

MIAMI BEACH

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

LAND USE BOARD HEARING APPLICATION

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

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

SUBJECT PROPERTY ADDRESS: 7118, 7124, 7134 and 7140 Collins Avenue; 7121 Harding Avenue and
three vacant lots without addresses, see folios below.

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

FOLIO NUMBER (S) 02-3211-002-0660; -0650; -0640; -0630; -0600; - 0590; -0580; -0570

1. APPLICANT: ☒ OWNER OF THE SUBJECT PROPERTY ☐ TENANT ☐ ARCHITECT ☐ LANDSCAPE ARCHITECT
☐ ENGINEER ☐ CONTRACTOR ☐ OTHER owns 02-3211-002-0600; -0640; -0650; -0660

NAME Collins & 72nd Developers, LLC

ADDRESS 9357 Harding Avenue, Surfside, FL 33154

BUSINESS PHONE 305-867-6344

CELL PHONE _____

E-MAIL ADDRESS silvia@retimiami.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

2. AUTHORIZED REPRESENTATIVE(S):

☐ ATTORNEY:

NAME Neisen O. Kasdin

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

BUSINESS PHONE 305-374-5600

CELL PHONE _____

E-MAIL ADDRESS neisen.kasdin@akerman.com

☐ AGENT:

NAME Claro Development, Grace Dillon

ADDRESS 1035 N. Miami Ave, Miami, FL 33136

BUSINESS PHONE 305-324-4700

CELL PHONE _____

E-MAIL ADDRESS grace@clarocorp.com

☐ CONTACT:

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

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

NAME Revuelta Architecture International, Hernando Marin

ADDRESS 2950 SW 27 Street, Miami, FL 33133

BUSINESS PHONE 305-590-5000

CELL PHONE _____

E-MAIL ADDRESS hmarin@revuelta-architecture.com

FILE NO. _____

1. APPLICANT: ☒ OWNER OF THE SUBJECT PROPERTY ☐ TENANT ☐ ARCHITECT ☐ LANDSCAPE ARCHITECT
☐ ENGINEER ☐ CONTRACTOR ☐ OTHER owns 02-3211-002-0590; -0580; -0570

NAME Casa Grande Shopping Center, LLC

ADDRESS 10275 Collins Avenue, Apt. 708, Bal Harbour, FL 33154

BUSINESS PHONE 786-334-4728

CELL PHONE _____

E-MAIL ADDRESS wichmann@gmail.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

2. AUTHORIZED REPRESENTATIVE(S):

☐ ATTORNEY:

NAME Neisen O. Kasdin

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

BUSINESS PHONE 305-374-5600

CELL PHONE _____

E-MAIL ADDRESS neisen.kasdin@akerman.com

☐ AGENT:

NAME Claro Development, Grace Dillon

ADDRESS 1035 N. Miami Ave, Miami, FL 33136

BUSINESS PHONE 305-324-4700

CELL PHONE _____

E-MAIL ADDRESS grace@clarocorp.com

☐ CONTACT:

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

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

NAME Revuelta Architecture International, Hernando Marin

ADDRESS 2950 SW 27 Street, Miami, FL 33133

BUSINESS PHONE 305-590-5000

CELL PHONE _____

E-MAIL ADDRESS hmarin@revuelta-architecture.com

FILE NO. _____

1. APPLICANT: ☒ OWNER OF THE SUBJECT PROPERTY ☐ TENANT ☐ ARCHITECT ☐ LANDSCAPE ARCHITECT
☐ ENGINEER ☐ CONTRACTOR ☐ OTHER owns 02-3211-002-0630

NAME AHM Advisors, LLC

ADDRESS 500 West Cypress Creek Road, #305, Ft. Lauderdale, FL 33309

BUSINESS PHONE 305-864-8885

CELL PHONE _____

E-MAIL ADDRESS joel@gkppa.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

2. AUTHORIZED REPRESENTATIVE(S):

☐ ATTORNEY:

NAME Neisen O. Kasdin

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

BUSINESS PHONE 305-374-5600

CELL PHONE _____

E-MAIL ADDRESS neisen.kasdin@akerman.com

☐ AGENT:

NAME Claro Development, Grace Dillon

ADDRESS 1035 N. Miami Ave, Miami, FL 33136

BUSINESS PHONE 305-324-4700

CELL PHONE _____

E-MAIL ADDRESS grace@clarocorp.com

☐ CONTACT:

NAME _____

ADDRESS _____

BUSINESS PHONE _____

CELL PHONE _____

E-MAIL ADDRESS _____

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

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

NAME Revuelta Architecture International, Hernando Marin

ADDRESS 2950 SW 27 Street, Miami, FL 33133

BUSINESS PHONE 305-590-5000

CELL PHONE _____

E-MAIL ADDRESS hmarin@revuelta-architecture.com

FILE NO. _____

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

Construction of new hotel and ground floor retail, see letter of intent for details.

- 4A. IS THERE AN EXISTING BUILDING(S) ON THE SITE ☒ YES ☐ NO
- 4B. DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION ☒ YES ☐ NO
- 4C. PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICABLE) 169,316 SQ. FT.
- 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE). 219,976 SQ. FT.
-

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

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

PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

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

FILE NO. _____

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

THE AFOREMENTIONED IS ACKNOWLEDGED BY: ☒ OWNER OF THE SUBJECT PROPERTY

☐ AUTHORIZED REPRESENTATIVE

SIGNATURE: _____

Silvia Coltrane

PRINT NAME: Collins & 72nd Developers, LLC, by Transacta 72nd, LLC - Manager, by Silvia Coltrane, Manager

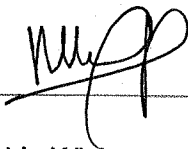
FILE NO. _____

- 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: Pablo Wichmann, Manager of Casa Grande Shopping Center, LLC

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: Erik Yehezkel

FILE NO. _____

Prepared by and Return to:
Susan K. Robin, Esq.
Akerman LLP
350 East Las Olas Boulevard, Suite 1600
Fort Lauderdale, Florida 33301

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that **AHM Advisors, LLC**, a Florida limited liability company (the "Company"), hereby makes, constitutes and appoints EVIK 78482K1 (the "Attorney-In-Fact"), to be its true and lawful attorney-in-fact, for it and in its name, place and stead to act on behalf of the Company for the following purposes:

In connection with the development by Collins and 72nd Developers, LLC or its affiliate (the "Developer") of a mixed-use project involving multiple Lots within Block 8 of the Plat known as Normandy Isle South (which Plat is recorded at Plat Book 21, Page 54, of the Public Records of Miami-Dade County, Florida) (the "Project"), to execute and deliver certain documents, applications, agreements, assignments, consents, indemnities, certificates, affidavits, acknowledgements and other instruments as may be required by the Developer, the City of Miami Beach or any other government agency and non-City agencies (collectively, the "Transaction Documents") including, but not limited to: (i) applications for site plan approval and other land use and zoning approvals for the Project, (ii) applications for building permits and other permits (including permits with non-City agencies) necessary to develop the Project, (iii) a Declaration in Lieu of Unity of Title similar to the draft Declaration in Lieu of Unity of Title attached hereto as Exhibit "A", and an Easement and Operating Agreement, as required in Section 3 of the draft Declaration in Lieu of Unity of Title, both to be recorded against and encumber (among other Lots) the developed Lot the Company is acquiring from the Developer on even date herewith (Lot 9, Block 8 of Normandy Beach South Plat, located at 7118 Collins Ave, Miami Beach, FL 33141, folio #02-3211-002-0630), which developed Lot shall be deemed for land use and zoning purposes to be part of the Project.

The Company hereby grants to the Attorney-In-Fact full power and authority to do and perform any and every act and thing whatsoever requisite, necessary, or proper to be done in the exercise of any of the rights and powers herein granted, with full power of substitution or revocation, hereby ratifying and confirming all that such Attorney-In-Fact, or such Attorney-In-Fact's substitute or substitutes, shall lawfully do or cause to be done by virtue of this Limited Power of Attorney and the rights and powers herein granted.

[Signature and Acknowledgment Follow on Next Page]

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 1 day of April, 2016.

Sealed and delivered in the presence of:

AHM ADVISORS, LLC,
a Florida limited liability company

By: Haim Yehezkel
Name: Haim Yehezkel
Title: Manager
Date: 4-1-16

[Signature]
Witness #1 signature

Jay S. Pinker
Witness #1 - printed name

[Signature]
Witness #2 - signature

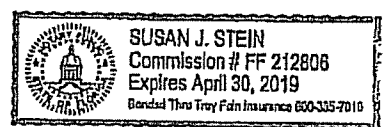
SUSAN J. STEIN
Witness #2 - printed name

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 1st day of April, 2016, by Haim Yehezkel, as the Manager of AHM Advisors, LLC, a Florida limited liability company, who ☒ is personally known to me, or ☒ who has produced a driver's license as identification and who did take an oath.

Signature of Notary [Signature]
Commission Expiration Date: _____

[Affix Official Seal]



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, Silvia Coltrane, being duly sworn, depose and certify as follows: (1) I am the Manager (print title) of Collins & 72nd Developers, 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

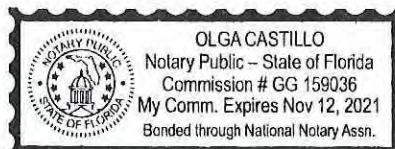
Sworn to and subscribed before me this 5TH day of MARCH, 2018. The foregoing instrument was acknowledged before me by _____, _____ of _____, on behalf of such entity, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP:

NOTARY PUBLIC

My Commission Expires:

PRINT NAME



FILE NO. _____

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, Pablo Wichmann, being duly sworn, depose and certify as follows: (1) I am the Manager (print title) of Casa Grande Shopping Center, 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 5 day of MARCH, 2018. The foregoing instrument was acknowledged before me by PABLO WICHMANN, MANAGER of CASA GRANDE SHOPPING CENTER LLC on behalf of such entity, who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP:

My Commission Expires:

JAN 31 2021

Martha M. Meza
Commission # GG068141
Expires: Jan. 31, 2021
Bonded thru Aaron Notary

NOTARY PUBLIC

PRINT NAME

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 FLORIDA
 COUNTY OF MIAMI-DADE

I, Erik Yehezkel, being duly sworn, depose and certify as follows: (1) I am the Attorney-in-fact (print title) of AHM Advisors, 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 27th day of Feb, 2018. The foregoing instrument was acknowledged before me by ERIK YEHEZKEL of AHM ADVISORS, LLC, on behalf of such entity, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP:

NOTARY PUBLIC

My Commission Expires:

PRINT NAME



FILE NO. _____

POWER OF ATTORNEY AFFIDAVIT

STATE OF
COUNTY OF

I, Silvia Coltrane, 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.

Silvia Coltrane, Manager of Collins & 72nd Developers, LLC

PRINT NAME (and Title, if applicable)

Silvia Coltrane
SIGNATURE

Sworn to and subscribed before me this 5TH day of March, 2018. The foregoing instrument was acknowledged before me by _____ of _____ who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

Algo Castillo
NOTARY PUBLIC

My Commission Expires

01/01/2018
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.

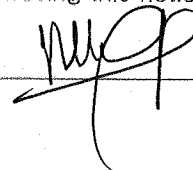
FILE NO. _____

POWER OF ATTORNEY AFFIDAVITSTATE OF
COUNTY OF

I, Pablo Wichmann, 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.

Manager of Casa Grande Shopping Center, LLC

PRINT NAME (and Title, if applicable)



SIGNATURE

Sworn to and subscribed before me this 5 day of MARCH, 2018. The foregoing instrument was acknowledged before me by PABLO WICHMANN, MANAGER of CASA GRANDE SHOPPING who has produced as identification and/or is personally known to me and who did/did not take an oath. CENTER LLC

NOTARY SEAL OR STAMP

My Commission Expires
JAN 31 2021



Martha M. Meza
Commission # GG068141
Expires: Jan. 31, 2021
Bonded thru Aaron Notary



NOTARY PUBLIC

MARTHA MEZA

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. _____

POWER OF ATTORNEY AFFIDAVIT

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

I, Erik Yehezkel, 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.

Attorney-in-fact, AHM Advisors, LLC

PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 27th day of Feb., 20 18. The foregoing instrument was acknowledged before me by ERIK YEHEZKEL of _____ who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires

NOTARY PUBLIC

PRINT NAME

CONTRACT FOR PURCHASE

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

NAME

DATE OF CONTRACT

NAME, ADDRESS, AND OFFICE

% OF STOCK

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

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

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

Collins & 72nd Developers, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

see attached list

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. _____

Discolosure of Ownership for Collins and 72nd Developers, LLC

Member	NAME	% interest of individual Member	% interest of Collins & 72nd Developers LLC
Transacta 72nd, LLC, 9357 Harding Ave, Surfside, FL 33154	Silvia Sabates Coltrane, Manager	100.00%	36.59%
AOMA Investments, LLC (Delaware LLC), 730 5th Avenue, 20th Floor, New York, NY 10019	Alex Blavatnik, Manager	100.00%	4.07%
Collins and 72nd Holdings, LLC, 9357 Harding Ave, Surfside, FL 33154	Silvia Sabates Coltrane, Manager	83.37%	24.44%
	Raquel Bender Rabinovich as Co-Trustee	5.545%	
	Jacob Bender Krayser as Co-Trustee	5.545%	
	Cynthia A. MacPherson	2.77%	
	Derek and Ashley Norred	2.77%	
Contemporary Hotel Partners, LLC. (Delaware LLC), 18305 Biscayne Blvd, Suite 402, Aventura, FL 33160	Jacques Bessoudo, Manager	50.00%	31.51%
	Jordan Kavana, Manager	50.00%	
Gold Bird Road Properties, LLC (Florida LLC), 1177 Kane Concourse, Suite 218, Bay Harbor Islands, FL 33154	Salomon Gold, Manager	50.00%	3.39%
	David Gold, Manager	50.00%	
TOTAL		100%	100%

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.*

Casa Grande Shopping Center, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Marbella International Group Ltd.

50%

10275 Collins Avenue, Apt 708, Bal Harbour FL 33154

Owned 100% by Elias Farrah Massu Ananias (same address)

50%

America Investments Ltd.

10275 Collins Avenue, Apt 708, Bal Harbour FL 33154

Owned 100% by Jaime Massu Ananias (same address)

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

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.*

AHM Advisors, LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

HAIM YEHEZKEL

210 71 St. #309

Miami Beach FL 33141

50%

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Avi Dishy

210 71 St. #309

Miami Beach FL 33141

50%

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

NOTE: Notarized signature required on page 9

FILE NO. _____

CITY OF MIAMI BEACH
DEVELOPMENT REVIEW BOARD APPLICATION
DISCLOSURE OF INTEREST

2. TRUSTEE

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

TRUST NAME

NAME AND ADDRESS

% INTEREST

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

NOTE: Notarized signature required on page 9

FILE NO. _____

3. COMPENSATED LOBBYIST:

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

	NAME	ADDRESS	PHONE #
a.	Neisen Kasdin	98 SE 7 Street, Suite 1100, Miami, FL 33131	305-374-5600
b.	Silvia Coltrane	9357 Harding Avenue, Surfside, FL 33154	305-867-6344
c.	Luis Revuelta	2950 SW 27 Avenue, Miami, FL 33133	305-590-5000

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, Silvia Coltrane, 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.

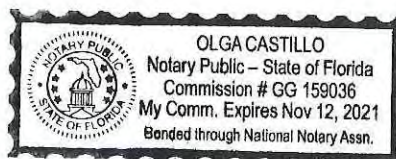
Silvia Coltrane
SIGNATURE

Sworn to and subscribed before me this 5th day of March, 2018. The foregoing instrument was acknowledged before me by, who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

Olga Castillo
NOTARY PUBLIC

My Commission Expires:



OLGA CASTILLO
PRINT NAME

FILE NO. _____

3. COMPENSATED LOBBYIST:

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

	NAME	ADDRESS	PHONE #
a.	Neisen Kasdin	98 SE 7 Street, Suite 1100, Miami, FL 33131	305-374-5600
b.	Silvia Coltrane	9357 Harding Avenue, Surfside, FL 33154	305-867-6344
c.	Luis Revuelta	2950 SW 27 Avenue, Miami, FL 33133	305-590-5000

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

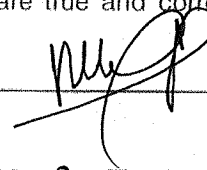
*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership or other entity, consisting of more than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

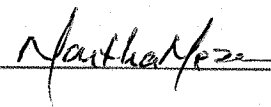
I, Pablo Wichmann, being first duly sworn, depose and certify as follows: (1) I am the applicant, or the representative of the applicant. (2) This application and all information submitted in support of this application, including disclosures, sketches, data, and other supplementary materials, are true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



SIGNATURE

Sworn to and subscribed before me this 5 day of MARCH, 20 18. 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:

JAN 31 2021



Martha M. Meza
Commission # GG068141
Expires: Jan. 31, 2021
Bonded thru Aaron Notary

MARTHA MEZA

PRINT NAME

FILE NO. _____

3. COMPENSATED LOBBYIST:

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

	NAME	ADDRESS	PHONE #
a.	Neisen Kasdin	98 SE 7 Street, Suite 1100, Miami, FL 33131	305-374-5600
b.	Silvia Coltrane	9357 Harding Avenue, Surfside, FL 33154	305-867-6344
c.	Luis Revuelta	2950 SW 27 Avenue, Miami, FL 33133	305-590-5000

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 FLORIDA
COUNTY OF MIAMI-DADE

I, Erik Yehezkel, 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 27th day of Feb, 2018. The foregoing instrument was acknowledged before me by, who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

[Signature]
NOTARY PUBLIC

My Commission Expires:



PRINT NAME

FILE NO. _____

Exhibit "A"

Legal Description

Lots 1, 2, 3, 4, 9, 10, 11 and 12 in Block 8 of Normandy Beach South, according to the Plat thereof, as recorded in Plat Book 21, Page 54, of the Public Records of Miami-Dade County, Florida.



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

April 6, 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: Collins and 72nd Hotel and Retail Development, 7118, 7124, 7134 and 7140 Collins Avenue & 7121 Harding Avenue and three vacant lots without addresses

Our firm represents Collins & 72nd Developers, LLC ("Applicant") who is the owner of four parcels¹ of land and the contract purchaser for three parcels of land² that are currently owned by Casa Grande Shopping Center, LLC, located on the block bounded by Collins Avenue on the east, 72nd Street on the north, Harding Avenue on the west and 71st Street on the south (the "Property"). Also included as part of the Property is the parcel located at 7118 Collins Avenue (02-3211-002-0630) which is owned by AHM Advisors, LLC, who has joined in the application. The Property totals 49,890 square feet (1.145 acres).

The Applicant proposes to develop the Property with a 187-room hotel (173 regular hotel rooms and 14 hotel suites) and the top two floors of the building will contain 24 condominium units. The hotel will have 3,338 sqft of meeting rooms and a 270-seat bar/lounge/restaurant in the hotel and 23,595 sqft of ground floor retail³ facing Collins Avenue, 72nd Street and Harding Avenue (the "Project"). The Project is an amendment to a previously approved project.

On January 3, 2017 the Design Review Board approved a similar, prior version of the proposed Project and the Planning Board approved the same project on December 20, 2016. The previously approved project consisted of 179 hotel rooms with the same amount and configuration of ground floor retail space. The building volume, orientation and location of the previously approved project is the same as it is in the proposed Project – the difference is that with the approval of the referendum to increase the allowable FAR in the TC districts up to 3.5,

¹ Folios 02-3211-002-0660 (7140 Collins Avenue), 02-3211-002-0650 (7134 Collins Avenue), 02-3211-002-0640 (7124 Collins Avenue) and 02-3211-002-0600 (7121 Harding Avenue).

² Folios 02-3211-002-0570, 02-3211-002-0580 and 02-3211-002-0590 (the parcels have no addresses because they are vacant). The current owner, Casa Grande Shopping Center, LLC, has joined in the application.

³ Of the 23,595 sqft of ground floor retail, 2,723 sqft is the existing and to remain Denny's restaurant at 7140 Collins Avenue and 5,075 sqft is in the existing and to remain building at 7118 Collins Avenue. So there is 15,797 sqft of new retail.

the Applicant has designed an additional “wing” of the building to accommodate more hotel rooms, one additional floor was added to the main tower within the same height and volume of the previously approved tower and the top two floors of the main tower will now be a 24-unit residential condominium. Also, the parking garage pedestal is now being extended over the top of the Denny’s building whereas in the previously approved project a “false” façade was proposed to be extended above the Denny’s building. Below is a numbered list of the changes from the previously approved plans to the proposed Project and the numbers correlate to numbers on the plans so one can easily identify the areas of change.

1. One additional floor (11 total) within the same volume of the previously approved tower.
2. Extension of pool deck to the corner of Collins Avenue and 72 Street over the existing Denny's restaurant, which will remain in place.
3. New 5 story Hotel Annex Tower on top of the 3 story podium.
4. Reconfiguration of amenity deck.
5. Shift of the south edge of the building in the west half of the Project six (6) feet to the north, now there is 16’ between the Project and the adjacent building to the south.
6. Placement of additional short-term bicycle racks.
7. Reconfiguration of entrance plaza.
8. Reconfiguration of urban plaza.
9. Continuous planter along sidewalk.
10. Placement of additional long-term bicycle racks.
11. Extension of concrete slab for parking over the existing Denny's restaurant.
12. Reconfiguration of parking and driveway layout.
13. Annex Tower, new conference and meeting rooms.
14. Annex Tower with nine (9) hotel rooms per typical floor.
15. Balconies replaced by small eyebrows on hotel floors with the exception of the suites rooms at the west, east and south end of the floorplate.
16. Annex Tower rooftop amenity deck.
17. Balconies on condominium units.
18. Architectural feature.

The required parking for the Project will be provided in a 140-space parking garage located on-site. The entrance and exit to the parking garage is located on Harding Avenue and so is the access to the loading zones and valet drop-off and pick-up driveway. The parking garage uses car elevators instead of ramps and it also uses mechanical parking lifts in some of the spaces. The mechanical parking systems require a conditional use permit. Access to the garage will be by valet only.

The Applicant is proposing to reduce the required vehicular parking as afforded by Sec. 130-40, by providing bicycle parking above and beyond the minimum required bicycle parking. The hotel will have its own branded fleet of bicycles that it will offer to guests staying in the hotel as a means of getting around the City in lieu of using an automobile. Also, short term bicycle parking racks are provided throughout the Property near the front doors of the retail businesses.

The Property currently consists of three vacant lots on Harding Avenue, one lot on Harding Avenue that is improved with a surface parking lot and the parcels that front Collins Avenue are improved with 1-story commercial retail buildings. The two existing retail buildings at 7124 and 7134 Collins Avenue will be demolished and replaced with new ground floor retail floor area. The building at 7118 Collins that is owned by AHM Advisors, LLC and the Denny's building at 7140 Collins Avenue will remain in place. Although the existing Denny's building will remain, it will receive a new façade with elements matching and extending the vocabulary of the new hotel structure. Also, existing MEP equipment on the roof will be relocated to the new building and the existing roof will be removed and replaced with a slab that will act as both the roof for Denny's and the floor of the parking garage above.

The enclosed traffic study shows that the surrounding road network will operate within the adopted levels of service, with only a minor adjustment to the northbound and eastbound green light left turn movements at the intersection of Indian Creek Drive and 71st Street. The traffic study also shows that the valet operations would operate sufficiently so that cars do not queue into the right-of-way on Harding Avenue.

The Project stands to be the first major redevelopment project in the Town Center area of North Beach in many years. The Project has the potential to serve as a catalyst for the North Beach Town Center neighborhood, which has lacked investment. The Project has been designed to be consistent with the North Beach Master Plan prepared by Dover Kohl. In particular, the Project has wide sidewalks (up to 18' on Collins Avenue (10' on the Property and 8' in the right-of-way), up to 19'-6" on 72nd Street (8' sidewalk and 2' planter on the Property and 6'-6" of sidewalk and 3' of planter in the right-of-way) and a 6' sidewalk in the right-of-way on Harding Avenue that expands up to an additional 2' landscape strip and 8' sidewalk on the Property). At the NW corner of the Property the corner of the building is setback 21'-8" from the property line and 33' from the edge of the sidewalk. The west side of the Project, at the entrance to the hotel, has a large urban plaza. The plaza has a 30' wide opening to Harding Avenue and at the north end of the plaza it extends 15' deep and it expands deeper as the building recesses from Harding to a point where the edge of the building is setback 73' from the property line, with landscaped planters and benches.

The TC-1 zoning district regulations require that properties with at least 20,000 square feet of lot size provide at least five percent of the lot size as ground level open space located adjoining the front or side street of the site, or within a central courtyard area that is accessible to the public from the front or street side of the property and the open space shall be designed and maintained according to the urban plaza design standards in the North Beach Town Center design standards. The Project has been designed such that there are two areas, one at the NW corner of the Property and one at the hotel entrance on Harding Avenue, that meet the urban plaza design standards. Also, 9 percent of the lot (4,496 sqft) has been provided as ground level open space that is open to the sky and an additional 8.2 percent is covered open space.

The Project also consolidates all vehicular access points to one of the three sides of the Property, making 72nd Street and Collins Avenue a pedestrian-only environment conducive to street level retail, restaurants and cafes. Were the Property to be redeveloped by three separate owners, as the historical ownership pattern dictated, there could have been numerous curb cuts, including on 72nd Street, that would have deteriorated the pedestrian environment.

The portion of the building that rises to 125 feet is a slender tower that is situated in a slight NW/SE angle so as to better capture the open views to the NE toward the ocean. The height up to 125 feet will help frame the City-owned open space on the north side of 72nd Street, which is consistent with the widely-held planning principal of allowing greater height adjacent to public open spaces. It is also consistent with the planning principal of allowing greater height in core redevelopment areas such as the TC-1 district. And finally, it is consistent with the recommendations in the North Beach Master Plan for providing greater height in the TC-1 district. The new “wing” of the hotel is 92’ tall and is situated in the SW corner of the Property.

The TC district regulations encourage the provision of alleys for access to parking and service areas. Because the Project consists of platted lots that stretch from Collins Avenue all the way across to Harding Avenue, there isn't a need for an alley running north-south on the Property. Having such an alley would only interrupt the pedestrian environment on 72nd Street, which is a pedestrian path of higher importance compared to the Harding Avenue side of the Property. Therefore, access to the parking and service areas is provided on Harding Avenue.

The Applicant is in the process of relocating the existing overhead high voltage electric transmission line to the Harding side of the Property running south to the terminus of the Property, then heading eastward within a new unobstructed 10-foot easement to the middle of the Property where the overhead high voltage electric lines will continue southward in their existing condition. The FPL standard service distribution lines and telecommunication lines will be run underground. The new utility poles will be located just inside of the property line on private property, with no encroachments into the right-of-way as directed by Public Works. The location of the new utility poles, which has not changed since the previously approved Project, requires a setback variance, which was granted for the prior project by the Design Review Board.

Section 188-251(a) of the City's Zoning Code establishes eighteen (18) design review criteria by which all projects should 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 improved with one-story commercial buildings, a surface parking lot and vacant lots. The Property is devoid of natural features, native vegetation or waterways.

(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 Project consolidates three separate ownership interests into one Project so that one new building can be constructed instead of several, which creates an efficiency of services and a consolidation of things such as driveways, parking and loading spaces.

