

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: 340 West 42 Street, 301 Arthur Godfrey Road, 4100 Pine Tree Drive

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

FOLIO NUMBER (S) 02-3222-001-0420 and 02-3222-001-0370

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

NAME JP Roosevelt, LLC

ADDRESS 9380 Collins Avenue, Surfside, FL 33154

BUSINESS PHONE 305-787-3998

CELL PHONE _____

E-MAIL ADDRESS mboymelgreen@gmail.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

2. AUTHORIZED REPRESENTATIVE(S):

☒ ATTORNEY:

NAME Neisen Kasdin, Akerman LLP

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 use attorney as contact

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

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

NAME Bernardo Fort Brescia, Arquitectonica

ADDRESS 2900 Oak Avenue, Miami, FL 33133

BUSINESS PHONE 305-372-1812

CELL PHONE _____

E-MAIL ADDRESS arqfbf@arquitectonica.com

FILE NO. _____

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

See letter of intent for full description. Construction of 7-story, 55-unit condominium building with ground floor retail and bank teller for existing bank.

- 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) 89,632 SQ. FT.
- 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE). 143,494 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.

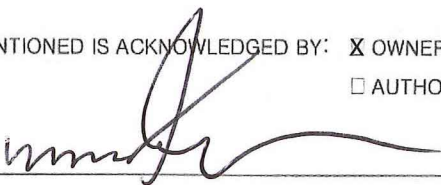
FILE NO. _____

- 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: Menachem Boymelgreen

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, Menachem Boymelgreen, being duly sworn, depose and certify as follows: (1) I am the Authorized Signatory (print title) of JP Roosevelt, 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 23 day of JAN, 2018. The foregoing instrument was acknowledged before me by MENACHEM BOYMELGREEN of _____, on behalf of such entity, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP:

NOTARY PUBLIC

My Commission Expires:

MAY 6, 2018



CARLOS GONZALEZ
MY COMMISSION # FF 120111
EXPIRES: May 6, 2018
Bonded Thru Budget Notary Services

PRINT NAME

FILE NO. _____

POWER OF ATTORNEY AFFIDAVITSTATE OF
COUNTY OF

I, Menachem Boymelgreen, 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 Planning 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.

Menachem Boymelgreen, Authorized Signatory
PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 23 day of JAN., 2018. The foregoing instrument was acknowledged before me by MENACHEM BOYMEEL GREEN of _____ who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires

MAY 6, 2018

CARLOS GONZALEZ
MY COMMISSION # FF 120111
EXPIRES: May 6, 2018
Bonded Thru Budget Notary Services

[Signature]
NOTARY PUBLIC

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.*

JP Roosevelt, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Sarah Boymelgreen, 9380 Collins Avenue, Surfside, FL 33154

100%

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.	<u>Neisen Kasdin</u>	<u>98 SE 7 Street, Suite 1100, Miami, FL 33131</u>	<u>305-374-5600</u>
b.	<u>Bernardo Fort Brescia</u>	<u>2900 Oak Avenue, Miami, FL 33133</u>	<u>305-372-1812</u>
c.	<u></u>	<u></u>	<u></u>

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

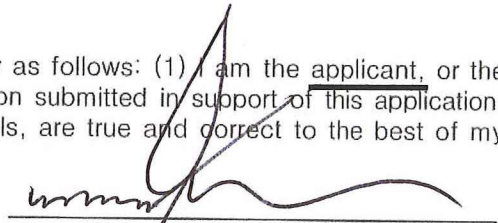
*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership or other entity, consisting of more than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

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

APPLICANT AFFIDAVIT

STATE OF
COUNTY OF

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


SIGNATURE

Sworn to and subscribed before me this 23 day of JAN., 2018. 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.

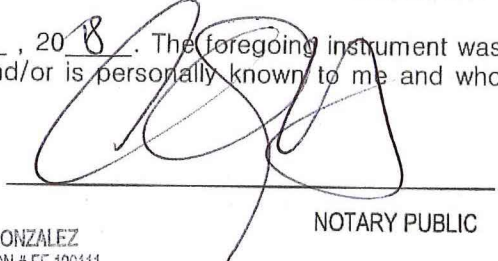
NOTARY SEAL OR STAMP

My Commission Expires:

MAY 6, 2018



CARLOS GONZALEZ
MY COMMISSION # FF 120111
EXPIRES: May 6, 2018
Bonded Thru Budget Notary Services


NOTARY PUBLIC

PRINT NAME

FILE NO. _____

Exhibit "A"
Legal Description

Lot 4, 5, 6, 7, 8 and 9, Block 3 of "Orchard Subdivision #4" according to the plat thereof as recorded in Plat Book 25 at Page 30 of the public records of Miami-Dade County, Florida.

Property contains 46,758 square feet, more or less, or 1.073 acres, more or less.



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

February 16, 2018

VIA HAND DELIVERY

Chair and Members of the Planning Board
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139

RE: 340 West 42nd Street – Letter of Intent

Our firm represents JP Roosevelt, LLC ("Owner") who is the owner of two parcels¹ of land located at 340 West 42nd Street, 301 Arthur Godfrey Road and 4100 Pine Tree Drive (the "Property").

The Property is improved with a 6-story commercial office building (the "Existing Office Building"), a surface parking lot with 54 parking spaces and drive through bank teller lanes.

The Owner intends to develop the existing parking lot with a 55-unit residential condominium project and 5,145 square feet of ground floor retail divided into four tenant spaces (the "Project"). The Project will not alter the Existing Office Building. The required parking for the Existing Office Building, which is 25 parking spaces based on a review of the microfilm and permitting history of the Property and confirmed by the City Planning Director in writing,² will be provided in the parking garage for the Project. Also, the bank teller lanes will be provided on the Pine Tree Drive side of the Project.

A similar project was previously approved by the Design Review Board and Planning Board on June 7, 2016 and May 24, 2016, respectively. The building envelope of this proposed Project is the same as the previously approved project. The differences are in the design of the façade and the proposed Project has ground floor commercial uses whereas the previously approved project had ground floor residential townhome units.

The Project has been designed in a way to maximize the articulation in the facades and the setbacks from 42nd Street, which under the Land Development Regulations is a side yard facing a street. Although the minimum required setback along 42nd Street is 13'-1" and that is what is provided for the first three floors, the setbacks provided on floors four through seven exceed the minimum. The fourth and fifth floors are setback 24' and the sixth and seventh floors are setback 30'. The additional setbacks, combined with the varied articulation in the façade and the varied building materials provides for a north facing façade that diminishes in

¹ Folios 02-3222-001-0420 and 02-3222-001-0370.

² See Exhibit "A".

size at the upper floors and is respectful to the lower scale residential neighborhood to the north of the Property.

Some of the parking spaces on the third floor of the parking garage will have mechanical parking systems. Each space with a mechanical parking system will be assigned to one residential condominium unit, therefore valet parking is not required. The mechanical parking systems require a conditional use permit.

Also, the Project is greater than 50,000 square feet, which in the CD-3 zoning district requires a conditional use permit.

The entrance to the parking garage is located on Sheridan Avenue. The 25 required parking spaces for the Existing Office Building will be provided on the first and second floors of the parking garage. The garage is designed so that the bank teller functions for the Existing Office Building are completely separated from the rest of the parking garage.

The Property currently has zero (0) off-street loading spaces and according to microfilm records it was legally permitted with zero off-street loading spaces so it is currently legal nonconforming with regard to loading spaces. Loading functions for the office building currently occur informally in regular parking spaces, in the drive aisles of the surface parking lot and in a space between the Existing Office Building and the adjacent building to the west or over the curb from 41st Street. Enclosed is a letter from the property manager explaining that there are very few deliveries to the Existing Office Building because it is occupied by a bank and professional offices.

The number of residential units in the Project requires two (2) off-street loading spaces and the amount of ground floor retail requires one (1) off-street loading space to be provided and three (3) loading spaces are proposed to be provided in the parking garage and accessed from within the parking garage. Deliveries from the new loading spaces will be taken to the Existing Office building through the parking garage and out through a door on the south façade and then along the hardscape area that will be in-between the new building and the Existing Office Building. Deliveries from the loading spaces to the new building will be taken directly into the lobby for residential deliveries. Deliveries for the retail tenants will be taken from the loading spaces, through the garage and out to the front doors of the tenant bays. Trash pick-up will also occur in the loading space or trash bins will be wheeled out to the curb on Sheridan for pick up.

The introduction of a small amount of ground floor retail (5,145 square feet total divided into four tenant spaces of 250 sqft, 1,020 sqft, 1,760 sqft and 2,115 sqft) will provide an opportunity for small, neighborhood oriented retail businesses. In order to assure certain types of businesses will not be part of the Project and in order to assure certain operational criteria will be met, the Owner voluntarily proffers the following conditions to be included in the Conditional Use Permit:

1. Except as may be required for fire or building code/life safety code purposes, no loudspeakers shall be affixed to or otherwise located on the exterior premises of the retail spaces or in any outdoor dining terrace or sidewalk café should one be established.

2. No outdoor live music associated with any commercial uses in the retail space shall be permitted at any time.
3. Interior loudspeakers shall not be located near doors which lead to the outside and interior music levels shall not interfere with the normal conversation of diners.
4. The maximum number of outdoor seats for a restaurant shall be 40 seats.
5. The maximum interior floor area of a restaurant on the Property shall be 2,115 square feet.
6. Any restaurant's primary function shall be food service and at no time shall a restaurant become a dance hall, disco or nightclub. Entertainment shall be limited to background music.
7. The hours of operation for any restaurant shall be limited to 8:00 AM to 11:00 PM, Sunday through Thursday and 8:00 AM to midnight, Friday and Saturday.
8. The following commercial uses shall be prohibited on the Property: package store, tattoo studio, stand-alone bar (a restaurant is allowed to have a bar as a component of the restaurant), check cashing store and pawnshop.

A. Conditional Use Review Criteria

Section 188-192(a) of the City's Zoning Code establishes seven (7) criteria by which all conditional use applications must meet. These criteria are listed below in bold and underline text, with our response following each criteria in plain text.

(1) The use is consistent with the comprehensive plan or neighborhood plan if one exists for the area in which the property is located.

The new use for the Project of multifamily residential and retail and the existing use of commercial, office on the Property are all permitted in the CD-3 future land use category.

(2) The intended use or construction will not result in an impact that will exceed the thresholds for the levels of service as set forth in the comprehensive plan.

The traffic study indicates that the roadway levels of service will not be negatively affected.

(3) Structures and uses associated with the request are consistent with these land development regulations.

Multifamily residential and retail are permitted uses in the CD-3 zoning district and the existing commercial, office use is also permitted in the CD-3 zoning district. The proposed structure is consistent with the land development regulations and no variances are required.

(4) The public health, safety, morals, and general welfare will not be adversely affected.

Nothing in the Project will negatively affect the public health, safety, morals and general welfare of the City of Miami Beach. Several conditions related to the operational characteristics of the proposed retail have been proffered by the Owner in order to assure the

City and the surrounding neighborhood that any tenants in the retail space will not have a negative impact on the surrounding neighborhood.

(5) Adequate off-street parking facilities will be provided.

The Project will provide adequate parking facilities for both the proposed Project and for the Existing Office Building. 132 parking spaces are required for the Project and the Existing Office Building and 133 spaces are provided.

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

The reason the Project is subject to a conditional use review is because it is greater than 50,000 square feet and because of the incorporation of mechanical parking devices. As detailed below, the Project meets all of the conditional use review criteria that are specific to mechanical parking. And although the Project is greater than 50,000 square feet, it has been designed so that the façade that faces the lower scale residential neighborhood to the north recesses as it rises in height more than what is required by the Land Development Regulations. Also, several conditions related to the operational characteristics of the proposed retail have been proffered by the Owner in order to assure the City and the surrounding neighborhood that any tenants in the retail space will not have a negative impact on the surrounding neighborhood.

(7) The concentration of similar types of uses will not create a negative impact on the surrounding neighborhood. Geographic concentration of similar types of conditional uses should be discouraged.

The use of the Project as a multifamily residential building with ground floor retail is a permitted use in the CD-3 zoning district – it is only the size of the Project that triggers the conditional use review. The Project would serve as an appropriate transition from the higher intensity commercial office and retail uses that face Arthur Godfrey Road to the lower-scale residential neighborhood to the north.

B. Conditional Use Review Criteria for Structures Greater than 50,000 square feet

Section 188-192(b) of the City's Zoning Code establishes eleven (11) criteria by which structures that are greater than 50,000 square feet must meet. These criteria are listed below in bold and underline text, with our response following each criteria in plain text.

(1) Whether the proposed business operations plan has been provided, including hours of operation, number of employees, goals of business, and other operational characteristics pertinent to the application, and that such plan is compatible with the neighborhood in which it is located.

The existing drive through lanes are not currently operational. The new teller will maintain normal operating hours (e.g. 9:00 AM to 5:00 PM). The southernmost lane (as you look at the lanes as they exit onto Pine Tree Drive) will have access to both an ATM and bank

teller and the northernmost lane will have access to a bank teller. The traffic study shows that there is sufficient driveway length to handle queuing. The trash bin will be wheeled out to Sheridan Street for pick-up and as per the existing conditions in the previously issued CUP, deliveries and trash pick-up times are restricted to between 8:00 AM and 5:00 PM on weekdays and no earlier than 10:00 AM on weekends. Other operational conditions of the ground floor retail, such as hours of operation, noise limitations, maximum size of a restaurant and a prohibition of certain uses have been proffered by the Owner in this letter of intent.

(2) Whether a plan for the mass delivery of merchandise has been provided, including the hours of operation for delivery trucks to come into and exit from the neighborhood and how such plan will mitigate any adverse impacts to adjoining and nearby properties, and neighborhood.

The Existing Office Building has a very low amount of deliveries because it is an office building, not a retail or restaurant use. And the Project only has a small amount of retail uses (approximately 5,000 square feet) and multifamily residential uses. When there are deliveries there are three (3) off-street loading spaces provided in the parking garage, with access through the parking garage and into the lobby of the Project for residential deliveries. Deliveries from the new loading spaces will be taken to the Existing Office building through the parking garage and out through a door on the south façade and then along the hardscape area that will be in-between the new building and the Existing Office Building. Deliveries for the retail tenants will be taken from the loading spaces, through the garage and out to the front doors of the tenant bays. Currently there isn't a formal loading space on the Property. The new location is internal to the building and shielded away from the residential neighborhood.

(3) Whether the scale of the proposed use is compatible with the urban character of the surrounding area and will create adverse impacts on the surrounding area, and how the adverse impacts are proposed to be addressed.

The Project has been designed so that the bulk of the building at the upper floors is setback further from the residential neighborhood than what is required by the CD-3 regulations. The multifamily residential use is compatible with both the adjacent multifamily and single-family residential uses as well as the adjacent commercial uses. The small amount of ground floor retail uses will provide neighborhood serving type uses for the surrounding neighborhood. The Project is an appropriate transition from the commercial uses along Arthur Godfrey Road to the low-scale residential neighborhood.

(4) Whether the proposed parking plan has been provided, including where and how the parking is located, utilized, and managed, that meets the required parking and operational needs of the structure and proposed uses.

The Project plans detail the physical layout of the parking garage. The first floor of the parking garage is where the majority of parking for the Existing Office Building is located, with some of the parking also located on the second floor. The second and third floors are where residential unit owners will parking, with the third floor having mechanical parking lifts in each space. Each space with a mechanical parking lift will be assigned to one residential unit so that the unit owner is responsible for the operation of the lift and therefore valet services are not necessary. The retail use does not have any required parking under the Land Development

Regulations and the retail tenants will be very small, deriving most of their business from walk up customers from within the Project and surrounding neighborhood. Customers that do drive to the Property for the purposes of visiting the retail tenants can park in the garage or in the on-street parking spaces near the Property on 42nd Street and Sheridan Street.

(5) Whether an indoor and outdoor customer circulation plan has been provided that facilitates ingress and egress to the site and structure.

Employees and visitors of the Existing Office Building will park on the first and second floor of the parking garage and walk out of the garage through the provided opening in the south facade and use the walkway in-between the Project and the Existing Office Building to access the Existing Office Building. Employees and customers of the retail tenants will also park on the first and second floor of the garage and exit the garage on the north side through an access aisle located in-between two of the retail tenant bays.

(6) Whether a security plan for the establishment and supporting parking facility has been provided that addresses the safety of the business and its users and minimizes impacts on the neighborhood.

There will be a doorman in the lobby of the Project on duty 24/7. The doorman will have access to a closed circuit TV monitoring system that will broadcast images from the parking garage. The security company for the Existing Office Building will have a CCTV system to monitor the drive through teller area of the Project.

(7) Whether a traffic circulation analysis and plan has been provided that details means of ingress and egress into and out of the neighborhood, addresses the impact of projected traffic on the immediate neighborhood, traffic circulation pattern for the neighborhood, traffic flow through immediate intersections and arterials, and how these impacts are to be mitigated.

A traffic study was prepared by David Plummer & Associates in accordance with the agreed upon traffic methodology. The level of service for all intersections analyzed will not be negatively impacted by the Project. The southbound movement at the Pine Tree Drive / 41st Street intersection is currently experiencing minor delays. In order to improve the operations of this intersection the traffic engineer is recommending that the signal timing of this intersection, as well as the intersection of Sheridan Avenue & 41st Street, be adjusted to provide additional green time to the northbound/southbound movements.

(8) Whether a noise attenuation plan has been provided that addresses how noise will be controlled in the loading zone, parking structures and delivery and sanitation areas, to minimize adverse impacts to adjoining and nearby properties.

There are no openings from the parking garage to the north where the residential neighborhood is located, which will reduce the amount of noise that escapes the parking garage and travels northward into the neighborhood. Signs will be posted in the parking garage saying that the screeching of tires and the unnecessary sounding of horns is not permitted. The loading zone is internal to the parking garage and therefore any sounds from

loading functions will be contained within the Project. Also, trash containers will utilize rubber wheels or the path for the trash containers will consist of a surface that reduces noise. The two trash rooms are enclosed and air-conditioned. Trash pick-up times are limited to between 8:00 AM and 5:00 PM on weekdays and after 10:00 AM on weekends as stipulated by the prior CUP order.

(9) Whether a sanitation plan has been provided that addresses on-site facilities as well as off-premises issues resulting from the operation of the structure.

Trash will be picked up from the Sheridan Street side of the Project, where the trash bin will be wheeled out from the trash room. Trash containers will utilize rubber wheels in order to reduce noise. The two trash rooms are enclosed and air-conditioned. Trash pick-up times are limited to between 8:00 AM and 5:00 PM on weekdays and after 10:00 AM on weekends as stipulated by the prior CUP order.

(10) Whether the proximity of the proposed structure to similar size structures and to residential uses creates adverse impacts and how such impacts are mitigated.

The Project, as a 7-story multifamily residential project with limited ground floor retail, would serve as an appropriate transition from the higher intensity commercial office and retail uses that face Arthur Godfrey Road to the low-scale residential neighborhood to the north. The Project has been designed so that the façade that faces the lower scale residential neighborhood to the north recesses as it rises in height.

(11) Whether a cumulative effect from the proposed structure with adjacent and nearby structures arises, and how such cumulative effect will be addressed.

There will be no negative cumulative effect from the Project. The proposed structure is shorter than the existing office buildings along Arthur Godfrey Road and the Tower 41 residential building that is located immediately to the east of the Property.

C. Conditional Use Review Criteria for Mechanical Parking Systems

Section 130-38(4) of the City's Zoning Code establishes eleven (11) specific review criteria for the Planning Board to consider in its review of an application to use mechanical parking systems. These criteria are listed below in bold and underline text, with our response following each criteria in plain text.

(a) Whether the scale of the proposed structure is compatible with the existing urban character of the surrounding neighborhood;

The proposed structure is proposed to be built at a height of approximately 74'-2", which is compliant with the maximum height regulations of the CD-3 zoning district. The proposed structure scales back and steps back from the north property line as it rises in height. It is significantly shorter than the Tower 41 condominium and non-residential buildings fronting 41st Street.

(b) Whether the proposed use of mechanical parking results in an improvement of design characteristics and compatibility with the surrounding neighborhood;

The use of mechanical parking results in a "footprint" for the proposed parking garage that is much smaller and shorter than what would otherwise be required without the use of mechanical parking systems. This in turn allows the size of the upper floors of the building to be reduced so that additional setbacks above and beyond the minimum required setbacks can be provided. The alternate parking plans show the unfavorable building mass that would have to be built without mechanical parking in order to build an equivalent amount of residential units and floor area.

(c) Whether the proposed use of mechanical parking does not result in an increase in density or intensity over what could be constructed with conventional parking;

As shown on the submitted schematic parking plans, the proposed development program could be achieved through the use of traditional, non-mechanical parking garages.

(d) Whether parking lifts or mechanisms are located inside, within a fully enclosed building, and not visible from exterior view;

The parking lifts and mechanisms for the parking garage are located on the third floor and are screened from view from the exterior by the liner residential units on the north façade of the building. The west and east facades will be screened by decorative metal louvers.

(e) In cases where mechanical parking lifts are used for self-parking in multifamily residential buildings; whether approval is conditioned upon the proper restrictive covenant being provided limiting the use of each lift to the same unit owner;

Not applicable.

(f) In cases where mechanical parking lifts are used for valet parking; whether approval is conditioned upon the proper restrictive covenant being provided stipulating that a valet service or operator must be provided for such parking for so long as the use continues;

Valet parking will be offered only to residents of the building, not employees and visitors of the Existing Office Building or retail tenants. The mechanical parking spaces are only for the use of residents. The Owner agrees to have the approval conditioned upon the proper restrictive covenant in place.

(g) Whether a traffic study has been provided that details the ingress, egress and circulation within the mechanical parking facility, and the technical and staffing requirements necessary to ensure that the proposed mechanical parking system does not cause excessive stacking, waiting, or backups onto the public right-of-way;

A traffic study that shows the required information has been provided by David Plummer and Associates.

(h) Whether a proposed operations plan, including hours of operation, number of employees, maintenance requirements, noise specifications, and emergency procedures, has been provided;

A detailed operations plan has not been developed at this time because a specific type of mechanical lift has not been chosen. However, the Owner is agreeable to a condition of approval for the Project that requires an operations plan to be submitted prior to the issuance of a building permit.

(i) In cases where the proposed facility includes accessory uses in addition to the parking garage, whether the accessory uses are in proportion to the facility as a whole, and delivery of merchandise and removal of refuse, and any additional impacts upon the surrounding neighborhood created by the scale and intensity of the proposed accessory uses, are adequately addressed;

The accessory retail use totals approximately 5,000 square feet and is in proportion to the 56 units in the Project. Loading and trash pick-up functions have been discussed in prior sections of this letter of intent.

(j) Whether the proximity of the proposed facility to similar size structures and to residential uses creates adverse impacts and how such impacts are mitigated;

The proposed mechanical parking facilities are not located in close proximity to other mechanical parking facilities. There will be no adverse impacts, e.g. noise externalities, from the proposed mechanical parking facilities because the Owner agrees (in the form of a condition of approval) to choose a manufacturer that is able to meet the specific performance criteria the City has for mechanical parking devices in Section 130-38(5) of the Zoning Code.

(k) Whether a cumulative effect from the proposed facility with adjacent and nearby structures arises, and how such cumulative effect will be addressed;

There are no adjacent and nearby mechanical parking facilities.

D. Additional mechanical parking criteria

Section 130-38(5) of the City's Zoning Code establishes seven (7) specific criteria for mechanical parking systems. These criteria are listed below in bold and underline text, with our response following each criteria in plain text.

(a) The noise or vibration from the operation of mechanical parking lifts, car elevators, or robotic parking systems shall not be plainly audible to or felt by any individual standing outside an apartment or hotel unit at any adjacent or nearby property. In addition, noise and vibration barriers shall be utilized to ensure that surrounding walls decrease sound and vibration emissions outside of the parking garage;

A specific manufacturer for the parking lifts has not been chosen. However, the Owner agrees and covenants (in the form of a condition of approval) to choose a manufacturer that is able to meet the specific performance criteria.

