJECTION TO THE REQUESTED APPROVAL, RELIEF OR ACTION, EXCLUDING FROM THIS REQUIREMENT CONSIDERATION FOR LEGAL OR DESIGN PROFESSIONAL SERVICES RENDERED OR TO BE RENDERED. THE DISCLOSURE SHALL: (i) BE IN WRITING, (ii) INDICATE TO WHOM THE CONSIDERATION HAS BEEN PROVIDED OR COMMITTED, (iii) GENERALLY DESCRIBE THE NATURE OF THE CONSIDERATION, AND (iv) BE READ INTO THE RECORD BY THE REQUESTING PERSON OR ENTITY PRIOR TO SUBMISSION TO THE SECRETARY/CLERK OF THE RESPECTIVE BOARD. UPON DETERMINATION BY THE APPLICABLE BOARD THAT THE FOREGOING DISCLOSURE REQUIREMENT WAS NOT TIMELY SATISFIED BY THE PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION AS PROVIDED ABOVE, THEN (i) THE APPLICATION OR ORDER, AS APPLICABLE, SHALL IMMEDIATELY BE DEEMED NULL AND VOID WITHOUT FURTHER FORCE OR EFFECT, AND (ii) NO APPLICATION FROM SAID PERSON OR ENTITY FOR THE SUBJECT PROPERTY SHALL BE REVIEWED OR CONSIDERED BY THE APPLICABLE BOARD(S) UNTIL EXPIRATION OF A PERIOD OF ONE YEAR AFTER THE NULLIFICATION OF THE APPLICATION OR ORDER. IT SHALL BE UNLAWFUL TO EMPLOY ANY DEVICE, SCHEME OR ARTIFICE TO CIRCUMVENT THE DISCLOSURE REQUIREMENTS OF THIS SECTION AND SUCH CIRCUMVENTION SHALL BE DEEMED A VIOLATION OF THE DISCLOSURE REQUIREMENTS OF THIS SECTION.
- WHEN THE APPLICABLE BOARD REACHES A DECISION A FINAL ORDER WILL BE ISSUED STATING THE BOARD'S DECISION AND ANY CONDITIONS IMPOSED THEREIN. THE FINAL ORDER WILL BE RECORDED WITH THE MIAMI-DADE CLERK OF COURTS. THE ORIGINAL BOARD ORDER SHALL REMAIN ON FILE WITH THE CITY OF MIAMI BEACH PLANNING DEPARTMENT. UNDER NO CIRCUMSTANCES WILL A BUILDING PERMIT BE ISSUED BY THE CITY OF MIAMI BEACH WITHOUT A COPY OF THE RECORDED FINAL ORDER BEING INCLUDED AND MADE A PART OF THE PLANS SUBMITTED FOR A BUILDING PERMIT.

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

SIGNATURE: _____

PRINT NAME: _____

Sandor Scher on behalf of Ocean Terrace Holdings, LLC as the sole member of 7436 Ocean Terrace, LLC; 7420 Ocean Terrace Investment, LLC; 7410 Ocean Terrace, LLC; 7400 Ocean Terrace, LLC; 7409 Collins Ave Investment, LLC; 7421 Collins Ave Investment, LLC; 7433 Collins Ave Investment, LLC; 7439 Collins Ave Investment, LLC; and 7441 Collins Ave Investment, LLC. **and 7450 Ocean Terrace, LLC**

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____
COUNTY OF _____

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

I, Sandor Scher, being duly sworn, depose and certify as follows: (1) I am the Manager (print title) of Ocean Terrace Holdings, 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

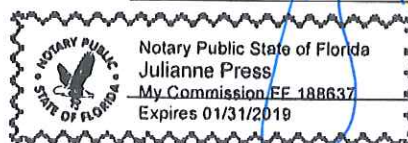
Sworn to and subscribed before me this 18th day of August, 2017. The foregoing instrument was acknowledged before me by Sandor Scher of Ocean Terrace Holdings, LLC on behalf of such entity, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP:

My Commission Expires: _____

NOTARY PUBLIC

PRINT NAME



FILE NO. _____

POWER OF ATTORNEY AFFIDAVITSTATE OF
COUNTY OF

I, Sandor Scher, 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 Neisen Kasdin to be my representative before the H.P. 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.

Sandor Scher, Manager
PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 18th day of August, 2017. The foregoing instrument was acknowledged before me by Sandor Scher of Ocean Terrace 1300 Ave who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires



PRINT NAME

CONTRACT FOR PURCHASE

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

NAME

DATE OF CONTRACT

NAME, ADDRESS, AND OFFICE

% OF STOCK

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

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

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

Ocean Terrace Holdings, LLC as the sole member of 7450 Ocean Terrace, LLC; 7436 Ocean Terrace, LLC; 7420 Ocean Terrace Investment, LLC; 7410 Ocean Terrace, LLC; 7400 Ocean Terrace, LLC; 7409 Collins Ave Investment, LLC; 7421 Collins Ave Investment, LLC; 7433 Collins Ave Investment, LLC; 7439 Collins Ave Investment, LLC; and 7441 Collins Ave Investment, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

See Exhibit B

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

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

NOTE: Notarized signature required on page 9

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION
DISCLOSURE OF INTEREST

2. TRUSTEE

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

TRUST NAME

NAME AND ADDRESS

% INTEREST

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

NOTE: Notarized signature required on page 9

FILE NO. _____

3. COMPENSATED LOBBYIST:

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

	NAME	ADDRESS	PHONE #
a.	Neisen Kasdin	98 SE 7 Street, Suite 1100, Miami, FL 33131	305-374-5600
b.	Matthew Barnes	98 SE 7 Street, Suite 1100, Miami, FL 33131	305-374-5600
c.	Sandor Scher	1035 N. Miami Ave, Suite 201, Miami, FL 33136	305-324-4700

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

see attached page for additional lobbyists

*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, Sandor Scher, 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]
SIGNATURE

Sworn to and subscribed before me this 18th day of August, 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. _____

Additional lobbyists

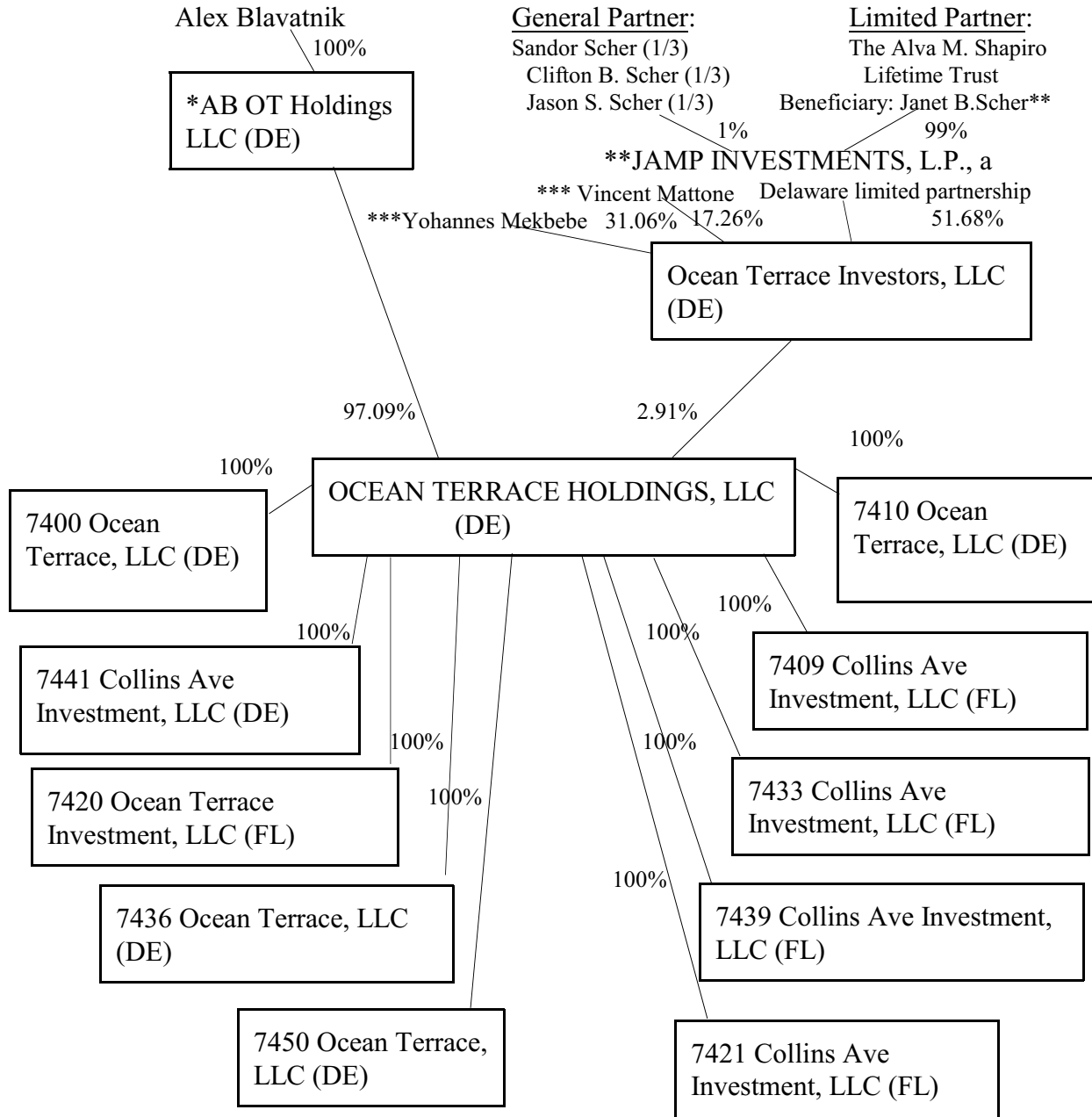
1. Luis Revuelta, 2950 SW 27 Street, Miami, FL 33133, 305-590-5000
2. Barbara Pederzoli, 2950 SW 27 Street, Miami, FL 33133, 305-590-5000
3. Adrian Dabkowski, 600 N Pine Island Rd #450, Plantation, FL 33324, (954) 535-5100
4. Richard Heisenbottle, 2199 Ponce De Leon Blvd #400, Coral Gables, FL 33134, (305) 446-7799

Exhibit "A"

Legal Description

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13 in Block 1 of Harding Townsite, according to the Plat thereof, as recorded in Plat Book 34, Page 4, of the Public Records of Miami-Dade County, Florida.

Exhibit B



Address:

* c/o Access Industries 730 Fifth Avenue, 20th Floor, New York, NY 11249

** 1050 W. Cross St., Lakewood, NJ 08701

*** 1035 North Miami Ave., #201, Miami, FL 33136

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

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: OCEAN FRONT APTS
IN CARE OF: VINCENT GALEA
ADDRESS: 7400 OCEAN TER
MIAMI BEACH, FL 33141-2719

RECEIPT NUMBER: RL-87055282
Beginning: 10/01/2013
Expires: 09/30/2014
Parcel No: 0232020030060

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

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

This Receipt may be transferred:

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

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

Additional Information

Storage Locations

TRADE ADDRESS: 7400 OCEAN TER

Code	Certificate of Use/Occupation
000900	APARTMENT ROOMS

CERTIFICATE OF USE	100
PREVIOUS BALANCE	\$ 0.00
C_U # OF UNITS	10
# OF APARTMENT ROOMS	20

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

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

F G REALTY INC
7400 OCEAN TER
MIAMI BEACH, FL 33141-2719



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

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: GAFFAS OPTICAL INC.
IN CARE OF: ALFREDO JULIAN
ADDRESS: 21101 NE 3RD CT
N MIAMI BEACH, FL 33179

RECEIPT NUMBER: RL-96214547
Beginning: 10/01/2013
Expires: 09/30/2014
Parcel No: 0232020030120

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

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

This Receipt may be transferred:

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

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

Additional Information

Storage Locations

TRADE ADDRESS: 7409 COLLINS AVE

Code	Certificate of Use/Occupation
012065	MERCHANTS SALES

CERTIFICATE OF USE	300
RETAIL INVENTORY	\$ 20000
PREVIOUS BALANCE	\$ 0.00
C_U # OF UNITS	1000
Optometrist FF	Y

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

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

GAFFAS OPTICAL INC.
7409 COLLINS AVE
MIAMI BEACH, FL 33141-2713



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

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: MEGAPOLIS CORP DBA OCEAN SURF BLUE HOTEL
IN CARE OF: FRANCISCO MARTINEZ
ADDRESS: 180 ISLAND DR
KEY BISCAVNE, FL 33149-2410

RECEIPT NUMBER: RL-10000962
Beginning: 10/01/2007
Expires: 09/30/2008
Parcel No: 0232020030050

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

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

This Receipt may be transferred:

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

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

Additional Information

Storage Locations

TRADE ADDRESS: 7410 OCEAN TER

Code	Certificate of Use/Occupation
009500	HOTELS (SMOKE DETECTOR)
011307	LAUNDRY (EACH MACHINE)

CERTIFICATE OF USE	200
SQUARE FOOTAGE	39
# OF LAUNDRY MACHINE	2
C_U # OF UNITS	39
# OF HOTEL ROOMS	39

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

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

OCEAN SURF BLUE HOTEL
180 ISLAND DR
KEY BISCAVNE, FL 33149-2410



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

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: MEGAPOLIS CORP DBA HAWAII HOTEL
IN CARE OF: FRANCISCO MARTINEZ-CELEIRO
ADDRESS: 180 ISLAND DR
KEY BISCAVNE, FL 33149-2410

RECEIPT NUMBER: RL-10002132
Beginning: 10/01/2014
Expires: 09/30/2015
Parcel No: 0232020030030

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

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

This Receipt may be transferred:

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

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

Additional Information

Storage Locations

TRADE ADDRESS: 7430 OCEAN TER

Code	Certificate of Use/Occupation
009503	HOTEL ROOMS WITH KITCHENS

CERTIFICATE OF USE	200
C_U # OF UNITS	39
# OF APARTMENT ROOMS	39
# OF HOTEL RMS W_KIT	39

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

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

HAWAII HOTEL
180 ISLAND DR
KEY BISCAVNE, FL 33149-2410



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

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: LATIN AMERICAN SUPERMARKET
IN CARE OF: KAMRUL HASAN KHAN
ADDRESS: 8926 BYRON AVE
SURFSIDE, FL 33154

RECEIPT NUMBER: RL-98000042
Beginning: 10/01/2009
Expires: 09/30/2010
Parcel No: 0232020030100

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

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

This Receipt may be transferred:

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

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

Additional Information

Storage Locations

TRADE ADDRESS: 7433 COLLINS AVE

Code	Certificate of Use/Occupation
007700	FOOD SALES
016401	RESTAURANT (TAKE OUT)

CERTIFICATE OF USE	300
# OF SEATS	0
PREVIOUS BALANCE	\$ 0.00
C_U # OF UNITS	1200
FOOD INVENTORY	\$ 20000
Rest_Take_Out_FF	Y

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

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

LATIN AMERICAN SUPERMARKET
7433 COLLINS AVE
MIAMI BEACH, FL 33141-2713



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

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: TASPIA, INC. D/B/A LATIN FOOD MARKET
IN CARE OF: JESMIN HOSSAIN
ADDRESS: 7511 COQUINA DR
NORTH BAY VILLAGE, FL 33141

RECEIPT NUMBER: RL-10003497
Beginning: 10/01/2014
Expires: 09/30/2015
Parcel No:

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

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

This Receipt may be transferred:

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

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

Additional Information

TRADE ADDRESS: 7435 COLLINS AVE

Code	Certificate of Use/Occupation
007700	FOOD SALES
012065	MERCHANTS SALES
016401	RESTAURANT (TAKE OUT)

Storage Locations

CERTIFICATE OF USE	300
SQUARE FOOTAGE	1200
RETAIL INVENTORY	\$ 5000
C_U # OF UNITS	1200
FOOD INVENTORY	\$ 20000
Telegraph Co. FF	Y
Fax Service FF	Y
Rest_Take_Out_FF	Y

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

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

LATIN FOOD MARKET
7435 COLLINS AVE
MIAMI BEACH, FL 33141-2713



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

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: OCEAN SURF HOTEL
IN CARE OF: MEGAPOLIS CORP
ADDRESS: 180 ISLAND DR
KEY BISCAVNE, FL 33149-2410

RECEIPT NUMBER: RL-04003122
Beginning: 10/01/2014
Expires: 09/30/2015
Parcel No: 0232020030800