The required parking for the Project will be provided in a 140-space parking garage located on-site. The entrance and exit to the parking garage is located on Harding Avenue and so is the access to the loading zones and valet drop-off and pick-up driveway. Consolidating the access to the Project on Harding allows 72nd Street and Collins Avenue to be uninterrupted pedestrian street frontages. The Project has wide sidewalks (up to 18' on Collins Avenue (10' on the Property and 8' in the right-of-way), up to 19'-6" on 72nd Street (8' sidewalk and 2' planter on the Property and 6'-6" of sidewalk and 3' of planter in the right-of-way) and a 6' sidewalk in the right-of-way on Harding Avenue that expands up to an additional 2' landscape strip and 8' sidewalk on the Property). At the NW corner of the Property the corner of the building is setback 21'-8" from the property line and 33' from the edge of the sidewalk. The west side of the Project, at the entrance to the hotel, has a large urban plaza. The plaza has a 30' wide opening to Harding Avenue and at the north end of the plaza it extends 15' deep and it expands deeper as the building recesses from Harding to a point where the edge of the building is setback 73' from the property line, with landscaped planters and benches.

The building is 125' tall. The portion of the building that rises to 125 feet is a slender tower that is situated in a slight NW/SE angle so as to better capture the open views to the NE toward the ocean. The height up to 125 feet will help frame the City-owned open space on the north side of 72nd Street, which is consistent with the widely-held planning principal of allowing greater height adjacent to public open spaces.

The Applicant is relocating the existing overhead utilities in the middle of property. Service lines that can be buried will be placed underground and the electric transmission line that cannot be buried without extreme expense and physical difficulty due to the fact that the Applicant does not own the entire block, will be relocated along the west edge of the Property.

(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 proposed structure is consistent with the land development regulations, one variance for a minor projection into a setback and one variance for the location of the relocated utility poles have been requested. The design of the Project is consistent with the recently adopted North Beach Master Plan and it will be the first project to utilize the 3.5 FAR.

(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.

Architectural Elements

The design of the Project is being developed under the same spirit of the current movement to revitalize North Miami Beach. Its contemporary style is seeking to blend within the different Art-Deco and MIMO styles by adopting and reinterpreting some of its elements, such as eyebrows, decorated screens, and the integration of curved and rectilinear shapes.

Its urban integration by the placement of retail spaces along Collins Avenue and 72nd Street, with a recessed store front, creates opportunities for outdoor seating. The storefronts will be framed by aluminum perforated panels that also serves as an enclosure for a naturally ventilated garage and rows of white oval tilted concrete columns that create a gallery with different ambience and experiences for pedestrians and costumers.

As the main object of this revision application is the implementation of the new FAR available for the Property, the Applicant proposes a new 5 story structure, (measured from the amenity deck) that will have one floor of conference rooms, 4 floors of hotel rooms and a roof-top with a pool and small bar.

One component of the project is the existing Denny's restaurant in the north-east corner that will remain open for most the construction and will receive a makeover on its façade to incorporate it within the look of the whole development. It will also be upgraded to a Type 1B Construction with new full Life Systems and 2-hour rated walls as part of integration to the whole Project. The existing roof system will be removed and the parking slab will be the new roof enclosure (existing structural members will remain).

The placement of the tower is in reaction to the view corridors created by neighboring buildings towards the Atlantic Ocean to ensure the hotel rooms in the Project have maximum exposure to the ocean views. The tower is clad in aluminum and features balcony dividers with the same type of screen on the podium and accent walls in revealed smooth stucco finish painted in the same color of the aluminum used for windows and railings, Arcadia Silver.

Topping the retail/parking podium, there is a two-story sky-lobby and amenities level with a proposed bar, pool and pool deck looking towards the best ocean views on the north side, and at the south under the annex tower rooms for conference and meetings for the use of the hotel as well as a garden terrace on the west side of the deck.

At the roof a 12-foot screen is proposed with a similar material to the podium enclosure capped by an aluminum ring eyebrow. These elements will serve to hide all mechanical equipment from the view.

Landscape Elements

The proposed design scheme embodies a balanced solution that best satisfies the design criteria by enhancing the guest experience and comfort, improving the public streetscape, and enriching Miami Beach's environment.

The hotel guest experience is enhanced by providing a straightforward user sequence, creating unique spaces, and providing excellent amenities. The user sequence of the property is made effortless through simple circulation, signage, and wayfinding. Throughout the property clear and wide pedestrian corridors provide access to different program spaces. Direct lines of sight enable visitors to intuitively navigate from hotel arrival, to lobby, then to rooms and amenities. The layout of the hotel provides varying garden rooms with diverse program activities. These garden rooms provide space for both passive and active experiences. The combination of flexible seating and permanent seating supports the duality of spaces. The permanent seating acts as space defining features. The flexible seating allows the space to adapt to different user group sizes. The movable seating also permits the user the choice of being in the sun or shading depending on the season and solar exposure. The seating is varied in color, but is harmonious with the tones and textures of the architecture, hardscape, and planting. The plank pavers provide a pedestrian scale to the hardscape surfaces. The color and texture is light in tone and feels comfortable to bare feet. The general material composition of these garden rooms will consist of the following material palette:

- Concrete w/ alternating finish textures (Sandblasted Finish / Rock Salt Finish)
- Stucco Planter Walls
- Stainless Steel (Trash / Recycling Receptacles)
- Powder Coated Aluminum (Garden Trellis)

The key amenity spaces are the following:

- Ground Level Plaza. The ground level plaza is centered around a specimen multi-trunk tree. Built in seating surrounding the specimens tree provides a pleasant gathering space.
- Ground Level Street Side Seating. Street side seating is situated in a manner that does not interfere with public circulation. Planting strips define the space and provide additional interest.
- Pool Terrace. An elegant pool reflects the sky above, directs views to the ocean, and provides a place for guest relaxation. An interesting water line tile mosaic distinguishes the pool from other Miami Beach resort pools. A fun stainless steel outdoor shower provides another small amenity within the space for guests.
- Pool Terrace Bar. The bar is the hub for the amenity level terrace. Straightforward circulation paths connect the bar to other outdoor rooms.

The planting scheme for the property enriches the Miami Beach environment through appealing plant compositions, green infrastructure systems, and creating low maintenance demands. The plant composition aims to visually connect and extend the property to the surrounding North Shore Park landscape. Native, Green Buttonwood and Wild Tamarind trees provide shade and add to the urban forest. Broad swathes of native pink muhly grass connect the ground level plane to the amenity level plane. Carefully placed bouquets of subtropical plants add a lush ambiance to the property. Silva cell components will ensure that street trees thrive and assist with the storm water management. Judicious nighttime lighting accentuates the plants but minimizes light pollution.

(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 to the recently adopted North Beach Master Plan in terms of general aesthetics and the provision of wide sidewalks. The location of the proposed building provides an appropriate framing of the City-owned open space on the north side of 72nd Street.

(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, as a 125-foot tall hotel/residential project, would serve as an appropriate transition from the taller multifamily uses (200 feet) on the east side of Collins Avenue to the rest of the Town Center district that is currently developed at varying heights between one and five stories.

(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.

By consolidating several separate ownerships into one Project, the Project will provide an efficient arrangement of land uses that would have otherwise been fractured. Part of the Property is currently vacant and difficult to police for safety due to the lack of activity and the nefarious activities that vacant lots attract. The Project will maintain the vitality of the pedestrian environment along Collins Avenue and provide new storefronts along 72nd Street to provide eyes on the street. The hotel lobby and vehicular entrance will be located on Harding Avenue, bringing a high level of activity and eyes on the street. The Project will be designed with the latest fire prevention technology and it will comply with the current life safety codes. The extra wide sidewalks and the urban plaza on Harding Avenue and rounded corner of the building at the NW corner of the Property will provide improved pedestrian sight lines and view corridors.

(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 northbound and southbound movements at the Indian Creek Drive / 71st 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 be adjusted to provide additional green time to the northbound and eastbound left 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 is also bike parking located near the entrances to the retail storefronts for convenient short-term bike parking.

There are sidewalks on all sides of the Project, which will be enhanced and widened. 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 to nonexistent 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 adjacent properties by the decorative screening.

(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, as a 125-foot tall hotel/residential project, would serve as an appropriate transition from the taller multifamily uses (200 feet) on the east side of Collins Avenue to the rest of the Town Center district that is currently developed at varying heights between one and five stores. The portion of the building that rises to 125 feet is a slender tower that is situated in a slight NW/SE angle so as to better capture the open views to the NE toward the ocean. The height up to 125 feet will help frame the City-owned open space on the north side of 72nd Street, which is consistent with the widely-held planning principal of allowing greater height adjacent to public open spaces. The extra wide sidewalks and the urban plaza on Harding Avenue and rounded corner of the building at the NW corner of the Property will provide improved pedestrian sight lines and view corridors.

(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 100% commercial use frontage on Collins Avenue and 72nd Street at the ground floor. The commercial uses also wrap around the corner of 72nd Street and Harding Avenue and the hotel lobby is off of Harding Avenue. At the ground floor there are also numerous landscaped planters that break up the mass of the building. The upper floors of the pedestal have an architectural treatment that buffers the parking garage and is integrated into the overall appearance of the Project.

(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 provides transparency for pedestrians at the ground floor, with frequent windows and doors for the commercial spaces.

(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.

The location of the loading spaces and trash pick-up location are set back far from Harding Avenue, within the structure of the building and parking garage. When not in use there is a roll down door that will close off the view into the loading spaces and trash pick-up location. The trash room is enclosed and air-conditioned.

(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 to the Project.

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.

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 hotel and 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 5' NGVD along Harding Avenue to 6' NGVD along Collins Avenue. The first floor of the building is proposed to be at an elevation of 6' NGVD and the building is designed such that the first floor has a 15' clear height from the base flood elevation plus the minimum freeboard, which is 9' NGVD, and an overall height of 18'. 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.

There are no ramps in the parking garage because it uses car elevators instead. The configuration of the driveways with the streets allows for the raising of the streets and the driveways will still work with slight ramps downward into the vehicular use areas 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.

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

The only existing building to remain, the Denny's building at 7140 Collins Avenue, will remain with its first floor elevation at 6.2' NGVD. However, as with the rest of the first floor retail, the first floor will be 18' tall, which allows for the future raising of the first floor retail if the surrounding streets are raised.

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 Project site's stormwater management system has been designed to retain all runoff (i.e., stormwater) generated from the site in accordance with the design criteria set forth by the FDEP/South Florida Water Management District and Miami-Dade County. The runoff will be retained for treatment, as applicable, and then discharged into deep injection drainage wells. It is not necessary or appropriate for water retention systems to be installed on this site, as the stormwater runoff generated from the design rainfall event is being managed within the boundaries of the property using the deep injection wells and trench drains.

C. Variances

The Project requires five variances as described below.

The portion of the cornice of the building at the NE corner of the Property (the SW corner of the intersection of Collins Avenue and 72 Street) extends past the allowable projection into a setback and therefore requires a variance. The current Denny's building has a metal awning that extends out to the property line where the property line curves at the corner. The requested variance is to allow a cornice, as depicted in the plans, to project 3'-7½" into the 5' setback where only a 1'-3" projection is allowable, a variance of 2'-4½".

The proposed monument sign requires two variances, one for the setback from the front property line and one to exceed the maximum size. The required setback is 10' and the monument sign is proposed to be setback 5'-8", a variance of 4'-4". The maximum size of a

monument sign is 15 square feet and the proposed monument sign is 56 square feet (14' long x 4' tall), a variance of 41 square feet.

The layout of the parking garage requires one variance from the minimum separation of columns that are parallel to the interior drive on each side of the required drive. Sec. 130-63 requires the face of the columns to be set back an additional 1'-6", measured from the edge of the required interior drive to the face of the column. There are several columns in the garage that are setback 0' from the edge of the required interior drive, a variance of 1'-6".

Also, as mentioned previously, the high voltage electric transmission lines currently located in the middle of the Property are being relocated to the western edge of the Property in order to build the Project. The City Public Works Department will not permit the utility poles to be located in the right-of-way because it would interfere with the public sidewalk. Therefore, the relocated utility poles are proposed to be located just inside the property line and within the 5-foot setback area along Harding Avenue. To locate the utility poles outside of the setback area would be an unnecessary hardship and practical difficulty as explained below. The requested variance is for a 0-foot setback in the front yard along Harding Avenue where 5-feet is required for the utility poles. The Design Review Board previously approved the same variance request.

Section 118-353(d) of the City's Zoning Code establishes seven (7) criteria by which requests for variances are evaluated by the Board Of Adjustment. These criteria are listed below in bold and underline text, with our response following each criteria in plain text.

The City Charter, Subpart B, Article I, Sec. 2 also says, *"Where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of said Zoning Ordinance, the Board of Adjustment shall have the power in passing upon appeals, to vary or modify any regulations or provisions of such ordinance relating to the use, construction, or alteration of buildings or structures, or the use of land, so that the spirit of the Zoning Ordinance shall be observed, public safety and welfare secured, and substantial justice done."* We believe our responses below will show that there are practical difficulties and unnecessary hardships associated with our request for variances.

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

The Property is unique in that the Property, unlike most of the other properties in the TC-1 district, has an electric transmission line running through the middle of the block. While other blocks in the TC-1 district have utility easements in the middle of the block, they do not contain the high capacity electric transmission lines that are very difficult and expensive to bury underground.

Regarding the cornice projection, the variance to project into the setback is actually less of an encroachment than the existing awning.

Regarding the monument signs, the required building setback along Harding Avenue where the entrance to the hotel is located and the monument sign is located is 5' so to have

the monument sign setback 10' would be counter-intuitive to where a monument sign should be located, which is in front of the building line so the monument sign can be seen by pedestrians and motorists. The proposed monument sign is located in line with the building edge and is setback 5'-8". The maximum size of 15 square feet is very small, translating into only a 5' x 3' sign. For comparison, the City of Miami and the County both start with a minimum allowable monument sign size of 40 square feet and the signs can get bigger if a site, such as the Property, has greater street frontage, with a maximum cap of 300 square feet. The proposed monument sign is 56 square feet (14' x 4').

Regarding the minimum separation of columns from the drive aisles in the parking garage, the layout of the garage as it relates to the structural columns for the building above is very unique because the garage is laid out in a square shape but the building above is laid out on a diagonal in order to take advantage of the available views to the ocean and to minimize blocking views to the existing properties to the east. This unique relationship cause some conflicts of column locations in the parking garage. However, the required drive aisle width is always maintained in the garage. Also, the garage is only accessible to valet drivers who will be trained in the garage and familiar with driving in the garage so the separation from the drive aisles to the columns will not affect the average public driver because they do not have access to the garage.

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

The Owner did not place the electric transmission lines on the Property nor did the Owner create the existing awning. Regarding the column and drive aisle separation, the main driver of this condition is generated by the layout of the building in relation to the layout of the garage and the desire to preserve views for existing properties while taking advantage of northerly views to the ocean. Although the sign variances are arguably self-imposed, the Applicant is merely trying to institute a monument sign that makes sense in terms of its visibility in relation to the setback and the size, which are practical difficulties.

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

The location of the relocated utility poles does not have a bearing on the proposed building. Most utility poles are located in the right-of-way where setbacks are not applicable.

Because the Property is located at the prominent corner of Collins and 72 Street across from a City-owned civic space, there is a desire to create a strong architectural presence at the corner and the variance for the cornice to project past the allowable projection helps create the strong corner presence.

Regarding the monument signs, the required building setback along Harding Avenue where the entrance to the hotel is located and the monument sign is located is 5' so to have the monument sign setback 10' would be counter-intuitive to where a monument sign should be located, which is in front of the building line so the monument sign can be seen by pedestrians and motorists. The proposed monument sign is located in line with the building

edge and is setback 5'-8". The maximum size of 15 square feet is very small, translating into only a 5' x 3' sign. For comparison, the City of Miami and the County both start with a minimum allowable monument sign size of 40 square feet and the signs can get bigger if a site, such as the Property, has greater street frontage, with a maximum cap of 300 square feet. The proposed monument sign is 56 square feet (14' x 4').

Regarding the minimum separation of columns from the drive aisles in the parking garage, the layout of the garage as it relates to the structural columns for the building above is very unique because the garage is laid out in a square shape but the building above is laid out on a diagonal in order to take advantage of the available views to the ocean and to minimize blocking views to the existing properties to the east. This unique relationship cause some conflicts of column locations in the parking garage. However, the required drive aisle width is always maintained in the garage. Also, the garage is only accessible to valet drivers who will be trained in the garage and familiar with driving in the garage so the separation from the drive aisles to the columns will not affect the average public driver because they do not have access to the garage.

(4) Literal interpretation of the provisions of these land development regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these land development regulations and would work unnecessary and undue hardship on the applicant.

The literal interpretation of the land development regulations would be an undue hardship on the applicant because in order to comply the relocated utility poles would have to be shifted inside of the setback line which, due to the greater aerial encroachment of the utility poles, would cause the Project to be altered significantly.

Imposing the strict setback and size limitations on the monument sign would render a monument sign that is much less visible and legible. The proposed monument sign is in line with the standards of many other jurisdictions sign code regulations.

Not relaxing the spacing requirement for columns and drive aisles would be an undue hardship for the Project given the lengths to which the Project has gone to preserve existing views, provide the best possible view for the Project and create a tower portion of the building that angles away from the 72 Street side of the Property. Also, the garage is accessible only to valet drivers who will be trained and experienced on how to drive through the garage.

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

The variance related to the utility poles is the minimum variance possible since moving the 4' diameter pole any closer to the proposed building would affect the design of the proposed building. The projection of the cornice is the minimum necessary to achieve the design objective and projects less than the existing awning. The requested monument sign location and size are the minimums necessary to achieve a functional sign. The number of columns that need the variance has been reduced from an initial number of 11 down to four.

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

Granting the variances will be in harmony with the intent and purpose of the land development regulations and it will not be injurious to the surrounding area. By locating the utility poles on the Applicant's property, the public sidewalk is kept uninterrupted. Also, the Applicant is placing the utility poles within landscaped areas so as not to interrupt the pedestrian environment on the private property. The variance for the projection of the cornice permits a better design at a prominent corner in North Beach. The monument sign variances would not be injurious to the area and would in fact achieve a visible and legible sign. The column and drive aisle spacing variance would allow for a Project that preserves existing views, provides the best possible view for the Project and creates a tower portion of the building that angles away from the 72 Street side of the Property.

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

The proposed project is consistent with the comprehensive plan and does not reduce the level of service for any public facility. Granting the variances would not affect the levels of service.

We submit to the Design Review Board that the proposed Project meets all of the design review criteria and hardship criteria as detailed herein. We respectfully request the Design Review Board's favorable review of the Project and granting of the variances.

Sincerely,



Neisen O. Kasdin

INVOICE (00108693)

BILLING CONTACT

Mathew Barnes
Akerman LLP
98 Se 7
Miami, FL 33131

MIAMIBEACH

1700 Convention Center Drive
Miami Beach, Florida 33139
305.673.7000

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
00108693	03/30/2018	03/30/2018	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
DRB18-0236	Advertisement	\$1,500.00
	Application for DRB Approval	\$20,000.00
	Board Order Recording	\$100.00
	Courier (per package)	\$70.00
	Mail Notice Per Label	\$2,272.00
	Posting (per site)	\$100.00
	Variance (MF, CM, I, MXU)	\$500.00
7140 Collins Ave Miami Beach, FL -331413212		SUB TOTAL \$24,542.00

TOTAL **\$24,542.00**

Any refund associated with this invoice will only be issued to the billing contact listed herein.



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

February 15, 2018

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

Re: Property Owners List within 375 feet of:

SUBJECT: 7140 Collins Avenue, Miami Beach, FL 33141

FOLIO NUMBER: 02-3211-002-0660

LEGAL DESCRIPTION: NORMANDY BEACH S PB 21-54 LOT 12 BLK 8

SUBJECT: 7134 Collins Avenue, Miami Beach, FL 33141

FOLIO NUMBER: 02-3211-002-0650

LEGAL DESCRIPTION: NORMANDY BEACHSOUTH PB 21-54 LOT 11 BLK 8

SUBJECT: 7124 Collins Avenue, Miami Beach, FL 33141

FOLIO NUMBER: 02-3211-002-0640

LEGAL DESCRIPTION: NORMANDY BEACH SOUTH PB 21-54 LOT 10 BLK 8

SUBJECT: 7118 Collins Avenue, Miami Beach, FL 33141

FOLIO NUMBER: 02-3211-002-0630

LEGAL DESCRIPTION: NORMANDY BEACH SOUTH PB 21-54 LOT 9 BLK 8

SUBJECT: 7121 Harding Avenue, Miami Beach, FL 33141

FOLIO NUMBER: 02-3211-002-0600

LEGAL DESCRIPTION: NORMANDY BEACH SOUTH PB 21-54 LOT 4 BLK 8

FOLIO NUMBER: 02-3211-002-0590

LEGAL DESCRIPTION: NORMANDY BEACH SOUTH PB 21-54 LOT 3 BLK 8

FOLIO NUMBER: 02-3211-002-0580

LEGAL DESCRIPTION: NORMANDY BEACH SOUTH PB 21-54 LOT 2 BLK 8

FOLIO NUMBER: 02-3211-002-0570

LEGAL DESCRIPTION: NORMANDY BEACH SOUTH PB 21-54 LOT 1 BLK 8

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: **568, including 15 international**