(b) For mechanical lifts, the parking lift platform must be sealed and of a sufficient width and length (minimum of eight feet by 16 feet) to completely cover the bottom of the vehicle on the platform to prevent dripping liquids or debris onto the vehicle below;

The Owner covenants to provide parking lift platforms that meet this standard.

(c) All free-standing mechanical parking lifts must be designed so that power is required to lift the car, but that no power is required to lower the car, in order to ensure that the lift can be lowered and the top vehicle can be accessed in the event of a power outage; robotic garages and vehicle elevators must have backup generators sufficient to power the system;

The Owner covenants to provide parking lifts that meet this standard and to have backup generators sufficient to power the systems.

(d) All mechanical lifts must be designed to prevent lowering of the lift when a vehicle is parked below the lift;

The Owner covenants to provide parking lifts that meet this standard.

(e) The ceiling heights of any parking level with parking lifts within the parking garage shall be a minimum of 11 feet by six inches;

The proposed plans meet this standard.

(f) All mechanical parking systems, including lifts, elevators and robotic systems, must be inspected and certified as safe and in good working order by a licensed mechanical engineer at least once per year and the findings of the inspection shall be summarized in a report signed by the same licensed mechanical engineer or firm. Such report shall be furnished to the planning director and the building official;

The Owner covenants to provide parking lifts that meet this standard.

(g) All parking lifts shall be maintained and kept in good working order;

The Owner agrees to maintain the parking lifts in good working order.

E. 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:

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

No existing buildings are proposed to be demolished, only asphalt parking and a small bank teller structure will be demolished. A recycling plan will be provided as part of the submittal for a demolition permit to the building department.

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

All windows in the proposed building will be hurricane proof impact windows.

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

The windows for residential units 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 varies in elevation from approximately 7.3' NGVD at the SE corner of the Property near Pine Tree Drive and Arthur Godfrey Road to 3.8' NGVD at the NW corner of the Property near 42 Street and Sheridan Avenue. The first floor of the building is proposed to be at an elevation of 5'-10" NGVD and the building is designed such that the first floor has a 12' clear height from the base flood elevation plus the minimum freeboard, which is 9' NGVD. This will allow for the raising of the finished floor of the ground floor retail uses in the future if the surrounding roads are raised. 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 configuration of the driveways with the streets allows for the raising of the streets and the driveways will still work with slight changes to ramping if necessary.

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. Some mechanical systems are located below base flood elevation and are flood-proofed.

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

The first floor elevation of the Existing Office Building is 7.73' NGVD, which is only 0.27' below base flood elevation.

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 Property is too small to incorporate traditional water retention systems. Therefore such a system is not feasible nor appropriate at this time.

We submit to the Planning Board that the proposed Project has been carefully designed with respect to the low scale residential neighborhood to the north and provides an appropriate transition from the higher intensity commercial uses along Arthur Godfrey Road to the low scale residential neighborhood to the north. The Project meets all of the conditional use review criteria as detailed herein. We respectfully request the Planning Board's favorable review of the Project.

Sincerely,



Neisen O. Kasdin

Exhibit A

MIAMIBEACH

PLANNING DEPARTMENT

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139
Tel: (305) 673-7550, Fax: (305) 673-7559

November 17, 2015

Matthew Barnes
Akerman LLP
1 SE 3rd Avenue, Suite 2500
Miami, FL 33131-1714

**Subject: 301 W 41st Street,
Miami Beach, Florida
Folio Nos. 02-3222-001-0420, 02-3222-001-0400, & 02-3222-001-0370**

Dear Mr. Barnes:

This correspondence is in response to a request for zoning information for the subject properties.

Please be advised that the subject properties are currently zoned and have a Future Land Use Designation of **CD-3 Commercial, High Intensity District**. The CD-3 Commercial, High Intensity District is designed to accommodate a highly concentrated business core in which activities serving the entire city are located.

In accordance with Section 142-332 of the Land Development Regulations of the Code of the City of Miami Beach, the main permitted uses in the CD-3 district are: commercial uses; apartments; apartment/hotels; and hotels. A restaurant is considered a permitted use.

Based on the information obtained from available records for the subject property, the number of existing, required parking spaces located on the property is 25 spaces. The original building, constructed in 1963, consisted of 3 stories and a parking lot containing 25 parking spaces (Permit No. 70283).

The parking lot was altered in 1968 (Permit No. 81451), 20 parking spaces were added. In 1969 a three (3) story addition was constructed (Permit No. 81728), but there is no evidence that any additional parking was provided as part of this addition. In 1973 the adjacent lot (lot 9) was developed as a parking lot for the bank (Permit no. 88419). Therefore, these additional 29 parking spaces are considered operational parking spaces and not required parking spaces.

If you have any further questions or concerns, please do not hesitate to contact this department again.

Sincerely,


Thomas R. Mooney, AICP
Planning Director

MIAMI BEACH

Thank you for your payment. Your transaction number is 40543257256. Please allow up to 1 business day to process invoice number 00101956. Please bookmark or print this page for your record. If you have any questions about this transaction, contact our Customer Service Department at 305.673.7420, Monday to Friday from 8:30 a.m. to 6:00 p.m. Below are the details of your transaction.

Order Number **00101956**

Payment Date **2/9/18 4:52 PM**

Item	Amount
Courier (per package)	\$70.00
Advertisement	\$1500.00
Mail Notice Per Label	\$1824.00
Board Order Recording	\$100.00
Posting (per site)	\$100.00

Total 3594.00

MIAMI BEACH

Thank you for your payment. Your transaction number is 40517482488. Please allow up to 1 business day to process invoice number 00099312. Please bookmark or print this page for your record. If you have any questions about this transaction, contact our Customer Service Department at 305.673.7420, Monday to Friday from 8:30 a.m. to 6:00 p.m. Below are the details of your transaction.

Order Number **00099312**

Payment Date **1/23/18 12:52 PM**

Item	Amount
New Application	\$2500.00

Total 2500.00



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

January 19, 2018

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

Re: Property Owners List within 375 feet of:

SUBJECT: 340 W 42 St, Miami Beach, FL 33140

FOLIO NUMBER: 02-3222-001-0420

LEGAL DESCRIPTION: 22 23 53 42 ORCHARD SUB NO 4 PB 25-30 LOTS 5 THRU 9 LESS
BEG SE COR OF LOT 5 TH W143.14FT N 03 DEG W 16.29FT N 86 DEG E 144.45FT
S25.33FT TO POB BLK 3

SUBJECT: 4100 Pine Tree Dr, Miami Beach, FL 33140

FOLIO NUMBER: 02-3222-001-0370

LEGAL DESCRIPTION: ORCHARD SUB NO 4 PB 25-30 LOT 4 & BEG SE COR OF LOT 5
TH W143.14FT N 03 DEG W 16.29FT N 86 DEG E 144.45FT S25.33FT TO POB
BLK 3

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,

Diana B. Rio

Total number of property owners without repetition: **456, including 12 international**

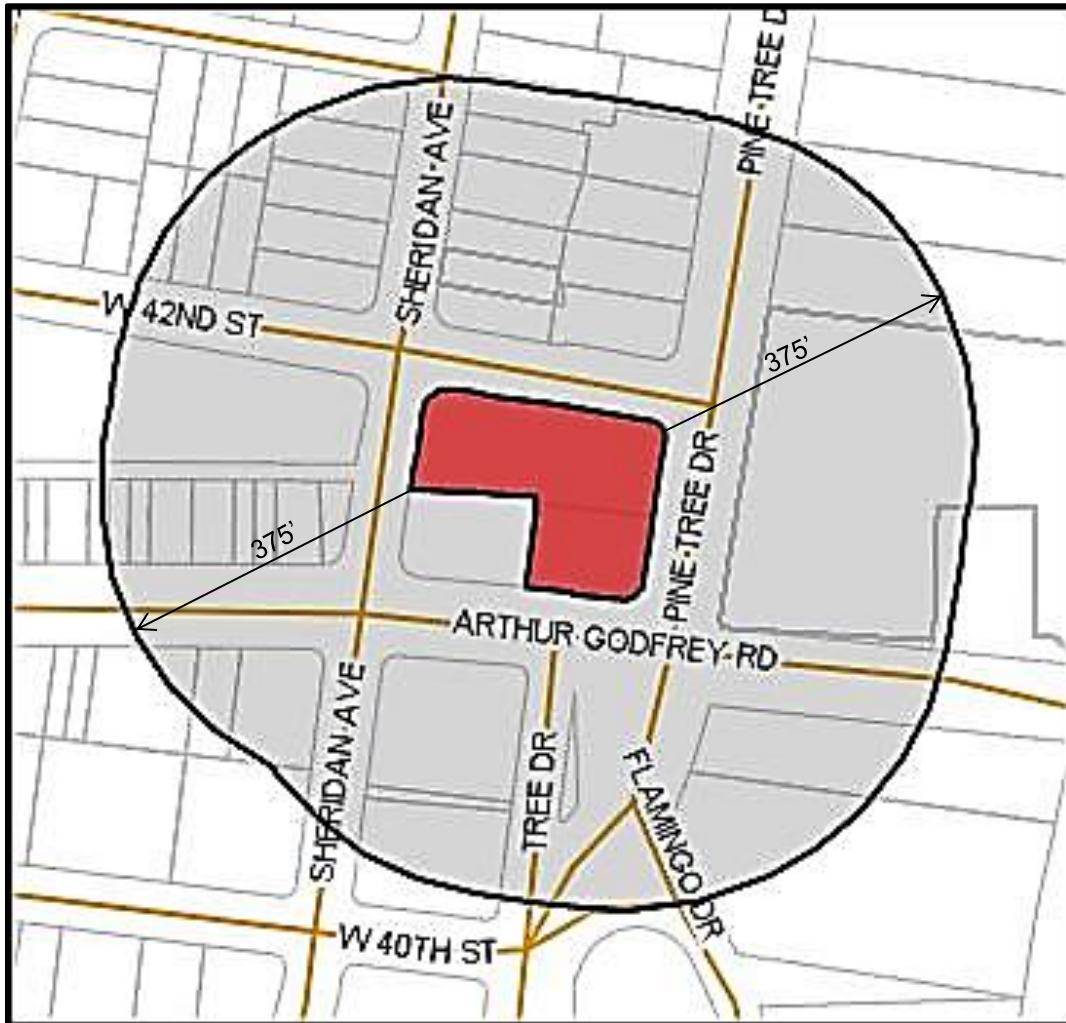


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public hearing notification packages: lists of property owners within a specific radius + radius maps + mailing labels
mailouts + site posting

rdrmiami.com | diana@rdrmiami.com | 305.498.1614

375' RADIUS MAP



SUBJECT: 340 W 42 St, Miami Beach, FL 33140

FOLIO NUMBER: 02-3222-001-0420

LEGAL DESCRIPTION: 22 23 53 42 ORCHARD SUB NO 4 PB 25-30 LOTS 5 THRU 9 LESS
BEG SE COR OF LOT 5 TH W143.14FT N 03 DEG W 16.29FT N 86 DEG E 144.45FT
S25.33FT TO POB BLK 3

SUBJECT: 4100 Pine Tree Dr, Miami Beach, FL 33140

FOLIO NUMBER: 02-3222-001-0370

LEGAL DESCRIPTION: ORCHARD SUB NO 4 PB 25-30 LOT 4 & BEG SE COR OF LOT 5
TH W143.14FT N 03 DEG W 16.29FT N 86 DEG E 144.45FT S25.33FT TO POB
BLK 3

Name	Address	City	State	Zip	Country
86402 CANADA LTD	2475 MAJOR ST	MONTREAL QUEBEC H4M 1E5			CANADA
L C STERN & R P ZIMMERMAN	134 CLANTON PARK RD	TORONTO ONT M3H 2E7			CANADA
LEYSOR HOCHMAN &W SARA	17 BRETT AVE	DOWNSVIEW ONTARIO M3H2W5			CANADA
RACHEL PENNY ZIMMERMAN	134 CLANTON PARK ROAD	TORONTO ONTARIO M3H 2E7			CANADA
ROSE WEISS JTRS WILLIAM N WEISS MELINDA R WEISS JTRS	26 MORTIMER CT	THORNHILL ONTARIO L4J 2P8			CANADA
S & J HOLDINGS INC	8 TOKAY COURT DOWNSVIEW	ONTARIO M3H3V2			CANADA
SIDNEY KONIGSBERG TRS NATHAN LEIBOWITZ TRS	846 DUNLOP AVE	OUTREMONT QUEBEC H2V 2W7			CANADA
TAMAS JAKABOVITS GLADYS JAKABOVITS	47 KELVIN AVE	MONTREAL QUEBEC H2V 1T1			CANADA
VIVIAN KUHL	648 BRIAR HILL AVE	TORONTO ONTARIO M5N 1N2			CANADA
VIVIAN KUHL GEORGE KUHL	175 BLOOR ST E #601 SOUTH TOWER	TORONTO ON M4W 3R8			CANADA
WOCO PROPERTIES INC	117 CARIBOU RD	TORONTO ONTARIO M5N 2B1			CANADA
WOLF STEIN HELENE STEIN	6300 N CREST PL #6H	MONTREAL QUEBEC H3S2W3			CANADA
2002 EMB GENET FAMILY TRUST S. MICHAEL GENET SANDOR F. GENET	19080 NE 29 AVE	AVENTURA	FL	33180-2805	USA
2028079 ONTARIO INC	4101 PINE TREE DR #526	MIAMI BEACH	FL	33140-3618	USA
2028079 ONTARIO INC	4101 PINE TREE DR #916	MIAMI BEACH	FL	33314	USA
2028079 ONTARIO INC	4101 PINE TREE DR #C916	MIAMI BEACH	FL	33140-3628	USA
4101 AR INC	1966 HILLVIEW ST	SARASOTA	FL	34239	USA
4101 HOLDINGS LLC	PO BOX 751224	FOREST HILLS	NY	11375	USA
4101 PINE TREE DRIVE LLC	346 MCKINLEY ST	WEST HEMPSTEAD	NY	11552	USA
4101 PINETREE DRIVE 605 L L C	242 EAST 80 ST 6B	NEW YORK	NY	10075	USA
432 W 41 ST LLC	6301 N OCEAN BLVD	OCEAN RIDGE	FL	33435	USA
920 TOWER L L C	4550 N BAY RD	MIAMI BEACH	FL	33140-2859	USA
AARON GRUNBERGER	1673 KIMBALL ST	BROOKLYN	NY	11234	USA
AARON GRUSHKO &W HELENE	2 TULIP STREET	CEDARHURST	NY	11516-0000	USA
ABE HERBERT KONSTAM SARAH GOLDIE ELLMAN RIVKA HADASA GELBTUCH	3 OLYMPIA LANE	MONSEY	NY	10952	USA
ABRAHAM KLECKY	4315 PRAIRIE AVE	MIAMI BEACH	FL	33140	USA
ABRAHAM MICHAEL LAZAR MIRIAM LAZAR	15 HILLSIDE ROAD	ELIZABETH	NJ	07208	USA
ABRAHAM REISS &W MARIA GOLDE % JACOB M WEINREB	320 RIVERSIDE DRIVE	NEW YORK	NY	10025	USA
ABRAHAM ROTH MIRIAM ROTH	933 E 22ND STREET	BROOKLYN	NY	11210	USA
ABRAHAM SULTANIK &W HINDA SULTANIK	872 E 8 ST	BROOKLYN	NY	11230	USA
ABRAM AMINOV	4101 PINE TREE DR #1429	MIAMI BEACH	FL	33140-3631	USA
ADAM & JUDAH A CHARNOFF (TRS)	160 WEST END AVE #21J	NEW YORK	NY	11023	USA
ADRIAN JUAN GARIBOTTI	5959 COLLINS AVE APT#606	MIAMI BEACH	FL	33140-2290	USA
ALBERT BENALLOUN	3748 PRAIRY AVE	MIAMI BEACH	FL	33140	USA
ALBERT GEORGE HEINO MIRIAM K HEINO	699 ARBUCKLE AVE	WOODMERE	NY	11598	USA
ALEC I MILLER EVELINA MILLER	4101 PINE TREE DR #702	MIAMI BEACH	FL	33140-3621	USA
ALEC MILLER	4101 PINETREE DR #829	MIAMI BEACH	FL	33140	USA
ALEX SPITZ &W ROSE	1459 56 ST	BROOKLYN	NY	11219-0000	USA
ALEXANDER ADLER BLANCHE ADLER	4101 PINETREE DR UNIT 725	MIAMI BEACH	FL	33140	USA
ALIK HAIMOV	4101 PINE TREE DR UNIT 1502	MIAMI BEACH	FL	33140-3631	USA
ALISA BETH CEPEDA TRS	4215 SHERIDAN AVE #4	MIAMI BEACH	FL	33140-3162	USA
ALL SOULS EPISCOPAL CHURCH	4025 PINE TREE DR	MIAMI BEACH	FL	33140	USA
ALLEN BENNETT JUDY BENNETT	13834 78 RD	FLUSHING	NY	11367	USA
ALLEN BERG &W BARBARA	178 BEACH 134 ST	BELLE HARBOUR	NY	11694	USA
ALLEN HEINEMAN &W SHERRY	1165 E 28 ST	BROOKLYN	NY	11210	USA
ALLYN LARSEN & GLENN THOR LARSEN	4101 PINETREE DR #308	MIAMI BEACH	FL	33140-3606	USA
ANDERS JESPER MAGNUSSON DEARIN ANTONIO PRIESTER	4225 SHERIDAN AVE	MIAMI BEACH	FL	33140	USA
ANDRES DUQUE DAVID DUQUE JR	4101 PINETREE DR #1715	MIAMI BEACH	FL	33140	USA
ANDREW GORDON	PO BOX 3047	MIAMI BEACH	FL	33140	USA

ANITA MILCH	629 THAMES BOULEVARD	TEANECK	NJ	07666	USA
ANN ARFE	226 HUTCHINSON RD	ENGLEWOOD	NJ	07631	USA
ANNA SCHON ROSEMARIE WEINGARTEN	1661 - 53 ST	BROOKLYN	NY	11204	USA
ANNE RUTH HIMELSTEIN	4101 PINE TREE DR #1831	MIAMI BEACH	FL	33140-3622	USA
APH CORPORATION	1940 FILLMORE ST	SAN FRANCISCO	CA	94115	USA
ARMAND LASKY &W ESTHER	357 BUNKER DR	OCEAN SIDE	NY	11572	USA
ARON LAMPERT LISA LAMPERT	4525 PRAIRIE AVE	MIAMI BEACH	FL	33140	USA
ARTHUR KONIG HARRIET KONIG	1484 E 24 ST	BROOKLYN	NY	11210	USA
ASHILO INC	9445 HARDING AVE	SURFSIDE	FL	33154-2803	USA
AVRUM & PHIYLLIS REIFER & JACK & ELAINE REIFER	3016 WEST SHERWIN AVE	CHICAGO	IL	60645	USA
BAILA ADEST TRS BAILA ADEST REV LIV TR	4101 PINETREE DR 1206	MIAMI BEACH	FL	33140	USA
BALOGH REAL ESTATE CO	141 NE 3 AVE 7TH FL	MIAMI	FL	33132	USA
BARRY APPEL ESTHER APPEL	4101 PINE TREE DR # 1114	MIAMI BEACH	FL	33140	USA
BEATRICE & NATHAN J MAZUREK ALIZA A BEER TRS & ETAL	1464 47 ST	BROOKLYN	NY	11219	USA
BEATRICE SAUFER EST OF ISAAC A SAUFER	228 W WAUKENA AVE	OCEANSIDE	NY	11572-5060	USA
BELA RUBIN LE JUDITH RUBIN LE REM JACOB RUBIN	1452 51 ST	BROOKLYN	NY	11219	USA
BERNARD WEISS LE SHIRLEY WEISS LE REM HELENE WEISCHSELBAUM	67 29 179 ST	FLUSHING	NY	11365	USA
BERNICE SIR TR	4101 PINE TREE DR #1512	MIAMI BEACH	FL	33140-3631	USA
BETTY H MAKOVSKY & JACOB LISTHAUS &W MOLLY	137-12 71 AVE	FLUSHING	NY	11367	USA
BGM GOLDEN GROUP LLC	36 NE 1 ST STE 154	MIAMI	FL	33132	USA
BRENDA KLEIN	4101 PINETREE DR #1223	MIAMI BEACH	FL	33140	USA
BRENDA KLEIN TRS KLEIN FAMILY LAND TRUST	4101 PINE TREE DR 1223	MIAMI BEACH	FL	33140	USA
BRIAN GORDON	PO BOX 3047	MIAMI BEACH	FL	33140	USA
BRIAN HIRSHMAN NINA HIRSHMAN	260 CENTRAL AVE #309	LAWRENCE	NY	11559	USA
CARLOS A ROSA &W GISELA	9409 BYRON AVE	SURFSIDE	FL	33154-2439	USA
CARYL ENGLANDER	740 PARK AVE	NEW YORK	NY	10121	USA
CECILE WIEDER DAVID WIEDER	4101 PINE TREE DR 1020	MIAMI BEACH	FL	33140	USA
CHAIM SCHWEID RIVKA SCHWEID	1440 55 ST	BROOKLYN	NY	11219	USA
CHANA PERL	4101 PINE TREE DR 1631	MIAMI BEACH	FL	33140	USA
CHANA PERL	501 COLLINS AVE	MIAMI BEACH	FL	33139	USA
CHANA WALFISH	138 06 78 ROAD	FLUSHING	NY	11367	USA
CHANOCH GOELMAN	1454 60th St	Brooklyn	NY	11219-5064	USA
CHANY NUSSBAUM & HARRY FREIFELD TR	30 CONCORD DR	MONSEY	NY	10952	USA
CHARLES ABRAMCHIK TRS CHARLES ABRAMCHIK REVOCABLE TRUST	4101 PINETREE DR # 710	MIAMI BEACH	FL	33140	USA
CHAYIM WEINGARTEN &W ESTHER WEINGARTEN	4101 PINETREE DR #1703	MIAMI BEACH	FL	33140-3620	USA
CHOF YAMIM INC	4434 N BAY RD	MIAMI BEACH	FL	33140	USA
CI 18 LLC	110 WASHINGTON AVE UNIT 1514	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH PARK CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CLAIRE HERTZBERG 2004 TRS	144-75 MELBOURNE AVE #5E	FLUSHING	NY	11367	USA
CROWN POLISHING EQUITIES LTD	466 CENTRAL AVE 2ND FLOOR	CEDARHURST	NY	11516	USA
CVETKO JOVANOVIC LE REM DUSAN VUCICEVIC	4101 PINE TREE DR 1810	MIAMI BEACH	FL	33140	USA
DANIEL ABRAMOFF & SHOSHANA ABRAMOFF JTRS	4101 PINETREE DR #1726	MIAMI BEACH	FL	33140-3635	USA
DANIEL MARTIN &W BETH	400 W 43 ST	MIAMI BEACH	FL	33140-3110	USA
DANIELLA FOLK TRS DANIELLA FOLK LIVING TRUST DANIELLA FOLK	4101 PINE TREE DR #1804	MIAMI BEACH	FL	33140	USA
DARIO BLAU	4101 PINE TREE DR #1531	MIAMI BEACH	FL	33140-3619	USA
DAVE KATZ &W ISLE	4101 PINETREE DR 1803	MIAMI BEACH	FL	33140	USA
DAVID & JONATHAN SCHNELL TRS	6024 N MONTICELLO	CHICAGO	IL	60659	USA
DAVID FARBER &W DEBORAH	18 VALENCIA DR	MONSEY	NY	10952	USA
DAVID HERZOG TRS C/O COZEN O CONNOR MORDECHAI HERZOG TRS	1900 MARKET STREET	PHILADELPHIA	PA	19103	USA

