

# MIAMI BEACH

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

## LAND USE BOARD HEARING APPLICATION

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

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

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. \_\_\_\_\_



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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.

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- 4A. IS THERE AN EXISTING BUILDING(S) ON THE SITE ☒ YES ☐ NO
- 4B. DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION ☐ YES ☒ NO
- 4C. PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICABLE) 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.
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5. APPLICATION FEE (TO BE COMPLETED BY PLANNING STAFF) \$ \_\_\_\_\_

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

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

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

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

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

SIGNATURE: \_\_\_\_\_

PRINT NAME: 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:

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. \_\_\_\_\_

POWER OF ATTORNEY AFFIDAVIT

STATE 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 Design Review 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 Boymelgreen 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

[Signature]  
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

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]

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.

[Signature]

NOTARY PUBLIC

NOTARY SEAL OR STAMP



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

My Commission Expires:

MAY 6, 2018

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

March 2, 2018

**VIA HAND DELIVERY**

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

**RE: 340 West 42<sup>nd</sup> Street – Letter of Intent**

Our firm represents JP Roosevelt, LLC ("Owner") who is the owner of two parcels<sup>1</sup> of land located at 340 West 42<sup>nd</sup> Street, 301 Arthur Godfrey Road and 4100/4120 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,<sup>2</sup> 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 42<sup>nd</sup> Street, which under the Land Development Regulations is a side yard facing a street. Although the minimum required setback along 42<sup>nd</sup> 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

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<sup>1</sup> Folios 02-3222-001-0420 and 02-3222-001-0370.

<sup>2</sup> See Exhibit "A".

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

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 floor 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.

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 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 41<sup>st</sup> 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 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 Design Review Board development order:

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.

Section 188-251(a) of the City's Zoning Code establishes eighteen (18) design review criteria by which all projects must show consistency with, with regard to the aesthetics, appearances, safety, and function of any new or existing structure and physical attributes of the project in relation to the site, adjacent structures and surrounding community. These criteria are listed below in bold and underline text, with our response following each criteria in plain text.

**A. Design Review Criteria**

**(1) The existing and proposed conditions of the lot, including but not necessarily limited to topography, vegetation, trees, drainage, and waterways.**

The Property is currently developed and used as a surface parking lot for the Existing Office Building with no natural features.

**(2) The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices.**

The proposed building is an appropriate transition from the taller and more intense commercial uses along Arthur Godfrey Road to the low-scale residential neighborhood. Vehicular access to the Property, which is currently through five curb cuts including two on West 42<sup>nd</sup> Street, will be consolidated into three curb cuts. Landscaping on the Property, which is currently sparse and not well planned, will be significantly upgraded on all three side of the Property. The existing parking lot is thinly shielded from view from the street by low plantings. The proposed parking garage will be completed shielded from view from the residential neighborhood by ground floor retail and residential units that line the north façade of the Project.

**(3) The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project.**

The Project plans are appropriately dimensioned to show compliance with all of the applicable zoning requirements.

**(4) The color, design, selection of landscape materials and architectural elements of exterior building surfaces and primary public interior areas for developments requiring a building permit in areas of the city identified in.**

The Project has been designed to meet the guidelines identified in section 118-252, which are further detailed in the enclosed Site Plan.

**(5) The proposed site plan, and the location, appearance and design of new and existing buildings and structures are in conformity with the standards of this article and other applicable ordinances, architectural and design guidelines as adopted and amended periodically by the design review board and historic preservation board and all pertinent master plans.**

The Project conforms with the design guidelines, and is compatible with both the adjacent multifamily and single-family residential uses, as well as the commercial uses. The proposed architecture is sensitive to the surrounding neighborhood as it steps back from the low-scale residential neighborhood at the upper floors.

**(6) The proposed structure, and/or additions or modifications to an existing structure, indicates a sensitivity to and is compatible with the environment and adjacent structures, and enhances the appearance of the surrounding properties.**

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 additional setbacks, combined with the varied articulation in the façade and the varied building materials provides for a north facing façade that diminishes in size at the upper floors and is respectful to the lower scale residential neighborhood to the north of the Property. The Project is an appropriate transition from the commercial uses along Arthur Godfrey Road to the low-scale residential neighborhood.