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

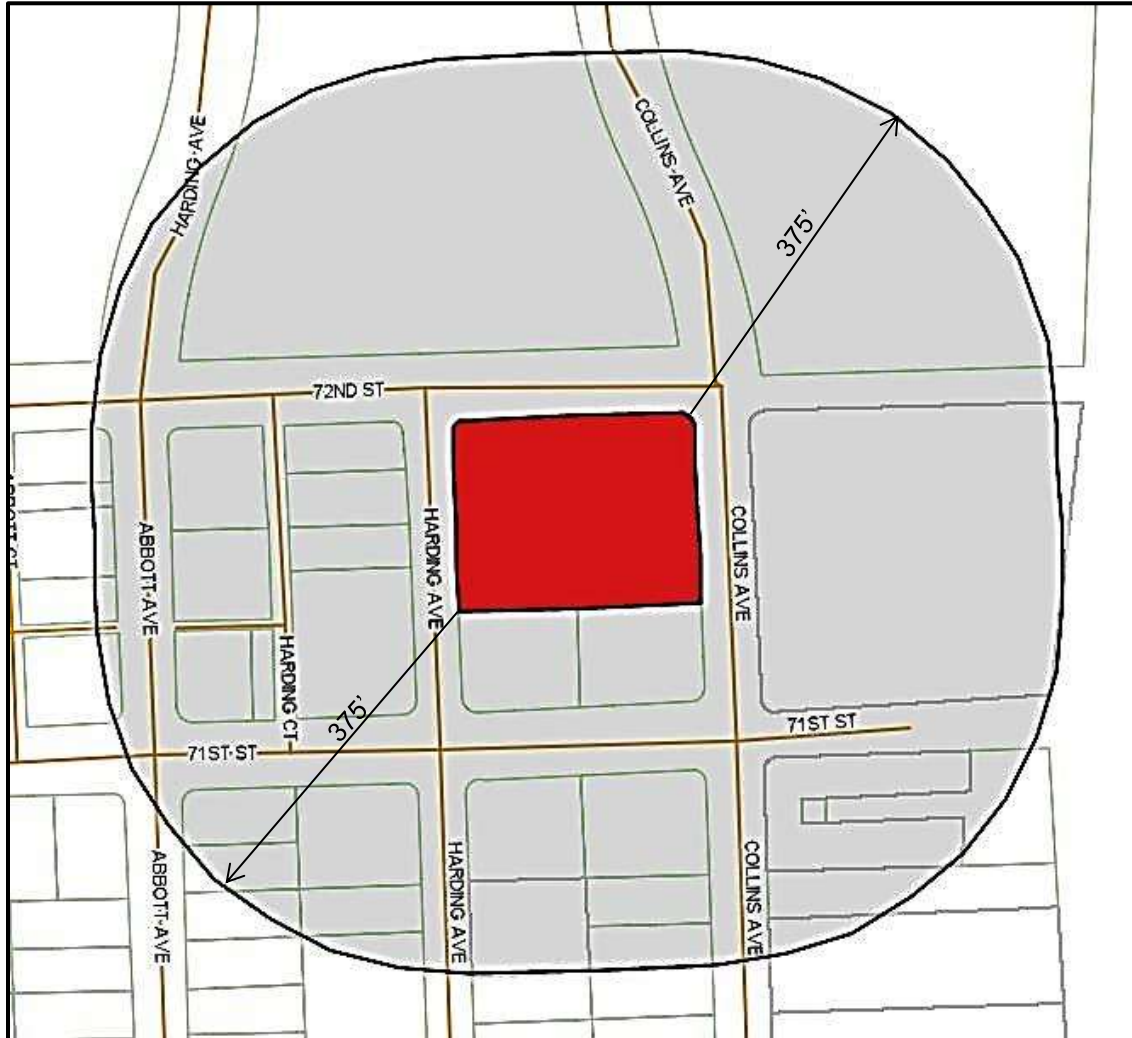


rdr miami | rio development resources

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

375' RADIUS MAP



SUBJECT: 7140 Collins Avenue, Miami Beach, FL 33141

FOLIO NUMBER: 02-3211-002-0660

LEGAL DESCRIPTION: NORMANDY BEACH S PB 21-54 LOT 12 BLK 8

SUBJECT: 7134 Collins Avenue, Miami Beach, FL 33141

FOLIO NUMBER: 02-3211-002-0650

LEGAL DESCRIPTION: NORMANDY BEACHSOUTH PB 21-54 LOT 11 BLK 8

SUBJECT: 7124 Collins Avenue, Miami Beach, FL 33141

FOLIO NUMBER: 02-3211-002-0640

LEGAL DESCRIPTION: NORMANDY BEACH SOUTH PB 21-54 LOT 10 BLK 8

SUBJECT: 7118 Collins Avenue, Miami Beach, FL 33141

FOLIO NUMBER: 02-3211-002-0630

LEGAL DESCRIPTION: NORMANDY BEACH SOUTH PB 21-54 LOT 9 BLK 8

SUBJECT: 7121 Harding Avenue, Miami Beach, FL 33141

FOLIO NUMBER: 02-3211-002-0600

LEGAL DESCRIPTION: NORMANDY BEACH SOUTH PB 21-54 LOT 4 BLK 8

FOLIO NUMBER: 02-3211-002-0590

LEGAL DESCRIPTION: NORMANDY BEACH SOUTH PB 21-54 LOT 3 BLK 8

FOLIO NUMBER: 02-3211-002-0580

LEGAL DESCRIPTION: NORMANDY BEACH SOUTH PB 21-54 LOT 2 BLK 8

FOLIO NUMBER: 02-3211-002-0570

LEGAL DESCRIPTION: NORMANDY BEACH SOUTH PB 21-54 LOT 1 BLK 8

Name	Address	City	State	Zip	Country
ALBERTO LOPEZ TRS ALBERTO ENRIQUE LOPEZ REV TR	1513 BOLIVA PISO1 DEPTO 6	BUENOS AIRES 1416			ARGENTINA
APAPACHO LLC	MONTEVIDEO 2253 BOULOGNE 1609 SAN ISIDRO	BUENOS AIRES			ARGENTINA
BEACH PIT LLC	CORONEL MORA 588 #701	MONTEVIDEO 11300			URUGUAY
BEMCM LLC	SALTA 3454	LA LUCILA			ARGENTINA
BERNARD ROSS &W AYALA	10 RIDERWOOD DR	TORONTO ONT M2L2X3			CANADA
BRIGITTA MAIER & DOMINIQUE M TOST JTRS	MARIANA DE JESUS #228 Y	PRADERA QUITO			ECUADOR
CLAUDIA A ROMAGNA DE MIREAULT TRS CLAUDIA A ROMAGNA DE MIREAULT & PIERRE MIREAULT REV TRUST	4775 MELOCHE	PIERREFONDS QUEBEC H9J 1Y9			CANADA
DENYSE LAMBIN TRS THE DENYSE LAMBIN REV TRUST	2024-7 ST HUBERT ST	MONTREAL QC H2L 3Z6			CANADA
EDUARDO JORGE ORESTE GRACIELA I C DE ORESTE	CALLE 20 #389 ENTRE 39 Y 40	LA PLATA BUENOS AIRES			ARGENTINA
HAROLD SABOVICH TRS HAROLD SABOVICH FAM TR SHIRLEY MARDER TRS	99 DALEMOUNT AVE	TORONTO M6B 4J7			CANADA
JULIE ANN SCHICK RAPHAEL SCHICK	228 COLDSTREAM AVE	TORONTO ONT M5N 1Y3			CANADA
MARIA WINDMAN (LE) REM LILI SCHON & SAUL WINDMAN	285 WINDING LN	THORNHILL ONTARIO L4J 5K7			CANADA
RACHEL BENSABOT MARIE BENSABOT	7565 WESTOVER AVE 33	MONTREAL QC H4W3K7			CANADA
RICHARD MISLOV ANASTASIA GROUMBOS	369 CLINTON ST	TORONTO ONTARIO M6G2Z1			CANADA
SUSANA PALLICER MARTINEZ	CALLE JOAN COROMINAS #6	PROVINCIA BARCELONA ESPANA 08370			SPAIN
231-233 MARSHALL REALTY LLC	400 TRUMBULL ST	ELIZABETH	NJ	07206	USA
26 BOND STREET MANAGEMENT LLC	7135 COLLINS AVE 1036	MIAMI BEACH	FL	33141	USA
7130 HARDING AVE LLC	6000 COLLINS AVE #348	MIAMI BEACH	FL	33140	USA
9484 HARDING INVESTMENT LLC	210 71 ST 309	MIAMI BEACH	FL	33141	USA
ABBOTT 72 LLC	130 MINORCA AVENUE	CORAL GABLES	FL	33134	USA
ABBOTT AVENUE PARTNERS LLC	1065 KANE CONCOURSE 201	BAY HARBOR ISLANDS	FL	33154	USA
ABDEL FIGUEREDO	1430 SW 91 AVE	MIAMI	FL	33174	USA
ABDELFATTAH ARAFAT & HOSAM ARAFAT	202 SIENA GARDENS CIR	GOTHA	FL	34734-5000	USA
ADALBERTO PUELLO &W SARA	2910 SW 92 PL	MIAMI	FL	33165-3140	USA
ADEL SALAMA &W GLADYS	7135 COLLINS AVE #503	MIAMI BEACH	FL	33141-3272	USA
ADRIAN VICTORES	4536 W 6 AVE	HIALEAH	FL	33012	USA
AHM ADVISORS LLC	210 71 STREET #309	MIAMI BEACH	FL	33141	USA
AIDA AWAD	17 7 STREET	RIDGEFIELD PARK	NJ	07660	USA
AIMEE & TIFFANY STYLER TRS	1105 BROMLEY AVE	TEANECK	NJ	07666	USA
ALANAXELTATI LLC	7135 COLLINS AVE #1511	MIAMI BEACH	FL	33141	USA
ALBERTO ALEMAN VANESSA CUBA	6969 COLLINS AVE # 1210	MIAMI BEACH	FL	33141	USA
ALBERTO MESA ALFREDO MESA	2721 SW 33 AVE	MIAMI	FL	33133	USA
ALEIDA RODRIGUEZ	6969 COLLINS AVE #1003	MIAMI BEACH	FL	33141-3223	USA
ALEJANDRA SLATAPOLSKY	6969 COLLINS AVENUE #507	MIAMI BEACH	FL	33141	USA
ALEJANDRO BUCHANCOW	2853 N NEVA	CHG	IL	60634	USA
ALEJANDRO MARCARIAN	7135 COLLINS AVENUE #436	MIAMI BEACH	FL	33141	USA
ALEJANDRO NERGUIZIAN	2925 PRAIRIE AVE	MIAMI BEACH	FL	33140	USA
ALEX S RUIZ	4200 VIA MARISOL UNIT 731	LOS ANGELES	CA	90042-3497	USA
ALEXANDER BEREZIN	6000 COLLINS AVE 308	MIAMI BEACH	FL	33140	USA
ALEXANDRA FRIDMAN	7135 COLLINS AVE UNIT 1213	MIAMI BEACH	FL	33141-3230	USA
ALFONSO FERNANDEZ MARIA BEATRIZ FERNANDEZ	630 SAN ANTONIO AVE	CORAL GABLES	FL	33146	USA
ALFREDO CAGGIANO	7135 COLLINS AVE UNIT 1525	MIAMI BEACH	FL	33141-3251	USA
ALFREDO GONZALEZ EDILIA GONZALEZ	7135 COLLINS AVE #1401	MIAMI BEACH	FL	33141-3257	USA
ALLA GRANOVSKY & ANGELA GRANOV	702 BRIDGEVIEW RD	LANGHORNE	PA	90053	USA
ALOIS CATHALINA	7135 COLLINS AVE #604	MIAMI BEACH	FL	33141-3228	USA
ALUVIAR LLC	11930 N BAYSHORE DRIVE #1409	NORTH MIAMI BEACH	FL	33181	USA
AMALIO P RODRIGUEZ	6969 COLLINS AVE #1106	MIAMI BEACH	FL	33141-3223	USA
AMARLETTE RIVERO & NERY TOLEDO	6969 COLLINS AVE #1408	MIAMI BEACH	FL	33141-3224	USA
AMITA KUMARI	7135 COLLINS AVE 1406	MIAMI BEACH	FL	33141	USA
ANA BRADLEY BRAY LE REM JULIO R MARTINEZ REM JOSE J MARTINEZ	695 NW 126 CT	MIAMI	FL	33182	USA
ANA CECILIA TEIXEIRA	6969 COLLINS AVE #603	MIAMI BEACH	FL	33141	USA
ANA G HERRERA	7135 COLLINS AVE #1116	MIAMI BEACH	FL	33141	USA
ANA R BASADRE JOLIE R TURNER	6969 COLLINS AVE 1406	MIAMI BEACH	FL	33141	USA
ANDRES G LOPEZ	6969 COLLINS AVE #1204	MIAMI BEACH	FL	33141-3224	USA

ANDRES PEREZ MIRELLA PEREZ	6 PINE STREET	CARTERET	NJ	07008	USA
ANGEL AMENDOLA SILVIA AMENDOLA	7135 COLLINS AVE #526	MIAMI BEACH	FL	33141	USA
ANGEL CABRERA &W MIGDALIA	7135 COLLINS AVE #1222	MIAMI BEACH	FL	33141-3257	USA
ANGEL R DE ARMAS SILVIA L DIAZ	7135 COLLINS AVE UNIT #521	MIAMI BEACH	FL	33141	USA
ANGELINA RODRIGUEZ REV LIV TR ANGELINA RODRIGUEZ	1 GLIMPSEWOOD LN	MORRISTOWN	NJ	07960	USA
ANIBAL D OLIU &W AMARILYS	890 NE 78 ST	MIAMI	FL	33138	USA
ANN CHRISTINA BRADY	5895 SW 74TH AVE	MIAMI	FL	33143-1736	USA
ANTONIO PEREZ &W MIREYA A	254 TORTOISE LN	FRANKLIN LAKE	NJ	07417	USA
ANTONIO RIVAS ANTONIO VIRGINIA RIVAS FAMILY TR VIRGINIA RIVAS	3230 SW 133 AVE	MIAMI	FL	33175	USA
ANTONIO RUIZ &W MARIA TERESA	6969 COLLINS AVE #1504	MIAMI BEACH	FL	33141-3224	USA
ANTONIO VILLANUEVA JR &W ELIA M	6969 COLLINS AVE STE 1411	MIAMI BEACH	FL	33141-3224	USA
ARACELY JUEZ CAROLINA SALGADO	6969 COLLINS AVE 605	MIAMI BEACH	FL	33141	USA
ARISTIDES F HERNANDEZ SUSAN HERNANDEZ	140 SYLVA STREET	RUTHERFORD	NJ	07070	USA
ARMANDO A RODRIGUEZ &W NORMA &	5700 SW 97TH ST	PINECREST	FL	33156	USA
ARMANDO R RODRIGUEZ &W NORMA G	5700 SW 97TH ST	PINECREST	FL	33156	USA
ARMANDO SOUTO ISOLINA SOUTO	1812 SW 124 PL	MIAMI	FL	33175	USA
ARMANDO Z BORREGO &W CORONA BORREGO	7135 COLLINS AVE #602	MIAMI BEACH	FL	33141-3228	USA
ARNALDO RAMIREZ &W ESTHER P	2150 SANS SOUCI BLVD APT B1005	N MIAMI	FL	33181-3045	USA
ARTHUR COYLE &W KATIE	7135 COLLINS AVE UNIT 1504	MIAMI BEACH	FL	33141-3269	USA
ARTHUR WONG HUEI SHYANG AARON WONG HUEI SHYIN	PO BOX 1141	CUMMING	GA	30028	USA
BEACH LEGAL PROPERTIES INC	317 - 71 ST	MIAMI BEACH	FL	33141-3013	USA
BECO MIAMI LLC	1444 BISCAYNE BLVD STE 306	MIAMI	FL	33132	USA
BELKIS LAGO	7135 COLLINS AVE #1611	MIAMI BEACH	FL	33141-3251	USA
BELRENI LLC	3600 MYSTIC POINT DR LP 6	AVENTURA	FL	33180	USA
BEMCM LLC	7135 COLLINS AVE #613	MIAMI BEACH	FL	33141	USA
BERTO SIXTO ECHEVARRIA	2030 SW 61 AVE	MIAMI	FL	33155	USA
BESSIE E PEASE &H ROBERT B & MARY CARASOULAS	4601 5TH AVE APT#423	PITTSBURGH	PA	15213	USA
BHARAT LAKHKAR LEENA LAKHKAR	7135 COLLINS AVE UNIT #505	MIAMI BEACH	FL	33141	USA
BISMARCK COTTA LLC	1300 SW 67 AV	MIAMI	FL	33144	USA
BLANCA C HERRERA-TORRES	6969 COLLINS AVE UNIT 715	MIAMI BEACH	FL	33141-3222	USA
BOMBINHAS LLC	7135 COLLINS AVE 1016	MIAMI BEACH	FL	33141-3211	USA
BORIS PILCH	7135 COLLINS AVE UNIT 1004	MIAMI BEACH	FL	33141-3256	USA
BORIS VOLEGOV	5051 SW 149TH AVE	DAVIE	FL	33331-2861	USA
BRIAN ACWORTH	280 HARRISON AVE	CENTERPORT	NY	11721	USA
BRIENDY MELNICKE MICHAEL MELNICKE	1637 50 ST	BROOKLYN	NY	11204	USA
BRIXHAM CORPORATION	1110 BRICKELL AVENUE #310	MIAMI	FL	33131	USA
BURLEIGH 801 CORP	20900 NE 30 AVE #200-27	AVENTURA	FL	33180	USA
BURLEIGH HOUSE CONDO INC	7135 COLLINS AVE	MIAMI BEACH	FL	33141-3238	USA
BURLEIGH LLC	16178 NW 1 ST	PEMBROKE PINES	FL	33028	USA
CANDRES INVESTMENTS 2 LLC	2631 PARRISH STREET	PHILADELPHIA	PA	19130	USA
CARIDAD A OLIVER LE REM SUSANA D MAYOBRE	7135 COLLINS AVE 834	MIAMI BEACH	FL	33141-3237	USA
CARLA FEIGENBAUM REV TR CARLA FEIGENBAUM	7135 COLLINS AVE #1106	MIAMI BEACH	FL	33141	USA
CARLO SERVITO	6965 HARDING AVE #507	MIAMI BEACH	FL	33141-3250	USA
CARLOS A MILANES ALINA M MILANES	7135 COLLINS AVE 1613	MIAMI BEACH	FL	33141	USA
CARLOS COLON EDWIN AYALA	6969 COLLINS AVE UNIT 401	MIAMI BEACH	FL	07276	USA
CARLOS CUENCA CELIDA CUENCA	371 NE 168 ST APT 303	MIAMI BEACH	FL	33160	USA
CARLOS J WEBER MARIA V LASKOWSKI	7135 COLLINS AVE #1404	MIAMI BEACH	FL	33141	USA
CARLOS JACINTO &W NORMA JACINTO	7135 COLLINS AVE #932	MIAMI BEACH	FL	33141	USA
CARLOS R ACOSTA &W DULCE MIJARES	6969 COLLINS AVE #703	MIAMI BEACH	FL	33141-3222	USA
CARLOS SALVADOR RAMUNDO ANDREA HILDA CASTRO RAMUNDO	401 OCEAN DR APT 902	MIAMI BEACH	FL	33139	USA
CARLOS SUAREZ MARTHA DONATE	7135 COLLINS AVE # 502	MIAMI BEACH	FL	33141	USA
CARMELO SARLI TRS SARLI REVOCABLE LIVING TRUST	10855 NW 88 TER #103	DORAL	FL	33178	USA
CARMEN R MONTANO	6965 HARDING AVE UNIT 203	MIAMI BEACH	FL	33141-3247	USA
CASA GRANDE SHOPPING CENTER LLC	10275 COLLINS AVE #708	BAL HARBOUR	FL	33154	USA
CATALINA ATEHORTUA	6969 COLLINS AVE APT 906	MIAMI BEACH	FL	33141	USA

CC7135 LLC	7135 COLLINS AVE 625	MIAMI BEACH	FL	33141	USA
CECILIA SALAS	6965 HARDING AVE 405	MIAMI BEACH	FL	33141	USA
CELESTE E CEPERO ABAD	5321 SW 162 PLACE	MIAMI	FL	33156	USA
CELIA TORRES	6420 SW 88 PATH	MIAMI	FL	33173	USA
CESAR ANDRADE &W MARILDA & JAIME ANDRADE	7135 COLLINS AVE #1225	MIAMI BEACH	FL	33141-3257	USA
CESAR KUDJA TRS	8253 WEST 14 CT	HIALEAH	FL	33014	USA
CHARLES A SCHWARTZ LE REM CHARLES A SCHWARTZ TRS CHARLES A SCHWARTZ 2010 REV TR	7135 COLLINS AVE 626	MIAMI BEACH	FL	33141-3211	USA
CHARLES AKSELRAD TRS ALINE AKSELRAD TRS	960 LAWRENCE RD	PRINCETON	NJ	08540	USA
CHARLES AKSELRAD TRS ALINE AKSELRAD TRS	7135 COLLINS AVE #PH-6	MIAMI BEACH	FL	33140	USA
CHARLES CATALANO TRS MICHAEL D'ANNUNZIO TRS	149 JERICHO TURNPIKE	OLD WESTBURY	NY	11568	USA
CHARLES HASPEL &W BARBARA	7135 COLLINS AVE UNIT 1023	MIAMI BEACH	FL	33141-3256	USA
CHARLES MARKS	7135 COLLINS AVE #1102	MIAMI BEACH	FL	33141-3230	USA
CHARLES W MORALES ALMONACID & STELLA ALMONACID DE MORALES ETALS	7135 COLLINS AVE #1515	MIAMI BEACH	FL	33141-3269	USA
CHRISTIAN MULLER EDALIRA MARIA CARLOS MULLER	6969 COLLINS AVE #710	MIAMI BEACH	FL	33141	USA
CITY OF MIAMI BEACH CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CLAMALU GROUP LLC	2370 NE 184 TER	N MIAMI BEACH	FL	33160	USA
CLAUDIA I GARCIA	521 LES JARDIN DR	PALM BEACH GARDENS	FL	33410	USA
COBE MIAMI LLC	150 SE 2 AVE STE PH1	MIAMI	FL	33131	USA
COLLINS AND 72ND DEVELOPERS LLC	9537 HARDING AVE	SURFSIDE	FL	33154	USA
CONSTANTIN TSIMPOUKLIS &W LYDIA	7135 COLLINS AVE UNIT 1006	MIAMI BEACH	FL	33141-3256	USA
CORAL 1533 LLC	1331 BRICKELL BAY DR CU2	MIAMI BEACH	FL	33131	USA
CRAIG T TRESTER MARY D UZCATEGUI TRESTER	24 NURSERY RD	MELVILLE	NY	11747	USA
CRISMA 623 LLC	7135 COLLINS AVE #623	MIAMI BEACH	FL	33141	USA
CRYSTAL BCH CLUB CONDO ASSOC	PO BOX 422247	KISSIMMEE	FL	34742	USA
CRYSTAL BEACH CLUB CONDO ASSN INC	PO BOX 422247	KISSIMMEE	FL	34742	USA
CRYSTAL BEACH DEVELOPMENT CORP	PO BOX 422247	KISSIMMEE	FL	34742	USA
CRYSTAL BEACH INC	PO BOX 421704	KISSIMMEE	FL	34742	USA
CRYSTAL BEACH INC	PO BOX 422247	KISSIMMEE	FL	34742	USA
CRYSTAL BEACH INC	5000 AVE OF THE STARS	KISSIMMEE	FL	34746	USA
CURRENT PROPERTY OWNER	6969 COLLINS AVE #305	MIAMI BEACH	FL	33141	USA
CURRENT PROPERTY OWNER	7135 COLLINS AVE #1622	MIAMI BEACH	FL	33141	USA
CURRENT PROPERTY OWNER	7135 COLLINS AVE #633	MIAMI BEACH	FL	33141	USA
CURRENT PROPERTY OWNER	7135 COLLINS AVE #822	MIAMI BEACH	FL	33141	USA
DAMAJU LLC	7135 COLLINS AVE #1016	MIAMI BEACH	FL	33141	USA
DANIA LOPEZ LE REM ROBERTO GARCIA TRS ROBERTO GARCIA LE	3329 SE 1 AVE	CAPE CORAL	FL	33904	USA
DANIA TRASOBARES LLOPIZ LE REM ALBERTO O TOMEU REM TIANA T OLCESE	7135 COLLINS AVE #1532	MIAMI BEACH	FL	33141	USA
DANIEL ACOSTA &W OLIVIA	7135 COLLINS AVE #723	MIAMI BEACH	FL	33141-3229	USA
DANIEL MARSHALL GOLDMAN MARGARITA OSSORIO GOLDMAN	7135 COLLINS AVE APT 1402	MIAMI BEACH	FL	33141	USA
DANIEL R GARCIA AIDA I GARCIA	270 SW 58 AVE	MIAMI	FL	33144	USA
DAVID M MURRAY ELISABETH A MURRAY	7135 COLLINS AVENUE #1526	MIAMI BEACH	FL	33141	USA
DEBRA SNYDER ELLEN HULL	8 OVERLOOK CT	BAYVILLE	NJ	08721	USA
DIANA M CASADEVALL	7135 COLLINS AVE APT 1403	MIAMI BEACH	FL	33141	USA
DIANA MAE SILVERMAN GORE	7135 COLLINS AVE # 1405	MIAMI BEACH	FL	33141	USA
DIEGO D GARCIA	7135 COLLINS AVE #833	MIAMI BEACH	FL	33141	USA
DINORAH ROMAN	6969 COLLINS AVE #315	MIAMI BEACH	FL	33141-3221	USA
DONNA & THOMAS METLICKA & RUTH & JOSEPH BARBARO	2612 SWEETBROOM	NAPERVILLE	IL	60564	USA
DONNA HELENE MUELLER	2132 MT VERNON ST	PHILADELPHIA	PA	19130	USA
DORA A NOCERA TERESITA B TELKAS	7135 COLLINS AVE #1015	MIAMI BEACH	FL	33141	USA
DORA BRITO LE REM TERESITA TZIKAS REM DORA NOCERA	7135 COLLINS AVE # 1824	MIAMI BEACH	FL	33141	USA
DORIS PARKER FAMILY TRS DORIS PARKER (BEN)	7135 COLLINS AVE #1024	MIAMI BEACH	FL	33141-3256	USA
DOROTHY WEST	6969 COLLINS AVE #1510	MIAMI BEACH	FL	33141-3224	USA
EDGARDO INSIGNARES &W MARINA A	6969 COLLINS AVE #804	MIAMI BEACH	FL	33141-3222	USA
EDNA & MARTIN ROTHSTEIN	7135 COLLINS AVE UNIT 803	MIAMI BEACH	FL	33141-3229	USA
EDUARDO CABANAS	1020 SW 88 AVE	MIAMI	FL	33174-3217	USA
EDUARDO J PADRON TRS EDUARDO J PADRON LIVING TRUST	2004 SW 7 AVE	MIAMI	FL	33129	USA

EDUARDO SAENZ ROVNER	6801 HARDING AVE # 319	MIAMI BEACH	FL	33141	USA
ELA WAGNERMAN TRS ELA WAGNERMAN LIVING TRUST	9454 SW 4 TER	MIAMI	FL	33174	USA
ELENA VELOSO LE REM MARY ANN SURI REM JULIANNE SURI	7135 COLLINS AVE 1205	MIAMI BEACH	FL	33141	USA
ELIDA GUERRA LE REM RICARDO FERNANDEZ REM ERNESTO FERNANDEZ	7135 COLLINS AVE #1713	MIAMI BEACH	FL	33140	USA
ELIZABETH CARRIL TRS	PO BOX 547176	SURFSIDE	FL	33154	USA
ELIZABETH O'DARE (TR)	700 INDIAN LILAC RD	VERO BEACH	FL	32963-1301	USA
ELLIOTT COWAN &W KARINA P COWAN	6050 LOGANS WAY	ELLCOTT CITY	MD	21043	USA
ELSA & EVA PANG	41-81 DENMAN ST	ELMHURST	NY	11373	USA
ELYSEE INVEST CO MIAMI BEACH INC	210 71 STREET #309	MIAMI BEACH	FL	33141	USA
ELYSEE INVESTMENT ENTERPRISES	45 NW 21ST ST	MIAMI	FL	33127-4928	USA
EMMA FERNANDEZ	6969 COLLINS AVE UNIT 1205	MIAMI BEACH	FL	33141-3224	USA
ENEIDA MENA JANET MENA	6965 HARDING AVE 303	MIAMI BEACH	FL	33141	USA
ENRIQUE J VENTURA SR &W EMMA	6969 COLLINS AVE #415	MIAMI BEACH	FL	33141-3221	USA
ENRIQUE SIERRA &W MARIA	10700 FAIRHAVEN WAY	ORLANDO	FL	32825	USA
ERIC M BERAZA TRS	1315 SW 78 PL	MIAMI	FL	33144-5257	USA
ERNEST R PEREZ	2 TUDOR CITY PLACE #6LS	NEW YORK	NY	10017	USA
ERNESTO BERNAL	7135 COLLINS AVE #1103	MIAMI BEACH	FL	33141-3230	USA
ERNESTO REGO &W ARACELI B	2031 SW 106 CT	MIAMI	FL	33165-7942	USA
ERNESTO RODRIGUEZ	2118 FIELDSTONE DR	BETHLEHEM	PA	18015	USA
ESTELA SOTO LE REM MARTA ESTELA SOTO JTRS	7135 COLLINS AVE 622	MIAMI BEACH	FL	33141	USA
ESTRELLA PANG &H RAY COLON	7135 COLLINS AVE #1815	MIAMI BEACH	FL	33141-3232	USA
EVA CUSNIER	6969 COLLINS AVE #914	MIAMI BEACH	FL	33141-3223	USA
EVE R SPROTZER TRS SAMUEL P SPROTZER REV TRUST	31 LINDEN LANE	MADISON	CT	06443	USA
EVELYN GONZALEZ TRS NILDA GARCIA TRUST	820 CATON AVE	BROOKLYN	NY	11218	USA
EZPELETA INC	2801 NE 183 ST #904	AVENTURA	FL	33160	USA
EZRA D ESKANDRY LE REM RAQUEL L ESKANDRY	401 SE 11 AVE	HIALEAH	FL	33010-5737	USA
FABIO CASCUDO	6969 COLLINS AVE #807	MIAMI BEACH	FL	33141-3222	USA
FAISAL H AL JIBOORI	7135 COLLINS AVE #1711	MIAMI BEACH	FL	33141-3231	USA
FAUSTINO GARCIA &W CLARA	11271 SW 26 ST	MIAMI	FL	33165-2233	USA
FEDERAL NATIONAL MORTGAGE ASSN	3900 WISCONSIN AVE NW	WASHINGTON	DC	20016	USA
FELIX R RODRIGUEZ &W MARTA R	417 NE 27 ST #1	MIAMI	FL	33137-4603	USA
FELIX R RODRIGUEZ MARTA R RODRIGUEZ	9451 SW 67 AVE	MIAMI	FL	33156	USA
FERLAZ REALTY CORP INC	8819 FROUDE AVE	SURFSIDE	FL	33154-3321	USA
FERNANDO DANIEL FERREYRA CINTIA DANIELA CAIN DELICIA SUSANA FLORES	6969 COLLINS AVE 312	MIAMI BEACH	FL	33141	USA
FERNANDO FUENTES	7135 COLLINS AVE #PH3	MIAMI BEACH	FL	33141	USA
FERNANDO GANDLAZ	7135 COLLINS AVE # 1016	MIAMI BEACH	FL	33141	USA
FERNANDO J ALVAREZ &W SILVIA A	6940 SEAGRAPE TERR	MIAMI LAKE	FL	33014-2930	USA
FERRA MAR LLC	6969 COLLINS AVE # 1402	MIAMI BEACH	FL	33141	USA
FERRA MAR LLC	2370 NE 184 TER	MIAMI	FL	33160	USA
FIRST LEISURE CORP	6985 COLLINS AVE UNIT 415	MIAMI BEACH	FL	33141	USA
FIRST LEISURE CORP	6985 COLLINS AVE 410	MIAMI BEACH	FL	33141	USA
FIRST LEISURE CORP	6985 COLLINS AVE 413	MIAMI BEACH	FL	33141	USA
FIRST LEISURE CORP	6985 COLLINS AVE STE 412	MIAMI BEACH	FL	33141	USA
FIRST LEISURE CORP	PO BOX 421704	KISSIMMEE	FL	34742	USA
FIRST LEISURE CORP	PO BOX 422247	KISSIMMEE	FL	34746	USA
FLORENTIA C VALDES EST OF	7135 COLLINS AVE UNIT 1835	MIAMI BEACH	FL	33141-3252	USA
FRANCISCO HOYOS &W MARIA AMELIA	7135 COLLINS AVE UNIT 734	MIAMI BEACH	FL	33141-3229	USA
FRANCISCO M CRESPO &W ELIA	7135 COLLINS AVE #1833	MIAMI BEACH	FL	33141-3252	USA
FRANCISCO M CRESPO ELIA CRESPO	7135 COLLINS AVE #1536	MIAMI BEACH	FL	33141-3251	USA
FRANISA LLC	3600 MYSTIC POINTE DR LP6	AVENTURA	FL	33180	USA
FRANISA LLC	3600 MYSTIC POINTE DR UNIT LPH-6	AVENTURA	FL	33180	USA
FRANK F RAPOSO	1021 SW 99 PL	MIAMI	FL	33174-2833	USA
FRANK M MENA LAURA L MENA	7135 COLLINS AVE #1226	MIAMI BEACH	FL	33141-3257	USA
FREDERICK J LITWIN TRS FREDERICK JOEL LITWIN AND ELAINE CATHERINE LITWIN REVOCABLE TRUST	7135 COLLINS AVE PH36	MIAMI BEACH	FL	33141	USA
FRIEDA ALUTIN TRS ALUTIN PREMISES TRUST MICHELE T ALUTIN TRS	323 E 89 ST #3C	NEW YORK	NY	10128	USA