DAVID NEKTALOV TRS	74 WEST 47 ST	NEW YORK	NY	10036	USA
DAVID S KAHAN &W GERDA	3777 INDEPENDENT AVE	BRONX	NY	10463	USA
DAVID S TEPPER &W JOAN TEPPER	4101 PINETREE DR #1412	MIAMI BEACH	FL	33140-3617	USA
DAVID SCHWARTZ &W IRENE	4101 PINE TREE DR APT 526	MIAMI BEACH	FL	33140-3618	USA
DAVID VINE	400 ARTHUR GODFREY RD STE 403	MIAMI BEACH	FL	33140	USA
DEBBY LOEB	4101 PINE TREE DR #609	MIAMI BEACH	FL	33140	USA
DIANE GOLDSTEIN	200-24 KENO AVE	HOLLISWOOD	NY	11423	USA
DINA EVA LAST	15 WEST 81 ST	NEW YORK	NY	10024	USA
DINA TUSK & HANNAH JASKOLL TR	616 RUTLAND AVE	TEANECK	NJ	07666	USA
DIRAH HOLDINGS INC	77 CUMMINGS CIR	WEST ORANGE	NJ	07052	USA
DORA FRIED LE REM JAKOB FRIED	2100 AVE J	BROOKLYN	NY	11210	USA
EDITH KOHN	4101 PINE TREE DR # 1	MIAMI BEACH	FL	33140-3628	USA
EDITH KOHN & SUSAN G FELBRAND	4101 PINE TREE DR #330	MIAMI BEACH	FL	33140-3600	USA
EDITH KOHN TRS ZISEL LEAH TRUST SUSAN GROSSMAN FELDBRAND TRS	4101 PINE TREE DR # 506	MIAMI BEACH	FL	33140	USA
EDUARDO DEL RIVERO JTRS JOSE E DEL RIVERO JTRS	2811 EMATHLA ST	COCONUT GROVE	FL	33133	USA
EGON BIRNBAUM TRS	1721 50 ST	BROOKLYN	NY	11204	USA
ELEANOR PAUL LE REM JACOB SAMUEL BOTACH REM CHAIM MOSHE BOTACH	4443 PRAIRE AVE	MIAMI BEACH	FL	33140	USA
ELI & SALIM COHEN	4101 PINE TREE DR #1431	MIAMI BEACH	FL	33140-3631	USA
ELIAS CIMBLER	4101 PINETREE DR UNIT 1503	MIAMI BEACH	FL	33140-3631	USA
ELIEZER SCHEINER HEATHER SCHEINER	1 CELIA CT	SUFFERN	NY	10901	USA
ELISSA SOFER	4101 PINETREE DR #721	MIAMI BEACH	FL	33140	USA
ELIZABETH BLEIER	4101 PINETREE DR #601	MIAMI BEACH	FL	33140	USA
ELLIOT GLASER	138-45 78 DR	FLUSHING	NY	11367	USA
EMILIO GOLDSTEIN BELA GOLDSTEIN	4101 PINE TREE DR #604	MIAMI BEACH	FL	33140	USA
ENRIQUE R DELFINO % CHASE MANHATTAN BANK	PO BOX 5258	NEW YORK	NY	10185-5258	USA
EPHRAIM KOSCHITZKI &W MIRIAM	992 E 22 ST	BROOKLYN	NY	11210	USA
EPHRAIM LANDAU LEXINGTON TSG TRUST YISROEL LANDAU	5223 15 AVE	BROOKLYN	NY	11229	USA
EPHRAIM LANDAU TRS C/O LANDAU REAL ESTATE LEXINGTON TSG TRUST	5223 15 AVE	BROOKLYN	NY	11229	USA
ERIC BRET BURNS	660 NE 179 TER	MIAMI	FL	33162	USA
ESTHER BEN-DAVID	2 MERRALL DR	LAWRENCE	NY	11559	USA
ESTHER GELDWERTH LE REM MICHELE ZOLTAN	1274 E 23 ST	BROOKLYN	NY	11210	USA
ESTHER GRUENSTEIN & CHAN KAHN & ROSE GOLDING	% GOLDING #8 MARINER WAY	MONSEY	NY	10952	USA
ESTHER MOSKOWITZ & MAGDA MANELA	144-15 70TH RD	FLUSHING	NY	11367	USA
ETHEL SOMERSTEIN & HERBERT SOMERSTEIN FAMILY LLC	68-01 MAIN ST	FLUSHING	NY	11367	USA
EUGENE STRASSER ESTHER STRASSER	PO BOX 935	TALLMAN	NY	10982	USA
EVELYNE SINGER	41 CAUSEWAY	LAWRENCE	NY	11559	USA
EXIQUIO HERNANDEZ &W DAISY	4224 SHERIDAN AVE	MIAMI BEACH	FL	33140-3116	USA
FAMEY ENTERPRISES LLC	82-45 GRENFELL ST	KEW GARDENS	NY	11415	USA
FELICIA WEISLIC LE REM ABRAHAM SCHON REM BELLA SCHON	4101 PINE TREE DR APT 905	MIAMI BEACH	FL	33140	USA
FELIKS TRAKHTENBERG	1260 FARMINGTON AVE APT A4	WEST HARTFORD	CT	06107-2661	USA
FERN GREENBAUM	4101 PINETREE DR #1617	MIAMI BEACH	FL	33140-3634	USA
FLORENCE KAPLAN	4101 PINE TREE DR UNIT 1108	MIAMI BEACH	FL	33140-3616	USA
FLORIDA POWER & LIGHT CO ATTN PROPERTY TAX DEPT	700 UNIVERSE BLVD, PSX/JB	JUNO BEACH	FL	33408	USA
FRANCES M HOROWITZ TR	39-40 GREENPOINT AVE 6B	LCI QUEENS	NY	11104-4021	USA
FRANKLYN SNITOW &W ROSALYN SNITOW	110-55 70 RD	FOREST HILLS	NY	11375	USA
GABRIEL FRANK &W DINA	1659 50 ST	BROOKLYN	NY	11204	USA
GARY EICHHORN HARRIET EICHHORN	1975 E 21 ST	BROOKLYN	NY	11229	USA
GEORGE AMINOV	4332 SHERIDIAN AVE	MIAMI BEACH	FL	33140	USA
GERALD POSNER &W FROMA	29 WOODMERE BLVD #4A	WOODMERE	NY	11598	USA
GIG KNOWLE	4220 PINETREE DR	MIAMI BEACH	FL	33140	USA

GIGI LEVY STEIN ROBERT STEIN	4101 PINE TREE DR #1806	MIAMI BEACH	FL	33140-3635	USA
GIR INVESTMENTS INC	419 W 41 ST	MIAMI BEACH	FL	33140-3503	USA
GITAL ATUN	427 W 42 STREET	MIAMI BEACH	FL	33140	USA
GLEN HEALTH TOWER 41 LLC	5454 W FARGO	SKOKIE	IL	60077	USA
GOTTLIEB FAMILY LLC	5316 15 AVE	BROOKLYN	NY	11219	USA
GRACE STERN	4101 PINE TREE DR #1212	MIAMI BEACH	FL	33140-3615	USA
GREGORY SGARRO &W CLAUDIA	4215 SHERIDAN AVE #1	MIAMI BEACH	FL	33140-3162	USA
GREGORY T HOGAN	4215 SHERIDAN AVE #6	MIAMI BEACH	FL	33140-3184	USA
GUSTAVO FURMAN DIANA B SELDES EDELMAN	4101 PINETREE DR #1104	MIAMI BEACH	FL	33140	USA
GUTNICK TOWER 41 LLC	4101 PINE TREE DR 920	MIAMI BEACH	FL	33140-3628	USA
GYLA SCHWARTZ	73 06 137 ST	FLUSHING	NY	11367	USA
H C HEROISM FOR TORAH INC	1557 50 TH STREET	BROOKLYN NEW	NY	11219	USA
HADASSAH SOHN	PO BOX 1168	FLUSHING	NY	11354	USA
HALINA HERSHKOWITZ	4101 PINE TREE DR UNIT 810	MIAMI BEACH	FL	33140-3611	USA
HANA SCHENKER LE REM LEON SCHENKER & E KAZARNOVSKY	464 MAITLAND AVE	TEANECK	NJ	07666	USA
HAROLD GOLDENBERG MALKY GOLDENBERG	1660 54TH ST	BROOKLYN	NY	11204	USA
HAROLD HOFFMAN	4101 PINE TREE DE #906	MIAMI BEACH	FL	33140	USA
HARVEY F HEINO &W MIRIAM	2401 AVENUE U	BROOKLYN	NY	11229	USA
HEATHER SCHEINER	1533 EAST 28 STREET	BROOKLYN	NY	11229	USA
HELEN MEYER LE REM SANDRA SPOLTER REM JERRY MEYER	4101 PINE TREE DR 1821	MIAMI BEACH	FL	33140	USA
HELEN SPIELMAN LE REM MARYANN SPIELMAN	4101 PINE TREE DR 408	MIAMI BEACH	FL	33140	USA
HELENE WALLENSTEIN SYLVAN WALLENSTEIN	1339 CARLOYN DRIVE NE	ATLANTA	GA	30329	USA
HENDLA GLATT MANUEL GLATT SIMON GLATT	4101 PINETREE DR #1827	MIAMI BEACH	FL	33140	USA
HENRY GRANT	4101 PINE TREE DR UNIT 1606	MIAMI BEACH	FL	33140-3619	USA
HENRY K ZALCMAN &W EVA	4101 PINETREE DR #1820	MIAMI BEACH	FL	33140-3622	USA
HENRYK ZALCMAN &W EVA	4101 PINE TREE DR 1824	MIAMI BEACH	FL	33140-3622	USA
HERBERT FRANK NOEMI FRANK	4101 PINETREE DR UNIT #1707	MIAMI BEACH	FL	33140	USA
HERBERT SCHNECK BEVERELY SCHNECK	4101 PINE TREE DR #1523	MIAMI BEACH	FL	33140	USA
HERMAN EISENBERGER &W EVA	4101 PINE DR APT 412	MIAMI BEACH	FL	33140-0000	USA
HGW CAPITAL HOLDINGS LLC	1660 54 STREET	BROOKLYN	NY	11204	USA
HILDA EISENSTEIN TRS HILDA EISENSTEIN DECLAR OF TRUST	4101 PINETREE DR #705	MIAMI BEACH	FL	33140	USA
HORN FAMILY COMPANY	135-23 78 DR	FLUSHING	NY	11367	USA
HORN FAMILY PARTNERS LLC	49 W 44 ST	NEW YORK	NY	10036	USA
HOWARD ASH &W TOBI	4233 SHERIDAN AVE	MIAMI BEACH	FL	33140-3115	USA
HOWARD ESTRIN &W LILIAN	4200 PINETREE DR	MIAMI BEACH	FL	33140-3112	USA
HYACINTH D WILLIAMS TRS	PO BOX 680845	MIAMI	FL	33168-0745	USA
HYMAN SCHWARTZ &W ETHEL	1526 50 STREET	BROOKLYN	NY	11219	USA
IBY WEINSTOCK	1401 OCEAN AVE APT 1I	BROOKLYN	NY	11230-3907	USA
INVING WEINSTOCK TRS & ESTHER PASKESZ TRS & ETALS	5401 15 AVE	BROOKLYN	NY	11219	USA
IRVING SILBERBERG BARBARA SILBERBERG	4101 PINE TREE DR #1825	MIAMI BEACH	FL	33140-3622	USA
IRWIN FERN & ANDREW & NEIL GREENBAUM TRS	4101 PINETREE DR #1619	MIAMI BEACH	FL	33140-3634	USA
IRWIN GREENBAUM &W FERN	4101 PINE TREE DR UNIT 1430	MIAMI BEACH	FL	33140-3631	USA
ISAAC SCHWARTZ TOVA SCHWARTZ	4101 PINE TREE DR 526	MIAMI BEACH	FL	33140	USA
ISIDORE BRAUN &W ANNETTE	1933 53 ST	BROOKLYN	NY	11204	USA
ISRAEL ABRAMOV	4101 PINE TREE DR UNIT 1501	MIAMI BEACH	FL	33140	USA
ISRAEL BRAUN &W EDITH	2373 BROADWAY APT 521	NEW YORK	NY	10024	USA
ISRAEL H REINHOLD SARAH REINHOLD	2517 AVE S	BROOKLYN	NY	11229	USA
ISRAEL STEVEN BERKOWITZ RUTH BERKOWITZ	2 REGENT DR	LAWRENCE	NY	11559	USA
ITZHAK DANIAROV	4101 PINE TREE DR #1627	MIAMI BEACH	FL	33140	USA
JACK AREM TRUSTEE AREM FAMILY IRREVOC TRU HARRY AREM TRUSTEE	2201 AVENUE M	BROOKLYN	NY	11210	USA

JACK HALPERT (TR) & MOSHE & WILLIAM HALPERT (TRS)	4101 PINE TREE DR UNIT 415	MIAMI BEACH	FL	33140-3600	USA
JACK JACOBOWITZ &W SUSANNA	535 WEST END AVE APT 8 B	NEW YORK	NY	10024	USA
JACK KLEIN &W SARAH	19 BRIARWOOD LN	SUFFERN	NY	10901	USA
JACK WEIL MALKA WEIL	1614 57 ST	BROOKLYN	NY	11214	USA
JACOB ACKERMAN JUDITH ACKERMAN	138 15 UNION TURNPIKE	FLUSHING	NY	11367	USA
JACOB MARMURSTEIN	5307 17 AVE	BROOKLYN	NY	11204	USA
JACOB WEINREB &W DEBORA	276 RIVERSIDE DR	NEW YORK	NY	10025	USA
JACQUELINE BEER TRS JACQUELINE BEER REVOCABLE TRUST	4101 PINE TREE DR 1724	MIAMI BEACH	FL	33140	USA
JACQUELINE BERDUGO	3333 HENRY HUDSON PKWY APT 7Y	BRONX	NY	10463-3232	USA
JACQUELINE FARKAS	4601 ROYAL PALM AVE	MIAMI BEACH	FL	33140	USA
JAIME ODABACHIAN	4215 SHERIDAN AVE 8	MIAMI BEACH	FL	33140	USA
JAY IMPORT COMPANY INC	41 MADISON AVE 12TH FLR	NEW YORK	NY	10010	USA
JEFFERSON PLAZA PTNRS LTD	523 MICHIGAN AVE	MIAMI BEACH	FL	33139-6317	USA
JEFFREY GALLER TRS FRED A GALLER TRS	4101 PINE TREE DR #1727	MIAMI BEACH	FL	33140	USA
JEFFREY GORDON	4535 N MICHIGAN AVE	MIAMI BEACH	FL	33140	USA
JEFFREY ITZKOWITZ SUSAN ITZKOWITZ	1614 57 ST	BROOKLYN	NY	11204	USA
JEHUDIT LEWY	4101 PINETREE DR #714	MIAMI BEACH	FL	33140-3621	USA
JEWISH LEARNING CENTER/OHR MENACHEM MENDEL INC	465 41 ST	MIAMI BEACH	FL	33140	USA
JOAN ERDHEIM TR & ROBT BALOGH TR	141 NE 3 AVE 7TH FL	MIAMI	FL	33132	USA
JOANN BENALLOUN SINDY BENALLOUN	4101 PINETREE DR #326	MIAMI BEACH	FL	33140	USA
JOEL SHAFRAN CHAYA R SHAFRAN	135 04 78 DR	FLUSHING	NY	11367	USA
JOLI HOLLANDER (LE) REM MAX HOLLANDER ETALS	9 UNDERWOOD ROAD	MONSEY	NY	10952	USA
JONATHAN SCHENKER TRS SMIRLOCK FAMILY TRUST LAYA LAPIDES TRS	136A SUNFLOWER DR	LAKEWOOD	NJ	08701	USA
JOSEPH BENJAMIN MANDEL TRS ANITA WALKER FAMILY TRUST	451 WEST END AVE 15F	NEW YORK	NY	10024	USA
JOSEPH GELIEBTER	25 HERRICK DR	LAWRENCE	NY	11559	USA
JOSEPH GROSSBERG TRS SUSAN GROSSBERG TRS	1213 55 ST	BROOKLYN	NY	11219	USA
JOSEPH KOPTYEV	10814 68TH DR	FOREST HILLS	NY	11375-2951	USA
JOSEPH MARKOVICI	4101 PINETREE DRIVE UNIT 1816	MIAMI BEACH	FL	33140	USA
JOSEPH STEIN LE REM ROBERT & ALBERT ET ALS	4101 PINE TREE DR #525	MIAMI BEACH	FL	33140-3618	USA
JOSHUA WEIS TR	5508 12 AVE	BROOKLYN	NY	11219-4103	USA
JOYCE BENALLOUN ALBERT BENALLOUN	4101 PINE TREE DR STE 304	MIAMI BEACH	FL	33140-3628	USA
JP ROOSEVELT LLC C/O SHIBOLETH LLP	1 PENN PLAZA 2527	NEW YORK	NY	10119	USA
JUAN C DAVID &W ANA M MELZER	428 W 43 ST	MIAMI BEACH	FL	33140-3110	USA
JUDA BITTMAN &W JUDIT	4101 PINE TREE DR UNIT 723	MIAMI BEACH	FL	33140-3621	USA
JUDITH AREM TRS JE FAMILY TRUST AARON GOLDBERGER TRS	1506 56 ST	BROOKLYN	NY	11219	USA
JUDITH GORDON JTRS BRENDA ZANZIPER JTRS	4104 PINE TREE DR # 728	MIAMI BEACH	FL	33140	USA
JUDITH SCHWARTZ	1051 E 22ND ST	BROOKLYN	NY	11210-3609	USA
JUDITH SIMPSON	PO BOX 1168	FLUSHING	NY	11354	USA
JUDY GORDON JTRS ROBERT GREENBERGER JTRS	4101 PINE TREE DR #728	MIAMI BEACH	FL	33140	USA
JUDY J SUGAR LISA RHEIN	5630 OAKTREE AVE	FORT LAUDERDALE	FL	33312-6375	USA
JUDY NEUWIRTH LE C/O HARDING & CARBONE REM FRED A NEUWIRTH TRS	3903 BELLAIRE BLVD	HOUSTON	TX	77025	USA
JUDY SUGAR ROCHELLE KEVELSON	5630 OAKTREE AVE	HOLLYWOOD	FL	33312	USA
JULIA KLEIN	1610 54 ST	BROOKLYN	NY	11204	USA
JULIAN GUIASOLA	4101 PINE TREE DR #1007	MIAMI BEACH	FL	33140-3626	USA
JULIUS & NATHAN J MAZUREK ALIZA A BEER TRS ETAL	1464 47 ST	BROOKLYN	NY	11219	USA
KADIMA LLC	3010 ALTON RD	MIAMI BEACH	FL	33140	USA
KALMAN KLEIN	4101 PINE TREE DR #411	MIAMI BEACH	FL	33140-3600	USA
KALMAN SHILONI &W SHUL-AMITH	1652 E 35 ST	BROOKLYN	NY	11234	USA
KAREN MONTEAGUDO	4101 PINE TREE DR #1719	MIAMI BEACH	FL	33140-3620	USA
KENNETH KLEIN PHYLLIS KLEIN	6300 N LAWNDALE	CHICAGO	IL	60659	USA

KUHL FLA TRUST	4101 PINETREE DR #1710	MIAMI BEACH	FL	33140-3620	USA
LABEL DULITZ &W REBECCA C DULITZ	4101 PINE TREE DR #331	MIAMI BEACH	FL	33140-3600	USA
LAWRENCE FREIDMAN HINDY FREIDMAN	1688 54 STREET	BROOKLYN	NY	11204	USA
LAWRENCE FRIEDMAN HINDY FRIEDMAN PINCUS REISZ	1688 54 ST	BROOKLYN	NY	11204	USA
LEA ROTH	141 04 73 TER	FLUSHING	NY	11351	USA
LEAH BLAU	68 08 140 ST	FLUSHING	NY	11367	USA
LEON BENHAMU EVELYN BENHAMU	4101 PINE TREE DR 901	MIAMI BEACH	FL	33140	USA
LEON BEYLUS &W RENA S & NAOMI MOSKOWITZ	4471 ROYAL PALM AVE	MIAMI BEACH	FL	33140	USA
LEON GROSS	3832 MAPLE AVE	BROOKLYN	NY	11224	USA
LEONA KIRSHBLUM	4101 PINETREE DR APT 729	MIAMI BEACH	FL	33140-3611	USA
LEONARD ROSENKRANZ TRS ROSENKRANZ FAMILY TRUST NO 2 RITA MOSKOWITZ TRS	11 MIRIAM LANE	MONSEY	NY	10952	USA
LETZ GROUP CO SA	4101 PINE TREE DR #1510	MIAMI BEACH	FL	33140-3631	USA
LEVINE INVESTMENTS LIMITED PARTNERSHIP	2201 E CAMELBACK RD #650	PHOENIX	AZ	85016	USA
LILLIAN GOODMAN LE REM IRWIN GOODMAN	PO BOX 4093	WAYNE	NJ	07474	USA
LILLIAN S HOROWITZ (LE) REM RITA GALBUT	4101 PINE TREE DR UNIT 322	MIAMI BEACH	FL	33140-3606	USA
LIPA NEUHAUS &W VIOLET	22 WEBSTER AVE	BROOKLYN	NY	11230	USA
LOIS FRIEDMAN	631 LONG RIGE ROAD UNIT 36	STAMFORD	CT	06902	USA
LORRAINE L & HADASSAH SOHN	169 WILDACRE AVE	LAWRENCE	NY	11559	USA
LORRAINE L SOHN	169 WILDACRE AVE	LAWRENCE	NY	11559	USA
LORRAINE SOHN	169 WILDACRE AVE	LAWRENCE	NY	11559	USA
LOUIS NOSTRO TRS GLORIA MARTIN TRUST RABBI SCHMUEL TRS	1441 BRICKELL AVE 1280	MIAMI	FL	33131	USA
LOUIS NOSTRO TRS GLORIA MARTIN TRUST SHMUEL KALOS TRS	4101 PINE TREE DR #824	MIAMI BEACH	FL	33140-3612	USA
LUCKY KIDS INC	4101 PINE TREE DR #1423	MIAMI BEACH	FL	33140	USA
M G P INC C/O MILLENNIUM MANAGEMNT LLC	10800 BISCAYNE BLVD STE 600	MIAMI	FL	33161	USA
MACY EMORS REALTY LLC	148 BEACH 9 ST 2A	FAR ROCKAWAY	NY	11691	USA
MAGDA UNGER LE REM MICHAEL UNGER REM LESLIE UNGER	5001 COLLINS AVE #11-B	MIAMI BEACH	FL	33140	USA
MALKA MERMELSTEIN TRS	5908 NORTH SAINT LOUIS AVE	CHICAGO	IL	60659	USA
MALKA SHAFRAN CHAYA SHAFRAN	13504 78 DR	FLUSHING	NY	11367	USA
MANUEL LOPEZ &W TERESA L	1429-45 ST	NORTH BERGEN	NJ	07047	USA
MARC L DRUCKMAN	4245 SHERIDAN AVE	MIAMI BEACH	FL	33140	USA
MARGARET FRENKEL (TR) EST OF MAX FRENKEL (TR) EST OF	4101 PINE TREE DR APT 403	MIAMI BEACH	FL	33140-3600	USA
MARIA ALEXANDRA VAN DER BIEST MAYRA VAN DER BIEST	4101 PINE TREE DR 1209	MIAMI BEACH	FL	33140	USA
MARIA E DEL CAMPO	4101 PINE TREE DR #1819	MIAMI BEACH	FL	33140-3635	USA
MARILYN ZIMMER & ESTHER HORN	139-04 72 ST RD	FLUSHING	NY	11367	USA
MARK FRIEDLANDER MINDY GREENE	535 W 231 ST	BRONX	NY	10463	USA
MARK KUTOFF	2724 LYNN AVE S	MINNEAPOLIS	MN	55416	USA
MARK M HAIMOV &W ROZA	3026 PRAIRIE AVE	MIAMI BEACH	FL	33140-3425	USA
MARK NEUMAN TRS GVN 2012 FAMILY TRUST	5 BLAIRWOOD LANE	SUFFERN	NY	10901	USA
MARK S KESSLER LENKA KESSLER	522 HAROLD ST	STATEN ISLAND	NY	10314	USA
MARSHALL A MAUER TRS MARSHALL A MAUER DECL OF TR	3359 WEST MAIN STREET	SKOKIE	IL	60076	USA
MARSHALL A MAUER TRS MARSHALL A MAUER REV TR	4101 PINE TREE DR 923	MIAMI BEACH	FL	33140	USA
MARTIN & REVA & HARRIS OLINER & ALEXANDER & CHARLES OLINER	195 CENTRAL AVE	LAWRENCE	NY	11559	USA
MARTIN B ERDHEIM &W JOAN B & BALOGH FAMILY HOLDINGS LTD	141 NE 3RD AVE STE 700	MIAMI	FL	33132-2221	USA
MARTIN BERKOWITZ &W FREDERIKA	1417 56 ST	BROOKLYN	NY	11219	USA
MARTIN OLINER	PO BOX 1150	NEW YORK	NY	10150	USA
MARTIN OLINER &W REVA	195 CENTRAL AVE	LAWRENCE	NY	11559	USA
MARTIN OLINER &W REVA	PO BOX 1150	NEW YORK	NY	10150	USA
MARTIN STERN	1367 53 ST	BROOKLYN	NY	11219	USA
MARTIN VEGH &W SUSAN	4101 PINE TREE DR #430	MIAMI BEACH	FL	33140-3607	USA
MAYER APFELBAUM &W MANYA	4101 PINE TREE DR #1207	MIAMI BEACH	FL	33140-3615	USA