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Additional Information

Storage Locations

TRADE ADDRESS: 7436 OCEAN TER

Code	Certificate of Use/Occupation
009500	HOTELS (SMOKE DETECTOR)

CERTIFICATE OF USE	200
PREVIOUS BALANCE	\$ 0.00
C_U # OF UNITS	49
# OF HOTEL ROOMS	49

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

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MIAMI BEACH, FL
PERMIT No 1525

OCEAN SURF HOTEL
180 ISLAND DR
KEY BISCAVNE, FL 33149-2410



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

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: DONATELLA LLC D/B/A FASHION OUTLET
IN CARE OF: MEIR YAMIN
ADDRESS: 1881 79TH STREET CSWY, APT 1902
NORTH BAY VILLAGE, FL 33141-4276

RECEIPT NUMBER: RL-10007148
Beginning: 10/01/2013
Expires: 09/30/2014
Parcel No:

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Additional Information

Storage Locations

TRADE ADDRESS: 7437 COLLINS AVE

Code	Certificate of Use/Occupation
012065 btrapp	MERCHANTS SALES BUSINESS TAX RECEIPT APPLICATION FEE

CERTIFICATE OF USE	300
SQUARE FOOTAGE	1100
RETAIL INVENTORY	\$ 20000
C_U # OF UNITS	1100

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

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

DONATELLA LLC D/B/A FASHION OU
7437 COLLINS AVE
MIAMI BEACH, FL 33141-2713



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

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: COASTAL WIRELESS, LLC
IN CARE OF: AMMAD AOVIDA
ADDRESS: 22119 POWERLINE RD
BOCA RATON, FL 33433-5046

RECEIPT NUMBER: RL-10007201
Beginning: 10/01/2014
Expires: 09/30/2015
Parcel No: 0232020030090

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Additional Information

Storage Locations

TRADE ADDRESS: 7439 COLLINS AVE

Code	Certificate of Use/Occupation
012065	MERCHANTS SALES

CERTIFICATE OF USE	300
SQUARE FOOTAGE	1500
RETAIL INVENTORY	\$ 4000
C_U # OF UNITS	1500

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

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

EMAD AOVIDA
22119 POWERLINE RD
BOCA RATON, FL 33433-5046



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

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: LULU MASSAGE LLC
IN CARE OF: WILLIE WALKER
ADDRESS:

RECEIPT NUMBER: RL-10005904
Beginning: 10/01/2015
Expires: 09/30/2016
Parcel No: 0232020030080

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

Additional Information

Storage Locations

TRADE ADDRESS: 7441 COLLINS AVE

Code	Certificate of Use/Occupation
011999	MESSAGE CLINIC

CERTIFICATE OF USE	300
SQUARE FOOTAGE	1350
C_U # OF UNITS	1350
Message Clinic FF	Y

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

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

LULU MASSAGE LLC
7441 COLLINS AVE
MIAMI BEACH, FL 33141-2713



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

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: NAILHOUSE LLC
IN CARE OF: NAM DO
ADDRESS: 13106 SW 28TH ST
MIRAMAR, FL 33027

RECEIPT NUMBER: RL-10002021
Beginning: 10/01/2014
Expires: 09/30/2015
Parcel No: 0232020030070

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

Additional Information

TRADE ADDRESS: 7449 COLLINS AVE

Code	Certificate of Use/Occupation
002702	NAIL SALON
012065	MERCHANTS SALES

CERTIFICATE OF USE	300
SQUARE FOOTAGE	3000
# OF STATIONS	5
RETAIL INVENTORY	\$ 1000
C_U # OF UNITS	3000
Manicurist FF	Y

Storage Locations

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

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

NAILHOUSE, LLC
7449 COLLINS AVE
MIAMI BEACH, FL 33141-2713





Neisen O. Kasdin

Akerman LLP
Three Brickell City Centre
98 Southeast Seventh Street
Suite 1100
Miami, FL 33131
Tel: 305.374.5600
Fax: 305.374.5095

November 9, 2017

VIA HAND DELIVERY

Chair and Members of the Historic Preservation Board ("HPB")
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139

RE: Ocean Terrace – Certificate of Appropriateness for demolition of contributing structures and new construction

Our firm represents Ocean Terrace Holdings, LLC ("Owner") the owner of several parcels of land¹ located on the block bounded by Ocean Terrace to the east, Collins Avenue to the west, 75th Street to the north and 74th Street to the south (the "Property"), which is improved with several historic buildings, including the Broadmoor and Ocean Surf hotels, all of which are contributing historic structures in the Harding Townsite Historic District. The Property is located within the Ocean Terrace Overlay District and the North Shore Historic District.

The Owner proposes to redevelop the Property by restoring the Broadmoor and Ocean Surf buildings and restoring and integrating the front facades of numerous other buildings into the new building. The resulting project will preserve the important historic elements of the existing structures, the scale and character of Ocean Terrace and Collins Avenue, while accommodating a new and taller residential building. This project will be the long awaited catalyst for redevelopment of this once vibrant neighborhood.

Currently, the Property is occupied by 16 apartment units, 240 hotel rooms, of which 181 rooms are active, contained within five (5) separate buildings, and 37,866 square feet of retail contained within six (6) separate buildings, of which 32,149 square-feet are active.

The Proposed Project will consist of 58 multifamily dwelling units, 78 hotel rooms with 2,030 sqft of accessory meeting rooms and 5,728 sqft of accessory restaurant, and 18,060 square feet of ground floor retail.

¹ The Property consists of the following addresses and folios: 7450, 7436, 7430, 7420, 7410 and 7400 Ocean Terrace & 7449, 7441, 7439, 7437, 7435, 7433, 7421 and 7409 Collins Avenue; 02-3202-003-0010, -0020, -0030, -0040, -0050, -0060, -0070, -0080, -0090, -0100, -0110 and -0120.

The Broadmoor hotel was designed by Harry O. Nelson and built in 1940. It was one of two important hotels on Ocean Terrace along with the hotel that was on the site of the St. Tropez condominium.

The Broadmoor is nonconforming with regard to its floor area ratio ("FAR"). The Broadmoor lot size is 15,000 square feet and the maximum FAR is 2.0, which would yield a maximum of 30,000 square feet of floor area. The Broadmoor currently has 41,975 square feet of floor area for an FAR of 2.8. The restoration of the Broadmoor proposes to reduce the floor area to 40,328 square feet by taking the floor area that was in a partial basement and putting it fully below grade.



Consistency with the North Beach Master Plan

The Proposed Project is consistent with many aspects of the North Beach Master Plan:

- Make Ocean Terrace a world class walkable street (Page 2.10). The Proposed Project will take what is currently a very pedestrian unfriendly environment on Ocean Terrace between 74th and 75th Streets and revitalize it with improvements to the Broadmoor and Ocean Surf hotels and an introduction of active uses along the rest of the Ocean Terrace frontage where today only dilapidated and vacant buildings exist. The pedestrian experience along Collins will also be improved by improving the facades that face Collins and providing active retail and restaurant uses, restoring that portion of Collins Avenue to its historic status as a vibrant retail district.
- Improve East-West connections between residential neighborhoods and the public waterfront (Page 2.10). The Proposed Project will create a framed "ocean gateway" on 74th Street and maintain the frontage and scale of east-west street corners for enhanced view corridors.
- Protect and Enhance Neighborhoods through preservation and economic growth (Page 2.42). The Proposed Project will preserve the two highest quality historic buildings on the Property – the Broadmoor and the Ocean Surf buildings – while also preserving the facades of several other historic buildings, while at the same time allowing for the introduction of vibrant new commercial spaces on the ground floor, the revitalization of the hotels in the Broadmoor and Ocean Surf buildings, the construction of a 168 parking space garage (plus 7 surface parking spaces) and the construction of a multifamily building. The Proposed Project maintains the street character and key building frontages on Ocean Terrace and Collins Avenue. The SE corner of Collins and 75th Street, which is currently an ordinary corner without significant architecture, will be redefined in the MiMo tradition by introducing a curvilinear design with a balance of horizontal and vertical lines to enhance the corner.
- The Proposed Project incorporates many of the guidelines for building elements and appurtenances in the Master Plan, beginning on Page 3.19, including awnings, eyebrows, balconies, parapets and courtyards.

Floor plate size

The Ocean Terrace Overlay zoning regulations provide that the maximum floor plate size is 10,000 square feet, inclusive of balconies, but that the HPB can approve an increase in the floor plate size up to 15,000 square feet in accordance with the certificate of appropriateness ("COA") criteria. The Proposed Project has a floor plate, inclusive of balconies, of 12,407 square feet (9,797 square feet of enclosed building and 2,610 square feet of balconies). We submit that the proposed floor plate is in accordance with the COA criteria. The design of the floor plate is inspired by the location of the building with its east façade facing the ocean and the west façade facing the urban context that is influenced by MiMo Architecture. The west façade balances vertical and horizontal elements by using curvilinear balconies and eyebrows, while the shape of the east façade's elements follow the contour of an ocean wave.

Building separation

The Ocean Terrace Overlay zoning regulations provide that the minimum spacing between the tower portions of any two buildings above 60' in height shall be 60' but that the HPB can waive the separation requirement in accordance with the certificate of appropriateness ("COA") criteria. The Proposed Project will have a building separation of 34'-9" between the closest edge of the balcony of the new residential tower and the overrun portion of a new elevator shaft on the north side of the Ocean Surf building that serves the rooftop deck on the fifth floor and connects the Ocean Surf building to the Broadmoor. Excluding the elevator shaft overrun, the separation between the closest edge of the balcony of the new residential tower and the main wall of the Broadmoor building is 92'-10". We submit that waiving the building separation is in accordance with the COA criteria because the elevator shaft is necessary to provide access to the new rooftop deck on the fifth floor of the historic Broadmoor building, which will tie into the rooftop deck on the fourth level of the remainder of the site, thus unifying the design and functional aspect of the amenity decks of the proposed project.

Owner is also requesting a waiver of the 60' building separation requirement from the portions of the proposed new construction on the top of the Ocean Surf building that is greater than 60' in height and the existing portions of the Broadmoor building that is greater than 60' in height. The proposed building separation between these two portions of the buildings is 48'-8" where 60' is required. The waiver is necessary in order to provide a functional connection between the Ocean Surf building and the Broadmoor, which will function as an integrated hotel.

Demolition of interior slabs greater than 25%

Demolition of the interior slabs of the Ocean Surf (7436 Ocean Terrace) and Broadmoor (7450 Ocean Terrace) buildings by more than 25 percent is necessary to implement the proposed rehabilitation of the buildings. Therefore, we are requesting the HPB to waive the requirements of Section 118-395(b)(2)d.1 so that the existing nonconforming setbacks, parking credits and FAR are retained for these historic buildings. In order for the HPB to waive this requirement, at least one of the following criteria must be satisfied (our commentary to the criteria is followed in *italics*):

- i. The structure is architecturally significant in terms of design, scale, or massing (*both buildings are outstanding examples of Art Deco architecture*);

ii. The structure embodies a distinctive style that is unique to Miami Beach or the historic district in which it is located (*the Art Deco style is fairly common within the Harding Townsite and South Altos del Mar historic districts, with the designation report noting seven Art Deco buildings within the historic districts. In general, the Art Deco style is found throughout Miami Beach*);

iii. The structure is associated with the life or events of significant persons in the city (*not applicable*);

iv. The structure represents the outstanding work of a master designer, architect or builder who contributed to our historical, aesthetic or architectural heritage (*The Broadmoor was designed by Harry O. Nelson, who worked as a draftsman for August Geiger in the 1920s. He was especially gifted in the Art Deco style and left a legacy of very fine buildings in Miami Beach, dating from 1930 to 1950, including his own home at 6868 Harding Avenue. Some of his best work in South Beach includes the Park Avenue Hotel, Beacon Hotel, Florence Villas, Lakeside Apartments; and residences located at 829, 830, 836 Española Way. Noteworthy buildings in North Beach include the Broadmoor; the Baltic Hotel at 7643 Harding Avenue; and an apartment building at 6946 Rue Vendome. The Ocean Surf was designed by Anton Skislewicz, who was drawn to Miami Beach by the Depression-era building boom in Miami Beach. He opened a practice in Miami Beach in 1934 and contributed a European sensibility to local architecture. His early work in naval architecture and aviation is clearly evident in his Streamlined buildings. Some of his buildings include the Breakwater Hotel, Lord Balfour Hotel, and Plymouth Hotel. His most notable North Beach building was the Ocean Surf Hotel.*);

v. The structure has yielded or is likely to yield information important in prehistory or history (*not applicable*);

vi. The structure is listed in the National Register of Historic Places (*not applicable*).

Based on the foregoing analysis, we believe it is appropriate for the HPB to waive the requirements of Section 118-395(b)(2)d.1 so that the existing nonconforming setbacks and parking credits are retained for the Broadmoor and Ocean Surf buildings.

Based on the foregoing analysis, we believe it is appropriate for the HPB to waive the requirements of Section 118-395(b)(2)d.1 so that the existing nonconforming setbacks, parking credits and floor area are retained for the Ocean Surf and Broadmoor buildings.

Certificate of Appropriateness Criteria in Sec. 118-564

In addition to the foregoing statements of facts regarding the Proposed Project, we offer the following as additional documentation of the Proposed Project's compliance with the COA criteria contained in the Land Development Regulations.

The Proposed Project is appropriate to and compatible with the environment and adjacent structures, and enhances the appearance of the surrounding properties. On the Collins Avenue side, the Proposed Project will seamlessly blend the preservation of the historic buildings and

historic facades² with the contemporary new construction (prefabricated perforated concrete blocks or metal panels that enable the passage of light and air) through the use of a transitional element in the form of a landscaped screen wall. On the Ocean Terrace side, the podium of the new residential building is separated from the top of the historic buildings that are being preserved on the ground floor in order to provide the appropriate recognition of the historic buildings. Also, the façade of the 7420 Ocean Terrace building, which has been deemed unsafe by the Unsafe Structures Board, is being preserved and used in an innovative way – as the entry way to an interior courtyard for the residential tower. Inspiration for this kind of adaptive reuse of a historic structure or feature was drawn from Franklin Court in Philadelphia and the Basilica di Siponto in Puglia, Italy.

The traffic engineer, Kimley-Horn, has submitted a traffic study that shows that the vehicular movements into and out of the Project are safe and the valet stands can handle the expected volume within the confines of the Project, without queuing into adjacent rights-of-way. The vehicular access points are confined to just three curb cuts, two for passenger vehicles and one for delivery trucks and trash trucks. The loading service area has a roll down door so that it can be shielded from the right-of-way, and it has been located on the north side of the block facing the side of the library, not the adjacent St. Tropez residential uses on the south side of the block. There are multiple and separate pedestrian entrance ways into the Project, including two different and innovative ways – one pedestrian "breezeway" that connects from the Collins Avenue frontage back to the area where valet parking and hotel entrance can be accessed which allows for the public to continue out to Ocean Terrace. In addition, the Project proposes a pedestrian "gateway"/courtyard on the Ocean Terrace frontage that residents of the multifamily building can access through the historic façade of the 7420 Ocean Terrace building.

Also, the Proposed Project puts the access driveways into and out of the Property, including for loading functions, on the 74th and 75th Street sides of the Property, thus allowing the higher priority pedestrian streets of Ocean Terrace and Collins Avenue to be uninterrupted by vehicular curb cuts.

Sea Level Rise Criteria

In order to ensure that the Project is resilient in light of the effects of sea level rise, the sea level rise and resiliency review criteria from Section 133-50 of the LDRs is addressed below:

(a) Criteria for development orders:

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

A recycling plan will be provided as part of the submittal for a demolition permit to the building department. It is planned to reuse as much of the material as possible.

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

All windows in the renovated buildings will be replaced with hurricane proof impact windows and all windows in the new construction will be hurricane proof impact windows.

² The first five feet of the facades are planned to be preserved and restored unless they are found to be structurally incapable of being preserved, at which point the applicant would use the laser survey to construct a replica of the first five feet of the façade.

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

All windows that were historically operable and can continue to be operable under the restraints of the Florida Building Code will be operable.

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

All new landscaping will consist of Florida friendly plants.