GAIL FRANK	7135 COLLINS AVE # 1624	MIAMI BEACH	FL	33141-3231	USA
GARPRANA LLC	3600 MYSTIC POINTE DR LP6	AVENTURA	FL	33180	USA
GARY ELLIOT EISENBERG SHARON BARBARA EISENBERG WIGAL	5 LISA COURT	NEW CITY	NY	10956	USA
GEORGE JARP &W MARY	6969 COLLINS AVE UNIT 1005	MIAMI BEACH	FL	33141-3223	USA
GEORGE TY SIMPSON	1229 PENNSYLVANIA AVE SE	WASHINGTON	DC	20003	USA
GERARDO CABRERA TSUNAMI PEREZ ECHEMENDIA (JTRS)	7135 COLLINS AVE #1626	MIAMI BEACH	FL	33141	USA
GERMAN FILGUEIRA LISA BOGUSKI FILGUEIRA	7135 COLLINS AVE 615	MIAMI BEACH	FL	33141	USA
GESTIONAR CORP	1687 NE 123 ST	NORTH MIAMI	FL	33181	USA
GIANLUCA PEDRAZZINI C/O JOSEPH VICTOR BEHAR GIOVANNA ANGELI	6767 COLLINS AVENUE #2205	MIAMI BEACH	FL	33141	USA
GILDA POMARES	6969 COLLINS AVE #510	MIAMI BEACH	FL	33141	USA
GILLES MATHIEU	7135 COLLINS AVE UNIT #422	MIAMI BEACH	FL	33141	USA
GISELA FERRER LE REM JACQUELINE MENSES REM ANTONIO E FERRER	PO BOX 565337	MIAMI	FL	33256	USA
GLENN SALZMAN	7135 COLLINS AVE 1703	MIAMI BEACH	FL	33141	USA
GLORIA E CRUZ & NELSON J DELGADO	6969 COLLINS AVE #1004	MIAMI BEACH	FL	33141-3223	USA
GLORIA VENCE ANTHONY VENCE	7711 35 AVE #5R	JACKSON HEIGHTS	NY	11372	USA
GOLDSTONE INVESTMENTS INC	14077 SW 48 LN	MIAMI	FL	33175-4830	USA
GONZALO PLANAS TRS PLANAS FAMILY REVOCABLE TRUST MARIA T PLANAS TRS	7195 WEST 4 CT	HIALEAH	FL	33014	USA
GORAN G ANTIC	7135 COLLINS AVE #1234	MIAMI BEACH	FL	33141	USA
GRACE MIRO	7135 COLLINS AVE UNIT 934	MIAMI BEACH	FL	33141-3256	USA
GRADY A SEE TRS GRADY A SEE 2013 REVOC TRUST MERCEDES SEE TRS	801 BRICKELL BAY DR UNIT 1768	MIAMI	FL	33131	USA
GREG KALIMAN	7135 COLLINS AVE #1606	MIAMI BEACH	FL	33141	USA
GREGORY COYLE	7135 COLLINS AVE UNIT 1521	MIAMI BEACH	FL	33029	USA
GREGORY PILLON	7135 COLLINS AVE #1705	MIAMI BEACH	FL	33141-3231	USA
GRUPO MONTERO CORP	635 NE 193 ST	MIAMI	FL	33179	USA
GUILLERMO GARCIA &W MARICELA	1710 S TREASURE DR	NO BAY VILLAGE	FL	33141-4335	USA
GUILLERMO GLEIZER	1508 BAY RD 1227	MIAMI	FL	33139	USA
GUN GIL GIM &W STEFANIA B	7135 COLLINS AVE #926	MIAMI BEACH	FL	33141-3256	USA
GUSTAVO GARCIARENA	271 OAK STREET	RIDGEWOOD	NJ	07450	USA
GUSTAVO NERGUIZIAN	7135 COLLINS AVE #735	MIAMI BEACH	FL	33141	USA
HARRIET KUTELL	7135 COLLINS AVE # 805	MIAMI BEACH	FL	33140	USA
HARRIETT IKENSON BRIAN OKELLEY	8581 SANTA MONICA BLVD 445	LOS ANGELES	CA	90069	USA
HENRY ROCHEL & DAVID TARQUINO (JTRS)	7135 COLLINS AVE #531	MIAMI BEACH	FL	33141-3228	USA
HENRY W CANFIELD	7135 COLLINS AVE #816	MIAMI BEACH	FL	33141-3237	USA
HERMINIA LAURETI LE REM FEDERICO LAURETI	7135 COLLINS AVE # 1425	MIAMI BEACH	FL	33141	USA
HILLS OF TRUST HOLDINGS LLC	1840 SW 22 ST 4 992	MIAMI BEACH	FL	33141	USA
HUGO INVERNIZZI	7135 COLLINS AVE 1121	MIAMI BEACH	FL	33141	USA
IAROSLAV SOLODCHENKO	7135 COLLINS AVENUE #1113	MIAMI BEACH	FL	33141	USA
IDOLIDIA RODRIGUEZ	7135 COLLINS AVE APT 535	MIAMI BEACH	FL	33141-3228	USA
ILEANA JACOBSON & PERLA FERNANDEZ	9121 SW 45 ST	MIAMI	FL	33165-5945	USA
INA FELIZ LLC	7135 COLLINS AVE 632	MIAMI BEACH	FL	33141	USA
INTEGRATED ART DESIGN LLC	31 E HOPKINS RD	GILBERT	AZ	85295	USA
IRA MILLMAN	6969 COLLINS AVE #514	MIAMI BEACH	FL	33141	USA
ISAAC OLEMBERG C/O OLEM SHOE CORP ISAAC OLEMBERG TRUST	800 NW 21 ST	MIAMI	FL	33127	USA
ISABEL VITERI	7135 COLLINS AVE #402	MIAMI BEACH	FL	33141	USA
IVAN R CABALLERO &W ISABEL V	6969 COLLINS AVE UNIT 1114	MIAMI BEACH	FL	33141-3223	USA
IVONNE & HANA WEINER	7135 COLLINS AVE UNIT 1236	MIAMI BEACH	FL	33141-3257	USA
JACKIE OLANIEL ANNETTE M DIAZ	12523 SW 119 PL	MIAMI	FL	33186	USA
JAF 7135 LLC	7135 COLLINS AVE 736	MIAMI BEACH	FL	33141	USA
JAIME CRUANYAS TRS JAIME CRUANYAS AND VIRGINIA MARIA GARCIA LIVING TRUST	285 DEER RUN	MIAMI SPRINGS	FL	33166	USA
JAMES OLEKSA &W HELEN OLEKSA	7135 COLLINS AVE #1716	MIAMI BEACH	FL	33141-3231	USA
JANET J KESSEN LE REM ROBERT A KESSIN & ETALS	99 NORUMBEGA ROAD APT 103	WESTON	MA	02493-2485	USA
JAVIER ABREU &W HORTENSIA	4821 SW 129 AVE	MIAMI	FL	33175-4535	USA
JAVIER ESTRADA CAROLINA ESTRADA	6969 COLLINS AVE #1010	MIAMI BEACH	FL	33141	USA
JEAN M COLTON TRS JEAN M COLTON AND KATHRYN L KLINGERMANN TRUST	3013 46 AVE SOUTH	ST PETERSBURG	FL	33712	USA
JEGO VENTURES LLC	13747 SW 31 TERR	MIAMI	FL	33175	USA

JESUS A PENA	5 RICK RD	SHILLINGTON	PA	19607	USA
JOAQUIN VIEGA	6965 HARDING AVD #503	MIAMI BEACH	FL	33141	USA
JOCHE P LLC	8004 NW 154 ST #208	MIAMI LAKES	FL	33016	USA
JOE VENCIUS	6969 COLLINS AVE 515	MIAMI BEACH	FL	33141	USA
JOHANNES LANGE LE MARIA LUIS MONTERIO LIRA LANGE LE REM JOHANNA KATHARINA LANGE	6969 COLLINS AVE 1110	MIAMI BEACH	FL	33141	USA
JOHN CHERETIS TR	701 DIPLOMAT PARKWAY	HALLANDALE	FL	33009	USA
JOHN HUGYECZ OLGA HUGYECZ	7135 COLLINS AVE #524	MIAMI BEACH	FL	33141	USA
JOHN PAUL FIORENTINO	7135 COLLINS AVE #912	MIAMI BEACH	FL	33141-3237	USA
JON SCOTT SNIDER LOURDES ALONSO SNIDER JOSE R ALONSO PUJOL	7135 COLLINS AVE #1025	MIAMI BEACH	FL	33141	USA
JORGE A QUINTANA MERCEDES QUINTANA	6965 HARIDNG AVE # 506	MIAMI BEACH	FL	33141	USA
JORGE A VELAZQUEZ &W NOEMI	8431 NW 163 TERR	HIALEAH	FL	33016-6634	USA
JORGE E PADRON YAQUELINE PADRON	3541 SW 105 CT	MIAMI	FL	33165	USA
JORGE GARCIA &W MAGDALENA	12235 SW 31 ST	MIAMI	FL	33175	USA
JORGE J SOLARES GARCIA	6969 COLLINS AVE 407	MIAMI BEACH	FL	33141	USA
JORGE JOSE PIVIDAL PEREZ	6969 COLLINS AVE # 508	MIAMI BEACH	FL	33141	USA
JORGE PADRON	6969 COLLINS AVE # 1001	MIAMI BEACH	FL	33141	USA
JORGE PADRON	6969 COLLINS AVE # 601	MIAMI BEACH	FL	33141	USA
JORGE ROWINSKY GLADYS QUINTIAN	7135 COLLINS AVE #1825	MIAMI BEACH	FL	33141	USA
JOSE A LORENZO &W MARIA E	7135 COLLINS AVE #1801	MIAMI BEACH	FL	33141-3232	USA
JOSE C IBARRA &W ANA M CORDERO	6965 HARDING AVE #306	MIAMI BEACH	FL	33141-3248	USA
JOSE CARLOS LEIVA	7135 COLLINS AVE APT PH2	MIAMI BEACH	FL	33141	USA
JOSE E MENENDEZ &W ELIZABETH ALVAREZ MENENDEZ	6969 COLLINS AVE #1509	MIAMI BEACH	FL	33141	USA
JOSE H RAMUDO &W DORA	6145 W 12 AVE	HIALEAH	FL	33012-6410	USA
JOSE HEREDIA	7135 COLLINS AVE 1836	MIAMI BEACH	FL	33141	USA
JOSE L RODRIGUEZ &W ALICIA C	2640 RINCONIA AVE	LOS ANGELES	CA	90068	USA
JOSE L RUEDA &W AIXA	6969 COLLINS AVE #905	MIAMI BEACH	FL	33141-3223	USA
JOSE L TOLEDO ANA M TOLEDO	7135 COLLINS AVE UNIT 1125	MIAMI BEACH	FL	33141	USA
JOSE LUIS CASTRO	7135 COLLINS AVE #PH4	MIAMI BEACH	FL	33141	USA
JOSE M SUSBIELLES	7135 COLLINS AVE 631	MIAMI BEACH	FL	33141	USA
JOSE N FERNANDEZ MIRIAM FERNANDEZ MARIA GARCIA CASALS	7135 COLLINS AVE 1416	MIAMI BEACH	FL	33141	USA
JOSE PRIGOSHIN &W MONICA QUIROGA	7135 COLLINS AVE #1435	MIAMI BEACH	FL	33141-3269	USA
JOSE SU PETRA NUNEZ BEATRIZ SARDINAS	6969 COLLINS AVE 1006	MIAMI BEACH	FL	33141	USA
JOSE T RODRIGUEZ	7135 COLLINS AVE #423	MIAMI BEACH	FL	33141-3272	USA
JOSEFINA M CRUANYAS TRS JOSEFINA M CRUANYAS TRUST	6969 COLLINS AVE 506	MIAMI BEACH	FL	33141	USA
JOSEFINA Q DE VALDES	6969 COLLINS AVE #405	MIAMI BEACH	FL	33141	USA
JOSEPH MOHAN	7135 COLLINS AVE #605	MIAMI BEACH	FL	33141	USA
JOSEPH P BURKE &W JUDITH Z	4230 ABERDEEN CIR	ROCKLEDGE	FL	32955	USA
JUAN ARHANCET GRACIELA INES BARBIERI ARHANCET	7135 COLLINS AVE #1012	MIAMI BEACH	FL	33141	USA
JUAN C DOMINGUEZ	144 KIMBERLY RD	COLONIA	NJ	07067	USA
JUAN C TEJERA	7135 COLLINS AVE 1115	MIAMI BEACH	FL	33141	USA
JUAN DE DIOS PEREZ TRS JUAN DE DIOS PEREZ REVOC TRUST JUAN DE DIOS PEREZ	7135 COLLINS AVE APT 1216	MIAMI BEACH	FL	33141	USA
JUAN DOMINGUEZ	16 ACME PLACE	COLONIA	NJ	07067	USA
JUAN J LANA &W DIGNA S	13941 SW 30 ST	MIAMI	FL	33175-6522	USA
JUAN M DOMINGUEZ &W DOLORES M	16 ACME PL	COLONIA	NJ	07067	USA
JUAN MANUEL PENA MARIA RECALDE DE PENA	7135 COLLINS AVENUE	MIAMI BEACH	FL	33141	USA
JUAN RAPOSO	7135 COLLINS AVE #523	MIAMI BEACH	FL	33141-3228	USA
JUAN SOTO	7135 COLLINS AVE APT 1131	MIAMI BEACH	FL	33141-3275	USA
JULIA ANASTASIO	6965 HARDING AVE APT 407	MIAMI BEACH	FL	33141-3249	USA
JULIO C MARTINEZ &W CANDIDA	101 E 50 PL	HIALEAH	FL	33013-1446	USA
JULIO STRATTER	6969 COLLINS AVE #1101	MIAMI BEACH	FL	33141-3223	USA
JUMAHE INVESTMENTS LLC	7135 COLLINS AVE #1513	MIAMI BEACH	FL	33141	USA
JUSTO E CARDENAS ALZA	299 NW 52 TER #119	BOCA RATON	FL	33487	USA
KATHY MAHON KEVIN MAHON	1140 ANDERSON AVE	FORT LEE	NJ	07024	USA
KELLY MIYAMOTO TRS	3524 HENNEPIN AVE SOUTH #2	MINNEAPOLIS	MN	55408	USA
KERSHI PARAKH &W MARGARITA	6965 HARDING AVE UNIT 504	MIAMI BEACH	FL	33141-3250	USA

KEVINBLACKIE LLC	7135 COLLINS AVE #1731	MIAMI BEACH	FL	33141	USA
KFG PROPERTIES LLC	7135 COLLINS AVE #1214	MIAMI BEACH	FL	33141	USA
KIMBERLY C KOURY JAIME RODRIGUEZ AZZA	7135 COLLINS AVE 1423	MIAMI BEACH	FL	33141	USA
KONRAD GEORGE	27 N MARION AVE	VENTNOR CITY	NJ	08406	USA
KRASNOVANE LLC	11930 N BAYSHORE DR 1409	MIAMI	FL	33181	USA
LA PATAIA CORP	2875 NE 19 ST #801	AVENTURE	FL	33180	USA
LAGLU LLC	2370 NE 184 TERRACE	NORTH MIAMI BEACH	FL	33160	USA
LAMBETH USA CORP	540 SOUTH SHORE DR	MIAMI BEACH	FL	33141	USA
LARISA KRASNER FRIMA KOMITO	7135 COLLINS AVE APT 1516	MIAMI BEACH	FL	33141	USA
LAS VEGAS BEACH INC	6015 GARFIELD ST	HOLLYWOOD	FL	33021	USA
LAURA VEITIA	1900 SUNSET HARBOUR DR #1701	MIAMI BEACH	FL	33139-1491	USA
LAZARO A RAMIREZ ROSE E RAMIREZ	17972 SW 33 ST	MIRAMAR	FL	33029	USA
LAZARO URRUTIA	7135 COLLINS AVE APT 1805	MIAMI BEACH	FL	33141	USA
LCJL GROUP LLC	3551 NE 169 ST NO 106	NORTH MIAMI BEACH	FL	33160	USA
LEONA KRASNER	440 NEPTUNE AVENUE #8D	BROOKLYN	NY	11224	USA
LIANA MIFTAKHOVA JOSE MERA	7135 COLLINS AVE PH31	MIAMI BEACH	FL	33141	USA
LIANNY TRUJILLO	6965 HARDING AVE #201	MIAMI BEACH	FL	33141	USA
LILIA V ZAYAS	7135 COLLINS AVE #1603	MIAMI BEACH	FL	33141-3251	USA
LILIAN PLANAS	7135 COLLINS AVE UNIT 1803	MIAMI BEACH	FL	33141-3232	USA
LISARDO ESTEBAN AUGUSTIN	7135 COLLINS AVE 1026	MIAMI BEACH	FL	33141	USA
LORETA SANCHEZ	PO BOX 015862	MIAMI	FL	33101	USA
LOUIS LAPIETRA TRS ROSA LAPIETRA IRREVOCABLE TRUST	77 JOYCE RD	HARTSDALE	NY	10530	USA
LUCAS FOLSE	7135 COLLINS AVE 1725	MIAMI BEACH	FL	33141	USA
LUCIO ZAHOU	7135 COLLINS AVENUE #1215	MIAMI BEACH	FL	33141	USA
LUIS D REY	7135 COLLINS AVE #331	MIAMI BEACH	FL	33141-3227	USA
LUIS FELIPE BENTANCOURT ESTHER BETANCOURT	430 W 33 PL	HIALEAH	FL	33012	USA
LUIS QUINONES	6969 COLLINS AVE #606	MIAMI BEACH	FL	33141	USA
LUIS R RIVERA AMPARO M RIVERA	9332 NW 48TH DORAL TER	DORAL	FL	33178-2016	USA
LUKE METHOT	3904 ESTEL RD	FAIRFAX	VA	22031	USA
LUZ P JARAMILLO	2470 SW 26 LN	MIAMI	FL	33133	USA
MABEL & MARCOS MORALES &W DELIA R	7135 COLLINS AVE #1531	MIAMI BEACH	FL	33141-3251	USA
MABEL E GIORGETTA & JOAQUIN VIEGA	6965 HARDING AVE #403	MIAMI BEACH	FL	33141-3249	USA
MADUNKLE LLC	5210 SW 201 TER	SW RANCHES	FL	33332	USA
MAGALY DE GONGORA RUBIO TRS	13910 LAKE SUCCESS PL	MIAMI LAKES	FL	33014	USA
MANUEL COSME PERNAS	6969 COLLINS AVE UNIT 1414	MIAMI BEACH	FL	33141-3224	USA
MANUEL FERNANDEZ &W JUANA	7135 COLLINS AVE #431	MIAMI BEACH	FL	33141-3272	USA
MANUEL GONZALEZ	7135 COLLINS AVE	MIAMI BEACH	FL	33141-3238	USA
MANUEL HERRERIA &W LUPE	8034 SW 133 CT	MIAMI	FL	33183-4130	USA
MARASH MARKAJ	300 W 53 ST APT 6G	NEW YORK	NY	10019	USA
MARGUND R IVENS LE REM HARMUT & PATRICIA IVENS	6965 HARDING AVE APT 505	MIAMI BEACH	FL	33141-3250	USA
MARIA E GARCIA TRS MARIA E GARCIA	8220 CRESTWOOD HEIGHTS DR #1113	MCLEAN	VA	22102	USA
MARIA EUGENIA CARIONI	7135 COLLINS AVE 533	MIAMI BEACH	FL	33141	USA
MARIA LESCAILLE CESPEDES TRS ANA LESCAILLE COLON 2015 IRREV TR MARIA LESCAILLE CESPEDES TRS	2455 DELANOY AVE	BRONX	NY	10469	USA
MARIA LIVEIKIS KARIN LIVEIKIS EDWARD LIVEIKIS	837 W PARK AVE #733	LONG BEACH	NY	11561	USA
MARIA P RUIZ MARIA C KABATH	7135 COLLINS AVE #1616	MIAMI BEACH	FL	33141	USA
MARIA PAVICH DENIS PAVICH	52 HIGH STREET	WILLISTON PARK	FL	11596	USA
MARIA R CHAVEZ JTRS & ALEX O CHAVEZ JTRS	6969 COLLINS AVE #1008	MIAMI BEACH	FL	33141	USA
MARIA TERESA GOMEZ	7135 COLLINS AVE #713	MIAMI BEACH	FL	33141	USA
MARIANNE SANTAMERA	7135 COLLINS AVE # 522	MIAMI BEACH	FL	33141	USA
MARIANO LUIS FREIXAS	7135 COLLINS AVE #PH11	MIAMI BEACH	FL	33141-3252	USA
MARIBEL GARCIA	7135 COLLINS AVE #1434	MIAMI BEACH	FL	33141-3269	USA
MARINA INES MARIANO RAUL MURIAS	10185 COLLINS AVE #711	BAL HARBOUR	FL	38154	USA
MARINA TANTALEAN & GRACE SIERALTA	7135 COLLINS AVE #935	MIAMI BEACH	FL	33141-3256	USA
MARIO CASADEVAL &W MARIA	7135 COLLINS AVE # 425	MIAMI BEACH	FL	33141-3272	USA
MARIO LECOUR &W HAYDEE	7135 COLLINS AVE UNIT 1413	MIAMI BEACH	FL	33141-3257	USA

MARIO RIVERO &W ELENA	7135 COLLINS AVE UNIT 1523	MIAMI BEACH	FL	33141-3251	USA
MARK RUTKOWSKI	7135 COLLINS AVE #904	MIAMI BEACH	FL	33141-3237	USA
MARLENE A VILLANUEVA LE REM WILLIAM A VILANUEVA REM DEREK J VILLANUEVA	1840 SW 87 PL	MIAMI	FL	33165-7845	USA
MARLENE FISKEY TRS MARLENE FISKEY TRUST	12354 SW 10 ST	MIAMI	FL	33184	USA
MARSAN REAL ESTATE LLC	1390 BRICKELL AVE #200	MIAMI	FL	33131	USA
MARTHA L LLERA-LUIS	7135 COLLINS AVE #715	MIAMI BEACH	FL	33141-3229	USA
MARTHA SANTIAGO	7100 BLVD EAST APT 5E	GUTTENBERG	NJ	07093	USA
MARTIN T LENK JTRS JANE ROBICEK LENK JTRS SONIA LENK JTRS	3628 SUMMER BREEZE CT	BOWLING GREEN	KY	42104	USA
MARVIN FRIEDMAN &W JILL	6969 COLLINS AVE UNIT 801	MIAMI BEACH	FL	33141-3222	USA
MARY KIROU (TRUST)	7135 COLLINS AVE UNIT 1135	MIAMI BEACH	FL	33141-3230	USA
MARY PENNER & ROSALIND & CHARLES NEUSTEIN	1883 CABERNET DR	CHULA VISTA	CA	91913	USA
MAURICE J KAFATI BATARSE	6969 COLLINS AVE #709	MIAMI BEACH	FL	33141	USA
MAURICE KAFATI BATARSE	6969 COLLINS AVE #709	MIAMI BEACH	FL	33141	USA
MAXIM J NIETO	1100 NE 91 ST	MIAMI	FL	33138	USA
MCS MANAGEMENT INC	7135 COLLINS AVE #1202	MIAMI BEACH	FL	33141-3211	USA
MELANIE LYNN HANN	683 MASSACHUSETTS AVE	BOSTON	MA	02118	USA
MELODY LARDIZABAL	7135 COLLINS AVE #1432	MIAMI BEACH	FL	33141	USA
MELQUIADES TORRES &W LANDY	581 SW 44 PL	MIAMI	FL	33134-1936	USA
MERCEDES E PADRON	165 AVE HOSTOS APT A339	SAN JUAN	PR	00918-4279	PUERTO RICO
MICHAEL D ANNUNZIO TRS & CHARLES R CATALANO TRS & ETALS	149 JERICHO TPKE	OLD WESTBURY	NY	11568	USA
MICHAEL D ANNUNZIO TRS CHARLES R CATALANO TRS	149 JERICHO TURNPIKE	OLD WESTBURY	NY	11568	USA
MICHAEL D COLLINS CONSTANCE A COLLINS	7135 COLLINS AVE 806	MIAMI BEACH	FL	33141	USA
MICHAEL D'ANNUNZIO & CHARLES CATALANO TRS	149 JERICHO TURNPIKE	OLD WESTBURY	NY	11568	USA
MICHAEL DANNUNZIO &W ELINA DANNUNZIO	149 JERICHO TURNPIKE	OLD WESTBURY	NY	11568	USA
MICHAEL MEYER	PO BOX 531262	MIAMI	FL	33153	USA
MICHELLE MARIE LOPEZ TORRES JTRS NICOLE LOPEZ JTRS	7135 COLLINS AVE # 1132	MIAMI BEACH	FL	33141	USA
MIGDALIA MACHADO	PO BOX 700595	SAN ANTONIO	TX	78270	USA
MIGUEL GUTIERREZ &W NANCY GUTIERREZ	6767 COLLINS AVENUE #1502	MIAMI BEACH	FL	33141	USA
MIGUEL H NERGUIZIAN	7135 COLLINS AVE #1623	MIAMI BEACH	FL	33141	USA
MIGUEL MARTINEZ LISETTE A MARTINEZ	15206 SW 21 LN	MIAMI	FL	33185	USA
MIGUEL MARTINEZ LISETTE MARTINEZ	15206 SW 21 LN	MIAMI	FL	33185	USA
MIMITA C LUACES	39-89 50 ST APT 6B	WOODSIDE	NY	11377	USA
MIRAN VUCIC SNEZANA VUCIC	9911 BELHAVEN RD	BETHESDA	MD	20817	USA
MIRIAM BENITO LE REM ELENA D GONZALEZ & ETAL	6969 COLLINS AVE #303	MIAMI BEACH	FL	33141-3221	USA
MIRTA MASVIDAL	1 ISLAND DRIVE #21	NORWALK	CT	06855	USA
MITCHELL RUBIN	9800 COBBLESTONE LAKES CT	BOYTON BEACH	FL	33472-0000	USA
MOHAMMED ALI GAURI &W FARIEDA BEAGUM GAURI	7135 COLLINS AVE #PH15	MIAMI BEACH	FL	33141-3252	USA
MOISES & LUIS KOSS	9048 GARLAND AVE	SURFSIDE	FL	33154	USA
MONICA G CASOLA	7135 COLLINS AVE #711	MIAMI BEACH	FL	33141-3229	USA
MURIEL KADIN RICHARD KADIN	6969 COLLINS AVE #903	MIAMI BEACH	FL	33141	USA
MYRTA MARTINEZ JTRS ANDREA N DELEON JTRS	8 FIRETHORN CT	EDISON	NJ	08820	USA
NANCY BROWNING	5000 AVE OF THE STARS	KISSIMMEE	FL	34746	USA
NANCY FALCO TRS NANCY FALCO INTERVIVOS REV TR	7135 COLLINS AVE 925	MIAMI BEACH	FL	33141-3211	USA
NANCY GROSS	12 W LOUDOUN ST	ROUND HILL	VA	20141	USA
NANSI SAMUEL MANKARYOUS	7135 COLLINS AVE 1033	MIAMI BEACH	FL	33141	USA
NAPOLITTANA LLC	8500 WEST FLAGLER ST STE B-208	MIAMI	FL	33144	USA
NARCISO LOPEZ &W FELISA	78-06 JAMAICA AVE 2FL	WOODHAVEN	NY	11421	USA
NATALIA MARIA SUSANA PEDRAZA	7135 COLLINS AVE 901	MIAMI BEACH	FL	33141	USA
NATIONSTAR MORTGAGE LLC	2501 S HWY 121 BLDG 1	LEWISVILLE	TX	75067	USA
NEIL MIYAMOTO	3524 HENNEPIN AVE S 2	MINNEAPOLIS	MN	55408	USA
NELSON PADRON &W RITA T TOLEDO	6965 HARDING AVE #305	MIAMI BEACH	FL	33141-3248	USA
NESTOR VALERON &W YANET	6969 COLLINS AVE #707	MIAMI BEACH	FL	33141-3222	USA
NG VENTURE INC & ALJOSA CONST CO INC	325 71 ST	MIAMI BEACH	FL	33141-3013	USA
NICHOLAS COCKSHUTT JEAN H COCKSHUTT	6366 SW 85 ST	MIAMI	FL	33143	USA
NICHOLAS KATTWINKEL WALTER KATTWINKEL ASTRID KATTWINKEL	7135 COLLINS AVE 1221	MIAMI BEACH	FL	33141	USA