MDYELNA LLC	174 RUTLEDGE ST	BROOKLYN	NY	11211	USA
ME301 LLC	1711 59 ST	BROOKLYN	NY	11204	USA
MEIRA MARCUS	4101 PINETREE DRIVE #1712	MIAMI BEACH	FL	33140	USA
MELIDA GOMEZ HECHT	4101 PINE TREE DR APT 1109	MIAMI BEACH	FL	33140-3616	USA
MELVIN GROSS ESTHER GROSS	1598 EAST 21 ST	BROOKLYN	NY	11210	USA
MENASHE HIRSCH &W FAY	4101 PINE TREE DR #708	MIAMI BEACH	FL	33140-3621	USA
MENDEL & RAIZE SIMPSON	900 E 24 ST	BROOKLYN	NY	11210	USA
MICHAEL & RAY ROTTMAN TR	1033 W 47 ST	MIAMI BEACH	FL	33140-2802	USA
MICHAEL & RAY ROTTMAN TRS RAY & BURTON ROTTMAN (BEN)	4101 PINETREE DR #1224	MIAMI BEACH	FL	33140-3615	USA
MICHAEL FRIEDMAN &W RUTHY & JOSEPH FRIEDMAN &W TZIPORA	1218 E 24 ST	BROOKLYN	NY	11210	USA
MICHAEL GOLDMAN &W MARILYN	1056 E 7 ST	BROOKLYN	NY	11230	USA
MICHAEL MORGENSTERN JUDY MORGENSTERN	356 GRANT AVE	WOODMERE	NY	11598-2946	USA
MICHAEL ZIMLICHMAN ROSE ZIMLICHMAN	4101 PINETREE DR #922	MIAMI BEACH	FL	33140	USA
MICHELE ZOLTAN TRS GELDWERTH FAMILY IRREVOC TRUST HANNAH GELDWERTH SPRECHER TRS	1274 E 23 ST	BROOKLYN	NY	11210	USA
MIGUEL GREEN LE ROSA COHEN DE GREEN LE REM MARY GREEN COHEN	4101 PINE TREE DR #1226	MIAMI BEACH	FL	33140	USA
MIRIAM LEVY	4101 PINE TREE DR #1220	MIAMI BEACH	FL	33140	USA
MIRIAM RINGLER	4101 PINETREE DR #1509	MIAMI BEACH	FL	33140-3631	USA
MIRIAM SCHREIER	PO BOX 1168	FLUSHING	NY	11354	USA
MIRIAM TENENBAUM	1832 50 STREET	BROOKLYN	NY	11204	USA
MIRIAM TYBERG	7 PLEASANT RIDGE RD	SPRING VALLEY	NY	10977	USA
MIRJANA MILOSEVIC-KVAJIC	4101 PINE TREE DR UNIT 808	MIAMI BEACH	FL	33140-3611	USA
MIRJANA MILOSEVIC-KVAJIC	4101 PINE TREE DR UNIT 809	MIAMI BEACH	FL	33140-3611	USA
MORDECAI D KATZ &W MONIQUE C	300 E LINDEN AVE	ENGLEWOOD	NJ	07631	USA
MORRIS WALDMAN EVA WALDMAN	1713 52 ST	BROOKLYN	NY	11204	USA
MOSES FELDBERGER & TAUBA FELDBERGER (JTRS)	1763 45 ST	BROOKLYN	NY	11204	USA
MOSHE PINKHASOV	102 47 63 RD	FOREST HILLS	NY	11375	USA
MYRA BERLIN TRS HELENA BLUMENFRUCHT FAMILY TRUST MARVIN J BLUMENFRUCHT TRS	9 STUYVESANT PL	LAWRENCE	NY	11559	USA
NACHMAN LICHT &W MYRA LE REM BARBARA HOLLANDER	133 HARDE LANE	LAWRENCE	NY	11559	USA
NACHUM BLUMENFRUCHT &W CHANCY	1040 EAST 22 ST	BROOKLYN	NY	11210	USA
NAHUM Y GROSS &W SARA H	4230 SHERIDAN AVE	MIAMI BEACH	FL	33140-3116	USA
NATHAN BLAU	144 35 75 AVE	FLUSHING	NY	11367	USA
NATHAN ORGEL &W ELENA	19 BROOKFALL RD	EDISON	NJ	08817	USA
NATHAN SILBERMAN MARILYN SILBERMAN	1388 EAST 24 STREET	BROOKLYN	NY	11210	USA
NEELY BERNSTEIN LE REM ARI BERNSTEIN	4101 PINE TREE DR APT 1514	MIAMI BEACH	FL	33140	USA
NH 821 LLC	69 69 147 STREET	FLUSHING	NY	11367	USA
NICOLE APPLEMAN	129 WOODMERE BLVD	SOUTH WOODMERE	NY	11598	USA
NICOLE APPLEMAN	129 WOODMERE BLVD SOUTH	WOODSBURGH	NY	11598	USA
NICOLOS STERN LEAH STERN	4101 PINE TREE DR 626	MIAMI BEACH	FL	33140	USA
NOEMI FRANK	4101 PINETREE DR #1515	MIAMI BEACH	FL	33140	USA
NORBERTO HERNANDEZ & SONS INC	4101 PINE TREE DR #1507	MIAMI BEACH	FL	33140-3631	USA
NORMAN KRET DEBORAH KRET	1672 E 29 ST	BROOKLYN	NY	11229	USA
NORMAN REIZ &W RENEE EZRA	4101 PINETREE DR 1120	MIAMI BEACH	FL	33140	USA
OPHIRA GOTTLIEB	4101 PINE TREE DR #1424	MIAMI BEACH	FL	33140-3631	USA
OSHER INVESTMENTS GROUP LLC	4560 POST AVE	MIAMI BEACH	FL	33140	USA
P & R FAMILY LLC	PO BOX 549	WEST HEMPSTEAD	NY	11552	USA
PEDRO MUSA-RIS SR & PEDRO MUSA-RIS JR	5309 ALTON RD	MIAMI BEACH	FL	33140-2014	USA
PHYLLIS KOEGEL	874 WEST BROADWAY UNIT#C2	WOODMERE	NY	11598	USA
PINCUS & DAVID REISZ & HINDY FRIEDMAN & IDY KAUFMAN	4101 PINE TREE DR #317	MIAMI BEACH	FL	33140-3606	USA
PINCUS REISZ &W SUSAN	4101 PINE TREE DR #1123	MIAMI BEACH	FL	33140-3616	USA
PIROSKA NELLY BERNATH	4101 PINE TREE DR 610	MIAMI BEACH	FL	33140	USA

RACHEL BLASS	1435 56 ST	BROOKLYN	NY	11219	USA
RACHEL HALPERN	500 CURTIS LANE	LAKEWOOD	NJ	08701	USA
RACHEL PERRY TRS FANNY WEINTRAUB IRREVOCABLE TR	144 60 GRAVETT RD 6F	FLUSHING	NY	11367	USA
RACHEL SPINDEL TRS	6721 N MOZART ST	CHICAGO	IL	60645	USA
RAHAMIM ABRAMOV	4101 PINETREE DR #1401	MIAMI BEACH	FL	33140	USA
REBECCA RUTH KATZ TRS SCHICK FAMILY IRREVOCABLE TRUST DINI BIGAJER TRS	1235 E 24 ST	BROOKLYN	NY	11210	USA
REBECCA S WEINGARTEN TRS JWS FAMILY TRUST RACHEL WEINGARTEN TRS	960 E 26 ST	BROOKLYN	NY	11210	USA
REGINA SAVITSKY TR	423 DAUB AVE	HEWLETT	NY	11557	USA
REIMS AGR I LLC	PO BOX 6481	SURFSIDE	FL	33154-6481	USA
RENEE JEREMIAS TRS IRENE LEOVITS IRREV GRANTOR TR	1557 57 ST	BROOKLYN	NY	11219	USA
RMET SHERIDAN LLC	44 COCOANUT ROW STE T8	PALM BEACH	FL	33480	USA
ROBBIE W BENSLEY & MARC WEICHER	4101 PINETREE DR UNIT 1511	MIAMI BEACH	FL	33140-3631	USA
ROBERT & SHELLEY ROSENBERG	4101 PINE TREE DR UNIT 926	MIAMI BEACH	FL	33140-3610	USA
ROBERT HELLER MARLENE HELLER	4101 PINETREE DR 1027	MIAMI BEACH	FL	33140	USA
ROBERT HELLER MARLENE HELLER	PO BOX 403489	MIAMI BEACH	FL	33140	USA
ROBERT ROSENBERG JTRS SHELLEY ROSENBERG JTRS	4101 PINE TREE DR #926	MIAMI BEACH	FL	33140	USA
ROBERTA KAISER LE ROBERTA KAISER TRS ROBERTA KAISER REVOCABLE TRUST	4101 PINE TREE DR 1006	MIAMI BEACH	FL	33140	USA
RONNIE BIRNBAUM	207 WHITMAN DR	BROOKLYN	NY	11234	USA
ROSE ENGLAND	1282-49 ST	BROOKLYN	NY	11219	USA
ROSEMARY GLUCK TRS OSCAR S GLUCK AND ROSEMARY GLUCK LIVING TRUST	707 EAST KALER DR	PHOENIX	AZ	85020	USA
ROSLYN SAND TRS ROSLYN SAND LIVING TRUST	4101 PINE TREE DR 1626	MIAMI BEACH	FL	33140	USA
RUTH KOPPE DE GRUNGLASSE & ROBERT & JOHNNY GRUNGLASSE	4101 PINE TREE DR #1714	MIAMI BEACH	FL	33140-3620	USA
RUTH STERN ROBERT PERL	710 COTTAGE PL	TEANECK	NJ	07666	USA
SABRINA CARTA	4101 PINE TREE DR #1809	MIAMI BEACH	FL	33140-3635	USA
SABRINA CARTA	4101 PINE TREE DR 1809	MIAMI BEACH	FL	33140	USA
SAMUEL GOLDBERGER &W BEVERLY	135-19 78 RD	FLUSHING	NY	11367	USA
SAMUEL LAUFER	4101 PINE TREE DR #828	MIAMI BEACH	FL	33140	USA
SAMUEL TRENCHER LEA TRENCHER	3500 BEDFORD AVE	NEW YORK	NY	11210	USA
SARA KUPIEC DE ROBINS	4101 PINE TREE DR UNIT 1729	MIAMI BEACH	FL	33140-3635	USA
SARAH EISENBERG TRS SARAH EISENBERG TR	3411 INDIAN CREEK DR 403	MIAMI BEACH	FL	33140	USA
SARAH KESTENBAUM TRS SARAH KESTENBAUM	4101 PINETREE DR 303	MIAMI BEACH	FL	33140	USA
SARALEE N GOLDSON	4101 PINE TREE DR UNIT 1621	MIAMI BEACH	FL	33140-3634	USA
SARET GOLD PROPERTIES LLC	36 NE 1 STREET #307	MIAMI	FL	33152	USA
SCOTT SHANE	4101 PINE TREE DR #1704	MIAMI BEACH	FL	33140-3620	USA
SEYMOR KRAMER &W GAIL	535 E 86 ST# 6B	NEW YORK	NY	10028	USA
SHAHZAD A PANJWANI	4226 PINETREE DR	MIAMI BEACH	FL	33140-3112	USA
SHALOM ELIZAROV	20 W 47TH ST STE #203	NEW YORK	NY	10036	USA
SHAUL & RACHEL RINGLER	4101 PINE TREE DR #1508	MIAMI BEACH	FL	33140-3631	USA
SHAUL RINGLER &W RACHEL S	4101 PINE TREE DR #1409	MIAMI BEACH	FL	33140-3617	USA
SHELLEY ROSENBERG & ROBERT ROSENBERG	4101 PINE TREE DR #926	MIAMI BEACH	FL	33140-3626	USA
SHERI HAGLER	PO BOX 1168	FLUSHING	NY	11354	USA
SHERWYN WEISS TRS SHERWYN WEISS FAMILY TRUST LILLIAN WEISS TRS	6770 SW 122 DR	MIAMI	FL	33156	USA
SHIMSHON FLEISCHER	1423-58 ST	BROOKLYN	NY	11219	USA
SHMUEL ZALMANOV CHAYA B ZALMANOV	4236 PINE TREE DR	MIAMI BEACH	FL	33140-3112	USA
SHULA BEN-DAVID	4101 PINE TREE DR UNIT 919	MIAMI BEACH	FL	33140-3626	USA
SIDNEY BERGER SIDNEY BERGER DECLARATION OF TR ROBERTA BERGER	9311 SPRINGFIELD AVE	EVANSTON	IL	60203	USA
SIDNEY RICHARD SARA RICHARD	1238 47 ST	BROOKLYN	NY	11219	USA
SILVER TREE INC % WALGREEN CO #3942	PO BOX 1159	DEERFIELD	IL	60015	USA
SIMA YAKUTILOV	11206 68 ROAD	FOREST HILLS	NY	11375	USA
SIMON HERMAN LE HEDVIGA HERMAN LE REM EVA ROSENFELD	4101 PINE TREE DR 1028	MIAMI BEACH	FL	33140	USA

SIMON SCHNALL &W MIRIAM	65-14 170 ST	FLUSHING NEW	NY	11365	USA
SLG LIMITED PARTNERSHIP	5454 W FARGO AVE	SKOKIE	IL	60077	USA
SLG TOWER 41 LLC	5454 W FARGO	SKOKIE	IL	60077	USA
SOL KANAREK &W MIRIAM KANAREK	170-07 JEWEL AVE	FLUSHING	NY	11369	USA
SOLOMON KURZ PATTY KURZ	144 47 68 RD	FLUSHING	NY	11367	USA
SOLOMON LEFKOWITZ &W ESTHER	150 NEW EGYPT RD	LAKEWOOD	NJ	08701-2930	USA
SONYA GILDENBLAT	4101 PINETREE DR APT #1807	MIAMI BEACH	FL	33140	USA
STEPHEN STERN JANE STERN ERICA STERN	563 ADAMS AVE	NEW HEMPSTEAD	NY	11552	USA
STEVE KARRO &W JANET	4101 PINETREE DR #1524	MIAMI BEACH	FL	33140-3619	USA
STEVEN MEINER &W SHANYN	4101 PINETREE DR #1426	MIAMI BEACH	FL	33140	USA
STEVEN WEISZ	4101 PINE TREE DR #1227	MIAMI BEACH	FL	33140-3617	USA
STEVEN WEISZ	39 ARROWHEAD LN	LAWRENCE	NY	11559	USA
STEWART & IDIDA A KAPLAN (TRS)	19 GATEWAY DR	GREAT NECK	NY	11021	USA
SUNSET REALTY MIAMI LLC	14 SUNSET RD	LAWRENCE	NY	11559	USA
SUNSHINE 41 LLC	768 KENT AVE SUITE 1A	BROOKLYN	NY	11249	USA
SUSAN HOLLANDER TRS SUSAN HOLLANDER TRUST	2711 AVE J #2	BROOKLYN	NY	11210	USA
SUSAN OTTENSOSER	4101 PINETREE DR UNIT #509	MIAMI BEACH	FL	33140	USA
SUSAN S GROSSMAN FELDBRAND & EDITH KOHN	4101 PINETREE DR UNIT 524	MIAMI BEACH	FL	33140-3618	USA
SUSAN SOLNY	115 CENTRAL PARK WEST APT 5G	NEW YORK	NY	10023	USA
SUSAN WIESEL TRS RL 2017 RESIDENCE TRUST	30 SOUTH ADELAIDE AVE 2E	HIGHLAND PARK	NJ	08904	USA
SUZANNE FONFEDER	40 ALBERT DR	MONSEY	NY	10952	USA
SUZANNE SMILES TRS SUZANNE SMILES	4101 PINETREE DR # 1404	MIAMI BEACH	FL	33140	USA
TAUBA FELDBERGER ZIPORAH R HOLLANDER	1763 45 ST	BROOKLYN	NY	11204	USA
TEDDY WEBER &W SUSAN WEBER	2214 AVE 5	BROOKLYN	NY	11229	USA
TERESITA H PEREZ	4101 PINETREE DR #1620	MIAMI BEACH	FL	33140	USA
TERRY M KELLER & MARTIN C MARTINEZ (JTRS)	4101 PINETREE DR #1725	MIAMI BEACH	FL	33140	USA
TERRY T BOGART &H ROMAN	4250 PINE TREE DR	MIAMI BEACH	FL	33140-3112	USA
THE HORN FAMILY CO	135 - 23 78 DR	FLUSHING	NY	11367	USA
THE HORN FAMILY CO	135-23 78 DR	KEW GARDEN HILLS	NY	11367	USA
THOMAS WEISS &W RHONDA	4525 PINETREE DR	MIAMI BEACH	FL	33140-3133	USA
TIXE DESIGNS INC	714 NE 59 ST	MIAMI	FL	33137	USA
TOVA SCHWARTZ	4101 PINE TREE DR # 526	MIAMI BEACH	FL	33140	USA
TOVA SPRECHER	4101 PINETREE DR APT 1607	MIAMI BEACH	FL	33140	USA
TOWER 41 UNIT 1516 LLC C/O FINSBURY TRUST	4101 PINE TREE DR 1516	MIAMI BEACH	FL	33140	USA
TOWER FORTY ONE 1711 LLC	2750 NE 185 ST STE 201	AVENTURA	FL	33180	USA
TOWER FORTY ONE 914 LLC	2750 NE 185 ST 201	AVENTURA	FL	33180	USA
TOWER FORTY ONE ASSOC INC	4101 PINE TREE DR	MIAMI BEACH	FL	33140-3628	USA
VIVIAN KUHL	4101 PINE TREE DR CABANA 19	MIAMI BEACH	FL	33140-3628	USA
VIVIAN KUHL	4101 PINE TREE DR UNIT 1717	MIAMI BEACH	FL	33140-3620	USA
VIVIAN KUHL	4101 PINE TREE DR UNIT 917	MIAMI BEACH	FL	33140-3626	USA
VIVIAN KUHL GEORGE KUHL	4101 PINE TREE DR 1716	MIAMI BEACH	FL	33140-3628	USA
VIVIANE CUENCA AZCARATE	4045 VINELAND AVE PH #539	STUDIO CITY	CA	91604	USA
WALTER SILVER	4101 PINE TREE DR #306	MIAMI BEACH	FL	33140-3606	USA
WALTER SILVER	4101 PINE TREE DR UNIT 1826	MIAMI BEACH	FL	33140	USA
WHITE MARLIN GROUP LLC & SPINNINGS LC	5864 SW 76 ST	MIAMI	FL	33143-5402	USA
WILLIAM H SAWICKI	3436 MAGAZINE ST #325	NEW ORLEANS	LA	70115	USA
WILLIAM THOMAS &W MARY	434 W 43 ST	MIAMI BEACH	FL	33140-3110	USA
YAAKOV HAIMOV	4104 PINE TREE DR #803	MIAMI BEACH	FL	33140	USA
YAKOV KIFFEL SHOSHANA KIFFEL	10 WOODWIND LN	SPRING VALLEY	NY	10977	USA
YUDITH MERENSTEIN	4101 PINETREE DR #1222	MIAMI BEACH	FL	33140	USA

YURI ALISHAEV ELA ELISHAEV	110-11 70 AVENUE	FOREST HILLS	NY	11375	USA
YURI ALISHAEV	20 W 47 ST STE #203	NEW YORK	NY	10036	USA
Z JONATHAN DARZI &W CLAIRE	4101 PINE TREE DR #918	MIAMI BEACH	FL	33140-3626	USA
Z JONATHAN DARZI &W CLAIRE & OVADIA & RAPHAEL DARZI JTRS	4101 PINETREE DR #307	MIAMI BEACH	FL	33140-3606	USA
ZUCKERMAN VERNON CORP	20191 E COUNTRY CLUB DR # 1207	AVENTURA	FL	33180	USA
ZVI JOSEPH TEITELBAUM TRS MT FAMILY LIVING TRUST JOSHUA NAFTALI TEITELBAUM TRS	4101 PINETREE DR 1018	MIAMI BEACH	FL	33140	USA
ZVI JOSEPH TEITELBAUM TRS ST FAMILY LIVING TRUST JOSHUA NAFTALI TEITELBAUM TRS	4101 PINE TREE DR 1016	MIAMI BEACH	FL	33140	USA