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 Southeast Florida Regional Climate Action Plan projects that sea level will rise 6 to 10 inches by 2030, 14 to 26 inches by 2060, and 31 to 61 inches by 2100 above the 1992 mean sea level. This represents NGVD elevations of 1.10' to 1.43' by 2030, 1.77' to 2.77' by 2060, and 3.18' to 5.68' by 2100 at Mean Sea Level. At Mean High Water this represents NGVD elevations of 2.31' to 2.64' by 2030, 2.98' to 3.98' by 2060, and 4.39' to 6.89' by 2100.

According to the survey, the ground adjacent to the building varies in elevation from approximately 6.8' NGVD at the NW corner of the Property to 9.0' NGVD at the SE corner of the Property. The first floor of the building is proposed to be at an elevation that ranges from 7.5' to 8.1' NGVD for buildings facing Collins Avenue up to 9.6' and 10.0' NGVD for buildings facing Ocean Terrace. The adjacent land elevations are at similar or slightly lower elevations. The Project is therefore not anticipated to be excessively impacted by Sea Level Rise in the timeframe included in the Sea Level Rise projection.

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 driveways into the property are located at elevations that range from 7.5' to 7.6' NGVD. The garage ramps starts at an elevation of 10' NGVD. These elevation are above anticipated future roadway elevations.

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

All critical mechanical and electrical systems will be located above base flood elevation and on roofs when available.

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

The first floor elevations of the buildings located on Ocean Terrace will range between 9.6' and 10.0' NGVD, which is 0.6' to 1.0' above base flood elevation (8.0') plus minimum City of Miami Beach Freeboard (1').

First floor elevations for buildings located on Collins Avenue will be raised to a minimum of 7.5' and 8.1' NGVD (current conditions range from 6.9' to 8.1' NGVD). Additional elevation is not feasible due to the historic facades and FDOT regulations since Collins Avenue is controlled by FDOT.

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

The building will provide dry flood proofing systems for the habitable spaces located below the base flood elevation.

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

The site is currently built-out. There are insufficient open spaces to incorporate water retention systems. Therefore such a system is not feasible nor appropriate at this time.

Variances

The Owner requests eight (8) variances to be approved to viably redevelop the Property. Regarding the variance for the front setback for the canopy, the Owner is only proposing to rebuild the canopy as it currently exists, which is also consistent with the historic placement of the canopy on the front façade facing Ocean Terrace. Regarding the two variances for the tower setbacks for rooftop areas, the setbacks in the Ocean Terrace Overlay Zone were written with the new residential tower in mind and did not anticipate that new rooftop mechanical areas would encroach into the required setbacks.

The variances requested are:

1. A variance to waive 3'-5" of the required pedestal front yard setback of 5' to allow the vertical supports of the canopy to be setback 1'-7" (Sec. 142-1142(d)).
2. A variance to waive 12' of the required pedestal side street setback of 20' for portions of new buildings over 20' in height in order to build a gym terrace and pool deck with a 8' setback at a height of 23' (gym terrace) and 40' (pool deck) (Sec. 142-870(a)(2)(b)).
3. A variance to waive 18'-1" of the required tower side street setback of 25' to allow the construction of a rooftop boiler room and rooftop mechanical room with a 6'-11" setback (Sec. 142-870.1(a)(3)(b)).
4. A variance to waive 29'-9½" of the required tower front setback of 55' to allow the construction of a rooftop mechanical room with a 25'-2½" setback (Sec. 142-870.1(a)(3)(a)(2)).
5. A variance to allow balconies above 125' in height (floors ten and above) to encroach 8' into the required tower side street setback of 50' where a maximum encroachment of 6' is allowable, a variance of 2' (Sec. 142-1132(o)(4)).

The City Code establishes seven (7) individual criteria by which requests for variances are evaluated by the HPB. These criteria are listed below in bold and underline text, with our response following each criterion in plain text.

The City Charter, Subpart B, Article I, Sec. 2 also states, "*Where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of said Zoning Ordinance, the Board of Adjustment shall have the power in passing upon appeals, to vary or modify any regulations or provisions of such ordinance relating to the use, construction, or*

alteration of buildings or structures, or the use of land, so that the spirit of the Zoning Ordinance shall be observed, public safety and welfare secured, and substantial justice done."

We believe our responses below will demonstrate that there are both practical difficulties and unnecessary hardships associated with our request for the Variances.

(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;

Regarding the variances related to the rooftop equipment on the Broadmoor, the existing Broadmoor building is nonconforming regarding tower front and side street setbacks under the Ocean Terrace Overlay and the relatively small size of the rooftop does not allow equipment to be placed on the roof without the need for variances. The 55' required front tower setback takes up the entire rooftop area of the Broadmoor, therefore it is not possible to add the necessary rooftop mechanical equipment without incurring the need for a variance. Similarly, the 25' required side street tower setback takes up approximately half of the rooftop area of the Broadmoor.

Regarding the vertical supports for the canopy, the Owner is only proposing to restore the canopy in the place where it is currently located, which is consistent with where the canopy has been located through the history of the Broadmoor. Due to the extensive nature of the proposed renovations the canopy cannot remain in place during the renovations. The image to the right is a picture from the 1950s that shows the canopy in the same location the Owner proposes to install it. The Broadmoor is unique compared to other buildings in the Ocean Terrace Overlay Zone in that it was designed with a significant portion of the front facing part of the building setback 12' from the property line to allow for a terrace. Most buildings in the Ocean Terrace Overlay are built to within five or zero feet of the property line. The generous terrace area on the front of the Broadmoor necessitates a canopy for shade purposes.



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

Although the applicant is proposing the project that requires the variances, the applicant is attempting to build new improvements mixed in with the preservation of historic buildings and facades, which is the genesis for most of the variances.

(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;

All of the variances relate to being able to add on to existing historic buildings or replicate existing structures such as the canopy in the same state they currently exist in.

(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;

The literal interpretation of the setback requirements would work unnecessary and undue hardship on the applicant. Denial of the variance for the canopy would deprive the applicant of the use of a canopy to shade the front terrace in the same manner as has been provided historically for decades. Denial of the variances related to new mechanical equipment on the Broadmoor would cause undue hardship on the restoration of the historic building.

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

The proposed mechanical equipment is pushed as far away from the front and side street yards as possible. Regarding the canopy, the width of the canopy and the vertical supports are requested to be rebuilt in the same configuration and location that they have existed in for decades.

(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;

None of the variances would be injurious to the surrounding area or detrimental to the public welfare as they are minimal variances and/or their effects are insulated from surrounding properties due to the fact that the Project consists of the entire block except for one lot. The granting of these variances will promote the revitalization of Ocean Terrace.

(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.

Granting this request would be consistent with the comprehensive plan and it does not reduce levels of service as set forth in the comprehensive plan.

We submit that the Proposed Project appropriately blends the conservation of the most significant historic buildings and retention of certain historic facades with new construction that transitions from the lower scale historic facades to the upper floors of the new building. For all of the reasons as stated herein, we respectfully request the Historic Preservation Board's favorable review of the Proposed Project.

Sincerely,



Neisen O. Kasdin



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

November 2, 2017

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

Re: Property Owners List within 375 feet of:

SUBJECT: 7400 Ocean Terrace, Miami Beach, FL 33141
FOLIO NUMBER: 02-3202-003-0060
LEGAL DESCRIPTION: HARDING TOWNSITE PB 34-4 LOT 7 BLK 1

SUBJECT: 7410 Ocean Terrace, Miami Beach, FL 33141
FOLIO NUMBER: 02-3202-003-0050
LEGAL DESCRIPTION: HARDING TOWNSITE PB 34-4 LOT 6 BLK 1

SUBJECT: 7420 Ocean Terrace, Miami Beach, FL 33141
FOLIO NUMBER: 02-3202-003-0040
LEGAL DESCRIPTION: HARDING TOWNSITE PB 34-4 LOT 5 BLK 1

SUBJECT: 7430 Ocean Terrace, Miami Beach, FL 33141
FOLIO NUMBER: 02-3202-003-0030
LEGAL DESCRIPTION: HARDING TOWNSITE PB 34-4 LOT 4 BLK 1

SUBJECT: 7436 Ocean Terrace, Miami Beach, FL 33141
FOLIO NUMBER: 02-3202-003-0020
LEGAL DESCRIPTION: HARDING TOWNSITE PB 34-4 LOT 3 BLK 1

SUBJECT: 7450 Ocean Terrace, Miami Beach, FL 33141
FOLIO NUMBER: 02-3202-003-0010
LEGAL DESCRIPTION: HARDING TOWNSITE PB 34-4 LOTS 1 & 2 BLK 1

SUBJECT: 7409 Collins Avenue, Miami Beach, FL 33141
FOLIO NUMBER: 02-3202-003-0120
LEGAL DESCRIPTION: HARDING TOWNSITE PB 34-4 LOT 13 BLK 1

SUBJECT: 7421 Collins Avenue, Miami Beach, FL 33141
FOLIO NUMBER: 02-3202-003-0110
LEGAL DESCRIPTION: HARDING TOWNSITE PB 34-4 LOT 12 BLK 1

SUBJECT: 7433 Collins Avenue, Miami Beach, FL 33141
FOLIO NUMBER: 02-3202-003-0100
LEGAL DESCRIPTION: HARDING TOWNSITE PB 34-4 LOT 11 BLK 1

SUBJECT: 7435, 7437, 7439 Collins Avenue, Miami Beach, FL 33141

FOLIO NUMBER: 02-3202-003-0090

LEGAL DESCRIPTION: HARDING TOWNSITE PB 34-4 LOT 10 BLK 1

SUBJECT: 7441 Collins Avenue, Miami Beach, FL 33141

FOLIO NUMBER: 02-3202-003-0080

LEGAL DESCRIPTION: HARDING TOWNSITE PB 34-4 LOT 9 BLK 1

SUBJECT: 7449 Collins Avenue, Miami Beach, FL 33141

FOLIO NUMBER: 02-3202-003-0070

LEGAL DESCRIPTION: TOWNSITE OF HARDING PB 34-4 LOT 8 BLK 1

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

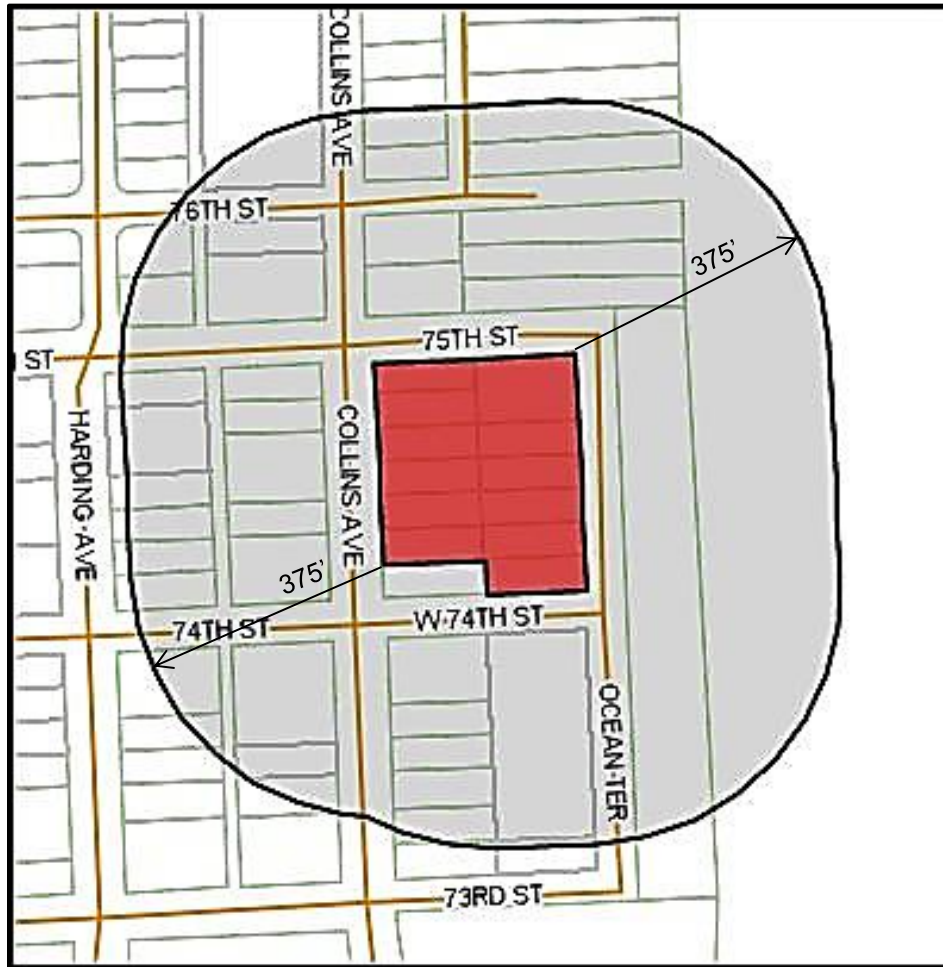


Diana B. Rio

Total number of property owners without repetition: **326, including 7 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.

375' RADIUS MAP



SUBJECT: 7400 Ocean Terrace, Miami Beach, FL 33141

FOLIO NUMBER: 02-3202-003-0060

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LEGAL DESCRIPTION: HARDING TOWNSITE PB 34-4 LOT 9 BLK 1

SUBJECT: 7449 Collins Avenue, Miami Beach, FL 33141
FOLIO NUMBER: 02-3202-003-0070
LEGAL DESCRIPTION: TOWNSITE OF HARDING PB 34-4 LOT 8 BLK 1