**(7) The design and layout of the proposed site plan, as well as all new and existing buildings shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on contiguous and adjacent buildings and lands, pedestrian sight lines and view corridors.**



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 building. The security company for the Existing Office Building will have a CCTV system to monitor the drive through teller area of the Project. The Property currently is not used in the evening whereas there will be "eyes on the street" with the Project as retail uses and residential units face outward towards the adjacent streets.

Appropriate lighting, view corridors, and pedestrian sight lines are detailed throughout the site plan.

**(8) Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided for and that all parking spaces are usable and are safety and conveniently arranged; pedestrian furniture and bike racks shall be considered. Access to the site from adjacent roads shall be designed so as to interfere as little as possible with traffic flow on these roads and to permit vehicles a rapid and safe ingress and egress to the site.**

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 & 41<sup>st</sup> Street, be adjusted to provide additional green time to the northbound/southbound movements.

There is space for bike racks within the parking garage so that the bike storage is shielded from the elements and is secured.

There are sidewalks on all sides of the Project, which will be maintained and enhanced with more and better quality landscaping. The reduction of curb cuts will also improve the pedestrian environment.

**(9) Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties. Lighting shall be reviewed to assure that it enhances the appearance of structures at night.**

Lighting for the Project has not yet been designed.

**(10) Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design.**

Landscaping and paving materials are consistent with City's guidelines, and are compatible with the surrounding neighborhood. Landscaping on the Property, which is

currently sparse and not well planned, will be significantly upgraded on all three side of the Property.

**(11) Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas.**

The proposed landscaping plan adequately shields and buffers the proposed building from the adjacent public rights-of-way. The parking garage is shielded from the residential neighborhood by the ground floor retail uses and liner residential units on the second and third floors.

**(12) The proposed structure has an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).**

The Project would serve as an appropriate use to transition from the commercial uses along Arthur Godfrey Road to the low-scale residential neighborhood, while enhancing the surrounding view corridors. 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 additional setbacks, combined with the varied articulation in the façade and the varied building materials provides for a north facing façade that diminishes in size at the upper floors and is respectful to the lower scale residential neighborhood to the north of the Property.

**(13) The building has, where feasible, space in that part of the ground floor fronting a street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a street, or streets shall have residential or commercial spaces, shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of the parking structure from the surrounding area and is integrated with the overall appearance of the project.**

The Project has been designed so that all spaces facing a street are occupied by commercial uses and it has been designed to maximize the details in the facades and the setbacks from 42<sup>nd</sup> Street, which is a side yard facing a street. Although the minimum required setback along 42<sup>nd</sup> Street is 12'-9" and 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 size at the upper floors and is respectful to the lower scale residential neighborhood to the north of the Property.

**(14) The building shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.**

As shown in the Site Plan, the Project encloses the mechanical equipment, stairs, and elevator towers.

**(15) An addition on a building site shall be designed, sited and massed in a manner which is sensitive to and compatible with the existing improvement(s).**

The Project is not an addition onto an existing building.

**(16) All portions of a project fronting a street or sidewalk shall incorporate an architecturally appropriate amount of transparency at the first level in order to achieve pedestrian compatibility and adequate visual interest.**

The Project proposed is visually appealing, considerate of the surrounding neighborhood, and provides transparency for pedestrians, with windows and doors along the ground floor commercial tenant spaces. Since the bulk of the building at the upper floors are setback further from the lower levels, it's compatible with the adjacent residential neighborhood.

**(17) The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties.**

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.

Trash bins will be wheeled out to the curb on Sheridan for pick up. 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. 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.

**(18) In addition to the foregoing criteria, subsection [118-]104(6)(t) of the city Code shall apply to the design review board's review of any proposal to place, construct, modify or**



**maintain a wireless communications facility or other over the air radio transmission or radio reception facility in the public rights-of-way.**

Not applicable.