86402 CANADA LTD
2475 MAJOR ST
MONTREAL QUEBEC H4M 1E5
CANADA

L C STERN & R P ZIMMERMAN
134 CLANTON PARK RD
TORONTO ONT M3H 2E7
CANADA

LEYSOR HOCHMAN &W SARA
17 BRETT AVE
DOWNSVIEW ONTARIO M3H2W5
CANADA

RACHEL PENNY ZIMMERMAN
134 CLANTON PARK ROAD
TORONTO ONTARIO M3H 2E7
CANADA

ROSE WEISS JTRS WILLIAM N WEISS
MELINDA R WEISS JTRS
26 MORTIMER CT
THORNHILL ONTARIO L4J 2P8
CANADA

S & J HOLDINGS INC
8 TOKAY COURT DOWNSVIEW
ONTARIO M3H3V2
CANADA

SIDNEY KONIGSBERG TRS
NATHAN LEIBOWITZ TRS
846 DUNLOP AVE
OUTREMONT QUEBEC H2V 2W7
CANADA

TAMAS JAKABOVITS GLADYS JAKABOVITS
47 KELVIN AVE
MONTREAL QUEBEC H2V 1T1
CANADA

VIVIAN KUHL
648 BRIAR HILL AVE
TORONTO ONTARIO M5N 1N2
CANADA

VIVIAN KUHL GEORGE KUHL
175 BLOOR ST E #601 SOUTH TOWER
TORONTO ON M4W 3R8
CANADA

WOCO PROPERTIES INC
117 CARIBOU RD
TORONTO ONTARIO M5N 2B1
CANADA

WOLF STEIN HELENE STEIN
6300 N CREST PL #6H
MONTREAL QUEBEC H3S2W3
CANADA

2002 EMB GENET FAMILY TRUST
S. MICHAEL GENET
SANDOR F. GENET
19080 NE 29 AVE
AVENTURA, FL 33180-2805

2028079 ONTARIO INC
4101 PINE TREE DR #526
MIAMI BEACH, FL 33140-3618

2028079 ONTARIO INC
4101 PINE TREE DR #916
MIAMI BEACH, FL 33314

2028079 ONTARIO INC
4101 PINE TREE DR #C916
MIAMI BEACH, FL 33140-3628

4101 AR INC
1966 HILLVIEW ST
SARASOTA, FL 34239

4101 HOLDINGS LLC
PO BOX 751224
FOREST HILLS, NY 11375

4101 PINE TREE DRIVE LLC
346 MCKINLEY ST
WEST HEMPSTEAD, NY 11552

4101 PINETREE DRIVE 605 L L C
242 EAST 80 ST 6B
NEW YORK, NY 10075

432 W 41 ST LLC
6301 N OCEAN BLVD
OCEAN RIDGE, FL 33435

920 TOWER L L C
4550 N BAY RD
MIAMI BEACH, FL 33140-2859

AARON GRUNBERGER
1673 KIMBALL ST
BROOKLYN, NY 11234

AARON GRUSHKO &W HELENE
2 TULIP STREET
CEDARHURST, NY 11516-0000

ABE HERBERT KONSTAM
SARAH GOLDIE ELLMAN
RIVKA HADASA GELBTUCH
3 OLYMPIA LANE
MONSEY, NY 10952

ABRAHAM KLECKY
4315 PRAIRIE AVE
MIAMI BEACH, FL 33140

ABRAHAM MICHAEL LAZAR
MIRIAM LAZAR
15 HILLSIDE ROAD
ELIZABETH, NJ 07208

ABRAHAM REISS &W MARIA GOLDE
% JACOB M WEINREB
320 RIVERSIDE DRIVE
NEW YORK, NY 10025

ABRAHAM ROTH MIRIAM ROTH
933 E 22ND STREET
BROOKLYN, NY 11210

ABRAHAM SULTANIK &W HINDA SULTANIK
872 E 8 ST
BROOKLYN, NY 11230

ABRAM AMINOV
4101 PINE TREE DR #1429
MIAMI BEACH, FL 33140-3631

ADAM & JUDAH A CHARNOFF (TRS)
160 WEST END AVE #21J
NEW YORK, NY 11023

ADRIAN JUAN GARIBOTTI
5959 COLLINS AVE APT#606
MIAMI BEACH, FL 33140-2290

ALBERT BENALLOUN
3748 PRAIRY AVE
MIAMI BEACH, FL 33140

ALBERT GEORGE HEINO
MIRIAM K HEINO
699 ARBUCKLE AVE
WOODMERE, NY 11598

ALEC I MILLER
EVELINA MILLER
4101 PINE TREE DR #702
MIAMI BEACH, FL 33140-3621

ALEC MILLER
4101 PINETREE DR #829
MIAMI BEACH, FL 33140

ALEX SPITZ &W ROSE
1459 56 ST
BROOKLYN, NY 11219-0000

ALEXANDER ADLER
BLANCHE ADLER
4101 PINETREE DR UNIT 725
MIAMI BEACH, FL 33140

ALIK HAIMOV
4101 PINE TREE DR UNIT 1502
MIAMI BEACH, FL 33140-3631

ALISA BETH CEPEDA TRS
4215 SHERIDAN AVE #4
MIAMI BEACH, FL 33140-3162

ALL SOULS EPISCOPAL CHURCH
4025 PINE TREE DR
MIAMI BEACH, FL 33140

ALLEN BENNETT JUDY BENNETT
13834 78 RD
FLUSHING, NY 11367

ALLEN BERG &W BARBARA
178 BEACH 134 ST
BELLE HARBOUR, NY 11694

ALLEN HEINEMAN &W SHERRY
1165 E 28 ST
BROOKLYN, NY 11210

ALLYN LARSEN & GLENN THOR LARSEN
4101 PINETREE DR #308
MIAMI BEACH, FL 33140-3606

ANDERS JESPER MAGNUSSON
DEARIN ANTONIO PRIESTER
4225 SHERIDAN AVE
MIAMI BEACH, FL 33140

ANDRES DUQUE
DAVID DUQUE JR
4101 PINETREE DR #1715
MIAMI BEACH, FL 33140

ANDREW GORDON
PO BOX 3047
MIAMI BEACH, FL 33140

ANITA MILCH
629 THAMES BOULEVARD
TEANECK, NJ 07666

ANN ARFE
226 HUTCHINSON RD
ENGLEWOOD, NJ 07631

ANNA SCHON
ROSEMARIE WEINGARTEN
1661 - 53 ST
BROOKLYN, NY 11204

ANNE RUTH HIMELSTEIN
4101 PINE TREE DR #1831
MIAMI BEACH, FL 33140-3622

APH CORPORATION
1940 FILLMORE ST
SAN FRANCISCO, CA 94115

ARMAND LASKY &W ESTHER
357 BUNKER DR
OCEAN SIDE, NY 11572

ARON LAMPERT LISA LAMPERT
4525 PRAIRIE AVE
MIAMI BEACH, FL 33140

ARTHUR KONIG
HARRIET KONIG
1484 E 24 ST
BROOKLYN, NY 11210

ASHILO INC
9445 HARDING AVE
SURFSIDE, FL 33154-2803

AVRUM & PHIYLLIS REIFER & JACK &
ELAINE REIFER
3016 WEST SHERWIN AVE
CHICAGO, IL 60645

BAILA ADEST TRS
BAILA ADEST REV LIV TR
4101 PINETREE DR 1206
MIAMI BEACH, FL 33140

BALOGH REAL ESTATE CO
141 NE 3 AVE 7TH FL
MIAMI, FL 33132

BARRY APPEL ESTHER APPEL
4101 PINE TREE DR # 1114
MIAMI BEACH, FL 33140

BEATRICE & NATHAN J MAZUREK
ALIZA A BEER TRS & ETAL
1464 47 ST
BROOKLYN, NY 11219

BEATRICE SAUFER EST OF ISAAC A SAUFER
228 W WAUKENA AVE
OCEANSIDE, NY 11572-5060

BELA RUBIN LE JUDITH RUBIN LE
REM JACOB RUBIN
1452 51 ST
BROOKLYN, NY 11219

BERNARD WEISS LE SHIRLEY WEISS LE
REM HELENE WEISCHSELBAUM
67 29 179 ST
FLUSHING, NY 11365

BERNICE SIR TR
4101 PINE TREE DR #1512
MIAMI BEACH, FL 33140-3631

BETTY H MAKOVSKY & JACOB LISTHAUS
&W MOLLY
137-12 71 AVE
FLUSHING, NY 11367

BGM GOLDEN GROUP LLC
36 NE 1 ST STE 154
MIAMI, FL 33132

BRENDA KLEIN
4101 PINETREE DR #1223
MIAMI BEACH, FL 33140

BRENDA KLEIN TRS
KLEIN FAMILY LAND TRUST
4101 PINE TREE DR 1223
MIAMI BEACH, FL 33140

BRIAN GORDON
PO BOX 3047
MIAMI BEACH, FL 33140

BRIAN HIRSHMAN NINA HIRSHMAN
260 CENTRAL AVE #309
LAWRENCE, NY 11559

CARLOS A ROSA &W GISELA
9409 BYRON AVE
SURFSIDE, FL 33154-2439

CARYL ENGLANDER
740 PARK AVE
NEW YORK, NY 10121

CECILE WIEDER DAVID WIEDER
4101 PINE TREE DR 1020
MIAMI BEACH, FL 33140

CHAIM SCHWEID RIVKA SCHWEID
1440 55 ST
BROOKLYN, NY 11219

CHANA PERL
4101 PINE TREE DR 1631
MIAMI BEACH, FL 33140

CHANA PERL
501 COLLINS AVE
MIAMI BEACH, FL 33139

CHANA WALFISH
138 06 78 ROAD
FLUSHING, NY 11367

CHANOCH GOELMAN
1454 60th St
Brooklyn, NY 11219-5064

CHANY NUSSBAUM & HARRY FREIFELD TR
30 CONCORD DR
MONSEY, NY 10952

CHARLES ABRAMCHIK TRS
CHARLES ABRAMCHIK REVOCABLE TRUST
4101 PINETREE DR # 710
MIAMI BEACH, FL 33140

CHAYIM WEINGARTEN &W
ESTHER WEINGARTEN
4101 PINETREE DR #1703
MIAMI BEACH, FL 33140-3620

CHOF YAMIM INC
4434 N BAY RD
MIAMI BEACH, FL 33140

CI 18 LLC
110 WASHINGTON AVE UNIT 1514
MIAMI BEACH, FL 33139

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

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

CLAIRE HERTZBERG 2004 TRS
144-75 MELBOURNE AVE #5E
FLUSHING, NY 11367

CROWN POLISHING EQUITIES LTD
466 CENTRAL AVE 2ND FLOOR
CEDARHURST, NY 11516

CVETKO JOVANOVIC LE
REM DUSAN VUCICEVIC
4101 PINE TREE DR 1810
MIAMI BEACH, FL 33140

DANIEL ABRAMOFF &
SHOSHANA ABRAMOFF JTRS
4101 PINETREE DR #1726
MIAMI BEACH, FL 33140-3635

DANIEL MARTIN &W BETH
400 W 43 ST
MIAMI BEACH, FL 33140-3110

DANIELLA FOLK TRS
DANIELLA FOLK LIVING TRUST
DANIELLA FOLK
4101 PINE TREE DR #1804
MIAMI BEACH, FL 33140

DARIO BLAU
4101 PINE TREE DR #1531
MIAMI BEACH, FL 33140-3619

DAVE KATZ &W ISLE
4101 PINETREE DR 1803
MIAMI BEACH, FL 33140

DAVID & JONATHAN SCHNELL TRS
6024 N MONTICELLO
CHICAGO, IL 60659

DAVID FARBER &W DEBORAH
18 VALENCIA DR
MONSEY, NY 10952

DAVID HERZOG TRS
C/O COZEN O CONNOR
MORDECHAI HERZOG TRS
1900 MARKET STREET
PHILADELPHIA, PA 19103

DAVID NEKTALOV TRS
74 WEST 47 ST
NEW YORK, NY 10036

DAVID S KAHAN &W GERDA
3777 INDEPENDENT AVE
BRONX, NY 10463

DAVID S TEPPER &W JOAN TEPPER
4101 PINETREE DR #1412
MIAMI BEACH, FL 33140-3617

DAVID SCHWARTZ &W IRENE
4101 PINE TREE DR APT 526
MIAMI BEACH, FL 33140-3618

DAVID VINE
400 ARTHUR GODFREY RD STE 403
MIAMI BEACH, FL 33140

DEBBY LOEB
4101 PINE TREE DR #609
MIAMI BEACH, FL 33140

DIANE GOLDSTEIN
200-24 KENO AVE
HOLLISWOOD, NY 11423

DINA EVA LAST
15 WEST 81 ST
NEW YORK, NY 10024

DINA TUSK & HANNAH JASKOLL TR
616 RUTLAND AVE
TEANECK, NJ 07666

DIRAH HOLDINGS INC
77 CUMMINGS CIR
WEST ORANGE, NJ 07052

DORA FRIED LE
REM JAKOB FRIED
2100 AVE J
BROOKLYN, NY 11210

EDITH KOHN
4101 PINE TREE DR # 1
MIAMI BEACH, FL 33140-3628

EDITH KOHN & SUSAN G FELBRAND
4101 PINE TREE DR #330
MIAMI BEACH, FL 33140-3600

EDITH KOHN TRS
ZISEL LEAH TRUST
SUSAN GROSSMAN FELDBRAND TRS
4101 PINE TREE DR # 506
MIAMI BEACH, FL 33140

EDUARDO DEL RIVERO JTRS
JOSE E DEL RIVERO JTRS
2811 EMATHLA ST
COCONUT GROVE, FL 33133

EGON BIRNBAUM TRS
1721 50 ST
BROOKLYN, NY 11204

ELEANOR PAUL LE
REM JACOB SAMUEL BOTACH
REM CHAIM MOSHE BOTACH
4443 PRAIRE AVE
MIAMI BEACH, FL 33140

ELI & SALIM COHEN
4101 PINE TREE DR #1431
MIAMI BEACH, FL 33140-3631

ELIAS CIMBLER
4101 PINETREE DR UNIT 1503
MIAMI BEACH, FL 33140-3631

ELIEZER SCHEINER HEATHER SCHEINER
1 CELIA CT
SUFFERN, NY 10901

ELISSA SOFER
4101 PINETREE DR #721
MIAMI BEACH, FL 33140

ELIZABETH BLEIER
4101 PINETREE DR #601
MIAMI BEACH, FL 33140

ELLIOT GLASER
138-45 78 DR
FLUSHING, NY 11367

EMILIO GOLDSTEIN BELA GOLDSTEIN
4101 PINE TREE DR #604
MIAMI BEACH, FL 33140

ENRIQUE R DELFINO
% CHASE MANHATTAN BANK
PO BOX 5258
NEW YORK, NY 10185-5258

EPHRAIM KOSCHITZKI &W MIRIAM
992 E 22 ST
BROOKLYN, NY 11210

EPHRAIM LANDAU LEXINGTON TSG TRUST
YISROEL LANDAU
5223 15 AVE
BROOKLYN, NY 11229

EPHRAIM LANDAU TRS
C/O LANDAU REAL ESTATE
LEXINGTON TSG TRUST
5223 15 AVE
BROOKLYN, NY 11229

ERIC BRET BURNS
660 NE 179 TER
MIAMI, FL 33162

ESTHER BEN-DAVID
2 MERRALL DR
LAWRENCE, NY 11559

ESTHER GELDWERTH LE
REM MICHELE ZOLTAN
1274 E 23 ST
BROOKLYN, NY 11210

ESTHER GRUENSTEIN &
CHAN KAHN & ROSE GOLDING
% GOLDING #8 MARINER WAY
MONSEY, NY 10952

ESTHER MOSKOWITZ & MAGDA MANELA
144-15 70TH RD
FLUSHING, NY 11367

ETHEL SOMERSTEIN & HERBERT
SOMERSTEIN FAMILY LLC
68-01 MAIN ST
FLUSHING, NY 11367

EUGENE STRASSER ESTHER STRASSER
PO BOX 935
TALLMAN, NY 10982

EVELYNE SINGER
41 CAUSEWAY
LAWRENCE, NY 11559

EXIQUIO HERNANDEZ &W DAISY
4224 SHERIDAN AVE
MIAMI BEACH, FL 33140-3116

FAMEY ENTERPRISES LLC
82-45 GRENFELL ST
KEW GARDENS, NY 11415

FELICIA WEISLIC LE
REM ABRAHAM SCHON
REM BELLA SCHON
4101 PINE TREE DR APT 905
MIAMI BEACH, FL 33140

FELIKS TRAKHTENBERG
1260 FARMINGTON AVE APT A4
WEST HARTFORD, CT 06107-2661

FERN GREENBAUM
4101 PINETREE DR #1617
MIAMI BEACH, FL 33140-3634

FLORENCE KAPLAN
4101 PINE TREE DR UNIT 1108
MIAMI BEACH, FL 33140-3616

FLORIDA POWER & LIGHT CO A
TTN PROPERTY TAX DEPT
700 UNIVERSE BLVD, PSX/JB
JUNO BEACH, FL 33408

FRANCES M HOROWITZ TR
39-40 GREENPOINT AVE 6B
LCI QUEENS, NY 11104-4021

FRANKLYN SNITOW &W ROSALYN SNITOW
110-55 70 RD
FOREST HILLS, NY 11375

GABRIEL FRANK &W DINA
1659 50 ST
BROOKLYN, NY 11204

GARY EICHHORN HARRIET EICHHORN
1975 E 21 ST
BROOKLYN, NY 11229

GEORGE AMINOV
4332 SHERIDIAN AVE
MIAMI BEACH, FL 33140

GERALD POSNER &W FROMA
29 WOODMERE BLVD #4A
WOODMERE, NY 11598

GIG KNOWLE
4220 PINETREE DR
MIAMI BEACH, FL 33140

GIGI LEVY STEIN ROBERT STEIN
4101 PINE TREE DR #1806
MIAMI BEACH, FL 33140-3635

GIR INVESTMENTS INC
419 W 41 ST
MIAMI BEACH, FL 33140-3503

GITAL ATUN
427 W 42 STREET
MIAMI BEACH, FL 33140

GLEN HEALTH TOWER 41 LLC
5454 W FARGO
SKOKIE, IL 60077

GOTTLIEB FAMILY LLC
5316 15 AVE
BROOKLYN, NY 11219

GRACE STERN
4101 PINE TREE DR #1212
MIAMI BEACH, FL 33140-3615

GREGORY SGARRO &W CLAUDIA
4215 SHERIDAN AVE #1
MIAMI BEACH, FL 33140-3162

GREGORY T HOGAN
4215 SHERIDAN AVE #6
MIAMI BEACH, FL 33140-3184

GUSTAVO FURMAN
DIANA B SELDES EDELMAN
4101 PINETREE DR #1104
MIAMI BEACH, FL 33140

GUTNICK TOWER 41 LLC
4101 PINE TREE DR 920
MIAMI BEACH, FL 33140-3628

GYLA SCHWARTZ
73 06 137 ST
FLUSHING, NY 11367

H C HEROISM FOR TORAH INC
1557 50 TH STREET
BROOKLYN NEW, NY 11219

HADASSAH SOHN
PO BOX 1168
FLUSHING, NY 11354

HALINA HERSHKOWITZ
4101 PINE TREE DR UNIT 810
MIAMI BEACH, FL 33140-3611

HANA SCHENKER LE
REM LEON SCHENKER & E KAZARNOVSKY
464 MAITLAND AVE
TEANECK, NJ 07666

HAROLD GOLDENBERG
MALKY GOLDENBERG
1660 54TH ST
BROOKLYN, NY 11204

HAROLD HOFFMAN
4101 PINE TREE DE #906
MIAMI BEACH, FL 33140

HARVEY F HEINO &W MIRIAM
2401 AVENUE U
BROOKLYN, NY 11229

HEATHER SCHEINER
1533 EAST 28 STREET
BROOKLYN, NY 11229

HELEN MEYER LE REM SANDRA SPOLTER
REM JERRY MEYER
4101 PINE TREE DR 1821
MIAMI BEACH, FL 33140

HELEN SPIELMAN LE REM MARYANN
SPIELMAN
4101 PINE TREE DR 408
MIAMI BEACH, FL 33140

HELENE WALLENSTEIN
SYLVAN WALLENSTEIN
1339 CARLOYN DRIVE NE
ATLANTA, GA 30329

HENDLA GLATT MANUEL GLATT
SIMON GLATT
4101 PINETREE DR #1827
MIAMI BEACH, FL 33140

HENRY GRANT
4101 PINE TREE DR UNIT 1606
MIAMI BEACH, FL 33140-3619

HENRY K ZALCMAN &W EVA
4101 PINETREE DR #1820
MIAMI BEACH, FL 33140-3622

HENRYK ZALCMAN &W EVA
4101 PINE TREE DR 1824
MIAMI BEACH, FL 33140-3622

HERBERT FRANK NOEMI FRANK
4101 PINETREE DR UNIT #1707
MIAMI BEACH, FL 33140

HERBERT SCHNECK
BEVERELY SCHNECK
4101 PINE TREE DR #1523
MIAMI BEACH, FL 33140

HERMAN EISENBERGER &W EVA
4101 PINE DR APT 412
MIAMI BEACH, FL 33140-0000

HGW CAPITAL HOLDINGS LLC
1660 54 STREET
BROOKLYN, NY 11204

HILDA EISENSTEIN TRS
HILDA EISENSTEIN DECLAR OF TRUST
4101 PINETREE DR #705
MIAMI BEACH, FL 33140

HORN FAMILY COMPANY
135-23 78 DR
FLUSHING, NY 11367

HORN FAMILY PARTNERS LLC
49 W 44 ST
NEW YORK, NY 10036

HOWARD ASH &W TOBI
4233 SHERIDAN AVE
MIAMI BEACH, FL 33140-3115

HOWARD ESTRIN &W LILIAN
4200 PINETREE DR
MIAMI BEACH, FL 33140-3112

HYACINTH D WILLIAMS TRS
PO BOX 680845
MIAMI, FL 33168-0745

HYMAN SCHWARTZ &W ETHEL
1526 50 STREET
BROOKLYN, NY 11219

IBY WEINSTOCK
1401 OCEAN AVE APT 1I
BROOKLYN, NY 11230-3907

INVING WEINSTOCK TRS &
ESTHER PASKESZ TRS & ETALS
5401 15 AVE
BROOKLYN, NY 11219

IRVING SILBERBERG
BARBARA SILBERBERG
4101 PINE TREE DR #1825
MIAMI BEACH, FL 33140-3622

IRWIN FERN & ANDREW &
NEIL GREENBAUM TRS
4101 PINETREE DR #1619
MIAMI BEACH, FL 33140-3634

IRWIN GREENBAUM &W FERN
4101 PINE TREE DR UNIT 1430
MIAMI BEACH, FL 33140-3631

ISAAC SCHWARTZ TOVA SCHWARTZ
4101 PINE TREE DR 526
MIAMI BEACH, FL 33140

ISIDORE BRAUN &W ANNETTE
1933 53 ST
BROOKLYN, NY 11204

ISRAEL ABRAMOV
4101 PINE TREE DR UNIT 1501
MIAMI BEACH, FL 33140

ISRAEL BRAUN &W EDITH
2373 BROADWAY APT 521
NEW YORK, NY 10024

ISRAEL H REINHOLD
SARAH REINHOLD
2517 AVE S
BROOKLYN, NY 11229

ISRAEL STEVEN BERKOWITZ
RUTH BERKOWITZ
2 REGENT DR
LAWRENCE, NY 11559

ITZHAK DANIAROV
4101 PINE TREE DR #1627
MIAMI BEACH, FL 33140

JACK AREM TRUSTEE AREM FAMILY
IRREVOC TRU HARRY AREM TRUSTEE
2201 AVENUE M
BROOKLYN, NY 11210

JACK HALPERT (TR) & MOSHE & WILLIAM
HALPERT (TRS)
4101 PINE TREE DR UNIT 415
MIAMI BEACH, FL 33140-3600

JACK JACOBOWITZ &W SUSANNA
535 WEST END AVE APT 8 B
NEW YORK, NY 10024

JACK KLEIN &W SARAH
19 BRIARWOOD LN
SUFFERN, NY 10901

JACK WEIL MALKA WEIL
1614 57 ST
BROOKLYN, NY 11214

JACOB ACKERMAN JUDITH ACKERMAN
138 15 UNION TURNPIKE
FLUSHING, NY 11367

JACOB MARMURSTEIN
5307 17 AVE
BROOKLYN, NY 11204

JACOB WEINREB &W DEBORA
276 RIVERSIDE DR
NEW YORK, NY 10025

JACQUELINE BEER TRS
JACQUELINE BEER REVOCABLE TRUST
4101 PINE TREE DR 1724
MIAMI BEACH, FL 33140

JACQUELINE BERDUGO
3333 HENRY HUDSON PKWY APT 7Y
BRONX, NY 10463-3232

JACQUELINE FARKAS
4601 ROYAL PALM AVE
MIAMI BEACH, FL 33140

JAIME ODABACHIAN
4215 SHERIDAN AVE 8
MIAMI BEACH, FL 33140

JAY IMPORT COMPANY INC
41 MADISON AVE 12TH FLR
NEW YORK, NY 10010

JEFFERSON PLAZA PTNRS LTD
523 MICHIGAN AVE
MIAMI BEACH, FL 33139-6317

JEFFREY GALLER TRS
FREDA GALLER TRS
4101 PINE TREE DR #1727
MIAMI BEACH, FL 33140

JEFFREY GORDON
4535 N MICHIGAN AVE
MIAMI BEACH, FL 33140

JEFFREY ITZKOWITZ SUSAN ITZKOWITZ
1614 57 ST
BROOKLYN, NY 11204

JEHUDIT LEWY
4101 PINETREE DR #714
MIAMI BEACH, FL 33140-3621

JEWISH LEARNING CENTER/OHR MENACHEM
MENDEL INC
465 41 ST
MIAMI BEACH, FL 33140

JOAN ERDHEIM TR & ROBT BALOGH TR
141 NE 3 AVE 7TH FL
MIAMI, FL 33132

JOANN BENALLOUN SINDY BENALLOUN
4101 PINETREE DR #326
MIAMI BEACH, FL 33140

JOEL SHAFRAN CHAYA R SHAFRAN
135 04 78 DR
FLUSHING, NY 11367

JOLI HOLLANDER (LE)
REM MAX HOLLANDER ETALS
9 UNDERWOOD ROAD
MONSEY, NY 10952

JONATHAN SCHENKER TRS
SMIRLOCK FAMILY TRUST
LAYA LAPIDES TRS
136A SUNFLOWER DR
LAKEWOOD, NJ 08701

JOSEPH BENJAMIN MANDEL TRS
ANITA WALKER FAMILY TRUST
451 WEST END AVE 15F
NEW YORK, NY 10024

JOSEPH GELIEBTER
25 HERRICK DR
LAWRENCE, NY 11559

JOSEPH GROSSBERG TRS
SUSAN GROSSBERG TRS
1213 55 ST
BROOKLYN, NY 11219

JOSEPH KOPTYEV
10814 68TH DR
FOREST HILLS, NY 11375-2951

JOSEPH MARKOVICI
4101 PINETREE DRIVE UNIT 1816
MIAMI BEACH, FL 33140

JOSEPH STEIN LE
REM ROBERT & ALBERT ET ALS
4101 PINE TREE DR #525
MIAMI BEACH, FL 33140-3618

JOSHUA WEIS TR
5508 12 AVE
BROOKLYN, NY 11219-4103

JOYCE BENALLOUN ALBERT BENALLOUN
4101 PINE TREE DR STE 304
MIAMI BEACH, FL 33140-3628

JP ROOSEVELT LLC C/O SHIBOLETH LLP
1 PENN PLAZA 2527
NEW YORK, NY 10119

JUAN C DAVID &W ANA M MELZER
428 W 43 ST
MIAMI BEACH, FL 33140-3110

JUDA BITTMAN &W JUDIT
4101 PINE TREE DR UNIT 723
MIAMI BEACH, FL 33140-3621

JUDITH AREM TRS JE FAMILY TRUST
AARON GOLDBERGER TRS
1506 56 ST
BROOKLYN, NY 11219

JUDITH GORDON JTRS
BRENDA ZANZIPER JTRS
4104 PINE TREE DR # 728
MIAMI BEACH, FL 33140

JUDITH SCHWARTZ
1051 E 22ND ST
BROOKLYN, NY 11210-3609

JUDITH SIMPSON
PO BOX 1168
FLUSHING, NY 11354

JUDY GORDON JTRS
ROBERT GREENBERGER JTRS
4101 PINE TREE DR #728
MIAMI BEACH, FL 33140

JUDY J SUGAR LISA RHEIN
5630 OAKTREE AVE
FORT LAUDERDALE, FL 33312-6375

JUDY NEUWIRTH LE
C/O HARDING & CARBONE
REM FREDA NEUWIRTH TRS
3903 BELLAIRE BLVD
HOUSTON, TX 77025

JUDY SUGAR ROCHELLE KEVELSON
5630 OAKTREE AVE
HOLLYWOOD, FL 33312

JULIA KLEIN
1610 54 ST
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4101 PINE TREE DR #1007
MIAMI BEACH, FL 33140-3626

JULIUS & NATHAN J MAZUREK
ALIZA A BEER TRS ETAL
1464 47 ST
BROOKLYN, NY 11219

KADIMA LLC
3010 ALTON RD
MIAMI BEACH, FL 33140

KALMAN KLEIN
4101 PINE TREE DR #411
MIAMI BEACH, FL 33140-3600

KALMAN SHILONI &W SHUL-AMITH
1652 E 35 ST
BROOKLYN, NY 11234

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4101 PINE TREE DR #1719
MIAMI BEACH, FL 33140-3620

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6300 N LAWNDAL
CHICAGO, IL 60659