Name	Address	City	State	Zip	Country
ANGELO FAZARI LISA FAZARI	123 KOOTENAY RIDGE	VAUGHAN ON L6A 2V9			CANADA
FARHAD AMIRKHANI JTRS AFSANEH AMIRKHANI JTRS	1829 PADDOCK CRESENT	MISSISSAUGA ONTARIO L5L 3J5			CANADA
FREDERIC GARCIA	35 RUE DU SEUTIER	PARIS			FRANCE
KEITH EXTANCE DORIS EXTANCE	3282 BLOOMFIELD DR	MISSISSAUGA ON L5N 6X8			CANADA
ROY PYPER	621 W 57 AVE APT#1104	VANCOUVER BC V6N 3B5			CANADA
SHERIF EL MAADAWY INAS EL GOUHARY	128 WINDERMERE CRESCENT	EDMONTON AB T6W 0S3			CANADA
STEVEN LAWLESS	1055 AVE LOUIS ST LAURENT	QUEBEC QUEBEC CANADA G1R2W8			CANADA
305 OLSEN LLC	443 LINCOLN RD	MIAMI BEACH	FL	33139	USA
7309 COLLINS AVENUE LLC	210 71 ST STE 309	MIAMI BEACH	FL	33141	USA
7330 TS C OCEAN TERRACE LLC MATHEYS LANE CAPITAL MGT	1 WEST EXCHANGE ST 4 FLOOR	PROVIDENCE	RI	02903	USA
7331 COLLINS AVENUE LLC	210 71 ST STE 309	MIAMI BEACH	FL	33141	USA
7400 OCEAN TERRACE LLC	1031 N MIAMI AVE 201	MIAMI	FL	33136	USA
7409 COLLINS AVE INVESTMENT LLC	19 NW SOUTH RIVER DR	MIAMI	FL	33128	USA
7410 OCEAN TERRACE LLC CLARO DEVELOPMENT	1035 N MIAMI AVE STE 201	MIAMI	FL	33136	USA
7420 OCEAN TERRACE INVESTMENT LLC	1035 N MIAMI AVE 210	MIAMI	FL	33136	USA
7421 COLLINS AVE INVESTMENT LLC	1035 N MIAMI AVE 210	MIAMI	FL	33136	USA
7433 COLLINS AVE INVESTMENT LLC	19 NW SOUTH RIVER DRIVE	MIAMI	FL	33128	USA
7436 OCEAN TERRACE LLC CLARA DEVELOPMENT	1035 N MIAMI AVE STE 201	MIAMI	FL	33136	USA
7439 COLLINS AVE INVESTMENT LLC	19 NW SOUTH RIVER DR	MIAMI	FL	33128	USA
7441 COLLINS AVE INVESTMENT LLC C/O OCEAN TERRACE HOLDINGS LLC	1035 N MIAMI AVE 201	MIAMI	FL	33136	USA
7450 OCEAN TERRACE LLC	1035 NORTH MIAMI AVE #201	MIAMI	FL	33136	USA
7600 INVESTMENTS LLC	7600 COLLINS AVENUE #401	MIAMI BEACH	FL	33141	USA
83 INVESTS LLC	44 W FLAGLER ST 2300	MIAMI	FL	33130	USA
ABDULLAH AL HADDAD	4281 SW 15th St	Miami	FL	33134-3805	USA
ACJ GROUP LLC	555 NW 15 ST #200	MIAMI	FL	33132	USA
ADELBERT M TENNEY &W GRACE FEE % R K ASSOCIATES LESSEE	17100 COLLINS AVE STE 225	MIAMI BEACH	FL	33160-3675	USA
ADRIEL CACERES	7540 BOUNTY AVE	MIAMI BEACH	FL	33141	USA
AHAVA PROPERTIES CORP	7330 OCEAN TERRACE #704 (7D)	MIAMI BEACH	FL	33141-2722	USA
AJS COLLINS LLC C/O STEVEN WALDMAN	299 BROADWAY SUITE 1504	NEW YORK	NY	10007	USA
ALBERTO ALVAREZ GINZO	8961 SUNSET DR #322	MIAMI	FL	33173-3472	USA
ALEJANDRO MOLINA &W MARIA DEL LUJAN VELAZQUEZ	7435 HARDING AVE #205	MIAMI BEACH	FL	33141-2747	USA
ALEVITA LLC	2152 BURNS ST	DETROIT	MI	48214	USA
ALLAN YEAMAN	1610 LENOX AVE	MIAMI	FL	33131	USA
ALVARO FAGGIANI	7600 COLLINS AVE 416	MIAMI BEACH	FL	33141	USA
AMBER EICHNER	7600 COLLINS AVE #1206	MIAMI BEACH	FL	33141-2938	USA
AMEET VOHRA &W DENISE	2108 N BAY RD	MIAMI BEACH	FL	33140-4552	USA
ANA M ORTIZ-GONZALEZ	7330 OCEAN TERR #1202	MIAMI BEACH	FL	33141-2722	USA
ANALYS MARQUEZ	7600 COLLINS AVE # 1005	MIAMI BEACH	FL	33141	USA
ANDREA SCARPA LILLIAN P HALL SCARPA	200 NATCHEZ AVE SOUTH	GOLDEN VALLEY	MN	55416	USA
ANNE M INDRESANO	11 ROCKRIDGE RD	NATICK	MA	01760	USA
ANTONIO CARLOS P CARVALHO VIVIAN S CARVALHO	7330 OCEAN TER APT# 804	MIAMI BEACH	FL	33141	USA
ANTONIO R LOPEZ ESPERANZA C LOPEZ	PO BOX 194	FAIRVIEW	NJ	07022	USA
ARMANDO O ARIAS &W ERIKA OLMEDO	7600 COLLINS AVE #707	MIAMI BEACH	FL	33141-2939	USA
ARRP MIAMI LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
ARTUR BENCHIMOL JTRS AARAO BENCHIMOL JTRS	7600 COLLINS AVE # 406	MIAMI BEACH	FL	33141	USA
ASHOK K RAM MINDY G RAM	76 RUSHFIELD LANE	VALLEY STREAM	NY	11581	USA
AUSTRAL INTEGRAL LLC C/O JACQUELINE RODRIGUEZ	PO BOX 266221	WESTON	FL	33326	USA

BANK OF AMERICA N.A. NC1-001-03-81	101 N TRYON ST	CHARLOTTE	NC	28255	USA
BARRY GIDDINS	7330 OCEAN TERRACE # 2601	MIAMI BEACH	FL	33141-2751	USA
BASIL ZOFAKIS &W ARGIRO ZOFAKIS	3414 WINCHESTER LN	GLENVIEW	IL	60026	USA
BERNARDINO MOSQUERA	7600 COLLINS AVE # 607	MIAMI BEACH	FL	33141-2939	USA
BLUE REY LLC	6039 COLLINS AVE UNIT 937	MIAMI BEACH	FL	33140	USA
BONNIE SCHWARTZER	7330 OCEAN TERRACE #STE-B	MIAMI BEACH	FL	33141-2722	USA
BORN PROPERTIES LLC	90 LACKAWANNA TRAIL	SUFFERN	NY	10901	USA
BOTTIROLI INC	130 NE 202 TER # S-22	MIAMI	FL	33179	USA
BP 7451 LLC	1211 ALTON RD	MIAMI BEACH	FL	33139	USA
BRENDAN P BONNER	7600 COLLINS AVE #904	MIAMI BEACH	FL	33141-2940	USA
BRUCE FISH HILDA FISH	6640 ALLISON ROAD	MIAMI BEACH	FL	33141	USA
BRUCE GETZ &W KATHRYN	319 VINE ST #410	PHILADELPHIA	PA	19106	USA
C CALVIN GAETA &W DOLORES	1 CVS DRIVE	WOONSOCKET	RI	02895	USA
C CALVIN GAETA &W DOLORES	13055 POND APPLE DR E	NAPLES	FL	34119	USA
CARLOS ADOLFO BOTERO PARIS CESAR VICENTE BOTERO	1701 NE 174 ST	NORTH MIAMI BEACH	FL	33162	USA
CARLOS ALBERTO DE PABLO	1015 WEAVER DR	OVIEDO	FL	32765	USA
CARLOS PATRICIO THOMAS	411 CLEVELAND ST APT 112	CLEARWATER	FL	33755	USA
CARMEN DUARTE	7435 HARDING AVE #101	MIAMI BEACH	FL	33141-2746	USA
CARMEN MACEYRAS & REGINO N MACEYRAS	7330 OCEAN TERR #15D (1504)	MIAMI BEACH	FL	33141-2722	USA
CBBC REAL EST LLC	7330 OCEAN TERR #8A	MIAMI BEACH	FL	33141	USA
CHARLES HOLLEY LEAH HOLLEY	9230 WATERFOWL FLYWAY	CHESTERFIELD	VA	23838	USA
CHARLES A VERDI JR	7330 OCEAN TERR APT 1704	MIAMI BEACH	FL	33141-2750	USA
CHARLES CISNEROS	7792 NW 54 ST	DORAL	FL	33166	USA
CHARLES E FORSDAHL JR KERRY ANN FORSDAHL	73 DOGWOOD DR	OAKLAND	NJ	07436	USA
CHARLES HOUSEN &W CAROL	7330 OCEAN TERR #2001	MIAMI BEACH	FL	33141-2722	USA
CHEN CHI YEH	7330 OCEAN TER #2204	MIAMI BEACH	FL	33141	USA
CHRISTINE SPEZZI &W CARMEN SPEZZI	20 RAPPLEYA ST	SAYREVILLE	NJ	08872	USA
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
COFERAN LLC	5901 NW 151 ST STE 126	MIAMI LAKES	FL	33014	USA
COLLINS 73RD INVEST GRP LLC	11555 SW 93 CT	MIAMI	FL	33176-4249	USA
COMPANIA DE INVERSIONES LLC	7600 COLLINS AVE UNIT 716	MIAMI BEACH	FL	33141	USA
CORRENA HOLUNGA KENNETH CHARLES ANSELL	200 76 ST #58	MIAMI BEACH	FL	33141	USA
CRANEADOS LLC	8750 NW 36 ST STE 240	MIAMI	FL	33178	USA
DANA KRAML	820 HUDSON ST #2-5	HOBOKEN	NJ	07030	USA
DANIEL A SARLENGA TTEE TRS PIETAS IRREVOCABLE TRUST	2380 SW 80 CT	MIAMI	FL	33155	USA
DANIELLE MARIE COFFEY NICOLE ELIZABETH COFFEY	308 SCHOOLHOUSE RD	MONROE	NJ	08831	USA
DAVID BORKOWSKI & HENRY BORKOWSKI	7600 COLLINS AVE # 903	MIAMI BEACH	FL	33141-2940	USA
DAVID J DE LA ESPRIELLA	14101 OAK RIDGE DR	DAVIE	FL	33325	USA
DAVID JAY ZUCKERMAN	3410 INVERNESS DR	CHEVY CHASE	MD	20815	USA
DAVID KULEISUS &W ANGELIQUE	7330 OCEAN TERRACE PH-B (2802)	MIAMI BEACH	FL	33141-2722	USA
DOMINIQUE CHERQUI	7330 OCEAN TERRACE #802	MIAMI BEACH	FL	33141-2723	USA
DORIS AVEDIKIAN TRS DORIS AVEDIKIAN REVOCABLE TRUST DORIS AVEDIKIAN	7330 OCEAN TER # 6 D	MIAMI BEACH	FL	33141	USA
DORIS VETENCOURT	2061 NW 112 AVE #133	MIAMI	FL	33172	USA
DOUGLAS C WALKER	225 S 2 ST	WILMINGTON	NC	28401-4403	USA
DRCY PERAZA VENTURES LLC	719 W 51 ST	MIAMI BEACH	FL	33140	USA
EDNA R VEGA	7600 COLLINS AVE #613	MIAMI BEACH	FL	33141	USA
EDWARD M CONCEPCION SCOTT FREESWICK	1900 N BAYSHORE DR #4706	MIAMI	FL	33132	USA
EDWARD M MILLER MARIA L MILLER	7600 COLLINS AVE UNIT #1003	MIAMI BEACH	FL	33141	USA

EDWIN LESCHHORN MARIA N LESCHHORN	7600 COLLINS AVE #405	MIAMI BEACH	FL	33141	USA
ELAINE & RICHARD JOHNSTON	200 76 ST #43	MIAMI BEACH	FL	33141-2187	USA
ELCO BCH LLC	201 S BISCAYNE BLVD STE 850	MIAMI	FL	33131	USA
ELEONORA BELLINI LUIGI MANZI	200 76 ST #57	MIAMI BEACH	FL	33141	USA
ELIZABETH COSTA & H DIEGO SOLOAGA	11325 NW 52 LN	DORAL	FL	33178-3508	USA
ELIZABETH GARCIA ORIETTA FAJARDO	7600 COLLINS AVE #1010	MIAMI BEACH	FL	33141-2937	USA
ELIZABETH SOBOL	7330 OCEAN TERR UNIT 2504	MIAMI BEACH	FL	33141-2751	USA
EMILIO L MAGNAGHI	7330 OCEAN TER DR #10-C	MIAMI BEACH	FL	33141	USA
ERIC ALBERT MELLON	7330 OCEAN TER LPH C	MIAMI BEACH	FL	33141	USA
ERIK D GOLDMAN	7445 HARDING AVE #210	MIAMI	FL	33151	USA
ESTELA VALLE JTRS GRISEL LUGO JTRS	7000 SW 102 AVE #1	MIAMI	FL	33173	USA
FARID MASSABKI & W MARIA T	7330 OCEAN TERRACE #902	MIAMI BEACH	FL	33141-2722	USA
FERNANDO MAESTRE	2035 AREB CREEK DR	N MIAMI	FL	33181	USA
FLORIDA INVESTMENT PROPERTIES LLC	1111 SW 1 AVE # 2517	MIAMI	FL	33130	USA
FRANCIS MASSABKI	7330 OCEAN TER UNIT 1101	MIAMI BEACH	FL	33141	USA
FRANK LOBRITTO	200 76 ST UNIT 41	MIAMI BEACH	FL	33141-2187	USA
G 2 INVESTMENT & MANAGEMENT INC	11200 NW 107TH ST STE 6	MIAMI	FL	33178-3298	USA
GABRIEL GIORDANO & W ROMINA MANIA	1456 MARSEILLE DR	MIAMI BEACH	FL	33141-	USA
GABRIELA ZANGRONIZ	10829 NW 7 ST #21	MIAMI	FL	33172	USA
GALINA NORKIN	7330 OCEAN TER LPH- A	MIAMI BEACH	FL	33141	USA
GARY EDWARDS SANDRA EDWARDS	7330 OCEAN TER #10B	MIAMI BEACH	FL	33141	USA
GARY LEBOWITZ BETH LEBOWITZ	7600 COLLINS AVE # 1202	MIAMI BEACH	FL	33141	USA
GASTON VARGAS SUSANNE VARGAS	700 ORCHID SPRINGS DR	WINTER HAVEN	FL	33884	USA
GENE GUTMAN & W LOREN	1228 BURNETT RD	HUNTINGDON VALLEY	PA	19006	USA
GERMAN NANDE	7326 COLLINS AVE UNIT 104	MIAMI BEACH	FL	33141	USA
GG207 LLC	2340 NE 192 STREET	MIAMI	FL	33180	USA
GORDON S SHALEK DONNA E SHALEK	180 E END AVE APT 18C	NEW YORK	NY	10128	USA
GRAZINA BABUSIS TRS GRAZINA BABUSIS REVOCABLE TRUST	7330 OCEAN TER 803	MIAMI BEACH	FL	33141-2722	USA
GREGORY THOMAS	7330 OCEAN TERR #10-D	MIAMI BEACH	FL	33141-2722	USA
GUY MINEAU JTRS JASON TEMPLETON JTRS	7600 COLLINS AVE #1001	MIAMI BEACH	FL	33141	USA
HEATHER SENDON	2 PASHA CT	NEWFOUNDLAND	NJ	07435	USA
HELEN BRUNNER DECASTRIS C/O MS LENI BENITEZ	725 NE 113 ST	MIAMI	FL	33161	USA
HELEN LEVENTIS	7600 COLLINS AVE #101	MIAMI BEACH	FL	33141-2936	USA
HELEN PACHOWSKI STAN LALAK	200 76 ST 48	MIAMI BEACH	FL	33141	USA
HENA AGUIRRE & MAX A VARGAS	1221 VENETIA AVE	CORAL GABLES	FL	33134-2333	USA
HONUS INTERNATIONAL LLC	1000 WEST FRANKLIN AVE	MINNEAPOLIS	MN	55405	USA
HUGO A SILVESTRI	5030 SW 10 ST	FT LAUDERDALE	FL	33317	USA
HUGO H SIFUENTES MARIA R SIFUENTES	7445 HARDING AVE #209	MIAMI BEACH	FL	33141	USA
ILIDIO J PEREIRA & W MARIA A PEREIRA	7330 OCEAN TERR #903	MIAMI BEACH	FL	33141	USA
ISAAC J RONDON TRS ISAAC J RONDON REVOC TR	647 GRAND VIEW AVE 2	SAN FRANCISCO	CA	94114	USA
ISSAM RAMES KAHHAT TUMA	7600 COLLINS AVE #103	MIAMI BEACH	FL	33141	USA
JAMES G NUNEMACHER	2501 MISSION ST	SAN FRANCISCO	CA	94110	USA
JAMES IVO ALMULI	7600 COLLINS AVE 713	MIAMI BEACH	FL	33141	USA
JAN ROELF BULT	7330 OCEAN TERRACE #2702 (TS-B9)	MIAMI BEACH	FL	33141-2722	USA
JAYNE LEE IRVIN	542 FRANKLIN AVE	RIVER FOREST	IL	60305	USA
JAZCHY AND VAL LLC	2944 NW 60 ST	FORT LAUDERDALE	FL	33309	USA
JEFFERY KISHEL JEFFERY KISHEL 2013 REVOC TRUST MELISSA BETH KISHEL	2100 PARK AVE 309	MIAMI BEACH	FL	33139	USA
JENNIFER A CORDO RAFAEL G MENDOZA ARLYN M MENDOZA	8943 SW 178 TER	PALMETTO BAY	FL	33157	USA