NICHOLAS R COCKSHUTT JEAN H COCKSHUTT	6366 SW 85 STREET	MIAMI	FL	33143	USA
NILDA MARIA URQUIZA ROGELIO MAZAEDA ECHEVARRIA	6969 COLLINS AVE 1503	MIAMI BEACH	FL	33141	USA
NORMA OCHOA	7135 COLLINS AVE UNIT 1734	MIAMI BEACH	FL	33141-3232	USA
NORMA U RODRIGUEZ RAMON J GUTIERREZ	7135 COLLINS AVE PH32	MIAMI BEACH	FL	33141	USA
OGG INVESTMENTS LLC	12727 SW 63 CIRCLE TER	MIAMI	FL	33183	USA
OLIVEIRA PLAZA ASSOCIATES LLC	20533 BISCAYNE BLVD 372	MIAMI	FL	33180	USA
OMaida ACHANG & YVONNE ACHANG	6969 COLLINS AVENUE UNIT 1002	MIAMI BEACH	FL	33141-3223	USA
OMAR JUEZ DUNIA PATRICIA JUEZ	7135 COLLINS AVE UNIT 336	MIAMI BEACH	FL	33141	USA
OMAR R GARCIA	14431 GREENBRIER MANOR	DAVIE	FL	33325	USA
OREN PENN	7135 COLLINS AVE #1112	MIAMI BEACH	FL	33141-3230	USA
ORLANDO ALVAREZ	6969 COLLINS AVE #1203	MIAMI BEACH	FL	33141-3224	USA
ORLANDO C GONZALEZ &W ENGRACIA & ISABEL A GONZALEZ	6969 COLLINS AVE #607	MIAMI BEACH	FL	33141-3222	USA
ORLANDO J BASADRE &W ANA R	11730 SW 83 CT	MIAMI	FL	33156	USA
ORLANDO PENA & OLGA P PENA	16407 SW 81 TER	MIAMI	FL	33193	USA
OSVALDO ORTEGA TRS ORTEGA FAMILY REVOCABLE TRUST MARIA LUISA ORTEGA TRS	940 HILLCREST CR 105	HOLLYWOOD	FL	33021	USA
PADIGRAFF LLC	2370 NE 184 TER	NORTH MIAMI BEACH	FL	33160	USA
PALOMA REALTY CORP INC	8819 FROUDE AVE	MIAMI BEACH	FL	33154-3321	USA
PANAGIOTIS BINIORIS WENDY M BINIORIS	163 SAINT NICHOLAS AVE APT 2C	NEW YORK	NY	10026-1216	USA
PATRICK LIMA MAGDA LIMA	7135 COLLINS AVE PH 14	MIAMI BEACH	FL	33141	USA
PAUL S THATCHER	7135 COLLINS AVENUE #1412	MIAMI BEACH	FL	33141	USA
PAULINE KOSSAR & GLORIA SCHEININ & SANDRA BLAU	73-31 244 ST	LITTLENECK	NY	11362	USA
PAULINE M & ERNEST SIEBENBURGER % BARNEY B AVCHEN	1840 W 49 ST	HIALEAH	FL	33012-2942	USA
PAULO RENATO BRINO REY CRISTINA MARIA TEIXEIRA REY	7135 COLLINS AVE 1126	MIAMI BEACH	FL	33141	USA
PEDRO A CUNI	6969 COLLINS AVE #815	MIAMI BEACH	FL	33141-3222	USA
PEDRO A ERRO MARCO A ERRO JTRS	165 HABISCUS DR	MIAMI BEACH	FL	33139	USA
PEDRO CORDOVA &W MIRIAM	46 WILSON ST	LITTLE FERRY	NJ	07643	USA
PLACERES LLC	7135 COLLINS AVE 802	MIAMI BEACH	FL	33141	USA
POA INTERNATIONAL GROUP	7135 COLLINS AVE 1031	MIAMI BEACH	FL	33141	USA
PORT ROYALE CONDO INC (LESSEE)	6969 COLLINS AVE	MIAMI BEACH	FL	33141-3201	USA
PORTO MORENO ADOGADOS ASOCIADOS	7135 COLLINS AVE UNIT 712	MIAMI BEACH	FL	33141	USA
PRADEEP CHUGANI &W MEENA	PO BOX 524281	MIAMI	FL	33152	USA
PUMPS AT 71 LLC 7433 COLLINS AVE CORP	555 NE 185 ST #201	MIAMI	FL	33179	USA
PUNTO ESTE INC	2847 S GILBERT RD # 106 258	GILBERT	AZ	85295	USA
PW GLOBAL SERVICES INC	337 71 ST	MIAMI BEACH	FL	33141-3013	USA
R & H REALTY INVESTMENTS INC	210 71 STREET #309	MIAMI BEACH	FL	33141	USA
RACHEL ORBELINA HEREDIA	6969 COLLINS AVE 1104	MIAMI BEACH	FL	33141	USA
RACHELLE R COHEN JTRS MARVIN W COHEN JTRS	6 THE HILLS DR	UTICA	NY	13501	USA
RAFAEL F FERNANDEZ	7135 COLLINS AVE UNIT PH13	MIAMI BEACH	FL	33141	USA
RAFAEL LLANES &W MAGALY	6969 COLLINS AVE #811	MIAMI BEACH	FL	33141	USA
RAMON L DE GUZMAN	6969 COLLINS AVE APT 814	MIAMI BEACH	FL	33141	USA
RAMON YERO &W OLGA E LE REM OLGA L YERO & MABEL C VIDAL	7135 COLLINS AVE #922	MIAMI BEACH	FL	33141-3237	USA
RANDALL MOOR &W YONGHONG CHEN	1141 NW 78 AVE	MIAMI	FL	33322-5116	USA
RAQUEL SOUTUYO	7135 COLLINS AVE APT 1621	MIAMI BEACH	FL	33141	USA
RAUL GIAI LEVRA MARIA ELENA DONZINO	7950 NW 53 ST #118	MIAMI	FL	33166	USA
RAUL H FERNANDEZ LE SONIA G FERNANDEZ LE REM RAUL FERNANDEZ	4256 SW 134 PL	MIAMI	FL	33175	USA
RAY T AZCUY MIGUEL A HERRERA	7135 COLLINS AVE #1733	MIAMI BEACH	FL	33141	USA
RAYMOND G KATTOURA	7135 COLLINS AVE #905	MIAMI BEACH	FL	33141-3237	USA
RICARDO MARIA ROQUE DE ESCOBAR & STEVEN R ESCOBAR	11929 ODEN COURT	ROCKVILLE	MD	20852	USA
RICHARD BERRY ANA MARIA BERRY	3225 GLENSIDE DR	LAFAYETTE	CA	94549-5140	USA
RICHARD GROSSBERG &W TOBIE STEIN	181 BEACH 134 ST	BELLE HARBOR	NY	11694	USA
RICK DIAZ MARGARET DIAZ JEFFREY ROSENTHAL	7135 COLLINS AVE 1114	MIAMI BEACH	FL	33141	USA
RIS ABRAHAM KAFITI BUITRON	146 ARLINGTON ST	WEST HAVEN	CT	06516	USA
ROBERT & LOUISE FREEMAN (CO-TRS)	820 OAKTON ST #2-A	EVANSTON	IL	60202	USA
ROBERT W SHELDON TRS THE ROBERT W SHELDON REV TRUST	500 E 77 ST #726	NEW YORK	NY	10162	USA
ROBERTO GARCIA TRS DANIA LOPEZ TRS	3329 SE 1 AVE	CAPE CORAL	FL	33904	USA

ROBERTO GARCIA TRS ROBERTO GARCIA REVOCABLE TRUST DANIA LOPEZ TRS	3329 SE 1 AVE	CAPE CORAL	FL	33904	USA
ROBERTO PUIG &W FANNY M	PO BOX 360215	SAN JUAN	PR	00936-0215	PUERTO RICO
ROBERTO VARGA JUDIT WOHLRAB	7135 COLLINS AVE 1232	MIAMI BEACH	FL	33141	USA
RODOLFO BARREDO TRS RODOLFO BARREDO AND ROSA MARGARITA BARREDO LIVING TR	2525 SW 105 CT	MIAMI	FL	33165	USA
RODOLFO BARREDO TRS RODOLFO BARREDO AND ROSA MARGARITA BARREDO PEREZ LIVING TR	2525 SW 105 CT	MIAMI	FL	33165	USA
RODOLFO MIRANDA &W IVONNE	733 CLEVELAND AVE	ELIZABETH	NJ	07208	USA
ROLAND M PENA &W ROSA M	7135 COLLINS AVE 1123	MIAMI BEACH	FL	33140-	USA
ROLANDO GARCIA JR &W MARIA C GARCIA	9020 NW 166 TERR	MIAMI	FL	33018	USA
ROMAN LUGO JEANNETTE LUGO	4451 SW 72ND TERR	DAVIE	FL	33314	USA
ROMERO AND HEREDIA RENOVATIONS LLC	7135 COLLINS AVE 1535	MIAMI BEACH	FL	33141	USA
RONALD M & VERA DREIFUSS (JTRS)	401 E 65 ST APT 11D	NEW YORK	NY	10021	USA
ROSA DELGADO	7135 COLLINS AVE #1032	MIAMI BEACH	FL	33141-3256	USA
ROSA M & FAUSTINO GARCIA	7135 COLLINS AVE UNIT 412	MIAMI BEACH	FL	33141-3227	USA
ROSARIO NARDO	7135 COLLINS AVE #1101	MIAMI BEACH	FL	33134	USA
RUBEN KATZ FLORA PHYLLIS KATZ LUIS KATZ RABINOVICH	5800 SW LE JEUNE RD	MIAMI	FL	33146-2817	USA
RUTH E HIRSCH	7135 COLLINS AVE UNIT 1436	MIAMI BEACH	FL	33141-3269	USA
SABEH F SAMAHA TRS SABEH F SAMAHA REVOCABLE TRUST	7135 COLLINS AVE 415	MIAMI BEACH	FL	33141	USA
SACHIN THAKUR	7135 COLLINS AVE 1136	MIAMI BEACH	FL	33141	USA
SALLY FAUST	7135 COLLINS AVE #716	MIAMI BEACH	FL	33141	USA
SAM NAGAR RONI NAGAR	6969 COLLINS AVE #1505	MIAMI BEACH	FL	33141	USA
SAMUEL MANKARYOUS JTRS GEORGE MANKARYOUS JTRS	7135 COLLINS AVE #725	MIAMI BEACH	FL	33141	USA
SAMUEL RODRIGUEZ TRS SAMUEL RODRIGUEZ REVOCABLE TRUST MAGDA RODRIGUEZ TRS	7135 COLLINS AVE UNIT 1823	MIAMI BEACH	FL	33141	USA
SANDRA R PASTRANA	7135 COLLINS AVE #704	MIAMI BEACH	FL	33141-3229	USA
SAPARI I INC	221 SW 28 RD	MIAMI	FL	33129	USA
SARA GOSER	6969 COLLINS AVE UNIT 409	MIAMI BEACH	FL	33141-3221	USA
SEBANALISA BONAIRE LLC	1535 DORADO AVE	CORAL GABLES	FL	33146	USA
SERGIO BELLO &W ELSA H	5903 NW 40 TERR	VIRGINIA GARDENS	FL	33166-5763	USA
SERGIO DEBESA JTRS FERNANDA DEBESA JTRS FRANK DEBESA JTRS	4135 SW 97 AVE	MIAMI	FL	33165	USA
SERGIO MORENO	7135 COLLINS AVE #1816	MIAMI BEACH	FL	33141-3232	USA
SEYMOR LANDSMAN & ERNESTO FUENTES	7135 COLLINS AVE # 1415	MIAMI BEACH	FL	33141-3257	USA
SEYMOUR HAYDEN CAMERON CHESSON	7135 COLLINS AVE #1812	MIAMI BEACH	FL	33141	USA
SHANE BRYAN PFEIFFER	6969 COLLINS AVE 505	MIAMI BEACH	FL	33141	USA
SHEILA BUCKLEY	6965 HARDING AVE # 502	MIAMI BEACH	FL	33141	USA
SHIRLEY GELLER	7135 COLLINS AVE # 916	MIAMI BEACH	FL	33141-3237	USA
SHIRLEY M YATES &H SOL (TRS)	18424 S KEDZIE #B	HOMEWOOD	IL	60430	USA
SILFREDO CARRAZANA ILIANA CARRAZANA	25 SW 136 CT	MIAMI	FL	33184	USA
SILVANA R CASERMEIRO	7135 COLLINS AVE #1202	MIAMI BEACH	FL	33141-3230	USA
SILVIA OBEID SOCHA JACEK SOCHA	7135 COLLINS AVE #614	MIAMI BEACH	FL	33141	USA
SILVIO GARBARZ	20900 NE 30 AVE 200 27	AVENTURA	FL	33180	USA
SIMONE GRAMS WILLRICH	7135 COLLINS AVE 1802	MIAMI BEACH	FL	33141	USA
SOLID LINES K AND B LLC	11930 N BAYSHORE DR 1409	MIAMI	FL	33181	USA
SR REAL PROPERTIES LLC	4522 CHEVAL BLVD	LUTZ	FL	33558	USA
STEPHANIE PEREZ	6284 SW 26 ST	MIAMI	FL	33155	USA
STEVEN BONNEN &W ROCIO	87 PARKWAY DR	ROSLYN HEIGHTS	NY	11577	USA
STUART L TOCKMAN &W YOLANDA V	5120 SW 156 PL	MIAMI	FL	33185-4169	USA
SUKAN LLC	15807 BISCAYNE BLVD #113	AVENTURA	FL	33160	USA
SUN & SUCCES LLC	2370 NE 184 TER	NORTH MIAMI BEACH	FL	33160	USA
SURIS ACELA	6969 COLLINS AVE #306	MIAMI BEACH	FL	33141-3221	USA
SUSANA KUSSEROW	7135 COLLINS AVE 923	MIAMI BEACH	FL	33141	USA
SUZANNE HUGYECZ	7135 COLLINS AVE UNIT #1834	MIAMI BEACH	FL	33141	USA
TANIA J LEON & MARTHA R MOOKE	36 FOREST RIDGE RD	NYACK	NY	10960	USA
TCR MANAGEMENT COMPANY LLC	10811 SW 30 ST	MIAMI	FL	33165	USA
TERESITA BARCELO &H COLLAZO & JACQUELINE RODRIGUEZ	7135 COLLINS AVE #1111	MIAMI BEACH	FL	33141	USA
TERESITA BARTELOMEO &H RAMON TOYOS	7135 COLLINS AVE #PH1	MIAMI BEACH	FL	33141-3252	USA
TERESITA TZIKAS DORA NOCERA	10 DEMOND R	MALDEN	MA	02148	USA

THOMAS K YAZDGERDI	111 N PAYNE ST	ALEXANDRIA	VA	22314-2905	USA
TRINIDAD ALVAREZ	12709 SW 28 TERR	MIAMI	FL	33175-2147	USA
TRINOLOGIC LLC	6965 HARDING AVE # 207	MIAMI BEACH	FL	33141	USA
TUTTI BIANKI CORP	2030 S DOUGLAS RD STE 212	CORAL GABLES	FL	33134	USA
URSULA M BROWN TRS JAMES M BROWN TRS	2 CLARIDGE DRIVE 8WH	VERONA	NJ	07044	USA
UZI PARNES JTRS CHARLES S RICHARD JTRS	120 AVE C #2	NEW YORK	NY	10009	USA
VALENTIN MEDINA SR LE REM ELEUT HERNANDEZ REM VALENTIN MEDINA JR	7135 COLLINS AVE UNIT 1231	MIAMI BEACH	FL	33141	USA
VENANCIO ABDUL-CHANI &W ANDREA	7135 COLLINS AVE #812	MIAMI BEACH	FL	33141	USA
VERONICA ANDREA LOPEZ	7135 COLLINS AVE #832	MIAMI BEACH	FL	33141	USA
VICKI GLINER MARKS	75 WOODLAKE DRIVE WEST	WOODBURY	NY	11797	USA
VICTORIA T KRANE TRS	110-11 QUEENS BLVD APT 28K	FOREST HILLS	NY	11375	USA
VILARINO PROPERTY GROUP INC	6015 GARFIELD ST	HOLLYWOOD	FL	33024	USA
VILLA MELILLA INVESTMENTS LLC	6965 HARDING AVE UNIT #406	MIAMI BEACH	FL	33141	USA
VIVIAN ALONSO & DAYNELISA HERNANDEZ	6965 HARDING AVE #404	MIAMI BEACH	FL	33141-3249	USA
WENDY BURNEY TRS WENDY BURNEY REVOCABLE LIVING TR JOHN MICHAEL BURNEY TRS	7135 COLLINS AVE 504	MIAMI BEACH	FL	33141	USA
WILFREDO MARTI &W ISABEL M	9240 SW 45 TERR	MIAMI	FL	33165-5808	USA
WIRELESS BOUTIQUE INC	15540 SW 156 AVE	MIAMI	FL	33187-0705	USA
WOLF INVESTMENTS LLC	710 LANDSDOWNE CT	ELIZABETHTOWN	KY	42701	USA
XIAN FRANCE GROUP LLC	7135 COLLINS AVE 731	MIAMI BEACH	FL	33141	USA

ALBERTO LOPEZ TRS
ALBERTO ENRIQUE LOPEZ REV TR
1513 BOLIVA PISO1 DEPTO 6
BUENOS AIRES 1416
ARGENTINA

APAPACHO LLC
MONTEVIDEO 2253
BOULOGNE 1609 SAN ISIDRO
BUENOS AIRES
ARGENTINA

BEACH PIT LLC
CORONEL MORA 588 #701
MONTEVIDEO 11300
URUGUAY

BEMCM LLC
SALTA 3454
LA LUCILA
ARGENTINA

BERNARD ROSS &W AYALA
10 RIDERWOOD DR
TORONTO ONT M2L2X3
CANADA

BRIGITTA MAIER & DOMINIQUE M TOST JTRS
MARIANA DE JESUS #228 Y
PRADERA QUITO
ECUADOR

CLAUDIA A ROMAGNA DE MIREAULT TRS
CLAUDIA A ROMAGNA DE MIREAULT &
PIERRE MIREAULT REV TRUST
4775 MELOCHE
PIERREFONDS QUEBEC H9J 1Y9
CANADA