**B. 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 Design Review 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 design review criteria as detailed herein. We respectfully request the Design Review 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 3<sup>rd</sup> Avenue, Suite 2500  
Miami, FL 33131-1714

**Subject: 301 W 41<sup>st</sup> 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 40517477734. Please allow up to 1 business day to process invoice number 00099058. 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 **00099058**

Payment Date **1/23/18 12:49 PM**

Item	Amount
New Application	\$2500.00

Total 2500.00



**rdr miami** | rio development resources

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**

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**



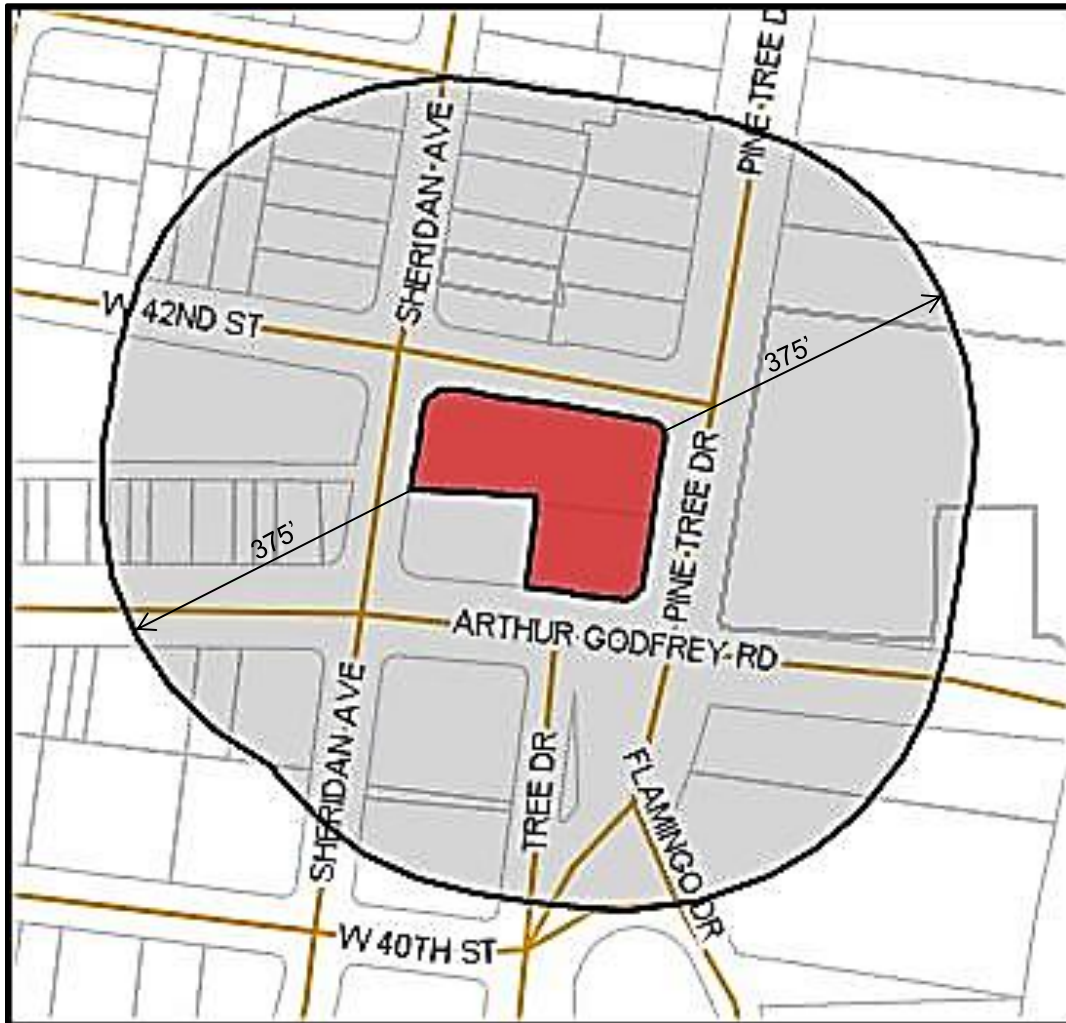


**rdr miami** | rio development resources

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

[rdrmiami.com](http://rdrmiami.com) | [diana@rdrmiami.com](mailto: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 LAWNSDALE	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  
BROOKLYN, NY 11204

JULIAN GUIASOLA  
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

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

KENNETH KLEIN PHYLLIS KLEIN  
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 LEBOVITS 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

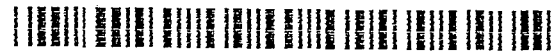
ZVI JOSEPH TEITELBAUM TRS  
ST FAMILY LIVING TRUST  
JOSHUA NAFTALI TEITELBAUM TRS  
4101 PINE TREE DR 1016  
MIAMI BEACH, FL 33140

Record / Return - Carter McDowell, Esq.

