

# MIAMI BEACH

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

## LAND USE BOARD HEARING APPLICATION

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

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

SUBJECT PROPERTY ADDRESS: 1685 Washington Avenue, Miami Beach, Florida 33139

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

FOLIO NUMBER (S) 02-3234-019-0730

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

NAME Sobe Center, LLC  
ADDRESS 9425 Harding Avenue, Surfside, Florida 33154  
BUSINESS PHONE (305) 861-3500 CELL PHONE \_\_\_\_\_  
E-MAIL ADDRESS \_\_\_\_\_

OWNER IF DIFFERENT THAN APPLICANT:

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

2. AUTHORIZED REPRESENTATIVE(S):

ATTORNEY:  
NAME Michael W. Larkin/Michael J. Marrero  
ADDRESS 200 South Biscayne Blvd., Suite 850, Miami, Florida 33131  
BUSINESS PHONE (305) 374-5300 CELL PHONE \_\_\_\_\_  
E-MAIL ADDRESS mlarkin@brzoninglaw.com/mmarrero@brzoninglaw.com

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

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

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

ARCHITECT    LANDSCAPE ARCHITECT    ENGINEER    CONTRACTOR    OTHER: \_\_\_\_\_  
NAME Jennifer McConney-Gayoso  
ADDRESS 7580 NE 4 Court, Studio 100, Miami, Florida 33138  
BUSINESS PHONE \_\_\_\_\_ CELL PHONE (305) 606-4105  
E-MAIL ADDRESS jennifer@mcg-architecture.com

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

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

Conditional Use Approval for new construction over 50,000sf and mechanical parking for new hotel with accessory uses.

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

- 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) \_\_\_\_\_ SQ. FT.
- 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE). \_\_\_\_\_ SQ. FT.

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

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

PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

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

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

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

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

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

PRINT NAME: Michael J. Marrero

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, Ronald Finvarb, being duly sworn, depose and certify as follows: (1) I am the Manager (print title) of Sobe 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]  
SIGNATURE

Sworn to and subscribed before me this 4th day of April, 2018. The foregoing instrument was acknowledged before me by Ronald Finvarb, Manager of Sobe 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:

[Signature]  
NOTARY PUBLIC

Marilyn Salcedo  
PRINT NAME

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

POWER OF ATTORNEY AFFIDAVIT

STATE OF  
COUNTY OF

I, Ronald Finvarb, 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 Micheal Larkin/Michael Marrero to be my representative before the Planning Board. (3) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (4) I am responsible for removing this notice after the date of the hearing.

Ronald Finvarb, Manager  
PRINT NAME (and Title, if applicable)

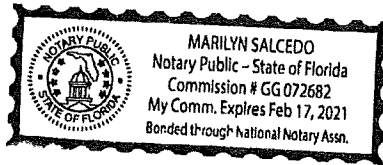
[Signature]  
SIGNATURE

Sworn to and subscribed before me this 4<sup>th</sup> day of April, 2018. The foregoing instrument was acknowledged before me by Ronald Finvarb, Manager of Sobe Center, LLC who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

[Signature]  
NOTARY PUBLIC

My Commission Expires



Marilyn Salcedo  
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.\*

See Exhibit B

NAME OF CORPORATE ENTITY		
NAME AND ADDRESS		% OF OWNERSHIP
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

NAME OF CORPORATE ENTITY		
NAME AND ADDRESS		% OF OWNERSHIP
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

*NOTE: Notarized signature required on page 9*

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

CITY OF MIAMI BEACH  
DEVELOPMENT REVIEW BOARD APPLICATION  
DISCLOSURE OF INTEREST

**2. TRUSTEE**

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

TRUST NAME	
NAME AND ADDRESS	% INTEREST
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

*NOTE: Notarized signature required on page 9*

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



3. COMPENSATED LOBBYIST:

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

	NAME	ADDRESS	PHONE #
a.	<u>Michael W. Larkin/Michael J. Marrero</u>	<u>200 S. Biscayne Blvd., Suite 850, Miami, FL 33131</u>	<u>(305) 374-5300</u>
b.	<u>Jennifer McConney-Gayoso</u>	<u>7580 NE 4 Court, Studio 100, Miami, FL 33138</u>	<u>(305) 573-2728</u>
c.	<u>Rudy Ricciotti</u>	<u>17, bd Victor Hugo, Bndol</u>	<u>+33(0)494295261</u>