DENYSE LAMBIN TRS
THE DENYSE LAMBIN REV TRUST
2024-7 ST HUBERT ST
MONTREAL QC H2L 3Z6
CANADA

EDUARDO JORGE ORESTE
GRACIELA I C DE ORESTE
CALLE 20 #389 ENTRE 39 Y 40
LA PLATA BUENOS AIRES
ARGENTINA

HAROLD SABOVICH TRS
HAROLD SABOVICH FAM TR
SHIRLEY MARDER TRS
99 DALEMOUNT AVE
TORONTO M6B 4J7
CANADA

JULIE ANN SCHICK
RAPHAEL SCHICK
228 COLDSTREAM AVE
TORONTO ONT M5N 1Y3
CANADA

MARIA WINDMAN (LE)
REM LILI SCHON & SAUL WINDMAN
285 WINDING LN
THORNHILL ONTARIO L4J 5K7
CANADA

RACHEL BENSABOT
MARIE BENSABOT
7565 WESTOVER AVE 33
MONTREAL QC H4W3K7
CANADA

RICHARD MISLOV
ANASTASIA GROUMBOS
369 CLINTON ST
TORONTO ONTARIO M6G2Z1
CANADA

SUSANA PALLICER MARTINEZ
CALLE JOAN COROMINAS #6
PROVINCIA BARCELONA ESPANA 08370
SPAIN

231-233 MARSHALL REALTY LLC
400 TRUMBULL ST
ELIZABETH, NJ 07206

26 BOND STREET MANAGEMENT LLC
7135 COLLINS AVE 1036
MIAMI BEACH, FL 33141

7130 HARDING AVE LLC
6000 COLLINS AVE #348
MIAMI BEACH, FL 33140

9484 HARDING INVESTMENT LLC
210 71 ST 309
MIAMI BEACH, FL 33141

ABBOTT 72 LLC
130 MINORCA AVENUE
CORAL GABLES, FL 33134

ABBOTT AVENUE PARTNERS LLC
1065 KANE CONCOURSE 201
BAY HARBOR ISLANDS, FL 33154

ABDEL FIGUEREDO
1430 SW 91 AVE
MIAMI, FL 33174

ABDELFATTAH ARAFAT & HOSAM ARAFAT
202 SIENA GARDENS CIR
GOTHA, FL 34734-5000

ADALBERTO PUELLO &W SARA
2910 SW 92 PL
MIAMI, FL 33165-3140

ADEL SALAMA &W GLADYS
7135 COLLINS AVE #503
MIAMI BEACH, FL 33141-3272

ADRIAN VICTORES
4536 W 6 AVE
HIALEAH, FL 33012

AHM ADVISORS LLC
210 71 STREET #309
MIAMI BEACH, FL 33141

AIDA AWAD
17 7 STREET
RIDGEFIELD PARK, NJ 07660

AIMEE & TIFFANY STYLER TRS
1105 BROMLEY AVE
TEANECK, NJ 07666

ALANAXELTATI LLC
7135 COLLINS AVE #1511
MIAMI BEACH, FL 33141

ALBERTO ALEMAN
VANESSA CUBA
6969 COLLINS AVE # 1210
MIAMI BEACH, FL 33141

ALBERTO MESA
ALFREDO MESA
2721 SW 33 AVE
MIAMI, FL 33133

ALEIDA RODRIGUEZ
6969 COLLINS AVE #1003
MIAMI BEACH, FL 33141-3223

ALEJANDRA SLATAPOLSKY
6969 COLLINS AVENUE #507
MIAMI BEACH, FL 33141

ALEJANDRO BUCHANCOW
2853 N NEVA
CHG, IL 60634

ALEJANDRO MARCARIAN
7135 COLLINS AVENUE #436
MIAMI BEACH, FL 33141

ALEJANDRO NERGUIZIAN
2925 PRAIRIE AVE
MIAMI BEACH, FL 33140

ALEX S RUIZ
4200 VIA MARISOL UNIT 731
LOS ANGELES, CA 90042-3497

ALEXANDER BEREZIN
6000 COLLINS AVE 308
MIAMI BEACH, FL 33140

ALEXANDRA FRIDMAN
7135 COLLINS AVE UNIT 1213
MIAMI BEACH, FL 33141-3230

ALFONSO FERNANDEZ
MARIA BEATRIZ FERNANDEZ
630 SAN ANTONIO AVE
CORAL GABLES, FL 33146

ALFREDO CAGGIANO
7135 COLLINS AVE UNIT 1525
MIAMI BEACH, FL 33141-3251

ALFREDO GONZALEZ
EDILIA GONZALEZ
7135 COLLINS AVE #1401
MIAMI BEACH, FL 33141-3257

ALLA GRANOVSKY & ANGELA GRANOV
702 BRIDGEVIEW RD
LANGHORNE, PA 90053

ALOIS CATHALINA
7135 COLLINS AVE #604
MIAMI BEACH, FL 33141-3228

ALUVIAR LLC
11930 N BAYSHORE DRIVE #1409
NORTH MIAMI BEACH, FL 33181

AMALIO P RODRIGUEZ
6969 COLLINS AVE #1106
MIAMI BEACH, FL 33141-3223

AMARLETTE RIVERO & NERY TOLEDO
6969 COLLINS AVE #1408
MIAMI BEACH, FL 33141-3224

AMITA KUMARI
7135 COLLINS AVE 1406
MIAMI BEACH, FL 33141

ANA BRADLEY BRAY LE
REM JULIO R MARTINEZ
REM JOSE J MARTINEZ
695 NW 126 CT
MIAMI, FL 33182

ANA CECILIA TEIXEIRA
6969 COLLINS AVE #603
MIAMI BEACH, FL 33141

ANA G HERRERA
7135 COLLINS AVE #1116
MIAMI BEACH, FL 33141

ANA R BASADRE JOLIE R TURNER
6969 COLLINS AVE 1406
MIAMI BEACH, FL 33141

ANDRES G LOPEZ
6969 COLLINS AVE #1204
MIAMI BEACH, FL 33141-3224

ANDRES PEREZ
MIRELLA PEREZ
6 PINE STREET
CARTERET, NJ 07008

ANGEL AMENDOLA
SILVIA AMENDOLA
7135 COLLINS AVE #526
MIAMI BEACH, FL 33141

ANGEL CABRERA &W MIGDALIA
7135 COLLINS AVE #1222
MIAMI BEACH, FL 33141-3257

ANGEL R DE ARMAS
SILVIA L DIAZ
7135 COLLINS AVE UNIT #521
MIAMI BEACH, FL 33141

ANGELINA RODRIGUEZ REV LIV TR
ANGELINA RODRIGUEZ
1 GLIMPSEWOOD LN
MORRISTOWN, NJ 07960

ANIBAL D OLIU &W AMARILYS
890 NE 78 ST
MIAMI, FL 33138

ANN CHRISTINA BRADY
5895 SW 74TH AVE
MIAMI, FL 33143-1736

ANTONIO PEREZ &W MIREYA A
254 TORTOISE LN
FRANKLIN LAKE, NJ 07417

ANTONIO RIVAS
ANTONIO VIRGINIA RIVAS FAMILY TR
VIRGINIA RIVAS
3230 SW 133 AVE
MIAMI, FL 33175

ANTONIO RUIZ &W MARIA TERESA
6969 COLLINS AVE #1504
MIAMI BEACH, FL 33141-3224

ANTONIO VILLANUEVA JR &W ELIA M
6969 COLLINS AVE STE 1411
MIAMI BEACH, FL 33141-3224

ARACELY JUEZ
CAROLINA SALGADO
6969 COLLINS AVE 605
MIAMI BEACH, FL 33141

ARISTIDES F HERNANDEZ
SUSAN HERNANDEZ
140 SYLVA STREET
RUTHERFORD, NJ 07070

ARMANDO A RODRIGUEZ &W NORMA
5700 SW 97TH ST
PINECREST, FL 33156

ARMANDO R RODRIGUEZ &W NORMA G
5700 SW 97TH ST
PINECREST, FL 33156

ARMANDO SOUTO
ISOLINA SOUTO
1812 SW 124 PL
MIAMI, FL 33175

ARMANDO Z BORREGO &W
CORONA BORREGO
7135 COLLINS AVE #602
MIAMI BEACH, FL 33141-3228

ARNALDO RAMIREZ &W ESTHER P
2150 SANS SOUCI BLVD APT B1005
N MIAMI, FL 33181-3045

ARTHUR COYLE &W KATIE
7135 COLLINS AVE UNIT 1504
MIAMI BEACH, FL 33141-3269

ARTHUR WONG HUEI SHYANG AARON WONG
HUEI SHYIN
PO BOX 1141
CUMMING, GA 30028

BEACH LEGAL PROPERTIES INC
317 - 71 ST
MIAMI BEACH, FL 33141-3013

BECO MIAMI LLC
1444 BISCAYNE BLVD STE 306
MIAMI, FL 33132

BELKIS LAGO
7135 COLLINS AVE #1611
MIAMI BEACH, FL 33141-3251

BELRENI LLC
3600 MYSTIC POINT DR LP 6
AVENTURA, FL 33180

BEMCM LLC
7135 COLLINS AVE #613
MIAMI BEACH, FL 33141

BERTO SIXTO ECHEVARRIA
2030 SW 61 AVE
MIAMI, FL 33155

BESSIE E PEASE &H ROBERT B &
MARY CARASOULAS
4601 5TH AVE APT#423
PITTSBURGH, PA 15213

BHARAT LAKHKAR
LEENA LAKHKAR
7135 COLLINS AVE UNIT #505
MIAMI BEACH, FL 33141

BISMARCK COTTA LLC
1300 SW 67 AV
MIAMI, FL 33144

BLANCA C HERRERA-TORRES
6969 COLLINS AVE UNIT 715
MIAMI BEACH, FL 33141-3222

BOMBINHAS LLC
7135 COLLINS AVE 1016
MIAMI BEACH, FL 33141-3211

BORIS PILCH
7135 COLLINS AVE UNIT 1004
MIAMI BEACH, FL 33141-3256

BORIS VOLEGOV
5051 SW 149TH AVE
DAVIE, FL 33331-2861

BRIAN ACWORTH
280 HARRISON AVE
CENTERPORT, NY 11721

BRIENDY MELNICKE
MICHAEL MELNICKE
1637 50 ST
BROOKLYN, NY 11204

BRIXHAM CORPORATION
1110 BRICKELL AVENUE #310
MIAMI, FL 33131

BURLEIGH 801 CORP
20900 NE 30 AVE #200-27
AVENTURA, FL 33180

BURLEIGH HOUSE CONDO INC
7135 COLLINS AVE
MIAMI BEACH, FL 33141-3238

BURLEIGH LLC
16178 NW 1 ST
PEMBROKE PINES, FL 33028

CANDRES INVESTMENTS 2 LLC
2631 PARRISH STREET
PHILADELPHIA, PA 19130

CARIDAD A OLIVER LE
REM SUSANA D MAYOBRE
7135 COLLINS AVE 834
MIAMI BEACH, FL 33141-3237

CARLA FEIGENBAUM REV TR
CARLA FEIGENBAUM
7135 COLLINS AVE #1106
MIAMI BEACH, FL 33141

CARLO SERVITO
6965 HARDING AVE #507
MIAMI BEACH, FL 33141-3250

CARLOS A MILANES ALINA M MILANES
7135 COLLINS AVE 1613
MIAMI BEACH, FL 33141

CARLOS COLON EDWIN AYALA
6969 COLLINS AVE UNIT 401
MIAMI BEACH, FL 07276

CARLOS CUENCA
CELIDA CUENCA
371 NE 168 ST APT 303
MIAMI BEACH, FL 33160

CARLOS J WEBER MARIA V LASKOWSKI
7135 COLLINS AVE #1404
MIAMI BEACH, FL 33141

CARLOS JACINTO &W NORMA JACINTO
7135 COLLINS AVE #932
MIAMI BEACH, FL 33141

CARLOS R ACOSTA &W DULCE MIJARES
6969 COLLINS AVE #703
MIAMI BEACH, FL 33141-3222

CARLOS SALVADOR RAMUNDO
ANDREA HILDA CASTRO RAMUNDO
401 OCEAN DR APT 902
MIAMI BEACH, FL 33139

CARLOS SUAREZ MARTHA DONATE
7135 COLLINS AVE # 502
MIAMI BEACH, FL 33141

CARMELO SARLI TRS
SARLI REVOCABLE LIVING TRUST
10855 NW 88 TER #103
DORAL, FL 33178

CARMEN R MONTANO
6965 HARDING AVE UNIT 203
MIAMI BEACH, FL 33141-3247

CASA GRANDE SHOPPING CENTER LLC
10275 COLLINS AVE #708
BAL HARBOUR, FL 33154

CATALINA ATEHORTUA
6969 COLLINS AVE APT 906
MIAMI BEACH, FL 33141

CC7135 LLC
7135 COLLINS AVE 625
MIAMI BEACH, FL 33141

CECILIA SALAS
6965 HARDING AVE 405
MIAMI BEACH, FL 33141

CELESTE E CEPERO ABAD
5321 SW 162 PLACE
MIAMI, FL 33156

CELIA TORRES
6420 SW 88 PATH
MIAMI, FL 33173

CESAR ANDRADE &W MARILDA &
JAIME ANDRADE
7135 COLLINS AVE #1225
MIAMI BEACH, FL 33141-3257

CESAR KUDJA TRS
8253 WEST 14 CT
HIALEAH, FL 33014

CHARLES A SCHWARTZ LE
REM CHARLES A SCHWARTZ TRS
CHARLES A SCHWARTZ 2010 REV TR
7135 COLLINS AVE 626
MIAMI BEACH, FL 33141-3211

CHARLES AKSELRAD TRS
ALINE AKSELRAD TRS
960 LAWRENCE RD
PRINCETON, NJ 08540

CHARLES AKSELRAD TRS
ALINE AKSELRAD TRS
7135 COLLINS AVE #PH-6
MIAMI BEACH, FL 33140

CHARLES CATALANO TRS
MICHAEL D'ANNUNZIO TRS
149 JERICHO TURNPIKE
OLD WESTBURY, NY 11568

CHARLES HASPEL &W BARBARA
7135 COLLINS AVE UNIT 1023
MIAMI BEACH, FL 33141-3256

CHARLES MARKS
7135 COLLINS AVE #1102
MIAMI BEACH, FL 33141-3230

CHARLES W MORALES ALMONACID & STELLA
ALMONACID DE MORALES ETALS
7135 COLLINS AVE #1515
MIAMI BEACH, FL 33141-3269

CHRISTIAN MULLER EDALIRA MARIA
CARLOS MULLER
6969 COLLINS AVE #710
MIAMI BEACH, FL 33141

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

CLAMALU GROUP LLC
2370 NE 184 TER
N MIAMI BEACH, FL 33160

CLAUDIA I GARCIA
521 LES JARDIN DR
PALM BEACH GARDENS, FL 33410

COBE MIAMI LLC
150 SE 2 AVE STE PH1
MIAMI, FL 33131

COLLINS AND 72ND DEVELOPERS LLC
9537 HARDING AVE
SURFSIDE, FL 33154

CONSTANTIN TSIMPOUKLIS & W LYDIA
7135 COLLINS AVE UNIT 1006
MIAMI BEACH, FL 33141-3256

CORAL 1533 LLC
1331 BRICKELL BAY DR CU2
MIAMI BEACH, FL 33131

CRAIG T TRESTER
MARY D UZCATEGUI TRESTER
24 NURSERY RD
MELVILLE, NY 11747

CRISMA 623 LLC
7135 COLLINS AVE #623
MIAMI BEACH, FL 33141

CRYSTAL BCH CLUB CONDO ASSOC
PO BOX 422247
KISSIMMEE, FL 34742

CRYSTAL BEACH CLUB CONDO ASSN INC
PO BOX 422247
KISSIMMEE, FL 34742

CRYSTAL BEACH DEVELOPMENT CORP
PO BOX 422247
KISSIMMEE, FL 34742

CRYSTAL BEACH INC
PO BOX 421704
KISSIMMEE, FL 34742

CRYSTAL BEACH INC
PO BOX 422247
KISSIMMEE, FL 34742

CRYSTAL BEACH INC
5000 AVE OF THE STARS
KISSIMMEE, FL 34746

CURRENT PROPERTY OWNER
6969 COLLINS AVE #305
MIAMI BEACH, FL 33141

CURRENT PROPERTY OWNER
7135 COLLINS AVE #1622
MIAMI BEACH, FL 33141

CURRENT PROPERTY OWNER
7135 COLLINS AVE #633
MIAMI BEACH, FL 33141

CURRENT PROPERTY OWNER
7135 COLLINS AVE #822
MIAMI BEACH, FL 33141

DAMAJU LLC
7135 COLLINS AVE #1016
MIAMI BEACH, FL 33141

DANIA LOPEZ LE REM ROBERTO GARCIA TRS
ROBERTO GARCIA LE
3329 SE 1 AVE
CAPE CORAL, FL 33904

DANIA TRASOBARES LLOPIZ LE
REM ALBERTO O TOMEU
REM TIANA T OLCESE
7135 COLLINS AVE #1532
MIAMI BEACH, FL 33141

DANIEL ACOSTA & W OLIVIA
7135 COLLINS AVE #723
MIAMI BEACH, FL 33141-3229

DANIEL MARSHALL GOLDMAN
MARGARITA OSSORIO GOLDMAN
7135 COLLINS AVE APT 1402
MIAMI BEACH, FL 33141

DANIEL R GARCIA AIDA I GARCIA
270 SW 58 AVE
MIAMI, FL 33144

DAVID M MURRAY ELISABETH A MURRAY
7135 COLLINS AVENUE #1526
MIAMI BEACH, FL 33141

DEBRA SNYDER ELLEN HULL
8 OVERLOOK CT
BAYVILLE, NJ 08721

DIANA M CASADEVALL
7135 COLLINS AVE APT 1403
MIAMI BEACH, FL 33141

DIANA MAE SILVERMAN GORE
7135 COLLINS AVE # 1405
MIAMI BEACH, FL 33141

DIEGO D GARCIA
7135 COLLINS AVE #833
MIAMI BEACH, FL 33141

DINORAH ROMAN
6969 COLLINS AVE #315
MIAMI BEACH, FL 33141-3221

DONNA & THOMAS METLICKA & RUTH &
JOSEPH BARBARO
2612 SWEETBROOM
NAPERVILLE, IL 60564

DONNA HELENE MUELLER
2132 MT VERNON ST
PHILADELPHIA, PA 19130

DORA A NOCERA TERESITA B TELKAS
7135 COLLINS AVE #1015
MIAMI BEACH, FL 33141

DORA BRITO LE REM TERESITA TZIKAS
REM DORA NOCERA
7135 COLLINS AVE # 1824
MIAMI BEACH, FL 33141

DORIS PARKER FAMILY TRS
DORIS PARKER (BEN)
7135 COLLINS AVE #1024
MIAMI BEACH, FL 33141-3256

DOROTHY WEST
6969 COLLINS AVE #1510
MIAMI BEACH, FL 33141-3224

EDGARDO INSIGNARES &W MARINA A
6969 COLLINS AVE #804
MIAMI BEACH, FL 33141-3222

EDNA & MARTIN ROTHSTEIN
7135 COLLINS AVE UNIT 803
MIAMI BEACH, FL 33141-3229

EDUARDO CABANAS
1020 SW 88 AVE
MIAMI, FL 33174-3217

EDUARDO J PADRON TRS
EDUARDO J PADRON LIVING TRUST
2004 SW 7 AVE
MIAMI, FL 33129

EDUARDO SAENZ ROVNER
6801 HARDING AVE # 319
MIAMI BEACH, FL 33141

ELA WAGNERMAN TRS
ELA WAGNERMAN LIVING TRUST
9454 SW 4 TER
MIAMI, FL 33174

ELENA VELOSO LE REM MARY ANN SURI
REM JULIANNE SURI
7135 COLLINS AVE 1205
MIAMI BEACH, FL 33141

ELIDA GUERRA LE
REM RICARDO FERNANDEZ
REM ERNESTO FERNANDEZ
7135 COLLINS AVE #1713
MIAMI BEACH, FL 33140

ELIZABETH CARRIL TRS
PO BOX 547176
SURFSIDE, FL 33154

ELIZABETH O'DARE (TR)
700 INDIAN LILAC RD
VERO BEACH, FL 32963-1301

ELLIOTT COWAN &W KARINA P COWAN
6050 LOGANS WAY
ELLCOTT CITY, MD 21043

ELSA & EVA PANG
41-81 DENMAN ST
ELMHURST, NY 11373

ELYSEE INVEST CO MIAMI BEACH INC
210 71 STREET #309
MIAMI BEACH, FL 33141

ELYSEE INVESTMENT ENTERPRISES
45 NW 21ST ST
MIAMI, FL 33127-4928

EMMA FERNANDEZ
6969 COLLINS AVE UNIT 1205
MIAMI BEACH, FL 33141-3224

ENEIDA MENA JANET MENA
6965 HARDING AVE 303
MIAMI BEACH, FL 33141

ENRIQUE J VENTURA SR &W EMMA
6969 COLLINS AVE #415
MIAMI BEACH, FL 33141-3221

ENRIQUE SIERRA &W MARIA
10700 FAIRHAVEN WAY
ORLANDO, FL 32825

ERIC M BERAZA TRS
1315 SW 78 PL
MIAMI, FL 33144-5257

ERNEST R PEREZ
2 TUDOR CITY PLACE #6LS
NEW YORK, NY 10017

ERNESTO BERNAL
7135 COLLINS AVE #1103
MIAMI BEACH, FL 33141-3230

ERNESTO REGO &W ARACELI B
2031 SW 106 CT
MIAMI, FL 33165-7942

ERNESTO RODRIGUEZ
2118 FIELDSTONE DR
BETHLEHEM, PA 18015

ESTELA SOTO LE
REM MARTA ESTELA SOTO JTRS
7135 COLLINS AVE 622
MIAMI BEACH, FL 33141

ESTRELLA PANG &H RAY COLON
7135 COLLINS AVE #1815
MIAMI BEACH, FL 33141-3232

EVA CUSNIER
6969 COLLINS AVE #914
MIAMI BEACH, FL 33141-3223

EVE R SPROTZER TRS
SAMUEL P SPROTZER REV TRUST
31 LINDEN LANE
MADISON, CT 06443

EVELYN GONZALEZ TRS
NILDA GARCIA TRUST
820 CATON AVE
BROOKLYN, NY 11218

EZPELETA INC
2801 NE 183 ST #904
AVENTURA, FL 33160

EZRA D ESKANDRY LE
REM RAQUEL L ESKANDRY
401 SE 11 AVE
HIALEAH, FL 33010-5737

FABIO CASCUDO
6969 COLLINS AVE #807
MIAMI BEACH, FL 33141-3222

FAISAL H AL JIBOORI
7135 COLLINS AVE #1711
MIAMI BEACH, FL 33141-3231

FAUSTINO GARCIA &W CLARA
11271 SW 26 ST
MIAMI, FL 33165-2233

FEDERAL NATIONAL MORTGAGE ASSN
3900 WISCONSIN AVE NW
WASHINGTON, DC 20016

FELIX R RODRIGUEZ &W MARTA R
417 NE 27 ST #1
MIAMI, FL 33137-4603

FELIX R RODRIGUEZ
MARTA R RODRIGUEZ
9451 SW 67 AVE
MIAMI, FL 33156

FERLAZ REALTY CORP INC
8819 FROUDE AVE
SURFSIDE, FL 33154-3321

FERNANDO DANIEL FERREYRA CINTIA
DANIELA CAIN DELICIA SUSANA FLORES
6969 COLLINS AVE 312
MIAMI BEACH, FL 33141

FERNANDO FUENTES
7135 COLLINS AVE #PH3
MIAMI BEACH, FL 33141

FERNANDO GANDLAZ
7135 COLLINS AVE # 1016
MIAMI BEACH, FL 33141

FERNANDO J ALVAREZ &W SILVIA A
6940 SEAGRAPE TERR
MIAMI LAKE, FL 33014-2930

FERRA MAR LLC
6969 COLLINS AVE # 1402
MIAMI BEACH, FL 33141

FERRA MAR LLC
2370 NE 184 TER
MIAMI, FL 33160

FIRST LEISURE CORP
6985 COLLINS AVE UNIT 415
MIAMI BEACH, FL 33141

FIRST LEISURE CORP
6985 COLLINS AVE 410
MIAMI BEACH, FL 33141

FIRST LEISURE CORP
6985 COLLINS AVE 413
MIAMI BEACH, FL 33141

FIRST LEISURE CORP
6985 COLLINS AVE STE 412
MIAMI BEACH, FL 33141

FIRST LEISURE CORP
PO BOX 421704
KISSIMMEE, FL 34742

FIRST LEISURE CORP
PO BOX 422247
KISSIMMEE, FL 34746

FLORENTIA C VALDES EST OF
7135 COLLINS AVE UNIT 1835
MIAMI BEACH, FL 33141-3252

FRANCISCO HOYOS &W MARIA AMELIA
7135 COLLINS AVE UNIT 734
MIAMI BEACH, FL 33141-3229

FRANCISCO M CRESPO &W ELIA
7135 COLLINS AVE #1833
MIAMI BEACH, FL 33141-3252

FRANCISCO M CRESPO ELIA CRESPO
7135 COLLINS AVE #1536
MIAMI BEACH, FL 33141-3251

FRANISA LLC
3600 MYSTIC POINTE DR LP6
AVENTURA, FL 33180

FRANISA LLC
3600 MYSTIC POINTE DR UNIT LPH-6
AVENTURA, FL 33180

FRANK F RAPOSO
1021 SW 99 PL
MIAMI, FL 33174-2833

FRANK M MENA LAURA L MENA
7135 COLLINS AVE #1226
MIAMI BEACH, FL 33141-3257

FREDERICK J LITWIN TRS
FREDERICK JOEL LITWIN AND ELAINE
CATHERINE LITWIN REVOCABLE TRUST
7135 COLLINS AVE PH36
MIAMI BEACH, FL 33141

FRIEDA ALUTIN TRS
ALUTIN PREMISES TRUST
MICHELE T ALUTIN TRS
323 E 89 ST #3C
NEW YORK, NY 10128

GAIL FRANK
7135 COLLINS AVE # 1624
MIAMI BEACH, FL 33141-3231

GARPRANA LLC
3600 MYSTIC POINTE DR LP6
AVENTURA, FL 33180

GARY ELLIOT EISENBERG
SHARON BARBARA EISENBERG WIGAL
5 LISA COURT
NEW CITY, NY 10956

GEORGE JARP &W MARY
6969 COLLINS AVE UNIT 1005
MIAMI BEACH, FL 33141-3223

GEORGE TY SIMPSON
1229 PENNSYLVANIA AVE SE
WASHINGTON, DC 20003

GERARDO CABRERA
TSUNAMI PEREZ ECHEMENDIA (JTRS)
7135 COLLINS AVE #1626
MIAMI BEACH, FL 33141

GERMAN FILGUEIRA
LISA BOGUSKI FILGUEIRA
7135 COLLINS AVE 615
MIAMI BEACH, FL 33141

GESTIONAR CORP
1687 NE 123 ST
NORTH MIAMI, FL 33181

GIANLUCA PEDRAZZINI
C/O JOSEPH VICTOR BEHAR
GIOVANNA ANGELI
6767 COLLINS AVENUE #2205
MIAMI BEACH, FL 33141

GILDA POMARES
6969 COLLINS AVE #510
MIAMI BEACH, FL 33141

GILLES MATHIEU
7135 COLLINS AVE UNIT #422
MIAMI BEACH, FL 33141

GISELA FERRER LE
REM JACQUELINE MENSES
REM ANTONIO E FERRER
PO BOX 565337
MIAMI, FL 33256

GLENN SALZMAN
7135 COLLINS AVE 1703
MIAMI BEACH, FL 33141

GLORIA E CRUZ & NELSON J DELGADO
6969 COLLINS AVE #1004
MIAMI BEACH, FL 33141-3223

GLORIA VENCE
ANTHONY VENCE
7711 35 AVE #5R
JACKSON HEIGHTS, NY 11372

GOLDSTONE INVESTMENTS INC
14077 SW 48 LN
MIAMI, FL 33175-4830

GONZALO PLANAS TRS
PLANAS FAMILY REVOCABLE TRUST
MARIA T PLANAS TRS
7195 WEST 4 CT
HIALEAH, FL 33014

GORAN G ANTIC
7135 COLLINS AVE #1234
MIAMI BEACH, FL 33141

GRACE MIRO
7135 COLLINS AVE UNIT 934
MIAMI BEACH, FL 33141-3256

GRADY A SEE TRS
GRADY A SEE 2013 REVOC TRUST
MERCEDES SEE TRS
801 BRICKELL BAY DR UNIT 1768
MIAMI, FL 33131

GREG KALIMAN
7135 COLLINS AVE #1606
MIAMI BEACH, FL 33141

GREGORY COYLE
7135 COLLINS AVE UNIT 1521
MIAMI BEACH, FL 33029

GREGORY PILLON
7135 COLLINS AVE #1705
MIAMI BEACH, FL 33141-3231

GRUPO MONTERO CORP
635 NE 193 ST
MIAMI, FL 33179

GUILLERMO GARCIA &W MARICELA
1710 S TREASURE DR
NO BAY VILLAGE, FL 33141-4335

GUILLERMO GLEIZER
1508 BAY RD 1227
MIAMI, FL 33139

GUN GIL GIM &W STEFANIA B
7135 COLLINS AVE #926
MIAMI BEACH, FL 33141-3256

GUSTAVO GARCIARENA
271 OAK STREET
RIDGEWOOD, NJ 07450

GUSTAVO NERGUIZIAN
7135 COLLINS AVE #735
MIAMI BEACH, FL 33141

HARRIET KUTELL
7135 COLLINS AVE # 805
MIAMI BEACH, FL 33140

HARRIETT IKENSON
BRIAN OKELLEY
8581 SANTA MONICA BLVD 445
LOS ANGELES, CA 90069

HENRY ROCHEL & DAVID TARQUINO (JTRS)
7135 COLLINS AVE #531
MIAMI BEACH, FL 33141-3228

HENRY W CANFIELD
7135 COLLINS AVE #816
MIAMI BEACH, FL 33141-3237

HERMINIA LAURETI LE
REM FEDERICO LAURETI
7135 COLLINS AVE # 1425
MIAMI BEACH, FL 33141

HILLS OF TRUST HOLDINGS LLC
1840 SW 22 ST 4 992
MIAMI BEACH, FL 33141

HUGO INVERNIZZI
7135 COLLINS AVE 1121
MIAMI BEACH, FL 33141

IAROSLAV SOLODCHENKO
7135 COLLINS AVENUE #1113
MIAMI BEACH, FL 33141

IDOLIDIA RODRIGUEZ
7135 COLLINS AVE APT 535
MIAMI BEACH, FL 33141-3228

ILEANA JACOBSON & PERLA FERNANDEZ
9121 SW 45 ST
MIAMI, FL 33165-5945

INA FELIZ LLC
7135 COLLINS AVE 632
MIAMI BEACH, FL 33141

INTEGRATED ART DESIGN LLC
31 E HOPKINS RD
GILBERT, AZ 85295

IRA MILLMAN
6969 COLLINS AVE #514
MIAMI BEACH, FL 33141

ISAAC OLEMBERG C/O OLEM SHOE CORP
ISAAC OLEMBERG TRUST
800 NW 21 ST
MIAMI, FL 33127

ISABEL VITERI
7135 COLLINS AVE #402
MIAMI BEACH, FL 33141

IVAN R CABALLERO &W ISABEL V
6969 COLLINS AVE UNIT 1114
MIAMI BEACH, FL 33141-3223

IVONNE & HANA WEINER
7135 COLLINS AVE UNIT 1236
MIAMI BEACH, FL 33141-3257

JACKIE OLANIEL ANNETTE M DIAZ
12523 SW 119 PL
MIAMI, FL 33186

JAF 7135 LLC
7135 COLLINS AVE 736
MIAMI BEACH, FL 33141

JAIME CRUANYAS TRS JAIME CRUANYAS
AND VIRGINIA MARIA GARCIA LIVING TRUST
285 DEER RUN
MIAMI SPRINGS, FL 33166

JAMES OLEKSA &W HELEN OLEKSA
7135 COLLINS AVE #1716
MIAMI BEACH, FL 33141-3231

JANET J KESSEN LE
REM ROBERT A KESSIN & ETALS
99 NORUMBEGA ROAD APT 103
WESTON, MA 02493-2485

JAVIER ABREU &W HORTENSIA
4821 SW 129 AVE
MIAMI, FL 33175-4535

JAVIER ESTRADA
CAROLINA ESTRADA
6969 COLLINS AVE #1010
MIAMI BEACH, FL 33141

JEAN M COLTON TRS JEAN M COLTON AND
KATHRYN L KLINGERMAN TRUST
3013 46 AVE SOUTH
ST PETERSBURG, FL 33712

JEGO VENTURES LLC
13747 SW 31 TERR
MIAMI, FL 33175

JESUS A PENIA
5 RICK RD
SHILLINGTON, PA 19607

JOAQUIN VIEGA
6965 HARDING AVD #503
MIAMI BEACH, FL 33141

JOCHE P LLC
8004 NW 154 ST #208
MIAMI LAKES, FL 33016

JOE VENCIOUS
6969 COLLINS AVE 515
MIAMI BEACH, FL 33141

JOHANNES LANGE LE
MARIA LUIS MONTERIO LIRA LANGE LE
REM JOHANNA KATHARINA LANGE
6969 COLLINS AVE 1110
MIAMI BEACH, FL 33141