BILZIN SUMBERG BAENA  
PRICE & AXELROD LLP  
200 S. BISCAYNE BOULEVARD  
SUITE 2500  
MIAMI, FL 33139

**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. 42<sup>nd</sup> Street  
(collectively referred to as 301 41<sup>st</sup> 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 42<sup>nd</sup> 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 63<sup>rd</sup> 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/42<sup>nd</sup> 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 41<sup>st</sup> 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: 

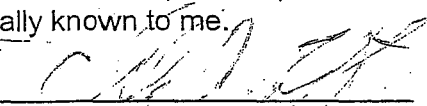
Jorge G. Gomez, Planning Director  
For Chairman

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: 

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 42<sup>nd</sup> 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 3<sup>rd</sup> 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 3<sup>rd</sup> 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.

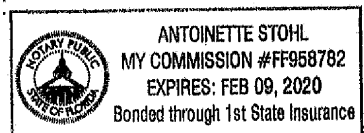
Antoinette Stohl  
Notary:  
Print Name ANTOINETTE  
Notary Public, State of Florida  
My Commission Expires:  
Commission Number:

{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 42<sup>nd</sup> Street, 4100-4120 Pine Tree Drive and 301 West 41<sup>st</sup> 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 42<sup>nd</sup> 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.

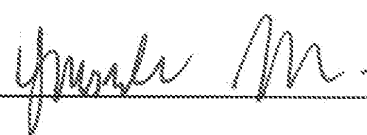
Dated this 10<sup>th</sup> day of June, 2016.

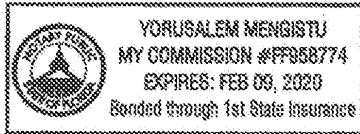
DESIGN REVIEW BOARD  
THE CITY OF MIAMI BEACH, FLORIDA

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 10<sup>th</sup> 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\06-07-2016\JUN16 Final Orders\DRB 23265 340 W 42 St.JUN16.FO.docx

Planning Department, 1700 Convention Center Drive 2<sup>nd</sup> 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.
<b>Incomplete, or submittals found to be insufficient will not be placed on a Board agenda.</b>

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. <b>Letter must outline application details and identify hardships if Variances are requested.</b> (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	<b>Architectural Plans and Exhibits (must be 11"x 17")</b>	✓
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date. <b>Include copies of previous recorded board orders, if applicable.</b>	✓
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 2<sup>nd</sup> Floor  
Miami Beach, Florida 33139, [www.miamibeachfl.gov](http://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	<b>Landscape Plans and Exhibits (must be 11"x 17")</b> 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 <del>building permits</del> . (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. <a href="http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920">http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920</a>	
14	Vacant/Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Dept.	
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.	

Indicate N/A If Not Applicable

Initials: FSL

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

**Property address:** 340 W 42 Street

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.	
<b>40</b>	<b>Site Plan (Identify streets and alleys)</b>	
a	Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____	
b	# parking spaces & dimensions _____ Loading spaces locations & dimensions _____	
c	# of bicycle parking spaces _____	
d	Interior and loading area location & dimensions _____	
e	Street level trash room location and dimensions _____	
f	Delivery route _____ Sanitation operation _____ Valet drop-off & pick-up _____ Valet route in and out _____	
g	Valet route to and from _____ auto-turn analysis for delivery and sanitation vehicles _____	
h	Indicate any backflow preventer and FPL vault if applicable	
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan	
<b>41</b>	<b>Floor Plan (dimensioned)</b>	
a	Total floor area	
b	Identify # seats indoors _____ outdoors _____ seating in public right of way _____ Total _____	
c	Occupancy load indoors and outdoors per venue _____ Total when applicable _____	
<b>42</b>	<b>The letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.</b>	✓
<b>43</b>	<b>The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:</b>	✓
a	Section 118-353 (d) of the City Code for each Variance.	✓
<b>44</b>	<b>The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows:</b>	
a	For Conditional Use -Section 118-192 (a)(1)-(7)	
b	CU -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

Initials: PSL



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Property Address: 340 W 42 Street

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 #	<b>FINAL SUBMITTAL (via CAP)</b> 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.

# MIAMIBEACH

## PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: [www.miamibeachfl.gov/planning](http://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
<b>AUGUST RECESS</b>									
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
<b>AUGUST RECESS</b>							
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

Comments Issued: February 23, 2018

The following fees are outstanding (tentative) and will be invoiced by March 12.