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

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

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

APPLICANT AFFIDAVIT

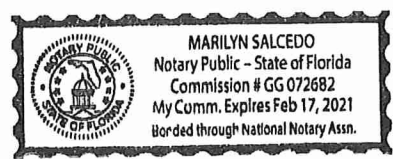
STATE OF  
COUNTY OF

I, Ronald Finvarb, 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 4<sup>th</sup> day of April, 2018. The foregoing instrument was acknowledged before me by, who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires:

[Signature]  
NOTARY PUBLIC  
Marilyn Salcedo  
PRINT NAME

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

**EXHIBIT A**

Legal Description

All that certain plot, piece or parcel of land situated in the County of Miami-Dade, State of Florida, described as follows:

Lots 14, 15, 16 and 17, in Block 31 of Fisher's First Subdivision of Alton Beach, according to the plat thereof as recorded in Plat Book 2, at Page 77, of the public records of Miami-Dade County, Florida.

..... Tax Parcel Number: 02-3234-019-0730 .....

**DISCLOSURE OF INTEREST**

**SOBE CENTER, LLC**

SOBE Center Manager, LLC Ronald Finvarb and Richard Finvarb 9425 HARDING AVENUE SURFSIDE, FL 33154	Percentage of Interest %50
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Credus I Corporation Credus I Corp is JAJ Consulting SA Jacques Chahine, President 9425 HARDING AVENUE SURFSIDE, FL 33154	%50
---	-----



# BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6238  
E-Mail: [mmarrero@brzoninglaw.com](mailto:mmarrero@brzoninglaw.com)

## VIA HAND-DELIVERY

April 27, 2018

Thomas Mooney, Director  
Planning Department  
City of Miami Beach  
1700 Convention Center Drive, 2<sup>nd</sup> Floor  
Miami Beach, Florida 33139

Re: Conditional Use Permit for the Property located at 1685 Washington Ave,  
Miami Beach, Florida

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Dear Tom:

This law firm represents SOBE CENTER, LLC (the "Applicant"), with regard to the above referenced property (the "Property"). Please let the following serve as the Applicant's letter of intent in connection with a request for Conditional Use approval of a project in excess of 50,000 square feet, with a neighborhood impact establishment, that incorporates the use of mechanical parking lifts.

Property. The Property measures approximately 9,000 square feet and is identified by Miami-Dade County Folio No. 02-3234-019-0730 (see Exhibit A to the Application). The Property is zoned CD-3 (Commercial, High Intensity) and is located at the southeast corner of Washington Avenue and 17<sup>th</sup> Street. It is currently improved with a Citibank building that was constructed in 1996.

Proposal. As depicted in the renderings and plans entitled "1685 Hotel" prepared by McG Architecture and Planning, the Applicant proposes to construct a small boutique hotel on the Property (the "Project"). The hotel will contain 150 guest rooms and two restaurants which are 2,132 square feet and 4,826 square feet on the premises. A total of 122 parking spaces will be provided on site through the use of mechanical parking lifts.

Description of Conditional Use Permit Request. The Applicant is seeking a conditional use permit for new construction of a structure over 50,000 square

feet (Miami Beach Code Section 142-303). Additionally, the Applicant wishes to provide on-site parking through the use of a mechanical parking device. In accordance with Miami Beach Code Section Sec. 130-38(4), any use of mechanical parking devices requires conditional use approval from the Planning Board. Finally, the Applicant's combined occupant load for the two restaurants and lobby bar exceeds 299 and therefor requires approval as a neighborhood impact establishment.

Satisfaction of Conditional Use Review Criteria. The Applicant's request satisfies the two different sets of review criteria and guidelines as follows:

**I. Conditional Use Standards in Section 118-192(a) of the Code of the City of Miami Beach (the "Code").**

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

**CONSISTENT** - The hotel use is consistent with the comprehensive plan and the land development regulations provide that new structures 50,000 square feet and over are permitted in the CD-3 zoning district through the conditional use process. The use of mechanical parking devices is similarly allowed through the conditional use process.

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

**CONSISTENT** - The Applicant has engaged a traffic engineer to determine the effect of the project on the roads and traffic, whose report has been submitted as part of this application. The Applicant will work with City staff to address any and all service levels and concerns that may arise.