JERIKA PROPERTIES INC	5901 NW 151 ST #126	MIAMI LAKES	FL	33014-2447	USA
JEROEN BOCK	7600 COLLINS AVE 700	MIAMI BEACH	FL	33141	USA
JM LEON INC	14265 NW 83 PATH	MIAMI LAKES	FL	33016-5725	USA
JOHN E MERCADO MIGUEL ANGEL MERCADO IDALI GOTAY	2017 CARTER MILL WAY	BROOKVILLE	MD	20833	USA
JOHN M RANEY RUI DE GOUVEIA (JTRS)	7600 COLLINS AVE #605	MIAMI BEACH	FL	33141-2939	USA
JOHNEL MECIAS	15757 PINES BLVD #196	PEMBROKE PINES	FL	33027	USA
JONAS BUZAS	7600 COLLINS AVE # 718	MIAMI BEACH	FL	33141	USA
JORGE BARRANCO &W SONIA O	6486 SW 13 ST	MIAMI	FL	33144	USA
JORGE SAVLOFF LILIANA E D ANGELO	7330 OCEAN TER 9A	MIAMI BEACH	FL	33141	USA
JOSE LUIZ VONZUBEN	7600 COLLINS AVE UNIT 1009	MIAMI BEACH	FL	33141	USA
JOSE N BARQUERO	7326 COLLINS AVE #308	MIAMI BEACH	FL	33141-7011	USA
JOSEPH A DE PIRO JAMES M MCKENNA	7330 OCEAN TERRACE #2403	MIAMI BEACH	FL	33141-2751	USA
JOSEPH D HAGEN	7326 COLLINS AVE 202	MIAMI BEACH	FL	33141-7011	USA
JOSEPH MICHAEL VAZQUEZ	877 STILLWATER DR	MIAMI BEACH	FL	33141-1019	USA
JUAN C IGLESIAS JTRS	7330 OCEAN TER APT #1404	MIAMI BEACH	FL	33141	USA
JUDITH M BISHOP TRS JUDITH M BISHOP TRUST	7330 OCEAN TER 502	MIAMI BEACH	FL	33141	USA
KALANIOT LLC	12000 BISCAYNE BLVD #704	N MIAMI	FL	33181	USA
KAPLAN-COLLINS INC	PO BOX 560189	MIAMI	FL	33256	USA
KARL W ALOMAR JTRS OLGA MALYUK JTRS	38 WEST 26 ST #5B	NEW YORK	NY	10010	USA
KARL W MAY &W MARIA & SYLVIA MAY	776 BLACKMOOR GATE LN	SAINT AUGUSTINE	FL	32084	USA
KEITH THORNTON	7600 COLLINS AVE #600	MIAMI BEACH	FL	33141-2936	USA
KEITH TINYO LAURIE TINYO	7330 OCEAN TER # 20B	MIAMI BEACH	FL	33141	USA
KENNETH BERKLEE &W BETTY BERKLEE	11922 ROYCE WATERFORD CR.	TAMPA	FL	33626	USA
KENNETH MALCOLM ALLAN MALCOLM	350 77 ST	MIAMI BEACH	FL	33141	USA
KEVIN L RAMOS	870 NE 143 ST	NORTH MIAMI	FL	33161	USA
KNOWLEDGE MANAGEMENT SERVICES LLC	515 E LAS OLAS BLVD 120	FORT LAUDERDALE	FL	33301	USA
KURT WESTERMAN BONNIE WESTERMAN	39 STANWOOD RD	SWAMPSCOTT	MA	01907	USA
LARS ROLNER TRS ROLNER FAMILY TRUST ANNETTE ROLNER TRS	7330 OCEAN TER #PH C	MIAMI BEACH	FL	33141	USA
LAURA A SLAYMAKER	7330 OCEAN TERR #21D	MIAMI BEACH	FL	33141-2722	USA
LAURA CAMAYD	15963 SW 97TH TER	MIAMI	FL	33196-6609	USA
LAVI FOREST INC	4770 BISCAYNE BLVD #1400	MIAMI	FL	33137	USA
LEGON LLC C/O SHAPIRO IRA R	16375 NE 18 AVENUE #225	NORTH MIAMI BEACH	FL	33162	USA
LEWIS J SIEGEL	7300 OCEAN TER UNIT 202	MIAMI BEACH	FL	33141	USA
LEWIS SEIGEL	7300 OCEAN TER #202	MIAMI BEACH	FL	33141	USA
LIBRIS INVESTMENT CORP	7330 OCEAN TER #16A	MIAMI BEACH	FL	33141	USA
LILIAN VIDELA PEREZ	8420 BYRON AVE #11	MIAMI BEACH	FL	33141	USA
LILYAN L WILLIG	200 76 ST #51	MIAMI BEACH	FL	33141-2163	USA
LILYAN L WILLIG	200 76 ST #46	MIAMI BEACH	FL	33141-5918	USA
LINDA WOJCIK	7501 IROQUOIS AVE	BALTIMORE	MD	21219	USA
LINDOMAR RIBEIRO DA SILVA	406 FOX HILL DR	CALVERTON	NY	11933-9507	USA
LOUIS SPENTZOS	34 WESCOTT DR	SOUTH BARRINGTON	IL	60010	USA
LOURDES ALFONSO	7600 COLLINS AVE 902	MIAMI BEACH	FL	33141	USA
LOURDES MARIA DE MENA TRS LOURDES MARIA DE MENA REVOC TR	6100 SW 95 CT	MIAMI	FL	33173	USA
LUIS E PAEZ &W SORAYA T DE PAEZ	951 BRICKELL AVE # 2011	MIAMI	FL	33131	USA
LUIS F VEGA &W ANA	7330 OCEAN TERR #1603	MIAMI BEACH	FL	33141-7003	USA
LUIS SOMOANO TRS SOMOANO FAMILY REV LIV TRUST LILIANA SOMOANO TRS	3250 SW 132 AVE	MAIMI	FL	33175	USA
LY NGUYEN COLLINS	1800 NE 114 ST #909	MIAMI	FL	33181	USA
MARCEL E GUERRA	200 76 ST #59	MIAMI BEACH	FL	33141	USA

MARCEL E GUERRA	200 76 ST #60	MIAMI BEACH	FL	33141-5919	USA
MARCELA ORREGO JUAN ARCILA	7600 COLLINS AVE #717	MIAMI BEACH	FL	33141-2940	USA
MARCELO ADDARIO & MYRIAM FRIDMAN	8020 EAST DR #315	NORTH BAY VILLAGE	FL	33141	USA
MARCELO G ADDARIO	8020 E DRIVE #315	NORTH BAY VILLAGE	FL	33141	USA
MARCIA K DOCTER TRS MARCIA K DOCTER LIVING TRUST CHARLES A DOCTER TRS	801 PENNSYLVANIA AVE NW #1101	WASHINGTON	DC	20004	USA
MARE USA INVESTMENT LLC	PO BOX 777	HALLANDALE	FL	33008	USA
MARIA DEL CONSUELO ALONSO WILLIAM VILLALOBOS	7855 BOULEVARD EAST APT 14H	NORTH BERGEN	NJ	07047	USA
MARIA DEL PILAR SANTILLANA	PO BOX 4097	HIALEAH	FL	33014	USA
MARIA EVA SANTISI	200 76 ST UNIT 50	MIAMI BEACH	FL	33141	USA
MARIA LUISA ROUCO	7600 COLLINS AVE APT 705	MIAMI BEACH	FL	33141	USA
MARIA R GUZMAN PORTELA	7330 OCEAN TERR #14-B	MIAMI BEACH	FL	33141-2722	USA
MARIA R URQUIAGA JTRS PABLO URQUIAGA JTRS	7531 SW 89 AVE	MIAMI	FL	33173	USA
MARIA SALAS	7330 OCEAN TER 16D	MIAMI BEACH	FL	33141	USA
MARIA ZORAIDA MUELLE KIT	7330 OCEAN TER UNIT 6C	MIAMI BEACH	FL	33141	USA
MARIANA VITERITTE	7600 COLLINS AVE #413	MIAMI BEACH	FL	33141	USA
MARIELA S DEPAULI JTRS MARIA PIA CASCO JTRS JOSE LUIS CASCO JTRS	7300 OCEAN TER #113	MIAMI BEACH	FL	33141	USA
MARIELA SIMEONOVA	1324 NE 181 ST	NORTH MIAMI BEACH	FL	33162-1328	USA
MARIELZA LLC	23257 SR 7 #101	BOCA RATON	FL	33428	USA
MARIO PELOSI	7600 COLLINS AVE #1006	MIAMI BEACH	FL	33141-2937	USA
MARISEL SANTANA	1510 91 ST	NORTH BERGEN	NJ	07047	USA
MARTHA V VIEYRA	104 PONTIAC LN	SAN ANTONIO	TX	78232-3507	USA
MARTIN LANDTMAN	7330 OCEAN TER UNIT 2603	MIAMI BEACH	FL	33141	USA
MATHIEWS PROPERTY LLC	7326 COLLINS AVE 102	MIAMI BEACH	FL	33141	USA
MAXINE D COHN LE REM JANIS ROSZLER REM LISA BAUCH	7330 OCEAN TER 23 A	MIAMI BEACH	FL	33141	USA
MAYRA GUERRA TRS MAYRA GUERRA REV TR	200 76 ST 49	MIAMI BEACH	FL	33141	USA
MAYRA GUERRA TRS MAYRA GUERRA REVOCABLE TRUST	200 76 ST 45	MIAMI BEACH	FL	33141	USA
MCBRIDE FAM LTD PARTNERSHIP ATTN: TAX DEPARTMENT	PO BOX 1159	DEERFIELD	IL	60015	USA
MEORA CORP	700 E DANIA BEACH BLVD 202	DANIA	FL	33004	USA
MI CASITA LLC	1166 BAY DR	MIAMI BEACH	FL	33141	USA
MICHAEL S AMEND JOANNE K AMEND	7330 OCEAN TERRACE APT 1204	MIAMI BEACH	FL	33141	USA
MICHAL STEPANEK	7330 OCEAN TERRACE #10A	MIAMI BEACH	FL	33141-2722	USA
MICHELE HASLE	171 PIER AVE #117	SANTA MONICA	CA	90405	USA
MIGUEL MANDOKI	7330 OCEAN TER # 17-B	MIAMI BEACH	FL	33141	USA
MIMO 207 LLC	7792 NW 54 ST	DORAL	FL	33166	USA
MIMO208 LLC	7792 NW 54 ST	DORAL	FL	33166	USA
MIRIAM GUTIERREZ	13424 SW 111TH TER	MIAMI	FL	33186-4343	USA
MIRNA G ESCALONA	7330 BYRON AVE #1	MIAMI BEACH	FL	33141-2746	USA
MOHAMED NASEER	7600 COLLINS AVE #612	MIAMI BEACH	FL	33141-2939	USA
MUSEUM WALK APARTMENTS LLC	1680 MERIDIAN AVE #102	MIAMI BEACH	FL	33139	USA
MYRIAM FRIDMAN LLC	5750 COLLINS AVE 6E	MIAMI BEACH	FL	33140	USA
NADIA AND FILS LLC	1000 WEST AVE # 602	MIAMI BEACH	FL	33139	USA
NATHANIEL HEDMAN	785 CRANDON BLVD #201	KEY BISCAYNE	FL	33149	USA
NAVIDICK LLC	2525 SW 3 AVE # 1504	MIAMI	FL	33129	USA
NICHOLAS MITCHELL &W MARIA D	7330 OCEAN TERR #1501	MIAMI BEACH	FL	33141-7003	USA
NICHOLAS OBEA	200 76 ST #47	MIAMI BEACH	FL	33141	USA
NICOLA GOODE & SEAN MCFARLAND TRS	1781 SUNSET AVE	SANTA MONICA	CA	90405	USA
NILO TORRES &W NYDIA L TORRES	2770 NW 97 AVE	MIAMI	FL	33172-1405	USA
NOEL MEDINA NEREYDA ANGELICA MORALES	7326 COLLINS AVE 209	MIAMI BEACH	FL	33141	USA

NOLIS ESTATES LLC	19493 40 AVE	SUNNY ISLES BEACH	FL	33160	USA
NORTH COLLINS LLC	210 71 STREET #309	MIAMI BEACH	FL	33141	USA
OALA 2 CORP	20533 BISCAYNE BLVD STE 777	AVENTURA	FL	33180	USA
OCEAN BLUE INVESTMENTS GROUP LLC	7600 COLLINS AVE 606	MIAMI BEACH	FL	33141	USA
OCEAN BLUE UNIT 603 LLC	4250 BISCAYNE BLVD #719	MIAMI	FL	33137	USA
OCEAN TERRACE MIAMI LLC	7330 OCEAN TER #2201	MIAMI BEACH	FL	33141	USA
OLGA REGUZZONI LE REM ROBERT L REGUZZONI REM MICHAEL L REGUZZONI	754 NE 90 ST #701	MIAMI	FL	33138	USA
OLSEN BEACH LLC	833 86 ST	MIAMI BEACH	FL	33141	USA
OLSEN BEACH LLC	8818 CARLYLE AVE	SURFSIDE	FL	33154	USA
OLSEN HOTEL RESTAURANT GROUP LLC	1510 CLEVELAND RD	MIAMI BEACH	FL	33141	USA
ORIT SIMHONI	11370 KING GEORGE DR	SILVER SPRINGS	MD	20902	USA
ORLANDO L AMORIN & CARMEN L AMORIN JTRS	7330 OCEAN TERRACE #23-B	MIAMI BEACH	FL	33141-2722	USA
OTILIO BACALLAO CARIDAD BACALLAO OTILIO A BACALLAO	11630 CANAL DR	NORTH MIAMI	FL	33181	USA
PABLO B CANO LE MARGARITA CANO LE REM ISABEL C HERNANDEZ	5921 SW 35 ST	MIAMI	FL	33155	USA
PABLO F YANEZ & W MARTHA C EGAS	7600 COLLINS AVE #1209	MIAMI BEACH	FL	33141-2937	USA
PATRICIA ANN HENRICH	7600 COLLINS AVE #704	MIAMI BEACH	FL	33141	USA
PATRICIA SANTANGELO & SHERRY A AVEDIKIAN	7330 OCEAN TERRACE #5-A (501)	MIAMI BEACH	FL	33141-2722	USA
PAUL REYNOLDS	3155 RAMON RD 404	PALM SPRINGS	CA	92264	USA
R K ASSOCIATES #3 INCCORP	17100 COLLINS AVE SUITE 225	SUNNY ISLES BEACH	FL	33160-3675	USA
R MICHAEL ERICKSON & W DENISE L ERICKSON	5818 FOX HOLLOW DR APT E	BOCA RATON	FL	33486	USA
RAFAELA DULANTO	7600 COLLINS AVE 1000	MIAMI BEACH	FL	33141	USA
RAMON M SANCHEZ STEVEN G GEVAS TRS STEVEN GEORGE GEVAS REVOC TR	7330 OCEAN TERR UNIT TS-A	MIAMI BEACH	FL	33141	USA
RANDALL ROBERTS & W LILLIE	7600 COLLINS AVE 1004	MIAMI BEACH	FL	33141-2937	USA
RAUL CONCEPCION	18809 SW 80 CT	CUTLER BAY	FL	33157	USA
RAUL RUBIO	7600 COLLINS AVE #915	MIAMI BEACH	FL	33141	USA
REMO MAUTE	917 SE 6 ST	FORT LAUDERDALE	FL	33301	USA
RICARDO LIMA SOARES TZUNG WE CHING	7330 OCEAN TERRACE #20C	MIAMI BEACH	FL	33141	USA
RICHARD BRAND & W HARRIET	7330 OCEAN TERR #14-A	MIAMI BEACH	FL	33141-2722	USA
RICHARD ESTENOZ JTRS ANISIA ZOGPY JTRS ANTHONY FORTICH JTRS	7600 COLLINS AVE # 907	MIAMI BEACH	FL	33141	USA
RITA T HERNANDEZ TRS OCEANBLUE 1208 LAND TRUST	7600 COLLINS AVE #1208	MIAMI BEACH	FL	33141	USA
ROBERT B GRAHAM TRS GRAHAM REVOCABLE TRUST MARGRET GRAHAM TRS	200 76 ST #52	MIAMI BEACH	FL	33141	USA
ROBERT MCCARTHY	7853 MONTEVALE WAY	MC LEAN	VA	22102	USA
ROBERT PARIENTE	7600 COLLINS AVE #909	MIAMI BEACH	FL	33141-2940	USA
ROCIO GORIS JOHN A BONA	1260 NE 96 ST	MIAMI SHORES	FL	33138	USA
RODOLFO E BIANCO	2032 EAST JEFFERSON BLVD	SOUTH BEND	IN	46617	USA
RODOLFO T CABRERA	7502 W 29 LN	HIALEAH	FL	33018	USA
ROGER AMURUZ GALLEGOS TERESA J DULANTO VEGA DE AMURUZ	7330 OCEAN TER 2202	MIAMI BEACH	FL	33141	USA
ROGER AMURUZ GALLEGOS TERESA JESSICA DULANTO VEGA	7330 OCEAN TER #17A	MIAMI BEACH	FL	33141	USA
ROMARI MCDANIEL	7330 OCEAN TERR #2004	MIAMI BEACH	FL	33141	USA
ROSA TERESA QUERALES DE SUAREZ	7330 OCEAN TERRACE #19-A	MIAMI BEACH	FL	33141-2722	USA
ROSS D KELSON	7330 OCEAN TERR #18-A	MIAMI BEACH	FL	33141-2722	USA
ROSSANA MAROLDA	7600 COLLINS AVE #715	MIAMI BEACH	FL	33141	USA
RUDOLF LANG & W ANGELICA	5731 SW 50 ST	MIAMI	FL	33155-6306	USA
RUDY PEREZ ELIZABETH PEREZ	7605 COLLINS AVE	MIAMI BEACH	FL	33141-2122	USA
SAID AKAR	333 SANTANA ROW UNIT 236	SAN JOSE	CA	95128	USA
SANDRA MILENA BERNAL	7300 OCEAN TER #311	MIAMI BEACH	FL	33141	USA
SANDRA V PAZ	7600 COLLINS AVE 712	MIAMI BEACH	FL	33141-2940	USA
SEAN MCFARLAND TRS & NICOLA GOODE TRS	1781 SUNSET AVE	SANTA MONICA	CA	90405	USA