1. Advertisement - \$1,500
  2. Board Order Recording - \$100
  3. Posting - \$100
  4. Courier - \$70
  5. Mail Label Fee (\$4 per mailing label) \$1,824
  6. Application for DRB Approval - \$64,362.50. **This is an amendment to a prior board approval so the application fee should be \$2,500.**
- Total Outstanding Balance = \$67,956.50. **See comment above.**
- NOTE: All fees MUST BE PAID by March 14th or the application will not move forward.

General Correction General Correction Comments Issued: February 23, 2018

In addition to the fees and AFTER receiving approval/confirmation to proceed, the following shall be provided to the Department no later than March 2nd Final Paper submittal deadline:

- One (1) original application (Proper signed and notarized affidavits and Disclosures must be provided).
- One (1) original Letter of Intent.
- One (1) original set of architectural plans signed, sealed and dated.
- One (1) original signed, sealed and dated Survey.
- Any additional information/documents provided
- 14 collated sets including copies of all the above: application form, letter of intent, plans, and any additional information/documents provided (plans and survey should be 11x17).
- Mailing labels must be provided including Letter certifying the labels, radius map, gummed labels, and Labels CD done with the proper Excel format specified by the Planning Department.
- A CD/DVD containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the Planning Department (each document must be less than 15MB). NOTE: Please make sure you identify the final submittal by the file number -when dropping it.

Staff First Submittal Review Comments Design Review Board SUBJECT: DRB18-0225  
340 West 42nd Street Comments Issued: 02/23/18

Final CAP/PAPER Submittal: **1:00 PM on 03/02/18**

Notice to Proceed: 03/12/18

Tentative Board Meeting Date: 05/01/18\*

\*APPLICANT MUST SCHEDULE A FINAL PAPER SUBMITTAL DROP-OFF TIME WITH Victor Nunez, [VictorNunez@miamibeachfl.gov](mailto:VictorNunez@miamibeachfl.gov)

1. APPLICATION COMMENTS
2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

- a. CORRECT ELEVATION MEASUREMENTS FROM NAVD to NGVD. Include standard elevation datum marks (CMB Grade, Adjusted Grade, BFE, FFE, 30" above Adjusted Grade). Please see updated elevations with requested datum and elevation tags. Sheets A2.101 and A2.102.
- b. A2.101, A2.102, Add height of all elements within elevation, show separate overall height measurement, measure from standard elevation datum marks (CMB Grade, Adjusted Grade, BFE, FFE, 30" above Adjusted Grade) IN NGVD not NAVD. Please see updated elevations with requested datum and elevation tags. Sheets A2.101 and A2.102.
- c. Add non rendered version of elevations. Please review sheets A2.101 and A2.102 for non-rendered elevations and review A2.101.1 and A2.102.1 rendered elevations.
- d. A2.110 Add height of all elements within, measure from standard elevation datum marks (CMB Grade, Adjusted Grade, BFE, FFE, 30" above Adjusted Grade) IN NGVD. Please see updated elevations with requested datum and elevation tags. Review sheet A2.110.
- e. Add non rendered version of A2.110. Please see updated enlarged elevation on sheet A2.110.
- f. Add enlarged ground floor plan(s) and elevations (non rendered and ghosted landscaping) for review of proposed changes to the ground floor component. Include details of storefront, paving, doors, etc. See new sheet A1.111 Level 1-Enlarged Restaurant Plan. In this sheet we have drawn a potential restaurant tenant layout, with the listed number of seating in the exterior and interior. Also see revised sheet A2.110 Storefront Elevations, for more detailed elevation with signage.
- g. Staff preferred the less-intrusive residential uses along West 42nd Street. Noted.
- h. A3.101, A3.102, Add height of all elements within, measure from standard elevation datum marks (CMB Grade, Adjusted Grade, BFE, FFE, 30" above Adjusted Grade) IN NGVD not NAVD. Please see updated elevations with requested datum and elevation tags. Review sheets A3.101 and A3.102.
- i. MISSING: details of ground floor retail. Please review more detailed plan on new sheet A1.111 Level 1-Enlarged Restaurant Plan.
- j. Include architectural narrative identifying changes on plans/elevations. The new design has activated the street by adding small retail tenancies on the ground floor, and modified the unit mix to slightly increase the quantity of apartments, while at the same time maximizing the usable balconies & terraces for units where ever possible. The façade has retained the original materiality as wood, painted stucco and glass are still the finishes, but the aesthetic has evolved into something more residential with the use of larger expanses of glass set in the same fields of warming tones of wood cladding and painted stucco. Also retained is the sense of massing created by the change in materials. The change in height of volumes created by alternating between solid and glass guardrails adds interest to what might otherwise read as more two dimensional or static facades.
- k. Back of house for four retails components lack sufficient information on delivery/access/trash. Build out as is for restaurant space—all venting to the roof or rear (south) of property. NO venting on east, west or north façades of building. An additional trash room has been provided adjacent to the proposed restaurant. Deliveries to the retail spaces would be made by trucks parking in the loading spaces