JOHN CHERETIS TR
701 DIPLOMAT PARKWAY
HALLANDALE, FL 33009

JOHN HUGYECZ OLGA HUGYECZ
7135 COLLINS AVE #524
MIAMI BEACH, FL 33141

JOHN PAUL FIORENTINO
7135 COLLINS AVE #912
MIAMI BEACH, FL 33141-3237

JON SCOTT SNIDER
LOURDES ALONSO SNIDER
JOSE R ALONSO PUJOL
7135 COLLINS AVE #1025
MIAMI BEACH, FL 33141

JORGE A QUINTANA
MERCEDES QUINTANA
6965 HARIDNG AVE # 506
MIAMI BEACH, FL 33141

JORGE A VELAZQUEZ &W NOEMI
8431 NW 163 TERR
HIALEAH, FL 33016-6634

JORGE E PADRON
YAQUELINE PADRON
3541 SW 105 CT
MIAMI, FL 33165

JORGE GARCIA &W MAGDALENA
12235 SW 31 ST
MIAMI, FL 33175

JORGE J SOLARES GARCIA
6969 COLLINS AVE 407
MIAMI BEACH, FL 33141

JORGE JOSE PIVIDAL PEREZ
6969 COLLINS AVE # 508
MIAMI BEACH, FL 33141

JORGE PADRON
6969 COLLINS AVE # 1001
MIAMI BEACH, FL 33141

JORGE PADRON
6969 COLLINS AVE # 601
MIAMI BEACH, FL 33141

JORGE ROWINSKY
GLADYS QUINTIAN
7135 COLLINS AVE #1825
MIAMI BEACH, FL 33141

JOSE A LORENZO &W MARIA E
7135 COLLINS AVE #1801
MIAMI BEACH, FL 33141-3232

JOSE C IBARRA &W ANA M CORDERO
6965 HARDING AVE #306
MIAMI BEACH, FL 33141-3248

JOSE CARLOS LEIVA
7135 COLLINS AVE APT PH2
MIAMI BEACH, FL 33141

JOSE E MENENDEZ &W
ELIZABETH ALVAREZ MENENDEZ
6969 COLLINS AVE #1509
MIAMI BEACH, FL 33141

JOSE H RAMUDO &W DORA
6145 W 12 AVE
HIALEAH, FL 33012-6410

JOSE HEREDIA
7135 COLLINS AVE 1836
MIAMI BEACH, FL 33141

JOSE L RODRIGUEZ &W ALICIA C
2640 RINCONIA AVE
LOS ANGELES, CA 90068

JOSE L RUEDA &W AIXA
6969 COLLINS AVE #905
MIAMI BEACH, FL 33141-3223

JOSE L TOLEDO
ANA M TOLEDO
7135 COLLINS AVE UNIT 1125
MIAMI BEACH, FL 33141

JOSE LUIS CASTRO
7135 COLLINS AVE #PH4
MIAMI BEACH, FL 33141

JOSE M SUSBIELLES
7135 COLLINS AVE 631
MIAMI BEACH, FL 33141

JOSE N FERNANDEZ MIRIAM FERNANDEZ
MARIA GARCIA CASALS
7135 COLLINS AVE 1416
MIAMI BEACH, FL 33141

JOSE PRIGOSHIN &W MONICA QUIROGA
7135 COLLINS AVE #1435
MIAMI BEACH, FL 33141-3269

JOSE SU PETRA NUNEZ
BEATRIZ SARDINAS
6969 COLLINS AVE 1006
MIAMI BEACH, FL 33141

JOSE T RODRIGUEZ
7135 COLLINS AVE #423
MIAMI BEACH, FL 33141-3272

JOSEFINA M CRUANYAS TRS
JOSEFINA M CRUANYAS TRUST
6969 COLLINS AVE 506
MIAMI BEACH, FL 33141

JOSEFINA Q DE VALDES
6969 COLLINS AVE #405
MIAMI BEACH, FL 33141

JOSEPH MOHAN
7135 COLLINS AVE #605
MIAMI BEACH, FL 33141

JOSEPH P BURKE &W JUDITH Z
4230 ABERDEEN CIR
ROCKLEDGE, FL 32955

JUAN ARHANCET
GRACIELA INES BARBIERI ARHANCET
7135 COLLINS AVE #1012
MIAMI BEACH, FL 33141

JUAN C DOMINGUEZ
144 KIMBERLY RD
COLONIA, NJ 07067

JUAN C TEJERA
7135 COLLINS AVE 1115
MIAMI BEACH, FL 33141

JUAN DE DIOS PEREZ TRS
JUAN DE DIOS PEREZ REVOC TRUST
JUAN DE DIOS PEREZ
7135 COLLINS AVE APT 1216
MIAMI BEACH, FL 33141

JUAN DOMINGUEZ
16 ACME PLACE
COLONIA, NJ 07067

JUAN J LANA &W DIGNA S
13941 SW 30 ST
MIAMI, FL 33175-6522

JUAN M DOMINGUEZ &W DOLORES M
16 ACME PL
COLONIA, NJ 07067

JUAN MANUEL PENA
MARIA RECALDE DE PENA
7135 COLLINS AVENUE
MIAMI BEACH, FL 33141

JUAN RAPOSO
7135 COLLINS AVE #523
MIAMI BEACH, FL 33141-3228

JUAN SOTO
7135 COLLINS AVE APT 1131
MIAMI BEACH, FL 33141-3275

JULIA ANASTASIO
6965 HARDING AVE APT 407
MIAMI BEACH, FL 33141-3249

JULIO C MARTINEZ &W CANDIDA
101 E 50 PL
HIALEAH, FL 33013-1446

JULIO STRATTER
6969 COLLINS AVE #1101
MIAMI BEACH, FL 33141-3223

JUMAHE INVESTMENTS LLC
7135 COLLINS AVE #1513
MIAMI BEACH, FL 33141

JUSTO E CARDENAS ALZA
299 NW 52 TER #119
BOCA RATON, FL 33487

KATHY MAHON KEVIN MAHON
1140 ANDERSON AVE
FORT LEE, NJ 07024

KELLY MIYAMOTO TRS
3524 HENNEPIN AVE SOUTH #2
MINNEAPOLIS, MN 55408

KERSHI PARAKH &W MARGARITA
6965 HARDING AVE UNIT 504
MIAMI BEACH, FL 33141-3250

KEVINBLACKIE LLC
7135 COLLINS AVE #1731
MIAMI BEACH, FL 33141

KFG PROPERTIES LLC
7135 COLLINS AVE #1214
MIAMI BEACH, FL 33141

KIMBERLY C KOURY
JAIME RODRIGUEZ AZZA
7135 COLLINS AVE 1423
MIAMI BEACH, FL 33141

KONRAD GEORGE
27 N MARION AVE
VENTNOR CITY, NJ 08406

KRASNOVANE LLC
11930 N BAYSHORE DR 1409
MIAMI, FL 33181

LA PATAIA CORP
2875 NE 19 ST #801
AVENTURE, FL 33180

LAGLU LLC
2370 NE 184 TERRACE
NORTH MIAMI BEACH, FL 33160

LAMBETH USA CORP
540 SOUTH SHORE DR
MIAMI BEACH, FL 33141

LARISA KRASNER FRIMA KOMITO
7135 COLLINS AVE APT 1516
MIAMI BEACH, FL 33141

LAS VEGAS BEACH INC
6015 GARFIELD ST
HOLLYWOOD, FL 33021

LAURA VEITIA
1900 SUNSET HARBOUR DR #1701
MIAMI BEACH, FL 33139-1491

LAZARO A RAMIREZ ROSE E RAMIREZ
17972 SW 33 ST
MIRAMAR, FL 33029

LAZARO URRUTIA
7135 COLLINS AVE APT 1805
MIAMI BEACH, FL 33141

LCJL GROUP LLC
3551 NE 169 ST NO 106
NORTH MIAMI BEACH, FL 33160

LEONA KRASNER
440 NEPTUNE AVENUE #8D
BROOKLYN, NY 11224

LIANA MIFTAKHOVA
JOSE MERA
7135 COLLINS AVE PH31
MIAMI BEACH, FL 33141

LIANNY TRUJILLO
6965 HARDING AVE #201
MIAMI BEACH, FL 33141

LILIA V ZAYAS
7135 COLLINS AVE #1603
MIAMI BEACH, FL 33141-3251

LILIAN PLANAS
7135 COLLINS AVE UNIT 1803
MIAMI BEACH, FL 33141-3232

LISARDO ESTEBAN AUGUSTIN
7135 COLLINS AVE 1026
MIAMI BEACH, FL 33141

LORETA SANCHEZ
PO BOX 015862
MIAMI, FL 33101

LOUIS LAPIETRA TRS
ROSA LAPIETRA IRREVOCABLE TRUST
77 JOYCE RD
HARTSDALE, NY 10530

LUCAS FOLSE
7135 COLLINS AVE 1725
MIAMI BEACH, FL 33141

LUCIO ZAHOU
7135 COLLINS AVENUE #1215
MIAMI BEACH, FL 33141

LUIS D REY
7135 COLLINS AVE #331
MIAMI BEACH, FL 33141-3227

LUIS FELIPE BENTANCOURT
ESTHER BETANCOURT
430 W 33 PL
HIALEAH, FL 33012

LUIS QUINONES
6969 COLLINS AVE #606
MIAMI BEACH, FL 33141

LUIS R RIVERA
AMPARO M RIVERA
9332 NW 48TH DORAL TER
DORAL, FL 33178-2016

LUKE METHOT
3904 ESTEL RD
FAIRFAX, VA 22031

LUZ P JARAMILLO
2470 SW 26 LN
MIAMI, FL 33133

MABEL & MARCOS MORALES & W DELIA R
7135 COLLINS AVE #1531
MIAMI BEACH, FL 33141-3251

MABEL E GIORGETTA & JOAQUIN VIEGA
6965 HARDING AVE #403
MIAMI BEACH, FL 33141-3249

MADUNKLE LLC
5210 SW 201 TER
SW RANCHES, FL 33332

MAGALY DE GONGORA RUBIO TRS
13910 LAKE SUCCESS PL
MIAMI LAKES, FL 33014

MANUEL COSME PERNAS
6969 COLLINS AVE UNIT 1414
MIAMI BEACH, FL 33141-3224

MANUEL FERNANDEZ &W JUANA
7135 COLLINS AVE #431
MIAMI BEACH, FL 33141-3272

MANUEL GONZALEZ
7135 COLLINS AVE
MIAMI BEACH, FL 33141-3238

MANUEL HERRERIA &W LUPE
8034 SW 133 CT
MIAMI, FL 33183-4130

MARASH MARKAJ
300 W 53 ST APT 6G
NEW YORK, NY 10019

MARGUND R IVENS LE
REM HARMUT & PATRICIA IVENS
6965 HARDING AVE APT 505
MIAMI BEACH, FL 33141-3250

MARIA E GARCIA TRS MARIA E GARCIA
8220 CRESTWOOD HEIGHTS DR #1113
MCLEAN, VA 22102

MARIA EUGENIA CARIONI
7135 COLLINS AVE 533
MIAMI BEACH, FL 33141

MARIA LESCAILLE CESPEDES TRS
ANA LESCAILLE COLON 2015 IRREV TR
MARIA LESCAILLE CESPEDES TRS
2455 DELANOY AVE
BRONX, NY 10469

MARIA LIVEIKIS KARIN LIVEIKIS
EDWARD LIVEIKIS
837 W PARK AVE #733
LONG BEACH, NY 11561

MARIA P RUIZ MARIA C KABATH
7135 COLLINS AVE #1616
MIAMI BEACH, FL 33141

MARIA PAVICH DENIS PAVICH
52 HIGH STREET
WILLISTON PARK, FL 11596

MARIA R CHAVEZ JTRS &
ALEX O CHAVEZ JTRS
6969 COLLINS AVE #1008
MIAMI BEACH, FL 33141

MARIA TERESA GOMEZ
7135 COLLINS AVE #713
MIAMI BEACH, FL 33141

MARIANNE SANTAMERA
7135 COLLINS AVE # 522
MIAMI BEACH, FL 33141

MARIANO LUIS FREIXAS
7135 COLLINS AVE #PH11
MIAMI BEACH, FL 33141-3252

MARIBEL GARCIA
7135 COLLINS AVE #1434
MIAMI BEACH, FL 33141-3269

MARINA INES MARIANO RAUL MURIAS
10185 COLLINS AVE #711
BAL HARBOUR, FL 38154

MARINA TANTALEAN & GRACE SIERALTA
7135 COLLINS AVE #935
MIAMI BEACH, FL 33141-3256

MARIO CASADEVAL &W MARIA
7135 COLLINS AVE # 425
MIAMI BEACH, FL 33141-3272

MARIO LECOUR &W HAYDEE
7135 COLLINS AVE UNIT 1413
MIAMI BEACH, FL 33141-3257

MARIO RIVERO &W ELENA
7135 COLLINS AVE UNIT 1523
MIAMI BEACH, FL 33141-3251

MARK RUTKOWSKI
7135 COLLINS AVE #904
MIAMI BEACH, FL 33141-3237

MARLENE A VILLANUEVA LE
REM WILLIAM A VILANUEVA
REM DEREK J VILLANUEVA
1840 SW 87 PL
MIAMI, FL 33165-7845

MARLENE FISKEY TRS
MARLENE FISKEY TRUST
12354 SW 10 ST
MIAMI, FL 33184

MARSAN REAL ESTATE LLC
1390 BRICKELL AVE #200
MIAMI, FL 33131

MARTHA L LLERA-LUIS
7135 COLLINS AVE #715
MIAMI BEACH, FL 33141-3229

MARTHA SANTIAGO
7100 BLVD EAST APT 5E
GUTTENBERG, NJ 07093

MARTIN T LENK JTRS
JANE ROBICEK LENK JTRS
SONIA LENK JTRS
3628 SUMMER BREEZE CT
BOWLING GREEN, KY 42104

MARVIN FRIEDMAN &W JILL
6969 COLLINS AVE UNIT 801
MIAMI BEACH, FL 33141-3222

MARY KIROU (TRUST)
7135 COLLINS AVE UNIT 1135
MIAMI BEACH, FL 33141-3230

MARY PENNER & ROSALIND &
CHARLES NEUSTEIN
1883 CABERNET DR
CHULA VISTA, CA 91913

MAURICE J KAFATI BATARSE
6969 COLLINS AVE #709
MIAMI BEACH, FL 33141

MAURICE KAFATI BATARSE
6969 COLLINS AVE #709
MIAMI BEACH, FL 33141

MAXIM J NIETO
1100 NE 91 ST
MIAMI, FL 33138

MCS MANAGEMENT INC
7135 COLLINS AVE #1202
MIAMI BEACH, FL 33141-3211

MELANIE LYNN HANN
683 MASSACHUSETTS AVE
BOSTON, MA 02118

MELODY LARDIZABAL
7135 COLLINS AVE #1432
MIAMI BEACH, FL 33141

MELQUIADES TORRES &W LANDY
581 SW 44 PL
MIAMI, FL 33134-1936

MERCEDES E PADRON
165 AVE HOSTOS APT A339
SAN JUAN, PR 00918-4279
PUERTO RICO

MICHAEL D ANNUNZIO TRS &
CHARLES R CATALANO TRS & ETALS
149 JERICHO TPKE
OLD WESTBURY, NY 11568

MICHAEL D ANNUNZIO TRS
CHARLES R CATALANO TRS
149 JERICHO TURNPIKE
OLD WESTBURY, NY 11568

MICHAEL D COLLINS
CONSTANCE A COLLINS
7135 COLLINS AVE 806
MIAMI BEACH, FL 33141

MICHAEL D'ANNUNZIO &
CHARLES CATALANO TRS
149 JERICHO TURNPIKE
OLD WESTBURY, NY 11568

MICHAEL DANNUNZIO &W ELINA DANNUNZIO
149 JERICHO TURNPIKE
OLD WESTBURY, NY 11568

MICHAEL MEYER
PO BOX 531262
MIAMI, FL 33153

MICHELLE MARIE LOPEZ TORRES JTRS
NICOLE LOPEZ JTRS
7135 COLLINS AVE # 1132
MIAMI BEACH, FL 33141

MIGDALIA MACHADO
PO BOX 700595
SAN ANTONIO, TX 78270

MIGUEL GUTIERREZ &W NANCY GUTIERREZ
6767 COLLINS AVENUE #1502
MIAMI BEACH, FL 33141

MIGUEL H NERGUIZIAN
7135 COLLINS AVE #1623
MIAMI BEACH, FL 33141

MIGUEL MARTINEZ LISETTE A MARTINEZ
15206 SW 21 LN
MIAMI, FL 33185

MIGUEL MARTINEZ LISETTE MARTINEZ
15206 SW 21 LN
MIAMI, FL 33185

MIMITA C LUACES
39-89 50 ST APT 6B
WOODSIDE, NY 11377

MIRAN VUCIC SNEZANA VUCIC
9911 BELHAVEN RD
BETHESDA, MD 20817

MIRIAM BENITO LE
REM ELENA D GONZALEZ & ETAL
6969 COLLINS AVE #303
MIAMI BEACH, FL 33141-3221

MIRTA MASVIDAL
1 ISLAND DRIVE #21
NORWALK, CT 06855

MITCHELL RUBIN
9800 COBBLESTONE LAKES CT
BOYTON BEACH, FL 33472-0000

MOHAMMED ALI GAURI &W
FARIEDA BEAGUM GAURI
7135 COLLINS AVE #PH15
MIAMI BEACH, FL 33141-3252

MOISES & LUIS KOSS
9048 GARLAND AVE
SURFSIDE, FL 33154

MONICA G CASOLA
7135 COLLINS AVE #711
MIAMI BEACH, FL 33141-3229

MURIEL KADIN RICHARD KADIN
6969 COLLINS AVE #903
MIAMI BEACH, FL 33141

MYRTA MARTINEZ JTRS
ANDREA N DELEON JTRS
8 FIRETHORN CT
EDISON, NJ 08820

NANCY BROWNING
5000 AVE OF THE STARS
KISSIMMEE, FL 34746

NANCY FALCO TRS
NANCY FALCO INTERVIVOS REV TR
7135 COLLINS AVE 925
MIAMI BEACH, FL 33141-3211

NANCY GROSS
12 W LOUDOUN ST
ROUND HILL, VA 20141

NANSI SAMUEL MANKARYOUS
7135 COLLINS AVE 1033
MIAMI BEACH, FL 33141

NAPOLITTANA LLC
8500 WEST FLAGLER ST STE B-208
MIAMI, FL 33144

NARCISO LOPEZ &W FELISA
78-06 JAMAICA AVE 2FL
WOODHAVEN, NY 11421

NATALIA MARIA SUSANA PEDRAZA
7135 COLLINS AVE 901
MIAMI BEACH, FL 33141

NATIONSTAR MORTGAGE LLC
2501 S HWY 121 BLDG 1
LEWISVILLE, TX 75067

NEIL MIYAMOTO
3524 HENNEPIN AVE S 2
MINNEAPOLIS, MN 55408

NELSON PADRON &W RITA T TOLEDO
6965 HARDING AVE #305
MIAMI BEACH, FL 33141-3248

NESTOR VALERON &W YANET
6969 COLLINS AVE #707
MIAMI BEACH, FL 33141-3222

NG VENTURE INC & ALJOSA CONST CO INC
325 71 ST
MIAMI BEACH, FL 33141-3013

NICHOLAS COCKSHUTT
JEAN H COCKSHUTT
6366 SW 85 ST
MIAMI, FL 33143

NICHOLAS KATTWINKEL
WALTER KATTWINKEL ASTRID KATTWINKEL
7135 COLLINS AVE 1221
MIAMI BEACH, FL 33141

NICHOLAS R COCKSHUTT
JEAN H COCKSHUTT
6366 SW 85 STREET
MIAMI, FL 33143

NILDA MARIA URQUIZA
ROGELIO MAZAEDA ECHEVARRIA
6969 COLLINS AVE 1503
MIAMI BEACH, FL 33141

NORMA OCHOA
7135 COLLINS AVE UNIT 1734
MIAMI BEACH, FL 33141-3232

NORMA U RODRIGUEZ
RAMON J GUTIERREZ
7135 COLLINS AVE PH32
MIAMI BEACH, FL 33141

OGG INVESTMENTS LLC
12727 SW 63 CIRCLE TER
MIAMI, FL 33183

OLIVEIRA PLAZA ASSOCIATES LLC
20533 BISCAYNE BLVD 372
MIAMI, FL 33180

OMAILDA ACHANG & YVONNE ACHANG
6969 COLLINS AVENUE UNIT 1002
MIAMI BEACH, FL 33141-3223

OMAR JUEZ
DUNIA PATRICIA JUEZ
7135 COLLINS AVE UNIT 336
MIAMI BEACH, FL 33141

OMAR R GARCIA
14431 GREENBRIER MANOR
DAVIE, FL 33325

OREN PENN
7135 COLLINS AVE #1112
MIAMI BEACH, FL 33141-3230

ORLANDO ALVAREZ
6969 COLLINS AVE #1203
MIAMI BEACH, FL 33141-3224

ORLANDO C GONZALEZ &W
ENGRACIA & ISABEL A GONZALEZ
6969 COLLINS AVE #607
MIAMI BEACH, FL 33141-3222

ORLANDO J BASADRE &W ANA R
11730 SW 83 CT
MIAMI, FL 33156

ORLANDO PENA & OLGA P PENA
16407 SW 81 TER
MIAMI, FL 33193

OSVALDO ORTEGA TRS
ORTEGA FAMILY REVOCABLE TRUST
MARIA LUISA ORTEGA TRS
940 HILLCREST CR 105
HOLLYWOOD, FL 33021

PADIGRAFF LLC
2370 NE 184 TER
NORTH MIAMI BEACH, FL 33160

PALOMA REALTY CORP INC
8819 FROUDE AVE
MIAMI BEACH, FL 33154-3321

PANAGIOTIS BINIORIS
WENDY M BINIORIS
163 SAINT NICHOLAS AVE APT 2C
NEW YORK, NY 10026-1216

PATRICK LIMA
MAGDA LIMA
7135 COLLINS AVE PH 14
MIAMI BEACH, FL 33141

PAUL S THATCHER
7135 COLLINS AVENUE #1412
MIAMI BEACH, FL 33141

PAULINE KOSSAR &
GLORIA SCHEININ & SANDRA BLAU
73-31 244 ST
LITTLENECK, NY 11362

PAULINE M & ERNEST SIEBENBURGER
% BARNEY B AVCHEN
1840 W 49 ST
HIALEAH, FL 33012-2942

PAULO RENATO BRINO REY
CRISTINA MARIA TEIXEIRA REY
7135 COLLINS AVE 1126
MIAMI BEACH, FL 33141

PEDRO A CUNI
6969 COLLINS AVE #815
MIAMI BEACH, FL 33141-3222

PEDRO A ERRO
MARCO A ERRO JTRS
165 HABISCUS DR
MIAMI BEACH, FL 33139

PEDRO CORDOVA &W MIRIAM
46 WILSON ST
LITTLE FERRY, NJ 07643

PLACERES LLC
7135 COLLINS AVE 802
MIAMI BEACH, FL 33141

POA INTERNATIONAL GROUP
7135 COLLINS AVE 1031
MIAMI BEACH, FL 33141

PORT ROYALE CONDO INC (LESSEE)
6969 COLLINS AVE
MIAMI BEACH, FL 33141-3201

PORTO MORENO ABOGADOS ASOCIADOS
7135 COLLINS AVE UNIT 712
MIAMI BEACH, FL 33141

PRADEEP CHUGANI &W MEENA
PO BOX 524281
MIAMI, FL 33152

PUMPS AT 71 LLC
7433 COLLINS AVE CORP
555 NE 185 ST #201
MIAMI, FL 33179

PUNTO ESTE INC
2847 S GILBERT RD # 106 258
GILBERT, AZ 85295

PW GLOBAL SERVICES INC
337 71 ST
MIAMI BEACH, FL 33141-3013

R & H REALTY INVESTMENTS INC
210 71 STREET #309
MIAMI BEACH, FL 33141

RACHEL ORBELINA HEREDIA
6969 COLLINS AVE 1104
MIAMI BEACH, FL 33141

RACHELLE R COHEN JTRS
MARVIN W COHEN JTRS
6 THE HILLS DR
UTICA, NY 13501

RAFAEL F FERNANDEZ
7135 COLLINS AVE UNIT PH13
MIAMI BEACH, FL 33141

RAFAEL LLANES &W MAGALY
6969 COLLINS AVE #811
MIAMI BEACH, FL 33141

RAMON L DE GUZMAN
6969 COLLINS AVE APT 814
MIAMI BEACH, FL 33141

RAMON YERO &W OLGA E LE
REM OLGA L YERO & MABEL C VIDAL
7135 COLLINS AVE #922
MIAMI BEACH, FL 33141-3237

RANDALL MOOR &W YONGHONG CHEN
1141 NW 78 AVE
MIAMI, FL 33322-5116

RAQUEL SOUTUYO
7135 COLLINS AVE APT 1621
MIAMI BEACH, FL 33141

RAUL GIAI LEVRA
MARIA ELENA DONZINO
7950 NW 53 ST #118
MIAMI, FL 33166

RAUL H FERNANDEZ LE
SONIA G FERNANDEZ LE
REM RAUL FERNANDEZ
4256 SW 134 PL
MIAMI, FL 33175

RAY T AZCUY MIGUEL A HERRERA
7135 COLLINS AVE #1733
MIAMI BEACH, FL 33141

RAYMOND G KATTOURA
7135 COLLINS AVE #905
MIAMI BEACH, FL 33141-3237

RICARDO MARIA ROQUE DE ESCOBAR &
STEVEN R ESCOBAR
11929 ODEN COURT
ROCKVILLE, MD 20852

RICHARD BERRY
ANA MARIA BERRY
3225 GLENSIDE DR
LAFAYETTE, CA 94549-5140

RICHARD GROSSBERG &W TOBIE STEIN
181 BEACH 134 ST
BELLE HARBOR, NY 11694

RICK DIAZ MARGARET DIAZ
JEFFREY ROSENTHAL
7135 COLLINS AVE 1114
MIAMI BEACH, FL 33141

RIS ABRAHAM KAFITI BUITRON
146 ARLINGTON ST
WEST HAVEN, CT 06516

ROBERT & LOUISE FREEMAN (CO-TRS)
820 OAKTON ST #2-A
EVANSTON, IL 60202

ROBERT W SHELDON TRS
THE ROBERT W SHELDON REV TRUST
500 E 77 ST #726
NEW YORK, NY 10162

ROBERTO GARCIA TRS
DANIA LOPEZ TRS
3329 SE 1 AVE
CAPE CORAL, FL 33904

ROBERTO GARCIA TRS
ROBERTO GARCIA REVOCABLE TRUST
DANIA LOPEZ TRS
3329 SE 1 AVE
CAPE CORAL, FL 33904

ROBERTO PUIG &W FANNY M
PO BOX 360215
SAN JUAN, PR 00936-0215
PUERTO RICO

ROBERTO VARGA
JUDIT WOHLRAB
7135 COLLINS AVE 1232
MIAMI BEACH, FL 33141

RODOLFO BARREDO TRS
RODOLFO BARREDO AND ROSA MARGARITA
BARREDO LIVING TR
2525 SW 105 CT
MIAMI, FL 33165

RODOLFO BARREDO TRS
RODOLFO BARREDO AND ROSA MARGARITA
BARREDO PEREZ LIVING TR
2525 SW 105 CT
MIAMI, FL 33165

RODOLFO MIRANDA &W IVONNE
733 CLEVELAND AVE
ELIZABETH, NJ 07208

ROLAND M PENA &W ROSA M
7135 COLLINS AVE 1123
MIAMI BEACH, FL 33140-

ROLANDO GARCIA JR &W MARIA C GARCIA
9020 NW 166 TERR
MIAMI, FL 33018

ROMAN LUGO
JEANNETTE LUGO
4451 SW 72ND TERR
DAVIE, FL 33314

ROMERO AND HEREDIA RENOVATIONS LLC
7135 COLLINS AVE 1535
MIAMI BEACH, FL 33141

RONALD M & VERA DREIFUSS (JTRS)
401 E 65 ST APT 11D
NEW YORK, NY 10021

ROSA DELGADO
7135 COLLINS AVE #1032
MIAMI BEACH, FL 33141-3256

ROSA M & FAUSTINO GARCIA
7135 COLLINS AVE UNIT 412
MIAMI BEACH, FL 33141-3227

ROSARIO NARDO
7135 COLLINS AVE #1101
MIAMI BEACH, FL 33134

RUBEN KATZ FLORA PHYLLIS KATZ
LUIS KATZ RABINOVICH
5800 SW LE JEUNE RD
MIAMI, FL 33146-2817

RUTH E HIRSCH
7135 COLLINS AVE UNIT 1436
MIAMI BEACH, FL 33141-3269

SABEH F SAMAHA TRS
SABEH F SAMAHA REVOCABLE TRUST
7135 COLLINS AVE 415
MIAMI BEACH, FL 33141

SACHIN THAKUR
7135 COLLINS AVE 1136
MIAMI BEACH, FL 33141

SALLY FAUST
7135 COLLINS AVE #716
MIAMI BEACH, FL 33141

SAM NAGAR
RONI NAGAR
6969 COLLINS AVE #1505
MIAMI BEACH, FL 33141

SAMUEL MANKARYOUS JTRS
GEORGE MANKARYOUS JTRS
7135 COLLINS AVE #725
MIAMI BEACH, FL 33141

SAMUEL RODRIGUEZ TRS
SAMUEL RODRIGUEZ REVOCABLE TRUST
MAGDA RODDRIGUEZ TRS
7135 COLLINS AVE UNIT 1823
MIAMI BEACH, FL 33141