SEASIDE LIVING US LLC	7330 OCEAN TERRACE #PH-D	MIAMI BEACH	FL	33141	USA
SHAHROKH REZA &W DIANNA BILIOURIS	7330 OCEAN TERR #11C	MIAMI BEACH	FL	33141	USA
SIMON LEVIN BARBARA LEVIN	7330 OCEAN TER #7A	MIAMI BEACH	FL	33141	USA
SIMON LEVIN BARBARA LEVIN	7330 OCEAN TER 7 B	MIAMI BEACH	FL	33141	USA
SOLFLOR HARDING LLC	9820 SW 123 ST	MIAMI	FL	33176	USA
SOLYMAR FLORIDA LLC	7600 COLLINS AVE #411	MIAMI BEACH	FL	33141-2936	USA
SONIA MONIQUE ROZNOWICZ DIDIER	7600 COLLINS AVE 908	MIAMI BEACH	FL	33141	USA
SONIA OJEDA LE REM DIEGO PINEIRO REM GABRIEL PINEIRO	290 174 ST STE 805	SUNNY ISLES BEACH	FL	33160	USA
SONIX LLC	20900 NE 30 AVE #200 33	AVENTURA	FL	33131	USA
STARBEACH 2 LLC	8961 SW 72ND ST #322	MIAMI	FL	33173-3472	USA
STAVRO PAPADATO PAPADATO	7600 COLLINS AVE #901	MIAMI BEACH	FL	33141	USA
STEVEN AXELRAD LYNN AXELRAD	7600 COLLINS 616	MIAMI BEACH	FL	33141	USA
STEVEN M FLYNN	PO BOX 658	ORLEANS	MA	02653	USA
SUKHBIR S CHRAI	16 BODINE DR	CRANBURY	NJ	08512	USA
SUSHMA NAKRA	7600 COLLINS AVE 608	MIAMI BEACH	FL	33141	USA
SVOLPE LLC	6799 COLLINS AVE #CPH06	MIAMI BEACH	FL	33141	USA
TAL SIMHONI	7435 HARDING AVE #203	MIAMI BEACH	FL	33141	USA
TALI SIMHONI	7445 HARDING AVE #212	MIAMI BEACH	FL	33141	USA
TAN AND LEI 2 LLC	20801 BISCAVNE BLVD 403	AVENTURA	FL	33180	USA
TEODOR M ALECU MIRELA M ALECU	7330 OCEAN TER #1902	MIAMI BEACH	FL	33141	USA
THE BERKLEE GROUP LLC	11922 ROYCE WATERFORD CIR	TAMPA	FL	33626	USA
THOMAS A ROLSTON JR	7600 COLLINS AVE 1207	MIAMI BEACH	FL	33141	USA
THOMAS F KNAPP	7600 COLLINS AVE 414	MIAMI BEACH	FL	33141	USA
TIM O'BRIEN	7330 OCEAN TERR #2704	MIAMI BEACH	FL	33141-7006	USA
TIMOTHY J O BRIEN BONG HYON BAEK O BRIEN	7330 OCEAN TER # 2101	MIAMI BEACH	FL	33141	USA
TRACEY PAUL	7330 OCEAN TER APT#1102	MIAMI BEACH	FL	33141	USA
TROY D TEMPLETON MIRIAM C TEMPLETON	6250 SW 130 TER	PINECREST	FL	33156	USA
TYLER MITCHELLE JONES	7600 COLLINS AVE # 1200	MIAMI BEACH	FL	33141	USA
VALHALA LIMITED	7330 OCEAN TERR #12-C	MIAMI BEACH	FL	33141	USA
VERONICA HUECK	7300 OCEAN TER #309	MIAMI BEACH	FL	33141	USA
VICTOR ALTOMARE JTRS SHEILA MARCHE JTRS	7600 COLLINS AVE UNIT 1203	MIAMI BEACH	FL	33141	USA
WENDY CICHETTI % THE ELMWOOD TRUST	44 OAK ST	NEWTON UPPER FALLS	MA	02464	USA
WENDY CRESSEY JTRS ANDREW C FOURNIER JR JTRS	519 HARRISON AVE #D312	BOSTON	MA	02118	USA
WILLIAM L TABAKA II	270 W 19 ST #3A	NEW YORK	NY	10011	USA
WILLIAM VITALE &W LILIANE VITALE	7330 OCEAN TERRACE #2402	MIAMI BEACH	FL	33141	USA
YADIRA GARRIDO	7330 OCEAN TER PPH D	MIAMI BEACH	FL	33141	USA
YAGIRO LARA	7330 OCEAN TERR #504	MIAMI BEACH	FL	33141-2723	USA
YENISLEYDIS GALBAN &H LUIS E GONZALEZ	8948 NW 121 ST	HIALEAH	FL	33018	USA
ZDENEK PFEFFER LOURDES PFEFFER	7330 OCEAN TER #701	MIAMI BEACH	FL	33141	USA