KUHL FLA TRUST
4101 PINETREE DR #1710
MIAMI BEACH, FL 33140-3620

LABEL DULITZ &W REBECCA C DULITZ
4101 PINE TREE DR #331
MIAMI BEACH, FL 33140-3600

LAWRENCE FREIDMAN HINDY FREIDMAN
1688 54 STREET
BROOKLYN, NY 11204

LAWRENCE FRIEDMAN
HINDY FRIEDMAN PINCUS REISZ
1688 54 ST
BROOKLYN, NY 11204

LEA ROTH
141 04 73 TER
FLUSHING, NY 11351

LEAH BLAU
68 08 140 ST
FLUSHING, NY 11367

LEON BENHAMU EVELYN BENHAMU
4101 PINE TREE DR 901
MIAMI BEACH, FL 33140

LEON BEYLUS &W RENA S &
NAOMI MOSKOWITZ
4471 ROYAL PALM AVE
MIAMI BEACH, FL 33140

LEON GROSS
3832 MAPLE AVE
BROOKLYN, NY 11224

LEONA KIRSHBLUM
4101 PINETREE DR APT 729
MIAMI BEACH, FL 33140-3611

LEONARD ROSENKRANZ TRS
ROSENKRANZ FAMILY TRUST NO 2
RITA MOSKOWITZ TRS
11 MIRIAM LANE
MONSEY, NY 10952

LETZ GROUP CO SA
4101 PINE TREE DR #1510
MIAMI BEACH, FL 33140-3631

LEVINE INVESTMENTS LIMITED
PARTNERSHIP
2201 E CAMELBACK RD #650
PHOENIX, AZ 85016

LILLIAN GOODMAN LE REM IRWIN GOODMAN
PO BOX 4093
WAYNE, NJ 07474

LILLIAN S HOROWITZ (LE)
REM RITA GALBUT
4101 PINE TREE DR UNIT 322
MIAMI BEACH, FL 33140-3606

LIPA NEUHAUS &W VIOLET
22 WEBSTER AVE
BROOKLYN, NY 11230

LOIS FRIEDMAN
631 LONG RIGE ROAD UNIT 36
STAMFORD, CT 06902

LORRAINE L & HADASSAH SOHN
169 WILDACRE AVE
LAWRENCE, NY 11559

LORRAINE L SOHN
169 WILDACRE AVE
LAWRENCE, NY 11559

LORRAINE SOHN
169 WILDACRE AVE
LAWRENCE, NY 11559

LOUIS NOSTRO TRS GLORIA MARTIN TRUST
RABBI SCHMUEL TRS
1441 BRICKELL AVE 1280
MIAMI, FL 33131

LOUIS NOSTRO TRS GLORIA MARTIN TRUST
SHMUEL KALOS TRS
4101 PINE TREE DR #824
MIAMI BEACH, FL 33140-3612

LUCKY KIDS INC
4101 PINE TREE DR #1423
MIAMI BEACH, FL 33140

M G P INC
C/O MILLENNIUM MANAGEMNT LLC
10800 BISCAYNE BLVD STE 600
MIAMI, FL 33161

MACY EMORS REALTY LLC
148 BEACH 9 ST 2A
FAR ROCKAWAY, NY 11691

MAGDA UNGER LE REM MICHAEL UNGER
REM LESLIE UNGER
5001 COLLINS AVE #11-B
MIAMI BEACH, FL 33140

MALKA MERMELSTEIN TRS
5908 NORTH SAINT LOUIS AVE
CHICAGO, IL 60659

MALKA SHAFRAN CHAYA SHAFRAN
13504 78 DR
FLUSHING, NY 11367

MANUEL LOPEZ &W TERESA L
1429-45 ST
NORTH BERGEN, NJ 07047

MARC L DRUCKMAN
4245 SHERIDAN AVE
MIAMI BEACH, FL 33140

MARGARET FRENKEL (TR)
EST OF MAX FRENKEL (TR) EST OF
4101 PINE TREE DR APT 403
MIAMI BEACH, FL 33140-3600

MARIA ALEXANDRA VAN DER BIEST
MAYRA VAN DER BIEST
4101 PINE TREE DR 1209
MIAMI BEACH, FL 33140

MARIA E DEL CAMPO
4101 PINE TREE DR #1819
MIAMI BEACH, FL 33140-3635

MARILYN ZIMMER & ESTHER HORN
139-04 72 ST RD
FLUSHING, NY 11367

MARK FRIEDLANDER MINDY GREENE
535 W 231 ST
BRONX, NY 10463

MARK KUTOFF
2724 LYNN AVE S
MINNEAPOLIS, MN 55416

MARK M HAIMOV &W ROZA
3026 PRAIRIE AVE
MIAMI BEACH, FL 33140-3425

MARK NEUMAN TRS GVN 2012 FAMILY TRUST
5 BLAIRWOOD LANE
SUFFERN, NY 10901

MARK S KESSLER LENKA KESSLER
522 HAROLD ST
STATEN ISLAND, NY 10314

MARSHALL A MAUER TRS
MARSHALL A MAUER DECL OF TR
3359 WEST MAIN STREET
SKOKIE, IL 60076

MARSHALL A MAUER TRS
MARSHALL A MAUER REV TR
4101 PINE TREE DR 923
MIAMI BEACH, FL 33140

MARTIN & REVA & HARRIS OLINER &
ALEXANDER & CHARLES OLINER
195 CENTRAL AVE
LAWRENCE, NY 11559

MARTIN B ERDHEIM &W JOAN B &
BALOGH FAMILY HOLDINGS LTD
141 NE 3RD AVE STE 700
MIAMI, FL 33132-2221

MARTIN BERKOWITZ &W FREDERIKA
1417 56 ST
BROOKLYN, NY 11219

MARTIN OLINER
PO BOX 1150
NEW YORK, NY 10150

MARTIN OLINER &W REVA
195 CENTRAL AVE
LAWRENCE, NY 11559

MARTIN OLINER &W REVA
PO BOX 1150
NEW YORK, NY 10150

MARTIN STERN
1367 53 ST
BROOKLYN, NY 11219

MARTIN VEGH &W SUSAN
4101 PINE TREE DR #430
MIAMI BEACH, FL 33140-3607

MAYER APFELBAUM &W MANYA
4101 PINE TREE DR #1207
MIAMI BEACH, FL 33140-3615

MDYELNA LLC
174 RUTLEDGE ST
BROOKLYN, NY 11211

ME301 LLC
1711 59 ST
BROOKLYN, NY 11204

MEIRA MARCUS
4101 PINETREE DRIVE #1712
MIAMI BEACH, FL 33140

MELIDA GOMEZ HECHT
4101 PINE TREE DR APT 1109
MIAMI BEACH, FL 33140-3616

MELVIN GROSS ESTHER GROSS
1598 EAST 21 ST
BROOKLYN, NY 11210

MENASHE HIRSCH &W FAY
4101 PINE TREE DR #708
MIAMI BEACH, FL 33140-3621

MENDEL & RAIZE SIMPSON
900 E 24 ST
BROOKLYN, NY 11210

MICHAEL & RAY ROTTMAN TR
1033 W 47 ST
MIAMI BEACH, FL 33140-2802

MICHAEL & RAY ROTTMAN TRS
RAY & BURTON ROTTMAN (BEN)
4101 PINETREE DR #1224
MIAMI BEACH, FL 33140-3615

MICHAEL FRIEDMAN &W RUTHY &
JOSEPH FRIEDMAN &W TZIPORA
1218 E 24 ST
BROOKLYN, NY 11210

MICHAEL GOLDMAN &W MARILYN
1056 E 7 ST
BROOKLYN, NY 11230

MICHAEL MORGENSTERN
JUDY MORGENSTERN
356 GRANT AVE
WOODMERE, NY 11598-2946

MICHAEL ZIMLICHMAN
ROSE ZIMLICHMAN
4101 PINETREE DR #922
MIAMI BEACH, FL 33140

MICHELE ZOLTAN TRS
GELDWERTH FAMILY IRREVOC TRUST
HANNAH GELDWERTH SPRECHER TRS
1274 E 23 ST
BROOKLYN, NY 11210

MIGUEL GREEN LE
ROSA COHEN DE GREEN LE
REM MARY GREEN COHEN
4101 PINE TREE DR #1226
MIAMI BEACH, FL 33140

MIRIAM LEVY
4101 PINE TREE DR #1220
MIAMI BEACH, FL 33140

MIRIAM RINGLER
4101 PINETREE DR #1509
MIAMI BEACH, FL 33140-3631

MIRIAM SCHREIER
PO BOX 1168
FLUSHING, NY 11354

MIRIAM TENENBAUM
1832 50 STREET
BROOKLYN, NY 11204

MIRIAM TYBERG
7 PLEASANT RIDGE RD
SPRING VALLEY, NY 10977

MIRJANA MILOSEVIC-KVAJIC
4101 PINE TREE DR UNIT 808
MIAMI BEACH, FL 33140-3611

MIRJANA MILOSEVIC-KVAJIC
4101 PINE TREE DR UNIT 809
MIAMI BEACH, FL 33140-3611

MORDECAI D KATZ &W MONIQUE C
300 E LINDEN AVE
ENGLEWOOD, NJ 07631

MORRIS WALDMAN EVA WALDMAN
1713 52 ST
BROOKLYN, NY 11204

MOSES FELDBERGER &
TAUBA FELDBERGER (JTRS)
1763 45 ST
BROOKLYN, NY 11204

MOSHE PINKHASOV
102 47 63 RD
FOREST HILLS, NY 11375

MYRA BERLIN TRS
HELENA BLUMENFRUCHT FAMILY TRUST
MARVIN J BLUMENFRUCHT TRS
9 STUYVESANT PL
LAWRENCE, NY 11559

NACHMAN LICHT &W MYRA LE
REM BARBARA HOLLANDER
133 HARDE LANE
LAWRENCE, NY 11559

NACHUM BLUMENFRUCHT &W CHANCY
1040 EAST 22 ST
BROOKLYN, NY 11210

NAHUM Y GROSS &W SARA H
4230 SHERIDAN AVE
MIAMI BEACH, FL 33140-3116

NATHAN BLAU
144 35 75 AVE
FLUSHING, NY 11367

NATHAN ORGEL &W ELENA
19 BROOKFALL RD
EDISON, NJ 08817

NATHAN SILBERMAN
MARILYN SILBERMAN
1388 EAST 24 STREET
BROOKLYN, NY 11210

NEELY BERNSTEIN LE
REM ARI BERNSTEIN
4101 PINE TREE DR APT 1514
MIAMI BEACH, FL 33140

NH 821 LLC
69 69 147 STREET
FLUSHING, NY 11367

NICOLE APPLEMAN
129 WOODMERE BLVD
SOUTH WOODMERE, NY 11598

NICOLE APPLEMAN
129 WOODMERE BLVD SOUTH
WOODSBURGH, NY 11598

NICOLOS STERN LEAH STERN
4101 PINE TREE DR 626
MIAMI BEACH, FL 33140

NOEMI FRANK
4101 PINETREE DR #1515
MIAMI BEACH, FL 33140

NORBERTO HERNANDEZ & SONS INC
4101 PINE TREE DR #1507
MIAMI BEACH, FL 33140-3631

NORMAN KRET DEBORAH KRET
1672 E 29 ST
BROOKLYN, NY 11229

NORMAN REIZ &W RENEE EZRA
4101 PINETREE DR 1120
MIAMI BEACH, FL 33140

OPHIRA GOTTLIEB
4101 PINE TREE DR #1424
MIAMI BEACH, FL 33140-3631

OSHER INVESTMENTS GROUP LLC
4560 POST AVE
MIAMI BEACH, FL 33140

P & R FAMILY LLC
PO BOX 549
WEST HEMPSTEAD, NY 11552

PEDRO MUSA-RIS SR & PEDRO MUSA-RIS JR
5309 ALTON RD
MIAMI BEACH, FL 33140-2014

PHYLLIS KOEGEL
874 WEST BROADWAY UNIT#C2
WOODMERE, NY 11598

PINCUS & DAVID REISZ & HINDY FRIEDMAN &
IDY KAUFMAN
4101 PINE TREE DR #317
MIAMI BEACH, FL 33140-3606

PINCUS REISZ &W SUSAN
4101 PINE TREE DR #1123
MIAMI BEACH, FL 33140-3616

PIROSKA NELLY BERNATH
4101 PINE TREE DR 610
MIAMI BEACH, FL 33140

RACHEL BLASS
1435 56 ST
BROOKLYN, NY 11219

RACHEL HALPERN
500 CURTIS LANE
LAKEWOOD, NJ 08701

RACHEL PERRY TRS
FANNY WEINTRAUB IRREVOCABLE TR
144 60 GRAVETT RD 6F
FLUSHING, NY 11367

RACHEL SPINDEL TRS
6721 N MOZART ST
CHICAGO, IL 60645

RAHAMIM ABRAMOV
4101 PINETREE DR #1401
MIAMI BEACH, FL 33140

REBECCA RUTH KATZ TRS
SCHICK FAMILY IRREVOCABLE TRUST
DINI BIGAJER TRS
1235 E 24 ST
BROOKLYN, NY 11210

REBECCA S WEINGARTEN TRS
JWS FAMILY TRUST
RACHEL WEINGARTEN TRS
960 E 26 ST
BROOKLYN, NY 11210

REGINA SAVITSKY TR
423 DAUB AVE
HEWLETT, NY 11557

REIMS AGR I LLC
PO BOX 6481
SURFSIDE, FL 33154-6481

RENEE JEREMIAS TRS
IRENE LEOVITS IRREV GRANTOR TR
1557 57 ST
BROOKLYN, NY 11219

RMET SHERIDAN LLC
44 COCOANUT ROW STE T8
PALM BEACH, FL 33480

ROBBIE W BENSLEY & MARC WEICHER
4101 PINETREE DR UNIT 1511
MIAMI BEACH, FL 33140-3631

ROBERT & SHELLEY ROSENBERG
4101 PINE TREE DR UNIT 926
MIAMI BEACH, FL 33140-3610

ROBERT HELLER MARLENE HELLER
4101 PINETREE DR 1027
MIAMI BEACH, FL 33140

ROBERT HELLER MARLENE HELLER
PO BOX 403489
MIAMI BEACH, FL 33140

ROBERT ROSENBERG JTRS
SHELLEY ROSENBERG JTRS
4101 PINE TREE DR #926
MIAMI BEACH, FL 33140

ROBERTA KAISER LE ROBERTA KAISER TRS
ROBERTA KAISER REVOCABLE TRUST
4101 PINE TREE DR 1006
MIAMI BEACH, FL 33140

RONNIE BIRNBAUM
207 WHITMAN DR
BROOKLYN, NY 11234

ROSE ENGLAND
1282-49 ST
BROOKLYN, NY 11219

ROSEMARY GLUCK TRS
OSCAR S GLUCK AND ROSEMARY GLUCK
LIVING TRUST
707 EAST KALER DR
PHOENIX, AZ 85020

ROSLYN SAND TRS
ROSLYN SAND LIVING TRUST
4101 PINE TREE DR 1626
MIAMI BEACH, FL 33140

RUTH KOPPE DE GRUNGLASSE & ROBERT &
JOHNNY GRUNGLASSE
4101 PINE TREE DR #1714
MIAMI BEACH, FL 33140-3620

RUTH STERN ROBERT PERL
710 COTTAGE PL
TEANECK, NJ 07666

SABRINA CARTA
4101 PINE TREE DR #1809
MIAMI BEACH, FL 33140-3635

SABRINA CARTA
4101 PINE TREE DR 1809
MIAMI BEACH, FL 33140

SAMUEL GOLDBERGER &W BEVERLY
135-19 78 RD
FLUSHING, NY 11367

SAMUEL LAUFER
4101 PINE TREE DR #828
MIAMI BEACH, FL 33140

SAMUEL TRENCHER LEA TRENCHER
3500 BEDFORD AVE
NEW YORK, NY 11210

SARA KUPIEC DE ROBINS
4101 PINE TREE DR UNIT 1729
MIAMI BEACH, FL 33140-3635

SARAH EISENBERG TRS
SARAH EISENBERG TR
3411 INDIAN CREEK DR 403
MIAMI BEACH, FL 33140

SARAH KESTENBAUM TRS
SARAH KESTENBAUM
4101 PINETREE DR 303
MIAMI BEACH, FL 33140

SARALEE N GOLDSON
4101 PINE TREE DR UNIT 1621
MIAMI BEACH, FL 33140-3634

SARET GOLD PROPERTIES LLC
36 NE 1 STREET #307
MIAMI, FL 33152

SCOTT SHANE
4101 PINE TREE DR #1704
MIAMI BEACH, FL 33140-3620

SEYMOR KRAMER &W GAIL
535 E 86 ST# 6B
NEW YORK, NY 10028

SHAHZAD A PANJWANI
4226 PINETREE DR
MIAMI BEACH, FL 33140-3112

SHALOM ELIZAROV
20 W 47TH ST STE #203
NEW YORK, NY 10036

SHAUL & RACHEL RINGLER
4101 PINE TREE DR #1508
MIAMI BEACH, FL 33140-3631

SHAUL RINGLER &W RACHEL S
4101 PINE TREE DR #1409
MIAMI BEACH, FL 33140-3617

SHELLEY ROSENBERG &
ROBERT ROSENBERG
4101 PINE TREE DR #926
MIAMI BEACH, FL 33140-3626

SHERI HAGLER
PO BOX 1168
FLUSHING, NY 11354

SHERWYN WEISS TRS
SHERWYN WEISS FAMILY TRUST
LILLIAN WEISS TRS
6770 SW 122 DR
MIAMI, FL 33156

SHIMSHON FLEISCHER
1423-58 ST
BROOKLYN, NY 11219

SHMUEL ZALMANOV CHAYA B ZALMANOV
4236 PINE TREE DR
MIAMI BEACH, FL 33140-3112

SHULA BEN-DAVID
4101 PINE TREE DR UNIT 919
MIAMI BEACH, FL 33140-3626

SIDNEY BERGER
SIDNEY BERGER DECLARATION OF TR
ROBERTA BERGER
9311 SPRINGFIELD AVE
EVANSTON, IL 60203

SIDNEY RICHARD SARA RICHARD
1238 47 ST
BROOKLYN, NY 11219

SILVER TREE INC % WALGREEN CO #3942
PO BOX 1159
DEERFIELD, IL 60015

SIMA YAKUTILOV
11206 68 ROAD
FOREST HILLS, NY 11375

SIMON HERMAN LE
HEDVIGA HERMAN LE
REM EVA ROSENFELD
4101 PINE TREE DR 1028
MIAMI BEACH, FL 33140

SIMON SCHNALL &W MIRIAM
65-14 170 ST
FLUSHING NEW, NY 11365

SLG LIMITED PARTNERSHIP
5454 W FARGO AVE
SKOKIE, IL 60077

SLG TOWER 41 LLC
5454 W FARGO
SKOKIE, IL 60077

SOL KANAREK &W MIRIAM KANAREK
170-07 JEWEL AVE
FLUSHING, NY 11369

SOLOMON KURZ PATTY KURZ
144 47 68 RD
FLUSHING, NY 11367

SOLOMON LEFKOWITZ &W ESTHER
150 NEW EGYPT RD
LAKEWOOD, NJ 08701-2930

SONYA GILDENBLAT
4101 PINETREE DR APT #1807
MIAMI BEACH, FL 33140

STEPHEN STERN
JANE STERN
ERICA STERN
563 ADAMS AVE
NEW HEMPSTEAD, NY 11552

STEVE KARRO &W JANET
4101 PINETREE DR #1524
MIAMI BEACH, FL 33140-3619

STEVEN MEINER &W SHANYN
4101 PINETREE DR #1426
MIAMI BEACH, FL 33140

STEVEN WEISZ
4101 PINE TREE DR #1227
MIAMI BEACH, FL 33140-3617

STEVEN WEISZ
39 ARROWHEAD LN
LAWRENCE, NY 11559

STEWART & IDIDA A KAPLAN (TRS)
19 GATEWAY DR
GREAT NECK, NY 11021

SUNSET REALTY MIAMI LLC
14 SUNSET RD
LAWRENCE, NY 11559

SUNSHINE 41 LLC
768 KENT AVE SUITE 1A
BROOKLYN, NY 11249

SUSAN HOLLANDER TRS
SUSAN HOLLANDER TRUST
2711 AVE J #2
BROOKLYN, NY 11210

SUSAN OTTENSOSER
4101 PINETREE DR UNIT #509
MIAMI BEACH, FL 33140

SUSAN S GROSSMAN FELDBRAND &
EDITH KOHN
4101 PINETREE DR UNIT 524
MIAMI BEACH, FL 33140-3618

SUSAN SOLNY
115 CENTRAL PARK WEST APT 5G
NEW YORK, NY 10023

SUSAN WIESEL TRS
RL 2017 RESIDENCE TRUST
30 SOUTH ADELAIDE AVE 2E
HIGHLAND PARK, NJ 08904

SUZANNE FONFEDER
40 ALBERT DR
MONSEY, NY 10952

SUZANNE SMILES TRS
SUZANNE SMILES
4101 PINETREE DR # 1404
MIAMI BEACH, FL 33140

TAUBA FELDBERGER
ZIPORAH R HOLLANDER
1763 45 ST
BROOKLYN, NY 11204

TEDDY WEBER &W SUSAN WEBER
2214 AVE 5
BROOKLYN, NY 11229

TERESITA H PEREZ
4101 PINETREE DR #1620
MIAMI BEACH, FL 33140

TERRY M KELLER & MARTIN C MARTINEZ
(JTRS)
4101 PINETREE DR #1725
MIAMI BEACH, FL 33140

TERRY T BOGART &H ROMAN
4250 PINE TREE DR
MIAMI BEACH, FL 33140-3112

THE HORN FAMILY CO
135 - 23 78 DR
FLUSHING, NY 11367

THE HORN FAMILY CO
135-23 78 DR
KEW GARDEN HILLS, NY 11367

THOMAS WEISS &W RHONDA
4525 PINETREE DR
MIAMI BEACH, FL 33140-3133

TIXE DESIGNS INC
714 NE 59 ST
MIAMI, FL 33137

TOVA SCHWARTZ
4101 PINE TREE DR # 526
MIAMI BEACH, FL 33140

TOVA SPRECHER
4101 PINETREE DR APT 1607
MIAMI BEACH, FL 33140

TOWER 41 UNIT 1516 LLC
C/O FINSBURY TRUST
4101 PINE TREE DR 1516
MIAMI BEACH, FL 33140

TOWER FORTY ONE 1711 LLC
2750 NE 185 ST STE 201
AVENTURA, FL 33180

TOWER FORTY ONE 914 LLC
2750 NE 185 ST 201
AVENTURA, FL 33180

TOWER FORTY ONE ASSOC INC
4101 PINE TREE DR
MIAMI BEACH, FL 33140-3628

VIVIAN KUHL
4101 PINE TREE DR CABANA 19
MIAMI BEACH, FL 33140-3628

VIVIAN KUHL
4101 PINE TREE DR UNIT 1717
MIAMI BEACH, FL 33140-3620

VIVIAN KUHL
4101 PINE TREE DR UNIT 917
MIAMI BEACH, FL 33140-3626

VIVIAN KUHL GEORGE KUHL
4101 PINE TREE DR 1716
MIAMI BEACH, FL 33140-3628

VIVIANE CUENCA AZCARATE
4045 VINELAND AVE PH #539
STUDIO CITY, CA 91604

WALTER SILVER
4101 PINE TREE DR #306
MIAMI BEACH, FL 33140-3606

WALTER SILVER
4101 PINE TREE DR UNIT 1826
MIAMI BEACH, FL 33140

WHITE MARLIN GROUP LLC & SPINNINGS LC
5864 SW 76 ST
MIAMI, FL 33143-5402

WILLIAM H SAWICKI
3436 MAGAZINE ST #325
NEW ORLEANS, LA 70115

WILLIAM THOMAS &W MARY
434 W 43 ST
MIAMI BEACH, FL 33140-3110

YAAKOV HAIMOV
4104 PINE TREE DR #803
MIAMI BEACH, FL 33140

YAKOV KIFFEL SHOSHANA KIFFEL
10 WOODWIND LN
SPRING VALLEY, NY 10977

YUDITH MERENSTEIN
4101 PINETREE DR #1222
MIAMI BEACH, FL 33140

YURI ALISHAEV ELA ELISHAEV
110-11 70 AVENUE
FOREST HILLS, NY 11375

YURI ALISHAEV
20 W 47 ST STE #203
NEW YORK, NY 10036

Z JONATHAN DARZI &W CLAIRE
4101 PINE TREE DR #918
MIAMI BEACH, FL 33140-3626

Z JONATHAN DARZI &W CLAIRE &
OVADIA & RAPHAEL DARZI JTRS
4101 PINETREE DR #307
MIAMI BEACH, FL 33140-3606

ZUCKERMAN VERNON CORP
20191 E COUNTRY CLUB DR # 1207
AVENTURA, FL 33180

ZVI JOSEPH TEITELBAUM TRS
MT FAMILY LIVING TRUST
JOSHUA NAFTALI TEITELBAUM TRS
4101 PINETREE DR 1018
MIAMI BEACH, FL 33140

ZVI JOSEPH TEITELBAUM TRS
ST FAMILY LIVING TRUST
JOSHUA NAFTALI TEITELBAUM TRS
4101 PINE TREE DR 1016
MIAMI BEACH, FL 33140

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):	JP Roosevelt, LLC
Applicant Phone (owners):	305-787-3998
Applicant Email(owners):	mboymelgreen@gmail.com
Project Address :	340 West 42 Street
Contact Name:	Matthew Barnes
Contact Phone:	305.755.5825
Contact Email:	matthew.barnes@akerman.com
Local Government Application Number (Board Number or Permit number):	PB18-0183 and DRB18-0225
Master Folio Number:	02-3222-001-0420
Additional Folio Numbers:	02-3222-001-0370
Total Acreage:	1.073
Proposed Use (number of units)*:	55
SFH (Existing/Proposed):	0 / 0
TH (Existing/Proposed):	0 / 0
Multyfamily (Existing/Proposed):	0 / 56

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.

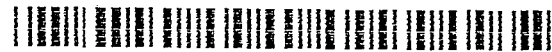
*The number of units is the ADDITIONAL number of residential units proposed vs. the number of current existing units on the site. For example, if an existing building contains 8 residential units, and is being replaced with a 20 unit project, the number of units would be 12.

Record / Return - Carter McDowell, Esq.

BILZIN SUMBERG BAENA
PRICE & AXELROD LLP
200 S. BISCAYNE BOULEVARD
SUITE 2500
MIAMI, FL 33130-4330

PLANNING BOARD

CITY OF MIAMI BEACH, FLORIDA



CFN 2007R0596989
DR Bk 25701 Pgs 3177 - 3180 (4pgs)
RECORDED 06/14/2007 10:14:56
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

PROPERTY: 4120 & 4120 Pine tree Drive and 340 W. 42nd Street
(collectively referred to as 301 41st Street).

FILE NO. 1796

IN RE: The Application by City National Bank of Florida, as Trustee, CABI 301 Commercial LLLP and CABI 301 Residential LLLP, requesting Conditional Use approval to construct a structure larger than 50,000 square feet consisting of 35 condominium dwelling units situated above a three-story garage with 138 parking spaces concealed at ground level by 7 townhouse units for a total of 42 residential units

LEGAL

DESCRIPTION: Lots 4, 5, 6, 7, 8 and 9, Block 3, Orchard Subdivision No. 4, according to the Plat thereof, as recorded in Plat Book 25, at Page 30 of the Public Records of Miami-Dade County, Florida.

MEETING DATE: February 27, 2007

CONDITIONAL USE PERMIT

The applicant, City National Bank of Florida, as Trustee, CABI 301 Commercial LLLP and CABI 301 Residential LLLP, are requesting Conditional Use approval pursuant 118-193 of the Land Development Regulations of the Code of the City of Miami Beach, Florida. Notice of the request for a Conditional Use Permit was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property, upon which the application was made.

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

That the property in question is located in the CD-3, Commercial High Intensity Zoning District;

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

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

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

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

4
1

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

IT IS THEREFORE ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including the staff recommendation, that a Conditional Use Permit as requested and set forth above be GRANTED, subject to the conditions below, which have been accepted by the applicants:

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. If deemed necessary, at the request of the Planning Director, the applicant shall provide a progress report to the Board. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
2. Prior to the issuance of a building permit, the applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), as deemed necessary, by paying its fair share cost, as determined by the Transportation/Concurrency Management Division.
3. The proposed tandem spaces shall be assigned to those units that may require more than one space and shall comply with City Code Section 130-251(c) of the City Code. This section of the Code requires that those tandem parking spaces utilized for self-parking in multi-family residential buildings shall have a restrictive covenant, approved as to form by the City Attorney's office and recorded in the public records of Miami-Dade County, Florida, as a covenant running with the land, limiting the use of each pair of tandem parking spaces to the same unit owner.
4. The designated guest parking spaces shall be clearly marked to be easily identified.
5. As proposed by the applicants, the design of the Sheridan Avenue entrance to the parking garage shall incorporate security gates, speed bumps and a triangle of visibility, which will help safeguard the general security, health and welfare of pedestrians on the sidewalk. The design and location of these security measures shall be submitted to staff for review and approval.
6. The sidewalk along Pine Tree Drive shall be extended into the landscape island between the two driveways in order to create a transition between the two garage entrances.
7. The developer, designee, future homeowners association, or contract operator shall be responsible for operating parking garage in an orderly, clean and quiet manner so that neighboring residents are not disturbed. The sounding of car alarms, automobile horns and screeching of tires shall be prohibited. Two signs, one addressing City Code provisions regarding car alarms, and one prohibiting the screeching of tires and sounding of horns (see attached examples), shall be posted on the site so they are plainly visible by users of the facility.
8. The leasing of parking spaces that may be deemed underutilized shall be strictly prohibited.

9. The depth of the eyebrows along all the facades of the structure shall be reduced in a manner to be approved by staff, in order to minimize the perception of structural massing.
10. The applicant shall coordinate with the Public Works, Parking and Parks directors the proposed street improvements, including but not limited to the rearranging of the on-street parking spaces, bike lanes, landscaping and any other City right-of-way work proffered at the public hearing where this Conditional Use Permit is approved. The plan shall be finalized and approved prior to the issuance of a building permit.