SANDRA R PASTRANA
7135 COLLINS AVE #704
MIAMI BEACH, FL 33141-3229

SAPARI I INC
221 SW 28 RD
MIAMI, FL 33129

SARA GOSER
6969 COLLINS AVE UNIT 409
MIAMI BEACH, FL 33141-3221

SEBANALISA BONAIRE LLC
1535 DORADO AVE
CORAL GABLES, FL 33146

SERGIO BELLO &W ELSA H
5903 NW 40 TERR
VIRGINIA GARDENS, FL 33166-5763

SERGIO DEBESA JTRS
FERNANDA DEBESA JTRS
FRANK DEBESA JTRS
4135 SW 97 AVE
MIAMI, FL 33165

SERGIO MORENO
7135 COLLINS AVE #1816
MIAMI BEACH, FL 33141-3232

SEYMOR LANDSMAN & ERNESTO FUENTES
7135 COLLINS AVE # 1415
MIAMI BEACH, FL 33141-3257

SEYMOUR HAYDEN CAMERON CHESSON
7135 COLLINS AVE #1812
MIAMI BEACH, FL 33141

SHANE BRYAN PFEIFFER
6969 COLLINS AVE 505
MIAMI BEACH, FL 33141

SHEILA BUCKLEY
6965 HARDING AVE # 502
MIAMI BEACH, FL 33141

SHIRLEY GELLER
7135 COLLINS AVE # 916
MIAMI BEACH, FL 33141-3237

SHIRLEY M YATES &H SOL (TRS)
18424 S KEDZIE #B
HOMewood, IL 60430

SILFREDO CARRAZANA
ILIANA CARRAZANA
25 SW 136 CT
MIAMI, FL 33184

SILVANA R CASERMEIRO
7135 COLLINS AVE #1202
MIAMI BEACH, FL 33141-3230

SILVIA OBEID SOCHA
JACEK SOCHA
7135 COLLINS AVE #614
MIAMI BEACH, FL 33141

SILVIO GARBARZ
20900 NE 30 AVE 200 27
AVENTURA, FL 33180

SIMONE GRAMS WILLRICH
7135 COLLINS AVE 1802
MIAMI BEACH, FL 33141

SOLID LINES K AND B LLC
11930 N BAYSHORE DR 1409
MIAMI, FL 33181

SR REAL PROPERTIES LLC
4522 CHEVAL BLVD
LUTZ, FL 33558

STEPHANIE PEREZ
6284 SW 26 ST
MIAMI, FL 33155

STEVEN BONNEN &W ROCIO
87 PARKWAY DR
ROSLYN HEIGHTS, NY 11577

STUART L TOCKMAN &W YOLANDA V
5120 SW 156 PL
MIAMI, FL 33185-4169

SUKAN LLC
15807 BISCAYNE BLVD #113
AVENTURA, FL 33160

SUN & SUCCES LLC
2370 NE 184 TER
NORTH MIAMI BEACH, FL 33160

SURIS ACELA
6969 COLLINS AVE #306
MIAMI BEACH, FL 33141-3221

SUSANA KUSSEROW
7135 COLLINS AVE 923
MIAMI BEACH, FL 33141

SUZANNE HUGYECZ
7135 COLLINS AVE UNIT #1834
MIAMI BEACH, FL 33141

TANIA J LEON & MARTHA R MOOKE
36 FOREST RIDGE RD
NYACK, NY 10960

TCR MANAGEMENT COMPANY LLC
10811 SW 30 ST
MIAMI, FL 33165

TERESITA BARCELO & H COLLAZO &
JACQUELINE RODRIGUEZ
7135 COLLINS AVE #1111
MIAMI BEACH, FL 33141

TERESITA BARTELOMEO & H RAMON TOYOS
7135 COLLINS AVE #PH1
MIAMI BEACH, FL 33141-3252

TERESITA TZIKAS DORA NOCERA
10 DEMOND R
MALDEN, MA 02148

THOMAS K YAZDGERDI
111 N PAYNE ST
ALEXANDRIA, VA 22314-2905

TRINIDAD ALVAREZ
12709 SW 28 TERR
MIAMI, FL 33175-2147

TRINOLOGIC LLC
6965 HARDING AVE # 207
MIAMI BEACH, FL 33141

TUTTI BIANKI CORP
2030 S DOUGLAS RD STE 212
CORAL GABLES, FL 33134

URSULA M BROWN TRS
JAMES M BROWN TRS
2 CLARIDGE DRIVE 8WH
VERONA, NJ 07044

UZI PARNES JTRS
CHARLES S RICHARD JTRS
120 AVE C #2
NEW YORK, NY 10009

VALENTIN MEDINA SR LE
REM ELEUT HERNANDEZ
REM VALENTIN MEDINA JR
7135 COLLINS AVE UNIT 1231
MIAMI BEACH, FL 33141

VENANCIO ABDUL-CHANI & W ANDREA
7135 COLLINS AVE #812
MIAMI BEACH, FL 33141

VERONICA ANDREA LOPEZ
7135 COLLINS AVE #832
MIAMI BEACH, FL 33141

VICKI GLINER MARKS
75 WOODLAKE DRIVE WEST
WOODBURY, NY 11797

VICTORIA T KRANE TRS
110-11 QUEENS BLVD APT 28K
FOREST HILLS, NY 11375

VILARINO PROPERTY GROUP INC
6015 GARFIELD ST
HOLLYWOOD, FL 33024

VILLA MELILLA INVESTMENTS LLC
6965 HARDING AVE UNIT #406
MIAMI BEACH, FL 33141

VIVIAN ALONSO & DAYNELISA HERNANDEZ
6965 HARDING AVE #404
MIAMI BEACH, FL 33141-3249

WENDY BURNEY TRS
WENDY BURNEY REVOCABLE LIVING TR
JOHN MICHAEL BURNEY TRS
7135 COLLINS AVE 504
MIAMI BEACH, FL 33141

WILFREDO MARTI & W ISABEL M
9240 SW 45 TERR
MIAMI, FL 33165-5808

WIRELESS BOUTIQUE INC
15540 SW 156 AVE
MIAMI, FL 33187-0705

WOLF INVESTMENTS LLC
710 LANDSDOWNE CT
ELIZABETHTOWN, KY 42701

XIAN FRANCE GROUP LLC
7135 COLLINS AVE 731
MIAMI BEACH, FL 33141

MIAMI DADE - SCHOOL CONCURRENCY LIST

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

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

Please provide the following information:

Applicant Name (owners):	Collins & 72nd Developers, LLC
Applicant Phone (owners):	305-324-4700
Applicant Email(owners):	edward@clarocorp.com
Project Address :	7118-7140 Collins Ave & 7121-7145 Harding Ave
Contact Name:	Matthew Barnes
Contact Phone:	305-755-5825
Contact Email:	matthew.barnes@akerman.com
Local Government Application Number (Board Number or Permit number):	PB18-0192
Master Folio Number:	02-3211-002-0660
Additional Folio Numbers:	02-3211-002-0650; -0640; -0630; -0600; -0590; -0580; -0570
Total Acreage:	1.145 acres
Proposed Use (number of units)*:	24 multifamily units
SFH (Existing/Proposed):	0 / 0
TH (Existing/Proposed):	0 / 0
Multifamily (Existing/Proposed):	0 / 24

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

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

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

PROPERTY: 7116-7140 Collins Avenue and 7117-7145 Harding Avenue.

FILE NO. PB16-0062

IN RE: The applicants, Collins and 72nd Developers, LLC, Casa Grande Shopping Center, LLC, and AHM Advisors, LLC, requested Conditional Use Approval for the construction of a new 10-story mixed-use development exceeding 50,000 square feet including a mechanical parking garage pursuant to Section 118, Article IV and Section 130, Article II of the City Code.

LEGAL DESCRIPTION: Lots 1, 2, 3, 4, 9, 10, 11 and 12 in Block 8 of Normandy Beach South, according to the Plat thereof, as recorded in Plat Book 21, Page 54, of the Public Records of Miami- Dade County, Florida.

MEETING DATE: December 20, 2016

CONDITIONAL USE PERMIT

The applicant, Collins and 72nd Developers, LLC, Casa Grande Shopping Center, LLC, and AHM Advisors, LLC, requested a Conditional Use approval for the construction of a new ten-story hotel development exceeding 50,000 square feet including a mechanical parking garage, pursuant to Section 118, Article IV, and 130, Article II of the City Code. Notice of the request was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

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

The property in question is located in the TC-1 – Commercial, Medium Intensity Zoning District.

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

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

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

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

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

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

MB

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

1. This Conditional Use Permit is issued to Collins and 72nd Developers, LLC, Casa Grande Shopping Center, LLC, and AHM Advisors, LLC, to construct a ten (10) story mixed-use hotel project, with retail space on the first floor, parking on the 2nd floor, and food and beverage areas located on the roof of the second floor (3rd level). Any proposed change to the uses approved in this Conditional Use shall require the review and approval of the Planning Board.
2. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The applicant shall appear before the Planning Board for a progress report within 180 days from the issuance of the business tax receipt (BTR) for the hotel. When BTR's are issued for at least 75% of the building area, but no later than one (1) year from the issuance of the BTR for the proposed hotel use, the applicant shall appear before the Planning Board for a progress report specific to traffic, including providing a full revised traffic study outlining the actual transportation operations on-site and in the surrounding initial study area, and including valet operations and loading/servicing of the building.

The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
3. ~~The conditions of approval for this Conditional Use Permit are binding on the applicant,~~ the property applicants, operators, and all successors in interest and assigns. Any change of operator or 50% (fifty percent) or more stock ownership, partnership interest or equivalent, shall require review and approval by the Planning Board as a modification to this Conditional Use Permit. Subsequent owners and operators shall be required to appear before the Board, in advance, to affirm their understanding of the conditions listed herein.
4. The Planning Board shall retain the right to call the owner or operator back before them and make modifications to this Conditional Use Permit should there be valid complaints about loud, excessive, unnecessary, or unusual noise. Nothing in this provision shall be deemed to limit the right of the Planning Board to call back the owner or operator for other reasons and for other modifications of this Conditional Use Permit.
5. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval.
6. The applicant, now and in the future, shall abide by all the documents and statements submitted with this application.
7. All existing overhead utilities, excluding the high voltage transmission line, shall be placed underground at the sole expense of the applicant.

ms

8. The following shall apply to the operation of the proposed parking garage:
- a. There shall be security personnel of at least one person, on-site, monitoring the garage during all hours of operation.
 - b. Signs prohibiting tire-screeching 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 parking lift platforms must be fully load bearing, and must be sealed and of a sufficient width and length to prevent dripping liquids or debris onto the vehicle below.
 - e. All free-standing mechanical parking lifts must be designed so that power is required to lift the car, but that no power is required to lower the car, in order to ensure that the lift can be lowered and the top vehicle can be accessed in the event of a power outage.
 - f. All mechanical lifts must be designed to prevent lowering of the lift when a vehicle is parked below the lift.
 - g. The ceiling heights of any parking level with parking lifts within the parking garage shall be a minimum of 11 feet by six inches.
 - h. All mechanical parking lifts must be inspected and certified as safe and in good working order by a licensed mechanical engineer at least once per year and the findings of the inspection shall be summarized in a report signed by the same licensed mechanical engineer or firm. Such report shall be furnished to the Planning Director and the Building Official.
 - i. All parking lifts shall be maintained and kept in good working order.
 - j. Parking operation shall be by valet attendants only. A contract with a valet operator shall be submitted to staff for review and approval prior to a final Certificate of Occupancy or Business Tax Receipt, whichever occurs first.
 - k. A permanent generator sufficient to power the vehicular elevators shall be required, in a manner to be reviewed and approved by staff.
9. The Applicant agrees to the following operational conditions for all permitted and accessory uses and shall bind itself, lessees, permittees, concessionaires, renters, guests, users, and successors and assigns and all successors in interest in whole or in part to comply with the following operational and noise attenuation requirements and/or limitations. The applicant shall ensure through appropriate contracts, assignments and management rules that these restrictions are enforced and the applicant agrees to include the rules and regulations set forth in these conditions in any contract or assignment:



-
- a. As proposed by the applicant, the project authorized by this Conditional Use Permit includes the creation and operation of the proposed outdoor bar and pool areas located on the roof of the second floor (3rd level) with the criteria listed below:
- i. The outdoor rooftop venue shall close by 10:00 pm Sunday through Thursday and 12:00 am Friday and Saturday nights. The outdoor bar counter shall close by 8:00pm daily.
- ii. Ground floor restaurants and cafes shall close by 2:00 am daily.
- b. Delivery trucks shall only be permitted to make deliveries from the designated loading spaces contained within the property.
- c. Delivery trucks shall not be allowed to idle in the loading areas.
- d. Equipment and supplies shall not be stored in areas visible from streets, alleys or nearby buildings.
- e. Deliveries and waste collections may occur daily between 7:00 AM and 4:00 PM.
- f. All trash containers shall utilize rubber wheels, or the path for the trash containers shall consist of a surface finish that reduces noise, in a manner to be reviewed and approved by staff.
- g. Adequate trash room space, air conditioned and noise baffled, shall be provided, in a manner to be approved by the Planning and Public Works Departments. Sufficient interior space must be provided so that doors can remain closed while trash and trash bags are being deposited in dumpsters. Doors shall remain closed and secured when not in active use.
- h. Trash room(s)/garbage room(s) shall be large enough, or sufficient in number to accommodate enough dumpsters so that more than one pick up of garbage per day will not be necessary. A high-level trash/garbage compacting device shall be located in an air-conditioned trash/garbage holding room within the facility.
- i. Garbage dumpster covers shall be closed at all times except when in active use.
- j. Restaurant personnel shall take measures to enforce the Patron Age Restriction of the City Code during the hours of operation of all alcoholic beverage establishments.
- k. No patrons shall be allowed to queue on public rights-of-way, or anywhere on the exterior premises of the subject property.
- l. The owner/operator shall be responsible for maintaining the areas adjacent to the facility, including the sidewalk, and all areas around the perimeter of the property. These areas shall be kept free of trash, debris and odor, and shall be swept and hosed down at the end of each business day
-

-
- m. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
 - n. Special Events are limited to six (6), one day events per year on the premises, subject to City Ordinances, rules or regulations existing at the time, and may exceed the occupancy loads specified herein, if permitted by the Fire Marshal, subject to the review and approval of staff.
-
10. The applicant shall address the following Concurrency and Traffic requirements, as applicable:
- a. A Method of Transportation (MOT) shall be submitted to Public Works Department staff for review and approval prior to the issuance of a building permit. The MOT shall address any traffic flow disruption due to construction activity on the site.
 - b. Prior to the issuance of a building permit, the applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), if deemed necessary, by paying its fair share cost, as may be determined as determined by the Concurrency Management Division.
 - c. A final concurrency determination shall be conducted prior to the issuance of a Building Permit. Mitigation fees and concurrency administrative costs, if required, shall be paid prior to the issuance of any Building Permit.
 - d. A bicycle parking plan shall be submitted for staff review and approval prior to the issuance of a Business Tax Receipt.
 - e. Valet or loading activities shall not block Harding Avenue at any time.
 - f. A Signal Warrant Analysis and an All-Way Stop Warrant Analysis for the intersection at Harding Avenue/72nd Street shall be conducted by the applicant. The warrant analyses shall include pedestrian warrants. Based on the findings and recommendations of the warrant analyses, the recommended intersection control for this intersection shall be funded by the Developer for implementation by the City of Miami Beach or Miami-Dade County Department of Transportation and Public Works. If the warrant studies determine that neither of the two intersection controls is warranted, the developer shall, at a minimum, fund the installation of an enhanced north-south crosswalk at this intersection to improve pedestrian safety and connectivity consistent with the goals and objectives of the City's Adopted Transportation Master Plan.
-
11. The applicant shall satisfy outstanding liens and past due City bills, if any, to the satisfaction of the City prior to the issuance of a Building permit.
-
12. The applicant shall obtain a full building permit within 18 months from the date of approval of this Conditional Use Permit, and the work shall proceed in accordance with the Florida Building Code. Extensions of time for good cause, not to exceed a total of one year for all extensions, may be granted by the Planning Board.

13. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
14. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
15. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.
16. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

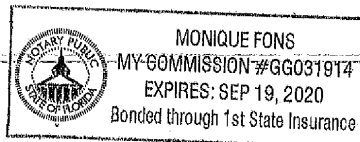
Dated this 19th day of JANUARY, 2017.

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 19th day of January, 2017, 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.



{NOTARIAL SEAL}

Notary: [Signature]
Print Name MONIQUE FONS
Notary Public, State of Florida
My Commission Expires: SEP 19, 2020
Commission Number:

Approved As To Form:
Legal Department

Filed with the Clerk of the Planning Board on 1/19/2017 [Signature]

MB

DESIGN REVIEW BOARD
City of Miami Beach, Florida

MEETING DATE: January 03, 2017

FILE NO: DRB16-0054

PROPERTY: 7118-7140 Collins Avenue and 7117-7121 Harding Avenue

APPLICANTS: Collins & 72nd Developers LLC, Casa Grande Shopping Center LLC, and AHM Advisors LLC

LEGAL: Lots 1, 2, 3, 4, 9, 10, 11 and 12 in Block 8 of Normandy Beach South, according to the Plat thereof, as recorded in Plat Book 21, Page 54, of the Public Records of Miami-Dade County, Florida.

IN RE: The Application for Design Review Approval for the construction of a new 10-story hotel to replace three vacant parcels of land, a surface parking lot and three one-story retail buildings while two one-story retail buildings will remain, one of which will be altered with exterior design changes. Additionally, the applicants are also requesting Design Review Board approval for variances to reduce the required setback for new FPL power lines.

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 an 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 2, 3, 5, 6, 7, 8, 9, 12, 14, 15, and 16 in Section 118-251 of the Miami Beach Code.
- C. The project would remain consistent with the criteria and requirements of Section 118-251 if the following conditions are met:
 1. Prior to the issuance of any Building Permit relative to the approval herein, the applicant shall obtain approval from the City Commission for the vacation of the existing utility easement.



2. Revised elevation, site plan and floor plan drawings shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:
- a. The interior walls of the first level of the parking garage entrance and ramps 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.
 - b. All interior fixtures, including, but not limited to, shelving, partitions, and checkout counters, shall be setback a minimum of ten (10') feet from the east and north walls of the building on the first and second levels, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board. This shall not prohibit substantially transparent fixtures for display purposes only.
 - c. The final details of all proposed storefront systems and associated details shall be provided for all of the structures on the project site, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - d. All window frames shall be composed of brushed anodized aluminum frames. All windows shall consist of clear glass, incorporate the minimum tint required by the energy code, 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 all exterior surface finishes and materials, 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. All kitchen ventilation shall be chased through the interior of the building to the roof. No exhaust ducts or vents shall be permitted on any building street facing elevations.
 - g. All internal garage lighting shall be shielded to buffer views of all direct light sources from outside of the structure, 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 final design details of the proposed aluminum grill material, including color, 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.
 - i. All building signage shall require a separate permit. A uniform sign plan for the overall project shall be required. Such sign plan shall be consistent in materials, method of illumination and sign location, in a manner to be



- reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- j. All exterior handrails and support posts shall incorporate a flat profile. The final design details, dimensions material and color of all exterior handrails shall be made part of the building permit plans and shall be subject to the review and approval of staff consistent with the Design Review Criteria and/or the directions from the Board
 - k. An artistic super graphic mural shall be installed along a portion of the south side elevations, location and design to be reviewed at a future Design Review Board meeting date as a separate application.
 - l. The final design and placement and model/type of all street furniture and fixtures, shall be reviewed by the Planning Department. A minimum of one (1) bench shall be provided for every 100 linear feet of street frontage and a minimum of one (1) waste bin shall be provided at each block corner and at intervals of no more than 300 feet
 - m. The final design and details, including materials, exterior finishes, glazing, railings, and any architectural projections and features, shall be provided in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - n. All roof-top fixtures, air-conditioning units and mechanical devices shall be clearly noted on a revised roof plan and shall be screened from view, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
 - o. 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.
 - p. 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.
3. 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 its current location if it is not in conflict with the proposed development, or it 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. Pavers and concrete banding shall be utilized for the entire entry drive and loading area and hotel drop off area (along Harding Avenue), including alternate colors of concrete banding in place of painted striping in order to visually guide pedestrians of vehicle entrances and drives, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.
- e. 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.
- f. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.
- g. 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.
- h. 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.
- i. 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 from the minimum required front setback of 5'-0" in order to construct FPL power lines and poles up to the front property line facing Harding Avenue.
- B. The applicants have submitted plans and documents with the application that **DO** satisfy Article 1, Section 2 of the Related Special Acts, allowing the granting of a variance if the Board finds that practical difficulties exist with respect to implementing the proposed project at the subject property.

The applicants have submitted plans and documents with the application that the Board has concluded **DO** comply with the following hardship criteria, as they relate to the requirements of Section 118-353(d), Miami Beach City Code:

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

That the special conditions and circumstances do not result from the action of the applicant;


That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

That the granting of this request is consistent with the comprehensive plan and does not



reduce the levels of service as set forth in the plan.

- C. The Board hereby **Approves** the Variance request(s), and imposes the following conditions based on its authority in Section 118-354 of the Miami Beach City Code:
1. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.
 2. The vacation of the utility easement shall require the review and approval of the Public Works Department.

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

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

- A. All new construction over 7,000 square feet shall be required to be, at a minimum, certified as LEED Gold by USGBC. In lieu of achieving LEED Gold certification, properties can elect to pay a sustainability fee, pursuant to Chapter 133 of the City Code. This fee is set as a percentage of the cost of construction.
- 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. 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.
- D. 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.
- E. The final building plans shall meet all other requirements of the Land Development Regulations of the City Code.
- F. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- G. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.



- H. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
- I. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- J. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations which were adopted by the Board, as modified at the Board hearing, that the Application for Design Review approval is GRANTED and the application for a variance is APPROVED 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 approved by the Design Review Board, as determined by staff, entitled "72+ Collins Hotel", as prepared by **Revuelta Architecture International**, dated November 7, 2016, modified in accordance with the conditions set forth in this Order and staff review and approval.

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 Design Review 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 Design Review Approval was granted, the Design Review Approval will expire and become null and void, unless the applicant makes 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. At the hearing on any such application, the Board may deny or approve the request and modify the above conditions or impose additional conditions. If the Full Building Permit 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 Design Review Approval will expire and become null and void.

Dated this 03 day of January, 2017.

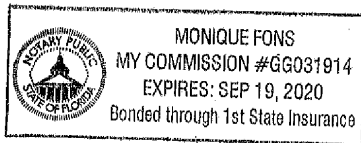



DESIGN REVIEW BOARD
THE CITY OF MIAMI BEACH, FLORIDA

BY: 
JAMES G. MURPHY
CHIEF OF URBAN DESIGN
FOR THE CHAIR

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

The foregoing instrument was acknowledged before me this 6th day of January 2017 by James G. Murphy, Chief of Urban Design, 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: Sept 19, 2020

Approved As To Form:

City Attorney's Office:

Nick Stalleger (1/6/2017)

Filed with the Clerk of the Design Review Board on:

James G. Murphy 1/6/17

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

Property address: 72 and Collins Hotel Board: DRB Date: 2/1/18

BOARD APPLICATION CHECK LIST

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

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

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

Indicate N/A If Not Applicable

Initials: FSL

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

Property address: 72 and Collins Hotel

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

Indicate N/A If Not Applicable

Initials: FSL

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

Property address: 72 and Collins Hotel

29	Floor Plan Indicating area where alcoholic beverages will be displayed.	
30	Survey showing width of the canal (Dimension shall be certified by a surveyor)	
31	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	
32	DERM recommendation/preliminary approval. Docks or any structures shall have approval stamp from DERM or other regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended.	
33	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
34	Survey shall include spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the due within the property. Erosion control line and Bulkhead line shall be indicated if present.	
35	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
36	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable).	
37	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	
38	Traffic Study, Site plan(s) : Revised version addressing first round of comments from Transportation Department and peer review. (See Transportation Department check list for requirements.) Revised, FOR PLANNING BOARD	✓
39	Sound Study report (Hard copy) with 1 CD.	
40	Site Plan (Identify streets and alleys)	
a	Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____	
b	# parking spaces & dimensions _____ Loading spaces locations & dimensions _____	
c	# of bicycle parking spaces _____	
d	Interior and loading area location & dimensions _____	
e	Street level trash room location and dimensions _____	
f	Delivery route _____ Sanitation operation _____ Valet drop-off & pick-up _____ Valet route in and out _____	
g	Valet route to and from _____ auto-turn analysis for delivery and sanitation vehicles _____	
h	Indicate any backflow preventer and FPL vault if applicable	
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan	
41	Floor Plan (dimensioned)	
a	Total floor area	
b	Identify # seats indoors _____ outdoors _____ seating in public right of way _____ Total _____	
c	Occupancy load indoors and outdoors per venue _____ Total when applicable _____	
42	The letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.	✓
43	The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:	✓
a	Section 118-353 (d) of the City Code for each Variance.	✓
44	The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows:	
a	For Conditional Use -Section 118-192 (a)(1)-(7)	
b	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)	
c	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)	
d	CU - Structures over 50,000 SQ.FT. - Section 118-192 (b) (1)-(11)	
e	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	

Indicate N/A If Not Applicable

Initials: FSL

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

Property Address: 72 and Collins Hotel

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

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

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

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

ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS

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



Applicant's or designee's signature

2/1/18

Date

Indicate N/A If Not Applicable

Initials: FSC

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

DESIGN REVIEW BOARD CAP SUBMITTAL FILE NAMING

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

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

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

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

2018 SCHEDULE OF LAND USE BOARD MEETINGS

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

DESIGN REVIEW BOARD, BOARD OF ADJUSTMENT & HISTORIC PRESERVATION BOARD

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

PLANNING BOARD

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