and then hand carting the deliveries to each tenant space through the parking garage. 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. Ultimately this is an item for the DRB to consider and make a final decision.

l. Remove: alt 4.101 through 4.201 from DRB set. **Done.**

m. Remove: C-0 through C-13 from DRB set. **Done.**

n. Add four, directional axonometric drawings of the mixed use project. **Per the checklist this is not required.**

o. Demonstrate all projections within setbacks comply with allowable encroachment 25%. **We have added a dashed line for extent allowable on each floor plan to demonstrate that our projections are within the allowable 25% encroachment area. Please review floor plan sheets A1.101-A1.108.**

p. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated. **Done.**

q. Add narrative response sheet. **Done.**

### 3. ZONING/VARIANCE COMMENTS.

#### a. Variance

### 4. DESIGN/APPROPRIATENESS COMMENT

a. Preferred original program/residential component along West 42 Street. **Noted.**

b. Preferred original exterior elevations/façades. **Noted.**

c. Garage vents along east and west elevation should be broken into smaller components as previous submittal for a more residential scale. **We have reduced the area of louvers on the façade to the minimum required for mechanical purposes per the City's request but have retained louver areas with dimensions that we feel are consistent with the proportion of other elements on the façade. To break louvers into smaller framed openings we feel would be inconsistent with the overall elevation and detract from the appearance of the building. We hope you find the louver area reductions agreeable.**

d. Relocate bicycle parking out of ATM drive radius path. **We have relocated the short-term bicycle parking to the north east edge of project site. Please review sheet A1.01 for revised location.**

e. Ground floor elevations impossible to review for design comments at this time. **See revised sheet A2.110 Storefront Elevations.**

f. Signage program not shown at this time. Details must be included depicting placement and installation and style of signage on façade. **Please see revised sheet A2.110 Storefront Elevations, for more detailed elevation with signage. The design intent for the installation of the signage is planned to be anchored on to glazing and have minimal projection. The overall square footage of the signage will remain within the allowable maximum 100 sqft per Sec. 138-16 Wall sign.**

g. Railings should be consistent in design, glass vs. wire railing. **Please review sheets A2.101-A2.102 for updated consistent glass railings.**

h. Fluctuating height of parapet within each level is distracting to the overall architecture. Previous version had more defined volumes of spaces and volumes within those volumes (picture windows). **Noted, please review architectural narrative for description of overall design intent.**

## 5. LANDSCAPE COMMENTS

a. Applicant should seek approval from the Public Works Department in order to provide a 7' wide public sidewalk as a pedestrian easement within private property to be flushed with the building foundation **(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)**, while providing additional greenspace from the northern edge of sidewalk to back side of curb facing W 42nd Street. Additionally, a double row of large size canopy shade trees staggered in the wider green swale area should be provided in order to enhance the urban pedestrian experience, and buffer the adjacent residential uses. Understory plant material should be provided consisting of plant species that would naturally not exceed 36" at maturity and would not require periodic pruning in order to maintain such height subject to the review and approval of the Public Works Greenspace Division. If required by the City of Miami Beach Urban Forester, the use of Silva Cells or approved equal should be incorporated as part of the project. **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**

b. Hardscape areas intended for outdoor tables and chairs shall not be permitted facing w 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. Also, we have provided the extra landscaping separation between the outdoor seating and the street as requested.**

c. Property owner should enter into a landscape maintenance agreement with the Public Works Greenspace Division in order to perpetually maintain all landscape areas facing a ROW between the street and property line. **What will be located between the property line and the street is in the ROW and therefore would be maintained by the City, not the property owner.**