11. The landscape buffer shall be expanded and increased, with a special emphasis on the north side of 42nd Street.
12. Should the current bank operator change, the applicant shall come back to the Planning Board for evaluation of the nature of the new operation and determine if any new conditions shall be considered because of such new impacts.
13. All stacking of vehicles destined for the bank's drive-through windows shall be internal to the garage. No stacking of vehicles shall be permitted on public rights-of-way.
14. The applicant shall continue to address the concerns of the City's Transportation Division and Consultants relative to the traffic analysis, especially a revised traffic study that indicates the impact of traffic after the 63rd Street Bridge construction is finalized, and the u-turn movement to access the bank's drive-through tellers.
15. The applicant shall submit an MOT (Method of Transportation) to staff for review and approval prior to the issuance of a building permit. The MOT shall address any traffic flow disruption due to construction activity on the site.
16. As recommended in the traffic impact study, the following measures, which would improve traffic conditions within the study area shall be followed, subject to the review and approval of the City's Public Works Department and any other county or state agency that may have jurisdiction:
 - Re-stripe the northbound left-turn lane at the Pine Tree Drive/42nd Street intersection in order to increase the capacity from about 25 feet to 50 feet.
 - Install a "DO NOT BLOCK INTERSECTION" sign on the eastbound approach of the 41st Street/ Sheridan Avenue. This regulatory sign should ensure that this intersection remains clear of stopped vehicles and allow easier flow of traffic on Sheridan Avenue.
17. The applicant shall obtain a full building permit within 18 months from the date of the meeting, and work proceed in accordance with the Florida Building Code. Extensions of time for good cause, not to exceed a total of one year for all extensions, may be granted by the Planning Board, provided a request in writing is submitted to the Planning and Zoning director in advance of the expiration of the original approval. In the event a proposed Code amendment renders a project with a Conditional Use approval non-conforming, as more specifically set forth in sections 118-168 and 118-169 of the City Code, then such a project shall not be eligible to receive an extension of time for any reason.

18. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
19. This Conditional Use Permit shall be recorded in the Public Records of Miami-Dade County at the expense of the applicant, prior to the issuance of a Building Permit.
20. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.

Dated this 19th day of MARCH, 2007.


PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]
Jorge G. Gomez, Planning Director
For Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 19th day of MARCH, 2007, by Jorge G. Gomez, Planning Director of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

[NOTARIAL SEAL]

 Charles A. Taft
My Commission DD233174
Expires July 17, 2007

Notary: [Signature]
Print Name: CHARLES A. TAFT
Notary Public, State of Florida
My Commission Expires:
Commission Number:

Approved As To Form:
Legal Department (Specd 3-9-07)

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

PROPERTY: 340 West 42nd street, 301 Arthur Godfrey Road, 4100-4120 Pine Tree Drive

FILE NO. 2327

IN RE: The applicant, Caton Owner, LLC., requested Conditional Use approval for the construction of a new 7-story multifamily building exceeding 50,000 square feet including a mechanical parking garage, bank teller, and the retention of the existing 6-story office building, which is part of the development site, pursuant to Section 118, Article IV and Section 130, Article II.

LEGAL DESCRIPTION: Lots 4, 5, 6, 7, 8 and 9, Block 3, Orchard Subdivision No. 4, according to the Plat thereof, as recorded in Plat Book 25, at Page 30 of the Public Records of Miami-Dade County, Florida.

MEETING DATE: May 24, 2016

CONDITIONAL USE PERMIT

The applicant, Caton Owner, LLC., requested Conditional Use approval for the construction of a new 7-story multifamily building exceeding 50,000 square feet including a mechanical parking garage, bank teller, and the retention of the existing 6-story office building, which is part of the development site, pursuant to Section 118, Article IV and Section 130, Article II. Notice of the request was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

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

That the property in question is located in the CD-3 – Commercial, High Intensity Zoning District.

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

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

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

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

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

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

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

1. This Conditional Use Permit is issued to Caton Owner, LLC. to construct a 7-story multifamily building including a parking garage. Any proposed change of use shall require the review and approval of the Planning Board.
2. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The applicant shall appear before the Planning Board for a progress report within 180 days from the issuance of the BTR. The progress report shall include, but not be limited to, updated information on traffic conditions surrounding the site. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
3. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property applicants, operators, and all successors in interest and assigns. Any change of operator or 50% (fifty percent) or more stock ownership, partnership interest or equivalent, shall require review and approval by the Planning Board as a modification to this Conditional Use Permit. Subsequent owners and operators shall be required to appear before the Board, in advance, to affirm their understanding of the conditions listed herein.
4. The Planning Board shall retain the right to call the owner or operator back before them and make modifications to this Conditional Use Permit should there be valid complaints about loud, excessive, unnecessary, or unusual noise. Nothing in this provision shall be deemed to limit the right of the Planning Board to call back the owner or operator for other reasons and for other modifications of this Conditional Use Permit.
5. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, shall require the applicant to return to the Board for approval.
6. The applicant, now and in the future, shall abide by all the documents and statements submitted with this application.
7. The following shall apply to the operation of the proposed parking garage:
 - a. There shall be 24-hour video surveillance of all portions of the parking garage.
 - b. Signs prohibiting tire-screaching and unnecessary horn-honking shall be posted at the garage entrance.
 - c. Signs to minimize vehicle conflict in the driveways in and out of the property shall be posted in appropriate locations.
 - d. The minimum parking required by the land development regulations shall be provided.
8. The Applicant agrees to the following operational conditions for all permitted and accessory uses and shall bind itself, lessees, permittees, concessionaires, renters, guests, users, and

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successors and assigns and all successors in interest in whole or in part to comply with the following operational and noise attenuation requirements and/or limitations. The applicant shall ensure through appropriate contracts, assignments and management rules that these restrictions are enforced and the applicant agrees to include the rules and regulations set forth in these conditions in any contract or assignment:

- a. All trash containers shall utilize rubber wheels, or the path for the trash containers shall consist of a surface finish that reduces noise, in a manner to be reviewed and approved by staff.
 - b. Adequate air-conditioned and noise baffled trash room space shall be provided, in a manner to be approved by the Planning staff. Doors shall remain closed and secured when not in active use.
 - c. A mountable curb shall be utilized for vehicles to enter the building to improve pedestrian flow along Pine Tree Drive and Sheridan Avenue, in a manner to be reviewed and approved by staff.
 - d. Prior to obtaining a building permit, the plans shall be revised to reduce the width of the northern access driveway for the drive-thru teller along Pine Tree Drive to 12 feet for portions within the public right of way in order to improve pedestrian safety, in a manner to be reviewed and approved by staff.
 - e. Trash dumpster covers shall be closed at all times except when in active use.
 - f. Delivery trucks shall not be allowed to idle in the loading areas.
 - g. Delivery and trash trucks shall only be permitted to park in the designated loading bays.
 - h. Deliveries and trash pick-ups only may only take place between 8:00 AM and 5:00 PM on weekdays and no earlier than 10:00 AM on weekends.
 - i. The number of loading spaces required by the land development regulations shall be provided.
 - j. Commercial use of the rooftop shall be prohibited at all times.
9. Except as may be required for fire or building code/Life Safety Code purposes, no speakers shall be affixed to or otherwise located on the exterior of the premises.
10. The applicant shall address the following Concurrency and Traffic requirements, as applicable:
- a. A Method of Transportation (MOT) shall be submitted to Public Works Department staff for review and approval prior to the issuance of a building permit. The MOT shall address any traffic flow disruption due to construction activity on the site.
 - b. Prior to the issuance of a building permit, the applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), if deemed

necessary, by paying its fair share cost, as may be determined as determined by the Concurrency Management Division.

- c. A final concurrency determination shall be conducted prior to the issuance of a Building Permit. Mitigation fees and concurrency administrative costs, if required, shall be paid prior to the issuance of any Building Permit.
 - d. The applicant shall coordinate with the Miami-Dade County Traffic Engineering Department and the City of Miami Beach to develop a strategy in order to provide modified and acceptable signal timing plans for the intersections at Pine Tree Drive and Arthur Godfrey Road within 90 days from the issuance of a BTR (Business Tax Receipt).
11. The applicant shall satisfy outstanding liens and past due City bills, if any, to the satisfaction of the City prior to the issuance of a Building permit.
 12. The applicant shall obtain a full building permit within 18 months from the date of approval of this Conditional Use Permit, and the work shall proceed in accordance with the Florida Building Code. Extensions of time for good cause, not to exceed a total of one year for all extensions, may be granted by the Planning Board.
 13. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
 14. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
 15. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.
 16. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.
 17. A unity of title or covenant in lieu of unity of title shall be required prior to obtaining a building permit. An Easement and Operating Agreement shall also be required outlining the operation of the property as a unified development site, and which identifies the uses, parking requirements, and parking locations for all uses on the subject site.

Dated this 3rd day of JUNE, 2016.

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: Michael Belush
Michael Belush,
Planning and Zoning Manager
For Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 3rd day of JUNE, 2016, by Michael Belush, Planning and Zoning Manager of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

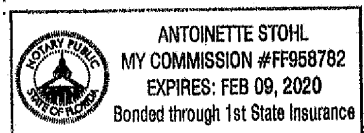
Antoinette Stohl
Notary:
Print Name ANTOINETTE
Notary Public, State of Florida
My Commission Expires:
Commission Number:

{NOTARIAL SEAL}

Approved As To Form:
Legal Department

[Signature] 6/3/16

Filed with the Clerk of the Planning Board on 06/03/2016 [Signature]



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**DESIGN REVIEW BOARD
City of Miami Beach, Florida**

MEETING DATE: June 7, 2016

FILE NO: 23265

PROPERTY: **340 West 42nd Street, 4100-4120 Pine Tree Drive and 301 West 41st Street**

APPLICANT: Caton Owner LLC

LEGAL: Lots 4, 5, 6, 7, 8 and 9, Block 3, Orchard Subdivision No. 4, according to the Plat thereof, as recorded in Plat Book 25, at Page 30 of the Public Records of Miami-Dade County, Florida

IN RE: The Application for Design Review Approval for the construction of a new seven-story residential building ~~including a variance to eliminate the residential or commercial use requirement for all floors of a building containing parking spaces at the ground level along every facade facing a street.~~ This item will also require a Conditional Use application to be reviewed and approved by the Planning Board.

ORDER

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

I. Design Review

- A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not a individually designated historic site.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Design Review Criteria 9 in Section 118-251 of the Miami Beach Code.
- C. The project would be consistent with the criteria and requirements of section 118-251 if the following conditions are met:
 - 1. Revised elevation, site plan and floor plan drawings for the proposed development were submitted at the public hearing and shall be reviewed and approved by staff; at a minimum, such drawings shall incorporate the following:
 - a. The loading zone shall be relocated in the building shell and lined with active residential or commercial uses, in a manner to be reviewed and approved by staff.



- b. The architect shall further refine the ground floor elevations adjacent to the vehicular entrances along the east and west elevations, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the direction from the Board.
- c. The applicant shall explore incorporating eyebrows above certain windows along the top residential level of the project, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the direction from the Board.
- d. Any fence or gate at the front of the property shall be designed in a manner consistent with the architecture of the new structure, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- e. The final details of the metal louvers screening the parking, including samples, shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board
- f. The architect shall redesign the drive-thru bank teller component of the project to better engage the street and create a more prominent and attractive street presence and improved vehicular entrance, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- g. The curb-cuts for the drive-thru bank teller along Pine Tree Drive shall be reduced to one-way (maximum width of 12 feet), in-bound and out-bound traffic only, drives in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- h. The interior walls of the first level of the drive-thru bank teller entrance, drives and interior walls, shall be fully detailed on revised plans. Such interior areas shall consist of high quality, non-stucco surface materials which have a well finished appearance commensurate with the primary façade of the building, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- i. The three parking spaces located within the access drive for the drive-thru bank teller shall be for the use of the bank employees or commercial tenants only and proper signage shall be incorporated identifying such.
- j. Final details of all exterior surface finishes and materials shall be required, including the Resysta wall cladding, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

- k. A fully enclosed, air-conditioned trash room shall be provided, which is sufficient to handle the maximum uses intended for the proposed structure. External dumpsters shall not be permitted.
 - l. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
 - m. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.
2. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
- a. Prior to the issuance of a building permit, the applicant shall submit a tree protection plan for all trees to be retained on site. Such plan shall be subject to the review and approval of staff, and shall include, but not be limited to a sturdy tree protection fence installed at the dripline of the trees prior to any construction.
 - b. In order to identify, protect and preserve mature trees on site, which are suitable for retention and relocation, a Tree Report prepared by a Certified Tree Arborist shall be submitted for the mature trees on site.
 - c. Any tree identified to be in good overall condition shall be retained, and protected in their current location if they are not in conflict with the proposed application, or they shall be relocated on site, if determined feasible, subject to the review and approval of staff. A tree care and watering plan also prepared by a Certified Arborist shall be submitted prior to the issuance of a Building Permit or Tree Removal/Relocation Permit. Subsequent to any approved relocation, a monthly report prepared by a Certified Arborist shall be provided to staff describing the overall tree performance and adjustments to the maintenance plan in order to ensure survivability, such report shall continue for a period of 18 months unless determined otherwise by staff.
 - d. A true "green" roof shall be incorporated that encompasses 25% of the rooftop area(s) with plant beds of sufficient size to accommodate trees and landscaping. Sufficient depth of soil shall be provided for all proposed roof deck and second level landscaping to ensure the proper health and growth of all landscape materials, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

- e. Pavers and concrete banding shall be utilized for the entire entry drives along Sheridan Avenue and Pine Tree Drive, including alternate colors of concrete banding in place of painted striping, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- f. The paving areas configured adjacent to the south of the garage driveway shall be eliminated and the hardscape shall be replaced with additional landscaping with the exception of a 44" wide pathway in the southern area that connects the traffic area to the sidewalk, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- g. If technically feasible, the overhead utility lines adjacent to the subject property shall be relocated underground.
- h. All exterior walkways and drives shall consist of decorative pavers, set in sand or other semi-pervious material, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- i. Existing trees to be retained on site shall be protected from all types of construction disturbance. Root cutting, storage of soil or construction materials, movement of heavy vehicles, change in drainage patterns, and wash of concrete or other materials shall be prohibited.
- j. The Backflow prevention device shall not be permitted within any area fronting a street or sidewalk, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- k. Street trees shall be required within the sidewalk at the front of the property if not in conflict with existing utilities, in a manner to be reviewed and approved by the Public Works Department.
- l. Any existing plant material within the public right-of-way may be required to be removed, as the discretion of the Public Works Department.
- m. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
- n. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.
- o. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all backflow preventors and all other related devices and fixtures. The location of backflow preventors, Siamese pipes or other related devices and fixtures, if any, and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the

site and landscape plans, and shall be subject to the review and approval of staff.