ANGELO FAZARI LISA FAZARI
123 KOOTENAY RIDGE
VAUGHAN ON L6A 2V9
CANADA

FARHAD AMIRKHANI JTRS AFSANEH
AMIRKHANI JTRS
1829 PADDOCK CRESENT
MISSISSAUGA ONTARIO L5L 3J5
CANADA

FREDERIC GARCIA
35 RUE DU SEUTIER
PARIS
FRANCE

KEITH EXTANCE DORIS EXTANCE
3282 BLOOMFIELD DR
MISSISSAUGA ON L5N 6X8
CANADA

ROY PYPER
621 W 57 AVE APT#1104
VANCOUVER BC V6N 3B5
CANADA

SHERIF EL MAADAWY INAS EL GOUHARY
128 WINDERMERE CRESCENT
EDMONTON AB T6W 0S3
CANADA

STEVEN LAWLESS
1055 AVE LOUIS ST LAURENT
QUEBEC QUEBEC CANADA G1R2W8
CANADA

305 OLSEN LLC
443 LINCOLN RD
MIAMI BEACH, FL 33139

7309 COLLINS AVENUE LLC
210 71 ST STE 309
MIAMI BEACH, FL 33141

7330 TS C OCEAN TERRACE LLC MATHEYS
LANE CAPITAL MGT
1 WEST EXCHANGE ST 4 FLOOR
PROVIDENCE, RI 02903

7331 COLLINS AVENUE LLC
210 71 ST STE 309
MIAMI BEACH, FL 33141

7400 OCEAN TERRACE LLC
1031 N MIAMI AVE 201
MIAMI, FL 33136

7409 COLLINS AVE INVESTMENT LLC
19 NW SOUTH RIVER DR
MIAMI, FL 33128

7410 OCEAN TERRACE LLC CLARO
DEVELOPMENT
1035 N MIAMI AVE STE 201
MIAMI, FL 33136

7420 OCEAN TERRACE INVESTMENT LLC
1035 N MIAMI AVE 210
MIAMI, FL 33136

7421 COLLINS AVE INVESTMENT LLC
1035 N MIAMI AVE 210
MIAMI, FL 33136

7433 COLLINS AVE INVESTMENT LLC
19 NW SOUTH RIVER DRIVE
MIAMI, FL 33128

7436 OCEAN TERRACE LLC CLARA
DEVELOPMENT
1035 N MIAMI AVE STE 201
MIAMI, FL 33136

7439 COLLINS AVE INVESTMENT LLC
19 NW SOUTH RIVER DR
MIAMI, FL 33128

7441 COLLINS AVE INVESTMENT LLC C/O
OCEAN TERRACE HOLDINGS LLC
1035 N MIAMI AVE 201
MIAMI, FL 33136

7450 OCEAN TERRACE LLC
1035 NORTH MIAMI AVE #201
MIAMI, FL 33136

7600 INVESTMENTS LLC
7600 COLLINS AVENUE #401
MIAMI BEACH, FL 33141

83 INVESTS LLC
44 W FLAGLER ST 2300
MIAMI, FL 33130

ABDULLAH AL HADDAD
4281 SW 15th St
Miami, FL 33134-3805

ACJ GROUP LLC
555 NW 15 ST #200
MIAMI, FL 33132

ADELBERT M TENNEY &W GRACE FEE % R K
ASSOCIATES LESSEE
17100 COLLINS AVE STE 225
MIAMI BEACH, FL 33160-3675

ADRIEL CACERES
7540 BOUNTY AVE
MIAMI BEACH, FL 33141

AHAVA PROPERTIES CORP
7330 OCEAN TERRACE #704 (7D)
MIAMI BEACH, FL 33141-2722

AJS COLLINS LLC C/O STEVEN WALDMAN
299 BROADWAY SUITE 1504
NEW YORK, NY 10007

ALBERTO ALVAREZ GINZO
8961 SUNSET DR #322
MIAMI, FL 33173-3472

ALEJANDRO MOLINA &W MARIA DEL LUJAN
VELAZQUEZ
7435 HARDING AVE #205
MIAMI BEACH, FL 33141-2747

ALEVITA LLC
2152 BURNS ST
DETROIT, MI 48214

ALLAN YEAMAN
1610 LENOX AVE
MIAMI, FL 33131

ALVARO FAGGIANI
7600 COLLINS AVE 416
MIAMI BEACH, FL 33141

AMBER EICHNER
7600 COLLINS AVE #1206
MIAMI BEACH, FL 33141-2938

AMEET VOHRA &W DENISE
2108 N BAY RD
MIAMI BEACH, FL 33140-4552

ANA M ORTIZ-GONZALEZ
7330 OCEAN TERR #1202
MIAMI BEACH, FL 33141-2722

ANALYS MARQUEZ
7600 COLLINS AVE # 1005
MIAMI BEACH, FL 33141

ANDREA SCARPA
LILLIAN P HALL SCARPA
200 NATCHEZ AVE SOUTH
GOLDEN VALLEY, MN 55416

ANNE M INDRESANO
11 ROCKRIDGE RD
NATICK, MA 01760

ANTONIO CARLOS P CARVALHO VIVIAN S
CARVALHO
7330 OCEAN TER APT# 804
MIAMI BEACH, FL 33141

ANTONIO R LOPEZ ESPERANZA C LOPEZ
PO BOX 194
FAIRVIEW, NJ 07022

ARMANDO O ARIAS &W ERIKA OLMEDO
7600 COLLINS AVE #707
MIAMI BEACH, FL 33141-2939

ARRP MIAMI LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

ARTUR BENCHIMOL JTRS AARAO
BENCHIMOL JTRS
7600 COLLINS AVE # 406
MIAMI BEACH, FL 33141

ASHOK K RAM MINDY G RAM
76 RUSHFIELD LANE
VALLEY STREAM, NY 11581

AUSTRAL INTEGRAL LLC
C/O JACQUELINE RODRIGUEZ
PO BOX 266221
WESTON, FL 33326

BANK OF AMERICA N.A. NC1-001-03-81
101 N TRYON ST
CHARLOTTE, NC 28255

BARRY GIDDINS
7330 OCEAN TERRACE # 2601
MIAMI BEACH, FL 33141-2751

BASIL ZOFAKIS &W ARGIRO ZOFAKIS
3414 WINCHESTER LN
GLENVIEW, IL 60026

BERNARDINO MOSQUERA
7600 COLLINS AVE # 607
MIAMI BEACH, FL 33141-2939

BLUE REY LLC
6039 COLLINS AVE UNIT 937
MIAMI BEACH, FL 33140

BONNIE SCHWARTZER
7330 OCEAN TERRACE #STE-B
MIAMI BEACH, FL 33141-2722

BORN PROPERTIES LLC
90 LACKAWANNA TRAIL
SUFFERN, NY 10901

BOTTIROLI INC
130 NE 202 TER # S-22
MIAMI, FL 33179

BP 7451 LLC
1211 ALTON RD
MIAMI BEACH, FL 33139

BRENDAN P BONNER
7600 COLLINS AVE #904
MIAMI BEACH, FL 33141-2940

BRUCE FISH HILDA FISH
6640 ALLISON ROAD
MIAMI BEACH, FL 33141

BRUCE GETZ &W KATHRYN
319 VINE ST #410
PHILADELPHIA, PA 19106

C CALVIN GAETA &W DOLORES
1 CVS DRIVE
WOONSOCKET, RI 02895

C CALVIN GAETA &W DOLORES
13055 POND APPLE DR E
NAPLES, FL 34119

CARLOS ADOLFO BOTERO PARIS CESAR
VICENTE BOTERO
1701 NE 174 ST
NORTH MIAMI BEACH, FL 33162

CARLOS ALBERTO DE PABLO
1015 WEAVER DR
OVIEDO, FL 32765

CARLOS PATRICIO THOMAS
411 CLEVELAND ST APT 112
CLEARWATER, FL 33755

CARMEN DUARTE
7435 HARDING AVE #101
MIAMI BEACH, FL 33141-2746

CARMEN MACEYRAS &
REGINO N MACEYRAS
7330 OCEAN TERR #15D (1504)
MIAMI BEACH, FL 33141-2722

CBBC REAL EST LLC
7330 OCEAN TERR #8A
MIAMI BEACH, FL 33141

CHARLES HOLLEY LEAH HOLLEY
9230 WATERFOWL FLYWAY
CHESTERFIELD, VA 23838

CHARLES A VERDI JR
7330 OCEAN TERR APT 1704
MIAMI BEACH, FL 33141-2750

CHARLES CISNEROS
7792 NW 54 ST
DORAL, FL 33166

CHARLES E FORSDAHL JR KERRY ANN
FORSDAHL
73 DOGWOOD DR
OAKLAND, NJ 07436

CHARLES HOUSEN &W CAROL
7330 OCEAN TERR #2001
MIAMI BEACH, FL 33141-2722

CHEN CHI YEH
7330 OCEAN TER #2204
MIAMI BEACH, FL 33141

CHRISTINE SPEZZI &W CARMEN SPEZZI
20 RAPPLEYA ST
SAYREVILLE, NJ 08872

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

COFERAN LLC
5901 NW 151 ST STE 126
MIAMI LAKES, FL 33014

COLLINS 73RD INVEST GRP LLC
11555 SW 93 CT
MIAMI, FL 33176-4249

COMPANIA DE INVERSIONES LLC
7600 COLLINS AVE UNIT 716
MIAMI BEACH, FL 33141

CORRENA HOLUNGA KENNETH CHARLES
ANSELL
200 76 ST #58
MIAMI BEACH, FL 33141

CRANEADOS LLC
8750 NW 36 ST STE 240
MIAMI, FL 33178

DANA KRAML
820 HUDSON ST #2-5
HOBOKEN, NJ 07030

DANIEL A SARLENGA TTEE TRS PIETAS
IRREVOCABLE TRUST
2380 SW 80 CT
MIAMI, FL 33155

DANIELLE MARIE COFFEY NICOLE
ELIZABETH COFFEY
308 SCHOOLHOUSE RD
MONROE, NJ 08831

DAVID BORKOWSKI &
HENRY BORKOWSKI
7600 COLLINS AVE # 903
MIAMI BEACH, FL 33141-2940

DAVID J DE LA ESPRIELLA
14101 OAK RIDGE DR
DAVIE, FL 33325

DAVID JAY ZUCKERMAN
3410 INVERNESS DR
CHEVY CHASE, MD 20815

DAVID KULEISUS &W ANGELIQUE
7330 OCEAN TERRACE PH-B (2802)
MIAMI BEACH, FL 33141-2722

DOMINIQUE CHERQUI
7330 OCEAN TERRACE #802
MIAMI BEACH, FL 33141-2723

DORIS AVEDIKIAN TRS DORIS AVEDIKIAN
REVOCABLE TRUST DORIS AVEDIKIAN
7330 OCEAN TER # 6 D
MIAMI BEACH, FL 33141

DORIS VETENCOURT
2061 NW 112 AVE #133
MIAMI, FL 33172

DOUGLAS C WALKER
225 S 2 ST
WILMINGTON, NC 28401-4403

DRCY PERAZA VENTURES LLC
719 W 51 ST
MIAMI BEACH, FL 33140

EDNA R VEGA
7600 COLLINS AVE #613
MIAMI BEACH, FL 33141

EDWARD M CONCEPCION SCOTT
FREESWICK
1900 N BAYSHORE DR #4706
MIAMI, FL 33132

EDWARD M MILLER MARIA L MILLER
7600 COLLINS AVE UNIT #1003
MIAMI BEACH, FL 33141

EDWIN LESCHHORN
MARIA N LESCHHORN
7600 COLLINS AVE #405
MIAMI BEACH, FL 33141

ELAINE & RICHARD JOHNSTON
200 76 ST #43
MIAMI BEACH, FL 33141-2187

ELCO BCH LLC
201 S BISCAYNE BLVD STE 850
MIAMI, FL 33131

ELEONORA BELLINI LUIGI MANZI
200 76 ST #57
MIAMI BEACH, FL 33141

ELIZABETH COSTA & H DIEGO SOLOAGA
11325 NW 52 LN
DORAL, FL 33178-3508

ELIZABETH GARCIA ORIETTA FAJARDO
7600 COLLINS AVE #1010
MIAMI BEACH, FL 33141-2937

ELIZABETH SOBOL
7330 OCEAN TERR UNIT 2504
MIAMI BEACH, FL 33141-2751

EMILIO L MAGNAGHI
7330 OCEAN TER DR #10-C
MIAMI BEACH, FL 33141

ERIC ALBERT MELLON
7330 OCEAN TER LPH C
MIAMI BEACH, FL 33141

ERIK D GOLDMAN
7445 HARDING AVE #210
MIAMI, FL 33151

ESTELA VALLE JTRS GRISEL LUGO JTRS
7000 SW 102 AVE #1
MIAMI, FL 33173

FARID MASSABKI & W MARIA T
7330 OCEAN TERRACE #902
MIAMI BEACH, FL 33141-2722

FERNANDO MAESTRE
2035 AREB CREEK DR
N MIAMI, FL 33181

FLORIDA INVESTMENT PROPERTIES LLC
1111 SW 1 AVE # 2517
MIAMI, FL 33130

FRANCIS MASSABKI
7330 OCEAN TER UNIT 1101
MIAMI BEACH, FL 33141

FRANK LOBRITTO
200 76 ST UNIT 41
MIAMI BEACH, FL 33141-2187

G 2 INVESTMENT & MANAGEMENT INC
11200 NW 107TH ST STE 6
MIAMI, FL 33178-3298

GABRIEL GIORDANO & W ROMINA MANIA
1456 MARSEILLE DR
MIAMI BEACH, FL 33141-

GABRIELA ZANGRONIZ
10829 NW 7 ST #21
MIAMI, FL 33172

GALINA NORKIN
7330 OCEAN TER LPH- A
MIAMI BEACH, FL 33141

GARY EDWARDS SANDRA EDWARDS
7330 OCEAN TER #10B
MIAMI BEACH, FL 33141

GARY LEBOWITZ BETH LEBOWITZ
7600 COLLINS AVE # 1202
MIAMI BEACH, FL 33141

GASTON VARGAS SUSANNE VARGAS
700 ORCHID SPRINGS DR
WINTER HAVEN, FL 33884

GENE GUTMAN & W LOREN
1228 BURNETT RD
HUNTINGDON VALLEY, PA 19006

GERMAN NANDE
7326 COLLINS AVE UNIT 104
MIAMI BEACH, FL 33141

GG207 LLC
2340 NE 192 STREET
MIAMI, FL 33180

GORDON S SHALEK DONNA E SHALEK
180 E END AVE APT 18C
NEW YORK, NY 10128

GRAZINA BABUSIS TRS
GRAZINA BABUSIS REVOCABLE TRUST
7330 OCEAN TER 803
MIAMI BEACH, FL 33141-2722

GREGORY THOMAS
7330 OCEAN TERR #10-D
MIAMI BEACH, FL 33141-2722

GUY MINEAU JTRS JASON TEMPLETON JTRS
7600 COLLINS AVE #1001
MIAMI BEACH, FL 33141

HEATHER SENDON
2 PASHA CT
NEWFOUNDLAND, NJ 07435

HELEN BRUNNER DECASTRIS
C/O MS LENI BENITEZ
725 NE 113 ST
MIAMI, FL 33161

HELEN LEVENTIS
7600 COLLINS AVE #101
MIAMI BEACH, FL 33141-2936

HELEN PACHOWSKI STAN LALAK
200 76 ST 48
MIAMI BEACH, FL 33141

HENA AGUIRRE & MAX A VARGAS
1221 VENETIA AVE
CORAL GABLES, FL 33134-2333

HONUS INTERNATIONAL LLC
1000 WEST FRANKLIN AVE
MINNEAPOLIS, MN 55405

HUGO A SILVESTRI
5030 SW 10 ST
FT LAUDERDALE, FL 33317

HUGO H SIFUENTES MARIA R SIFUENTES
7445 HARDING AVE #209
MIAMI BEACH, FL 33141

ILIDIO J PEREIRA &W MARIA A PEREIRA
7330 OCEAN TERR #903
MIAMI BEACH, FL 33141

ISAAC J RONDON TRS ISAAC J RONDON
REVOC TR
647 GRAND VIEW AVE 2
SAN FRANCISCO, CA 94114

ISSAM RAMES KAHHAT TUMA
7600 COLLINS AVE #103
MIAMI BEACH, FL 33141

JAMES G NUNEMACHER
2501 MISSION ST
SAN FRANCISCO, CA 94110

JAMES IVO ALMULI
7600 COLLINS AVE 713
MIAMI BEACH, FL 33141

JAN ROELF BULT
7330 OCEAN TERRACE #2702 (TS-B9)
MIAMI BEACH, FL 33141-2722

JAYNE LEE IRVIN
542 FRANKLIN AVE
RIVER FOREST, IL 60305

JAZCHY AND VAL LLC
2944 NW 60 ST
FORT LAUDERDALE, FL 33309

JEFFERY KISHEL JEFFERY KISHEL 2013
REVOC TRUST MELISSA BETH KISHEL
2100 PARK AVE 309
MIAMI BEACH, FL 33139

JENNIFER A CORDO RAFAEL G MENDOZA
ARLYN M MENDOZA
8943 SW 178 TER
PALMETTO BAY, FL 33157

JERIKA PROPERTIES INC
5901 NW 151 ST #126
MIAMI LAKES, FL 33014-2447

JEROEN BOCK
7600 COLLINS AVE 700
MIAMI BEACH, FL 33141

JM LEON INC
14265 NW 83 PATH
MIAMI LAKES, FL 33016-5725

JOHN E MERCADO
MIGUEL ANGEL MERCADO IDALI GOTAY
2017 CARTER MILL WAY
BROOKEVILLE, MD 20833

JOHN M RANEY RUI DE GOUVEIA (JTRS)
7600 COLLINS AVE #605
MIAMI BEACH, FL 33141-2939

JOHNEL MECIAS
15757 PINES BLVD #196
PEMBROKE PINES, FL 33027

JONAS BUZAS
7600 COLLINS AVE # 718
MIAMI BEACH, FL 33141

JORGE BARRANCO &W SONIA O
6486 SW 13 ST
MIAMI, FL 33144

JORGE SAVLOFF LILIANA E D ANGELO
7330 OCEAN TER 9A
MIAMI BEACH, FL 33141

JOSE LUIZ VONZUBEN
7600 COLLINS AVE UNIT 1009
MIAMI BEACH, FL 33141

JOSE N BARQUERO
7326 COLLINS AVE #308
MIAMI BEACH, FL 33141-7011

JOSEPH A DE PIRO JAMES M MCKENNA
7330 OCEAN TERRACE #2403
MIAMI BEACH, FL 33141-2751

JOSEPH D HAGEN
7326 COLLINS AVE 202
MIAMI BEACH, FL 33141-7011

JOSEPH MICHAEL VAZQUEZ
877 STILLWATER DR
MIAMI BEACH, FL 33141-1019

JUAN C IGLESIAS JTRS
7330 OCEAN TER APT #1404
MIAMI BEACH, FL 33141

JUDITH M BISHOP TRS JUDITH M BISHOP
TRUST
7330 OCEAN TER 502
MIAMI BEACH, FL 33141

KALANIOT LLC
12000 BISCAYNE BLVD #704
N MIAMI, FL 33181

KAPLAN-COLLINS INC
PO BOX 560189
MIAMI, FL 33256

KARL W ALOMAR JTRS
OLGA MALYUK JTRS
38 WEST 26 ST #5B
NEW YORK, NY 10010

KARL W MAY &W MARIA & SYLVIA MAY
776 BLACKMOOR GATE LN
SAINT AUGUSTINE, FL 32084

KEITH THORNTON
7600 COLLINS AVE #600
MIAMI BEACH, FL 33141-2936

KEITH TINYO LAURIE TINYO
7330 OCEAN TER # 20B
MIAMI BEACH, FL 33141

KENNETH BERKLEE &W BETTY BERKLEE
11922 ROYCE WATERFORD CR.
TAMPA, FL 33626

KENNETH MALCOLM ALLAN MALCOLM
350 77 ST
MIAMI BEACH, FL 33141

KEVIN L RAMOS
870 NE 143 ST
NORTH MIAMI, FL 33161

KNOWLEDGE MANAGEMENT
SERVICES LLC
515 E LAS OLAS BLVD 120
FORT LAUDERDALE, FL 33301

KURT WESTERMAN
BONNIE WESTERMAN
39 STANWOOD RD
SWAMPSCOTT, MA 01907

LARS ROLNER TRS
ROLNER FAMILY TRUST
ANNETTE ROLNER TRS
7330 OCEAN TER #PH C
MIAMI BEACH, FL 33141

LAURA A SLAYMAKER
7330 OCEAN TERR #21D
MIAMI BEACH, FL 33141-2722

LAURA CAMAYD
15963 SW 97TH TER
MIAMI, FL 33196-6609

LAVI FOREST INC
4770 BISCAYNE BLVD #1400
MIAMI, FL 33137

LEGON LLC C/O SHAPIRO IRA R
16375 NE 18 AVENUE #225
NORTH MIAMI BEACH, FL 33162

LEWIS J SIEGEL
7300 OCEAN TER UNIT 202
MIAMI BEACH, FL 33141

LEWIS SEIGEL
7300 OCEAN TER #202
MIAMI BEACH, FL 33141

LIBRIS INVESTMENT CORP
7330 OCEAN TER #16A
MIAMI BEACH, FL 33141

LILIAN VIDELA PEREZ
8420 BYRON AVE #11
MIAMI BEACH, FL 33141

LILYAN L WILLIG
200 76 ST #51
MIAMI BEACH, FL 33141-2163

LILYAN L WILLIG
200 76 ST #46
MIAMI BEACH, FL 33141-5918

LINDA WOJCIK
7501 IROQUOIS AVE
BALTIMORE, MD 21219

LINDOMAR RIBEIRO DA SILVA
406 FOX HILL DR
CALVERTON, NY 11933-9507

LOUIS SPENTZOS
34 WESCOTT DR
SOUTH BARRINGTON, IL 60010

LOURDES ALFONSO
7600 COLLINS AVE 902
MIAMI BEACH, FL 33141

LOURDES MARIA DE MENA TRS
LOURDES MARIA DE MENA REVOC TR
6100 SW 95 CT
MIAMI, FL 33173

LUIS E PAEZ &W SORAYA T DE PAEZ
951 BRICKELL AVE # 2011
MIAMI, FL 33131

LUIS F VEGA &W ANA
7330 OCEAN TERR #1603
MIAMI BEACH, FL 33141-7003

LUIS SOMOANO TRS
SOMOANO FAMILY REV LIV TRUST
LILIANA SOMOANO TRS
3250 SW 132 AVE
MAIMI, FL 33175

LY NGUYEN COLLINS
1800 NE 114 ST #909
MIAMI, FL 33181

MARCEL E GUERRA
200 76 ST #59
MIAMI BEACH, FL 33141

MARCEL E GUERRA
200 76 ST #60
MIAMI BEACH, FL 33141-5919

MARCELA ORREGO JUAN ARCILA
7600 COLLINS AVE #717
MIAMI BEACH, FL 33141-2940

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

MARCELO G ADDARIO
8020 E DRIVE #315
NORTH BAY VILLAGE, FL 33141

MARCIA K DOCTER TRS
MARCIA K DOCTER LIVING TRUST
CHARLES A DOCTER TRS
801 PENNSYLVANIA AVE NW #1101
WASHINGTON, DC 20004

MARE USA INVESTMENT LLC
PO BOX 777
HALLANDALE, FL 33008

MARIA DEL CONSUELO ALONSO WILLIAM
VILLALOBOS
7855 BOULEVARD EAST APT 14H
NORTH BERGEN, NJ 07047

MARIA DEL PILAR SANTILLANA
PO BOX 4097
HIALEAH, FL 33014

MARIA EVA SANTISI
200 76 ST UNIT 50
MIAMI BEACH, FL 33141

MARIA LUISA ROUCO
7600 COLLINS AVE APT 705
MIAMI BEACH, FL 33141

MARIA R GUZMAN PORTELA
7330 OCEAN TERR #14-B
MIAMI BEACH, FL 33141-2722

MARIA R URQUIAGA JTRS
PABLO URQUIAGA JTRS
7531 SW 89 AVE
MIAMI, FL 33173

MARIA SALAS
7330 OCEAN TER 16D
MIAMI BEACH, FL 33141

MARIA ZORAIDA MUELLE KIT
7330 OCEAN TER UNIT 6C
MIAMI BEACH, FL 33141

MARIANA VITERITTE
7600 COLLINS AVE #413
MIAMI BEACH, FL 33141

MARIELA S DEPAULI JTRS
MARIA PIA CASCO JTRS
JOSE LUIS CASCO JTRS
7300 OCEAN TER #113
MIAMI BEACH, FL 33141

MARIELA SIMEONOVA
1324 NE 181 ST
NORTH MIAMI BEACH, FL 33162-1328

MARIELZA LLC
23257 SR 7 #101
BOCA RATON, FL 33428

MARIO PELOSI
7600 COLLINS AVE #1006
MIAMI BEACH, FL 33141-2937

MARISEL SANTANA
1510 91 ST
NORTH BERGEN, NJ 07047

MARTHA V VIEYRA
104 PONTIAC LN
SAN ANTONIO, TX 78232-3507

MARTIN LANDTMAN
7330 OCEAN TER UNIT 2603
MIAMI BEACH, FL 33141

MATHIEWS PROPERTY LLC
7326 COLLINS AVE 102
MIAMI BEACH, FL 33141

MAXINE D COHN LE REM
JANIS ROSZLER REM LISA BAUCH
7330 OCEAN TER 23 A
MIAMI BEACH, FL 33141

MAYRA GUERRA TRS
MAYRA GUERRA REV TR
200 76 ST 49
MIAMI BEACH, FL 33141

MAYRA GUERRA TRS MAYRA GUERRA
REVOCABLE TRUST
200 76 ST 45
MIAMI BEACH, FL 33141

MCBRIDE FAM LTD PARTNERSHIP
ATTN: TAX DEPARTMENT
PO BOX 1159
DEERFIELD, IL 60015

MEORA CORP
700 E DANIA BEACH BLVD 202
DANIA, FL 33004

MI CASITA LLC
1166 BAY DR
MIAMI BEACH, FL 33141

MICHAEL S AMEND JOANNE K AMEND
7330 OCEAN TERRACE APT 1204
MIAMI BEACH, FL 33141

MICHAL STEPANEK
7330 OCEAN TERRACE #10A
MIAMI BEACH, FL 33141-2722

MICHELE HASLE
171 PIER AVE #117
SANTA MONICA, CA 90405

MIGUEL MANDOKI
7330 OCEAN TER # 17-B
MIAMI BEACH, FL 33141

MIMO 207 LLC
7792 NW 54 ST
DORAL, FL 33166

MIMO208 LLC
7792 NW 54 ST
DORAL, FL 33166

MIRIAM GUTIERREZ
13424 SW 111TH TER
MIAMI, FL 33186-4343

MIRNA G ESCALONA
7330 BYRON AVE #1
MIAMI BEACH, FL 33141-2746

MOHAMED NASEER
7600 COLLINS AVE #612
MIAMI BEACH, FL 33141-2939

MUSEUM WALK APARTMENTS LLC
1680 MERIDIAN AVE #102
MIAMI BEACH, FL 33139

MYRIAM FRIDMAN LLC
5750 COLLINS AVE 6E
MIAMI BEACH, FL 33140

NADIA AND FILS LLC
1000 WEST AVE # 602
MIAMI BEACH, FL 33139

NATHANIEL HEDMAN
785 CRANDON BLVD #201
KEY BISCAYNE, FL 33149

NAVIDICK LLC
2525 SW 3 AVE # 1504
MIAMI, FL 33129

NICHOLAS MITCHELL &W MARIA D
7330 OCEAN TERR #1501
MIAMI BEACH, FL 33141-7003

NICHOLAS OBEA
200 76 ST #47
MIAMI BEACH, FL 33141

NICOLA GOODE & SEAN MCFARLAND TRS
1781 SUNSET AVE
SANTA MONICA, CA 90405

NILO TORRES &W NYDIA L TORRES
2770 NW 97 AVE
MIAMI, FL 33172-1405

NOEL MEDINA NEREYDA ANGELICA
MORALES
7326 COLLINS AVE 209
MIAMI BEACH, FL 33141

NOLIS ESTATES LLC
19493 40 AVE
SUNNY ISLES BEACH, FL 33160

NORTH COLLINS LLC
210 71 STREET #309
MIAMI BEACH, FL 33141

OALA 2 CORP
20533 BISCAYNE BLVD STE 777
AVENTURA, FL 33180

OCEAN BLUE INVESTMENTS GROUP LLC
7600 COLLINS AVE 606
MIAMI BEACH, FL 33141

OCEAN BLUE UNIT 603 LLC
4250 BISCAYNE BLVD #719
MIAMI, FL 33137

OCEAN TERRACE MIAMI LLC
7330 OCEAN TER #2201
MIAMI BEACH, FL 33141

OLGA REGUZZONI LE REM ROBERT L
REGUZZONI REM MICHAEL L REGUZZONI
754 NE 90 ST #701
MIAMI, FL 33138

OLSEN BEACH LLC
833 86 ST
MIAMI BEACH, FL 33141

OLSEN BEACH LLC
8818 CARLYLE AVE
SURFSIDE, FL 33154

OLSEN HOTEL RESTAURANT GROUP LLC
1510 CLEVELAND RD
MIAMI BEACH, FL 33141

ORIT SIMHONI
11370 KING GEORGE DR
SILVER SPRINGS, MD 20902

ORLANDO L AMORIN & CARMEN L AMORIN
JTRS
7330 OCEAN TERRACE #23-B
MIAMI BEACH, FL 33141-2722

OTILIO BACALLAO CARIDAD BACALLAO
OTILIO A BACALLAO
11630 CANAL DR
NORTH MIAMI, FL 33181

PABLO B CANO LE MARGARITA CANO LE
REM ISABEL C HERNANDEZ
5921 SW 35 ST
MIAMI, FL 33155

PABLO F YANEZ &W MARTHA C EGAS
7600 COLLINS AVE #1209
MIAMI BEACH, FL 33141-2937

PATRICIA ANN HENRICH
7600 COLLINS AVE #704
MIAMI BEACH, FL 33141

PATRICIA SANTANGELO & SHERRY A
AVEDIKIAN
7330 OCEAN TERRACE #5-A (501)
MIAMI BEACH, FL 33141-2722

PAUL REYNOLDS
3155 RAMON RD 404
PALM SPRINGS, CA 92264

R K ASSOCIATES #3 INCCORP
17100 COLLINS AVE SUITE 225
SUNNY ISLES BEACH, FL 33160-3675

R MICHAEL ERICKSON &W DENISE L
ERICKSON
5818 FOX HOLLOW DR APT E
BOCA RATON, FL 33486

RAFAELA DULANTO
7600 COLLINS AVE 1000
MIAMI BEACH, FL 33141

RAMON M SANCHEZ
STEVEN G GEVAS TRS
STEVEN GEORGE GEVAS REVOC TR
7330 OCEAN TERR UNIT TS-A
MIAMI BEACH, FL 33141

RANDALL ROBERTS &W LILLIE
7600 COLLINS AVE 1004
MIAMI BEACH, FL 33141-2937

RAUL CONCEPCION
18809 SW 80 CT
CUTLER BAY, FL 33157

RAUL RUBIO
7600 COLLINS AVE #915
MIAMI BEACH, FL 33141

REMO MAUTE
917 SE 6 ST
FORT LAUDERDALE, FL 33301

RICARDO LIMA SOARES
TZUNG WE CHING
7330 OCEAN TERRACE #20C
MIAMI BEACH, FL 33141

RICHARD BRAND &W HARRIET
7330 OCEAN TERR #14-A
MIAMI BEACH, FL 33141-2722

RICHARD ESTENOZ JTRS ANISIA ZOGPY
JTRS ANTHONY FORTICH JTRS
7600 COLLINS AVE # 907
MIAMI BEACH, FL 33141

RITA T HERNANDEZ TRS
OCEANBLUE 1208 LAND TRUST
7600 COLLINS AVE #1208
MIAMI BEACH, FL 33141

ROBERT B GRAHAM TRS GRAHAM
REVOCABLE TRUST
MARGRET GRAHAM TRS
200 76 ST #52
MIAMI BEACH, FL 33141

ROBERT MCCARTHY
7853 MONTEVALE WAY
MC LEAN, VA 22102

ROBERT PARIENTE
7600 COLLINS AVE #909
MIAMI BEACH, FL 33141-2940

ROCIO GORIS JOHN A BONA
1260 NE 96 ST
MIAMI SHORES, FL 33138

RODOLFO E BIANCO
2032 EAST JEFFERSON BLVD
SOUTH BEND, IN 46617

RODOLFO T CABRERA
7502 W 29 LN
HIALEAH, FL 33018

ROGER AMURUZ GALLEGOS TERESA J
DULANTO VEGA DE AMURUZ
7330 OCEAN TER 2202
MIAMI BEACH, FL 33141

ROGER AMURUZ GALLEGOS TERESA
JESSICA DULANTO VEGA
7330 OCEAN TER #17A
MIAMI BEACH, FL 33141

ROMARI MCDANIEL
7330 OCEAN TERR #2004
MIAMI BEACH, FL 33141

ROSA TERESA QUERALES DE SUAREZ
7330 OCEAN TERRACE #19-A
MIAMI BEACH, FL 33141-2722

ROSS D KELSON
7330 OCEAN TERR #18-A
MIAMI BEACH, FL 33141-2722

ROSSANA MAROLDA
7600 COLLINS AVE #715
MIAMI BEACH, FL 33141

RUDOLF LANG &W ANGELICA
5731 SW 50 ST
MIAMI, FL 33155-6306

RUDY PEREZ ELIZABETH PEREZ
7605 COLLINS AVE
MIAMI BEACH, FL 33141-2122

SAID AKAR
333 SANTANA ROW UNIT 236
SAN JOSE, CA 95128

SANDRA MILENA BERNAL
7300 OCEAN TER #311
MIAMI BEACH, FL 33141

SANDRA V PAZ
7600 COLLINS AVE 712
MIAMI BEACH, FL 33141-2940

SEAN MCFARLAND TRS &
NICOLA GOODE TRS
1781 SUNSET AVE
SANTA MONICA, CA 90405

SEASIDE LIVING US LLC
7330 OCEAN TERRACE #PH-D
MIAMI BEACH, FL 33141

SHAHROKH REZA &W DIANNA BILIOURIS
7330 OCEAN TERR #11C
MIAMI BEACH, FL 33141

SIMON LEVIN BARBARA LEVIN
7330 OCEAN TER #7A
MIAMI BEACH, FL 33141

SIMON LEVIN BARBARA LEVIN
7330 OCEAN TER 7 B
MIAMI BEACH, FL 33141

SOLFLOR HARDING LLC
9820 SW 123 ST
MIAMI, FL 33176

SOLYMAR FLORIDA LLC
7600 COLLINS AVE #411
MIAMI BEACH, FL 33141-2936

SONIA MONIQUE ROZNOWICZ DIDIER
7600 COLLINS AVE 908
MIAMI BEACH, FL 33141

SONIA OJEDA LE REM
DIEGO PINEIRO REM GABRIEL PINEIRO
290 174 ST STE 805
SUNNY ISLES BEACH, FL 33160

SONIX LLC
20900 NE 30 AVE #200 33
AVENTURA, FL 33131

STARBEACH 2 LLC
8961 SW 72ND ST #322
MIAMI, FL 33173-3472

STAVRO PAPADATO PAPADATO
7600 COLLINS AVE #901
MIAMI BEACH, FL 33141

STEVEN AXELRAD LYNN AXELRAD
7600 COLLINS 616
MIAMI BEACH, FL 33141

STEVEN M FLYNN
PO BOX 658
ORLEANS, MA 02653

SUKHBIR S CHRAI
16 BODINE DR
CRANBURY, NJ 08512

SUSHMA NAKRA
7600 COLLINS AVE 608
MIAMI BEACH, FL 33141

SVOLPE LLC
6799 COLLINS AVE #CPH06
MIAMI BEACH, FL 33141

TAL SIMHONI
7435 HARDING AVE #203
MIAMI BEACH, FL 33141

TALI SIMHONI
7445 HARDING AVE #212
MIAMI BEACH, FL 33141

TAN AND LEI 2 LLC
20801 BISCAYNE BLVD 403
AVENTURA, FL 33180

TEODOR M ALECU MIRELA M ALECU
7330 OCEAN TER #1902
MIAMI BEACH, FL 33141

THE BERKLEE GROUP LLC
11922 ROYCE WATERFORD CIR
TAMPA, FL 33626

THOMAS A ROLSTON JR
7600 COLLINS AVE 1207
MIAMI BEACH, FL 33141

THOMAS F KNAPP
7600 COLLINS AVE 414
MIAMI BEACH, FL 33141

TIM O'BRIEN
7330 OCEAN TERR #2704
MIAMI BEACH, FL 33141-7006

TIMOTHY J O BRIEN
BONG HYON BAEK O BRIEN
7330 OCEAN TER # 2101
MIAMI BEACH, FL 33141

TRACEY PAUL
7330 OCEAN TER APT#1102
MIAMI BEACH, FL 33141

TROY D TEMPLETON
MIRIAM C TEMPLETON
6250 SW 130 TER
PINECREST, FL 33156

TYLER MITCHELLE JONES
7600 COLLINS AVE # 1200
MIAMI BEACH, FL 33141

VALHALA LIMITED
7330 OCEAN TERR #12-C
MIAMI BEACH, FL 33141

VERONICA HUECK
7300 OCEAN TER #309
MIAMI BEACH, FL 33141

VICTOR ALTOMARE JTRS
SHEILA MARCHE JTRS
7600 COLLINS AVE UNIT 1203
MIAMI BEACH, FL 33141

WENDY CICCHETTI %
THE ELMWOOD TRUST
44 OAK ST
NEWTON UPPER FALLS, MA 02464

WENDY CRESSEY JTRS ANDREW C
FOURNIER JR JTRS
519 HARRISON AVE #D312
BOSTON, MA 02118

WILLIAM L TABAKA II
270 W 19 ST #3A
NEW YORK, NY 10011

WILLIAM VITALE &W LILIANE VITALE
7330 OCEAN TERRACE #2402
MIAMI BEACH, FL 33141

YADIRA GARRIDO
7330 OCEAN TER PPH D
MIAMI BEACH, FL 33141

YAGIRO LARA
7330 OCEAN TERR #504
MIAMI BEACH, FL 33141-2723

YENISLEYDIS GALBAN &
H LUIS E GONZALEZ
8948 NW 121 ST
HIALEAH, FL 33018

ZDENEK PFEFFER LOURDES PFEFFER
7330 OCEAN TER #701
MIAMI BEACH, FL 33141

MIAMI DADE - SCHOOL CONCURRENCY LIST

Below is the established process for the Planning Department's review of applications where new residential units are proposed.

Whenever a building permit application or Land Use Board application is reviewed which involves new residential units (not individual single family homes), the below information is transmitted to Miami-Dade County Schools through their online portal system. (including building permits where a school concurrency evaluation was previously done as part of a land use board application).

Please provide the following information:

Applicant Name (owners):	Ocean Terrace Holdings, LLC
Applicant Phone (owners):	305-324-4700
Applicant Email(owners):	grace@clarocorp.com
Project Address :	7150 - 7400 Ocean Terrace & 7449 - 7409 Collins Ave
Contact Name:	Matthew Barnes
Contact Phone:	305-755-5825
Contact Email:	matthew.barnes@akerman.com
Local Government Application Number (Board Number or Permit number):	
Master Folio Number:	02-3202-003-0010
Additional Folio Numbers:	02-3202-003-0020; -0030; -0040; -0050; -0060
	02-3202-003-0070; -0080; -0090; -0100; -0110; -0120
Total Acreage:	2.2
Proposed Use (number of units)*:	42
SFH (Existing/Proposed):	0 / 0
TH (Existing/Proposed):	0 / 0
Multifamily (Existing/Proposed):	16 / 58

The Planning Department will not approve building permits involving an increase in residential units unless the County School Board has issued a school concurrency determination and concludes that the development satisfies the school concurrency requirements. Without this, a building permit cannot be issued.

*The number of units is the ADDITIONAL number of residential units proposed vs. the number of current existing units on the site. For example, if an existing building contains 8 residential units, and is being replaced with a 20 unit project, the number of units would be 12.

MIAMI BEACH

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

Property address:

7400 blk Ocean Terrace
Collins Ave

Board: HPB

Date: 7/29/17

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).	X
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	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).	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	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	X
k	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	X

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

Indicate N/A If Not Applicable

Initials:



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Property address:

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

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.	
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. http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920	X
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.	X
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).	X
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.	X
20	Proposed exterior and interior lighting plan, including photometric calculations.	X
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 <i>if applicable</i>	
26	Schematic signage program	X
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: *ga*

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Property address:

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).	X
39	Traffic Study, Site plan(s) : Revised version addressing first round of comments from Transportation Department and peer review.	X
40	Sound Study report (Hard copy) with 1 CD.	
41	Site Plan (Identify streets and alleys)	X
a	Identify: setbacks <input checked="" type="checkbox"/> Height <input checked="" type="checkbox"/> Drive aisle widths <input checked="" type="checkbox"/> Streets and sidewalks widths <input checked="" type="checkbox"/>	
b	# parking spaces & dimensions <input checked="" type="checkbox"/> Loading spaces locations & dimensions <input checked="" type="checkbox"/>	
c	# of bicycle parking spaces <input checked="" type="checkbox"/>	
d	Interior and loading area location & dimensions <input checked="" type="checkbox"/>	
e	Street level trash room location and dimensions <input checked="" type="checkbox"/>	
f	Delivery route <input checked="" type="checkbox"/> Sanitation operation <input checked="" type="checkbox"/> Valet drop-off & pick-up <input checked="" type="checkbox"/> Valet route in and out <input checked="" type="checkbox"/>	
g	Valet route to and from <input checked="" type="checkbox"/> auto-turn analysis for delivery and sanitation vehicles <input checked="" type="checkbox"/>	
h	Indicate any backflow preventer and FPL vault if applicable	X
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan	
42	Floor Plan (dimensioned)	
a	Total floor area	
b	Identify # seats indoors _____ outdoors _____ seating in public right of way _____ Total _____	
c	Occupancy load indoors and outdoors per venue _____ Total when applicable _____	
43	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.	X
44	In the Letter of Intent for Variances include and respond to all review guidelines in the code as follows:	
a	Section 118-53 (d) of the City Code for each Variance.	
45	In the Letter of Intent for Planning Board include and respond to all review guidelines in the code as follows:	
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	
Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A		

Indicate N/A If Not Applicable

Initials: _____

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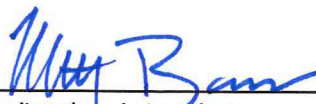
Property Address:

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.
46	Traffic Study, Site plan(s): This is the final traffic study including any modifications required to address comments from the Citi'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.


Applicant's or designee's signature

7/24/17
Date

Indicate N/A If Not Applicable

Initials 