- p. The applicant shall verify, prior to the issuance of a Building Permit, the exact location of all applicable FPL transformers or vault rooms. The location of any exterior transformers and how they are screened with landscape material from the right of wall shall be clearly indicated on the site and landscape plans and shall be subject to the review and approval of staff.
- q. Prior to the issuance of a Certificate of Occupancy, the Landscape Architect or the project architect shall verify, in writing, that the project is consistent with the site and landscape plans approved by the Planning Department for Building Permit.

In accordance with Section 118-262, the applicant, or the city manager on behalf of the city administration, or an affected person, Miami Design Preservation League or Dade Heritage Trust may seek review of any order of the Design Review Board by the City Commission, except that orders granting or denying a request for rehearing shall not be reviewed by the Commission.

II. Variance(s)

- A. The applicant filed an application with the Planning Department for the following variance(s):
 - 1. ~~A variance to eliminate the residential or commercial use requirement for all floors of a building containing parking spaces at every level along every facade facing a street.~~ (Variance withdrawn)

III. General Terms and Conditions applying to both 'I. Design Review Approval' and 'II. Variances' noted above.

- A. The proposed elimination of the on-street parking spaces will require the review and approval of the Parking Department. The costs associated with the removal of the parking spaces will be the responsibility of the developer.
- B. Where one or more parcels are unified for a single development, the property owner shall execute and record a unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.
- C. Site plan approval is contingent upon meeting Public School Concurrency requirements. Applicant shall obtain a valid School Concurrency Determination Certificate (Certificate) issued by the Miami-Dade County Public Schools. The Certificate shall state the number of seats reserved at each school level. In the event sufficient seats are not available, a proportionate share mitigation plan shall be incorporated into a tri-party development agreement and duly executed prior to the issuance of a Building Permit.
- D. A final concurrency determination shall be conducted prior to the issuance of a Building Permit. Mitigation fees and concurrency administrative costs shall be paid prior to the project receiving any Building Permit. Without exception, all concurrency fees shall be

paid prior to the issuance of a Temporary Certificate of Occupancy or Certificate of Occupancy.

- E. In the event Code Compliance receives complaints of unreasonably loud noise from mechanical and/or electrical equipment, and determines the complaints to be valid, even if the equipment is operating pursuant to manufacturer specifications, the applicant shall take such steps to mitigate the noise with noise attenuating materials as reviewed and verified by an acoustic engineer, subject to the review and approval of staff based upon the design review or appropriateness criteria, and/or directions received from the Board.
- F. A Construction Parking and Traffic Management Plan (CPTMP) shall be approved by the Parking Director pursuant to Chapter 106, Article II, Division 3 of the City Code, prior to the issuance of a Building Permit.
- G. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
- H. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- I. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
- J. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- K. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- L. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

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

PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "340 West 42nd Street", as prepared by **Arquitectonica**, dated signed and sealed April 29, 2016 and supplemental sheets presented at the June 7, 2015 Design Review Board dated June 7, 2015 and as approved by the Design Review Board, as determined by staff.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the



conditions set forth in this Order. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

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

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

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

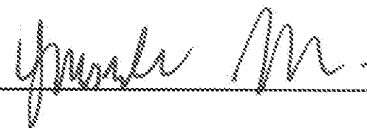
Dated this 10th day of June, 2016.

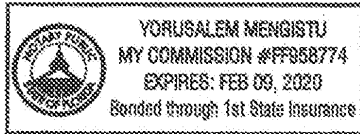
DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: 
DEBORAH J. TACKETT
DESIGN AND PRESERVATION MANAGER
FOR THE CHAIR

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

The foregoing instrument was acknowledged before me this 10th day of June, 2016 by Deborah J. Tackett, Design and Preservation Manager, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the Corporation. He is personally known to me.





NOTARY PUBLIC

Miami-Dade County, Florida

My commission expires: 2-9-20

Approved As To Form:

City Attorney's Office: [Signature] (6/10/16)

Filed with the Clerk of the Design Review Board on [Signature] (6-10-16)

F:\PLAN\DRB\DRB16\06-07-2016JUN16 Final Orders\DRB 23265 340 W 42 St.JUN16.FO.docx

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

Property address: 340 W 42 Street Board: DRB PB Date: 01/17/18

BOARD APPLICATION CHECK LIST

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

ITEM #	FIRST SUBMITTAL (VIA CAP) ** To be uploaded online (CAP) by the applicant before 5:00 pm by First submittal deadline. ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.	Required
1	Application Fee and Peer review fees shall be paid after Pre-Application meeting and before the First submittal. It is the applicant's responsibility to make this payment, if an invoice is not generated by the CAP system, the applicant should contact staff prior to first submittal to be invoiced and make payment.	✓
2	Copy of signed and dated check list issued at Pre-Application meeting.	✓
3	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	✓
4	Signed and dated Letter of Intent. Letter must outline application details and identify hardships if Variances are requested. (see also Items # 42,43 and 44).	✓
5	Mailing Labels: Upload property owner's list and copy of original certified letter from provider. See #52 for submittal of Hard copy / originals of these items.	✓
6	Copies of all current or previously active Business Tax Receipts.	
7	School Concurrency Application for projects with a net increase in residential units (no SFH). Provide Planning Department - Miami Dade - School Concurrency Application for Transmittal	✓
8	Survey: Electronic version of original signed & sealed, dated no more than six months from date of application. Survey must provide: lot area, grade per Section 114-1 of the City Code. (If no sidewalk exists, provide the elevation of the crown of the road) and spot elevations.	✓
9	Architectural Plans and Exhibits (must be 11"x 17")	✓
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date. Include copies of previous recorded board orders, if applicable.	✓
b	Copy of the original survey included in plan package. See No. 8 above for survey requirements	✓
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	✓
d	Context Location Plan, Min 8.5"x11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images)	✓
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	✓
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable	✓
g	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable.	✓
h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	✓

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

Indicate N/A If Not Applicable

Initials: FSL

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

Property address: 340 W 42 Street

i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	✓
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	✓
k	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	✓
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	
m	Demolition Plans (Floor Plans & Elevations with dimensions)	
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks. Show previously approved along with modifications	✓
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable) Show previously approved along with modifications	✓
p	Proposed Section Drawings Show previously approved along with modifications	✓
q	Color Renderings (elevations and three dimensional perspective drawings).	✓
10	Landscape Plans and Exhibits (must be 11"x 17") Show previously approved along with modifications	✓
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. Show previously approved along with modifications	✓
b	Hardscape Plan, i.e. paving materials, pattern, etc. Show previously approved along with modifications	✓
11	Copy of original Building Permit Card, & Microfilm, if available.	
12	Copy of previously approved building permits . (provide building permit number). Previously approved DRB Order	✓
13	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recording data. See Part 1 / Section 1 / A. Surveying & Mapping Standards and submittal Requirements of the Public Works Manual. http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920	
14	Vacant/Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Dept.	
15	Historic Resources Report (This report shall include, but not be limited to, copy of the original Building Permit Card and subsequent modifications, Microfilm records, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure and any other related information on the property.	
16	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	
17	Line of Sight studies.	
18	Structural Analysis of existing building including methodology for shoring and bracing.	
19	Proposed exterior and interior lighting plan, including photometric calculations.	
20	Exploded Axonometric Diagram (showing second floor in relationship to first floor).	
21	Neighborhood Context Study. (Planning will provide guidance if necessary for application.)	✓
22	Required yards open space calculations and shaded diagrams.	
23	Required yards section drawings.	
24	Variance and/or Waiver Diagram , if applicable	✓
25	Schematic signage program	✓
26	Detailed sign(s) with dimensions and elevation drawings showing exact location.	
27	Elevation drawings showing area of building façade for sign calculation (Building ID signs).	
28	Daytime and nighttime renderings for illuminated signs.	

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29	Floor Plan Indicating area where alcoholic beverages will be displayed.	
30	Survey showing width of the canal (Dimension shall be certified by a surveyor)	
31	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	
32	DERM recommendation/preliminary approval. Docks or any structures shall have approval stamp from DERM or other regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended.	
33	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
34	Survey shall include spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the due within the property. Erosion control line and Bulkhead line shall be indicated if present.	
35	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
36	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable).	
37	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	
38	Traffic Study, Site plan(s) : Revised version addressing first round of comments from Transportation Department and peer review. (See Transportation Department check list for requirements.) Revised, FOR PLANNING BOARD	✓
39	Sound Study report (Hard copy) with 1 CD.	
40	Site Plan (Identify streets and alleys)	
a	Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____	
b	# parking spaces & dimensions _____ Loading spaces locations & dimensions _____	
c	# of bicycle parking spaces _____	
d	Interior and loading area location & dimensions _____	
e	Street level trash room location and dimensions _____	
f	Delivery route _____ Sanitation operation _____ Valet drop-off & pick-up _____ Valet route in and out _____	
g	Valet route to and from _____ auto-turn analysis for delivery and sanitation vehicles _____	
h	Indicate any backflow preventer and FPL vault if applicable	
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan	
41	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 _____	
42	The letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.	✓
43	The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:	✓
a	Section 118-353 (d) of the City Code for each Variance.	✓
44	The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows:	
a	For Conditional Use -Section 118-192 (a)(1)-(7)	
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)	

Indicate N/A If Not Applicable

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f	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions	
	<i>Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A</i>	

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

ITEM #	FINAL SUBMITTAL (via CAP) Revised and/or supplemented documents and drawings to address staff comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. Upload documents online (via CAP) before 5:00 pm on final submittal deadline. Staff will review and issue a notice to proceed to Paper Final submittal or to continue submittal to a future meeting if the application is found incomplete.	
45	Traffic Study, Site plan(s): This is the final traffic study including any modifications required to address comments from the City's Transportation Department. City's required permit by FDOT should be obtained prior to Final submittal (via CAP).	

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

ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS

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



Applicant's or designee's signature

01/17/18

Date

Indicate N/A If Not Applicable

Initials: 

COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA

Section 133-50(a) of the Land Development establishes review criteria for sea level rise and resiliency that must be considered as part of the review process for board orders. The following is an analysis of the request based upon these criteria:

- (1) A recycling or salvage plan for partial or total demolition shall be provided.
- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.
- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
- (4) Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.
- (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.
- (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.
- (7) Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.
- (8) Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.
- (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.
- (10) Where feasible and appropriate, water retention systems shall be provided.

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PLANNING DEPARTMENT

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

DESIGN REVIEW BOARD CAP SUBMITTAL FILE NAMING

All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY Document Name'. For example, if the deadline for first submittal is October 29, 2017 the file name would be '10-29-2017 Application'. Use this naming format for first and final CAP submittals. The uploaded file retains the name as it has been saved on your computer. The file name cannot be changed and the file cannot be deleted once it is uploaded.

Please use names for the most common types of files. If the document type is not listed below, please use a document name that clearly identifies the file.

Document Name	Description
Application	Completed Land Use Board Application form including Exhibit A
LOI	Letter of Intent
Checklist	Pre-application Checklist
Labels	Mailing Labels, List of Property Owners, Certified Letter and Map
BTR	Copies of Previous Business Tax Receipts
Survey	Recent Signed and Sealed Survey
Plans	Architectural Plans and Exhibits
Landscape	Landscaping Plans and Exhibits
Microfilm	Building Card and Microfilm
Traffic	Traffic Study
Sound	Sound Study

All pages of a document must be uploaded in one PDF file. Do not upload individual pages of a document. Documents that have not been revised from first to final submittal do not have to be re-uploaded.

2018 SCHEDULE OF LAND USE BOARD MEETINGS

All meetings are held in the Commission Chambers, Third Floor, Miami Beach City Hall unless otherwise noticed. Please note that only complete applications are scheduled for consideration by Land Use Boards and the number of applications placed on an agenda may not exceed 15 in order to allow sufficient time for the applicants to present, and the board to duly consider each item during the scheduled meeting. Complete applications will be scheduled for the next available agenda on a first come – first serve basis unless the applicant requests to be scheduled on a future agenda. The timeline represented herein may be extended if application is incomplete or submittals not made on a timely manner.

DESIGN REVIEW BOARD, BOARD OF ADJUSTMENT & HISTORIC PRESERVATION BOARD

PRE-APP MEETING NO LATER THAN	NEW FILE FEE PAY-BY DATE	CAP FIRST SUBMITTAL	COMMENTS ISSUED	FINAL SUBMITTAL (CAP & PAPER)	NOTICE TO PROCEED ISSUED	AGENDA FINALIZED & ALL FEES MUST BE PAID BY	MEETING DATE		
							DRB	BOA	HPB
10/19/17	10/23/17	10/24/17	11/02/17	11/09/17	11/16/17	11/18/17	01/02/18	01/05/18	01/09/18
11/13/17	11/17/17	11/20/17	12/01/17	12/08/17	12/18/17	12/20/17	02/06	02/02	02/13
12/11/17	12/15/17	12/18/17	12/29/17	01/05/18	01/15/18	01/17/18	03/06	03/02	03/12
01/08/18	01/12/18	01/15/18	01/26/18	02/02	02/12	02/14	04/03	04/06	04/10
02/05	02/09	02/12	02/23	03/02	03/12	03/14	05/01	05/04	05/08
03/12	03/16	03/19	03/30	04/06	04/16	04/18	06/05	06/01	06/11
04/09	04/13	04/16	04/27	05/04	05/14	05/16	07/03	07/06	07/10
AUGUST RECESS									
06/11	06/15	06/18	06/29	07/06	07/16	07/18	09/04	09/07	09/17
07/09	07/13	07/16	07/27	08/03	08/13	08/15	10/02	10/05	10/09
08/13	08/17	08/20	08/31	09/07	09/17	09/19	11/06	11/02	11/09
09/10	09/14	09/17	09/28	10/05	10/15	10/17	12/04	12/07	12/11

PLANNING BOARD

PRE-APP MEETING NO LATER THAN	NEW FILE FEE PAY-BY DATE	CAP FIRST SUBMITTAL	COMMENTS ISSUED	FINAL SUBMITTAL (CAP & PAPER)	NOTICE TO PROCEED ISSUED	AGENDA FINALIZED & ALL FEES MUST BE PAID BY	MEETING DATE
11/09/17	11/13/17	11/14/17	11/23/17	11/30/17	12/07/17	12/11/17	01/23/18
12/01/17	12/08/17	12/11/17	12/22/17	12/29/17	01/08/18	01/10/18	02/27
12/29/17	01/05/18	01/08/18	01/19/18	01/26/18	02/05/18	02/07/18	03/27
01/19	01/26	01/29	02/09	02/16	02/26	02/28	04/17
02/23	03/02	03/05	03/16	03/23	04/02	04/04	05/22
03/30	04/06	04/09	04/20	04/27	05/07	05/09	06/26
04/27	05/04	05/07	05/18	05/25	06/04	06/06	07/24
AUGUST RECESS							
06/29	07/06	07/09	07/20	07/27	08/06	08/08	09/25
07/27	08/03	08/06	08/17	08/24	09/03	09/05	10/23
08/31	09/07	09/10	09/21	09/28	10/08	10/10	11/27
09/21	09/28	10/01	10/12	10/19	10/29	10/31	12/18

PLAN CORRECTIONS REPORT (PB18-0183)

PLAN ADDRESS: W 340 W 42 St
Miami Beach, FL -331400000

PARCEL: 0232220010420

APPLICATION DATE: 01/18/2018

SQUARE FEET: 0.00

DESCRIPTION: mixed-use building with retail and multifamily residential and mechanical parking

EXPIRATION DATE:

VALUATION: \$0.00

CONTACTS	Name	Company	Address
Applicant	Mathew Barnes	Akerman LLP	98 Se 7 Miami, FL 33131

1. Planning Admin Review Monique Fons Ph: [email: MoniqueFons@miamibeachfl.gov](mailto:MoniqueFons@miamibeachfl.gov)

Planning Admin Review (Plan Cases)

Correction: General Correction

Comments: General Correction

2. Planning Department Review Alejandro Garavito Ph: [email: agaravito@miamibeachfl.gov](mailto:agaravito@miamibeachfl.gov)

General Planning Department Review (Plans)

Correction: General Correction

Comments: Staff First Submittal Review Comments:

Comments Issued: 02/09/18 | AG

1. Provide an updated survey no more than six months. **The survey provided is updated through January 17, 2018.**

2. FAR Diagrams: remove setback lines, axis lines. **All setback lines and axis lines have been removed in all FAR diagrams. Please refer to sheets A0.005 - A0.012 for updates.**

3. Ground floor plans: provide the potential layout for the restaurant space, number of seats, occupancy load Interior/ exterior. Locate kitchen, mechanical equipment, exhaust location. (The exhaust should go thru the roof of the building, the chase should be shown on all floor plans and exhaust should be shown on roof plan). **On new sheet A1.111, we have added a restaurant layout with seating load of interior and exterior. Restaurant layout displays 40 exterior seating and 64 interior seating, please refer to chart on A1.111 for breakdown. Due to the staggered setbacks along 42 Street it is impossible to provide an exhaust to the roof. Instead, there is an internal air filter system within the restaurant ceiling that would filter the air before exhausting to the outside at the first floor. The height of the first floor restaurant is 14'-6" which is well above the minimum ceiling height and is enough to accommodate a 3' drop for the filter system and still leave 11'-6" clear.**

4. Note: we may not recommend any outdoor seating along 42nd street. **We believe a small amount of outdoor seating (40 seats) with appropriate use restrictions as proffered in the letter of intent is appropriate for the neighborhood and necessary for the viability of a restaurant.**

5. Provide a separate trash room with dimensions for the retail and restaurant spaces. **A separate trash room for retail and restaurant has been located on the ground floor, on grid line 3 and E. Please refer to plans A1.01 and A1.110 for changes.**

6. Provide dimensions for the proposed trash rooms. **Please refer to plans A1.01 and A1.110 for changes.**

7. The LOI and traffic study should be updated, reflecting the proposed restaurant use at the NW corner of the property, including area and proposed number of seats. **The LOI and traffic study have been updated to reflect the proposed restaurant use.**

8. Solar panels will be required on the roof, (20% of the roof area) they can also be located on the existing office building. (provide updated roof plan showing this). **The Applicant does not agree to provide solar panels on the roof. Besides being a cost burden that the project cannot bear, the roof of the new building does not have enough room to accommodate the amenity deck, air handlers, other mechanical equipment and elevator over-runs and the proposed project does not alter the existing office building. Solar panels are not required by the City Code nor any other regulation.**

9. Provide a narrative

Please find attached our comments; you will also receive these comments from your CAP account shortly.

Please provide the above information for Final submittal (CAP and Paper) by Friday January 16 5:00 pm, provide a narrative and label electronic files as: Final submittal – Date – name.

Please that Final submittal is CAP and paper at the same time (please see attached Boards schedule). The official application is what is submitted in CAP, is the responsibility of the applicant to upload accurate information, electronic files should coordinate with the paper submittal.

Paper submittal: submit original set (original application, letter of intent, survey, plans, color photographs and any other applicable items); 14 copies (collated sets) and the CD with the proper format (please see attached), attention to: Monique Fons.

Staff will review this Final submission and issue a notice to proceed or continued on 02/26/18.

These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.

3. Transportation - LUB Review - Fail Firat Akcay Ph: email: Firatakay@miamibeachfl.gov

Comments: **Responses to traffic study comments are provided in a separate document included with the revised traffic study.**

- Traffic counts used, for the existing analysis, were collected in 2016. The counts should be adjusted with the annual growth rate.
- The most recent signal timing sheets should be obtained by MDC traffic operations. The print date on the signal times are from 2016 on some intersections.
- Trip generation figures are based on the ITE Trip Generation Manual 9th Edition. Trip generation rates should be updated with the information contained in the latest ITE Trip Generation Manual 10th Edition. Based on the new trip generation figures the traffic should be modified to reflect the new trips. Upon determination of the new land uses please inform us to approve the selection.
- Please elaborate the volume redistribution due to the proposed reconfiguration of w 42nd street, what assumptions have been made.
- Pass-by trip reduction is mentioned in the report however it is not clear if the pass-by trips were reflected in the trip generation figures. The HSBC bank is an existing development. Therefore there should not be any pass-by trip reduction applied to the trip generation of the bank.
- There are discrepancies with the number of project trips and number of project trips displayed on the exhibits.

- Loading zone maneuverability is performed using a passenger vehicle. Please perform a new maneuverability study by utilizing a design vehicle DL-23. Please explain how garbage trucks will collect garbage and provide maneuverability analysis diagrams for this operation as well.
- Please show all valet locations and please confirm that retail and restaurant will definitely not utilize valet service.
- On the site plan it is displayed that there will be a restaurant use. The trip generation only accounts for retail and residential land uses. Can you clarify if the developers intent is to utilize this area as a restaurant or retail.
- For the roadway LOS analysis, approved committed development trips will need to be incorporated to the traffic volumes. The committed development within close vicinity is the 4000 Collins project. I will provide this study to you.

4. Planning Landscape Review Ricardo Guzman Ph: [email: RicardoGuzman@miamibeachfl.gov](mailto:RicardoGuzman@miamibeachfl.gov)

Planning Landscape Review

Correction: General Correction

Comments: General Correction

1- 1- Please work with the Public Works Department in order to provide a 7' wide public sidewalk as an easement within private property (there is sufficient room for the minimum required width of a sidewalk in the right-of-way so an easement for sidewalks on private property is not necessary), flushed with the building foundation, while providing more greenspace from edge of sidewalk to back side of curbs. Provide a double row of large canopy shade trees staggered along the wider green swale, which would serve as a green buffer facing W 42nd Street. Also subject to PW review and approval, understory landscape should be provided consisting of plant material that would naturally not exceed 36" at maturity and would not require periodic pruning in order to maintain such height. Use of Silva Cells or approved equal should be considered under the 7' wide sidewalk. A 7' wide public sidewalk is now provided with latest re-submittal. Additional green space and double row of trees now provided with use of "deeproot silva cells" underneath private pedestrian areas to increase root zone area for proposed trees per cmb comment. Plant material now utilized will not require periodic pruning per comment

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Ricardo Guzman, Senior Planner

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, FL 33139

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