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

**CONSISTENT** - The structures and uses associated with the applicant's request for a conditional use permit for a new structure 50,000 square feet and over and mechanical parking devices are consistent with the City's land development regulations.

Additionally, the Project will require several variances in order to obtain approval for the proposed design and a request for these variances has been submitted, along with a request for a Certificate of Appropriateness request, to the Historic Preservation Board. These proposed variances are as follows:

1. Height variance of 3 feet for a limited portion of the 8<sup>th</sup> floor, to permit 83' where 80' is permitted.
2. Variance in number of stories to allow for 8 stories instead of 7 stories.
3. Interior drive aisle variance to reduce a portion of the drive from 22'-0" to 21'-3".
4. Interior drive aisle variance to reduce the required 18" setback of the column to 0".
5. Front setback variance for the tower portion of the structure to reduce the setback from 45'-0" to 32'-6" (Washington Avenue).
6. Front setback balcony projection variance for the tower to increase a 6' allowed projection to 8'-10".
7. Side facing street balcony projection variance for the pedestal and tower to increase a 4' allowed projection to 9'-4".

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

**CONSISTENT** - Although the hotel brand is not yet known, the Applicant proposes a modern and upscale property of superior quality. The Applicant has successfully developed other unique hotel properties within this area of the City. Given the Property's prominent location along Washington Avenue and 17<sup>th</sup> Street, the Applicant intends a breathtaking building that will greet travelers as they approach the beach and Collins Avenue on 17<sup>th</sup> Street and also from Washington Avenue. Additionally, the hotel will enjoy unique views toward Soundscape Park and the symphony performances. With this caliber of hotel, the Applicant seeks to attract a clientele that appreciates the area's unique neighborhood and characteristics. Both the structure and the genre of clientele will protect and promote the health, safety, morals, and general welfare of the public in this area.

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

**CONSISTENT** - Located within Parking District No. 7, the project will meet the Section 130-33 off-street parking requirements.

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

**CONSISTENT** - The Applicant's hotel will add character to and increase the neighborhood aesthetic. Given the recently incentivized development of the Washington Avenue corridor, the proposed development is compatible with existing uses in this area.

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

**CONSISTENT** - While there are several hotels and commercial uses within the vicinity, the City has encouraged this type of quality development particularly in light of the City's convention center's upcoming re-opening. The proposed hotel is in scale with adjacent structures, features tasteful architecture and ground floor commercial use, and will certainly enhance this vibrant area. Accordingly, there should not be adverse impacts on the surrounding area.

## **II. Conditional Use Standards in Section 118-192(b) of the Code of the Code**

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

**CONSISTENT** - The hotel will be open 24 hours a day. The restaurant will be open to the public at regular dining hours, primarily dinner, but will also be enjoyed by hotel guests. A more detailed operations plan has been included with the application.

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

**CONSISTENT** - A delivery/loading area has been provided within the parking structure. Additionally, the Applicant is working with the City's Parking Department to identify an appropriate street loading area for large vehicles, as needed.

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

**CONSISTENT** - The proposed use is compatible with the urban character of the surrounding area. This area has been specifically designed to promote pedestrianism, shopping, and dining. Thus, it follows that a hotel on the Property will contribute further to this area, by providing retail and restaurant services to benefit the nearby uses. As a result, there should not be any adverse impacts on the surrounding area.

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

**CONSISTENT** - A parking plan has been included in the traffic study.

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

**CONSISTENT** - The primary customers will be hotel guests and circulation will be through the hotel lobby.

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

**CONSISTENT** - There will be on-site security and on-site parking.

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

**CONSISTENT** - A traffic study has been provided.

**(8) Whether a noise attenuation plan has been provided that addresses how noise will be controlled in the loading zone, parking structures and delivery**



**and sanitation areas, to minimize adverse impacts to adjoining and nearby properties.**

**CONSISTENT** - Much of the loading will be within concrete walls so noise impacts will be minimal. Additionally, the intent is for most of these impacts to occur within the Property, further minimizing external impacts. There is no entertainment proposed for the property on the roof deck.

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

**CONSISTENT** - The Applicant will contract with a waste collection company for refuse collection 6 days a week between the hours of 7am and 9am. Internally, staff will police the property and adjoining rights of way to maintain the areas clean and free from debris.

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

**CONSISTENT** - There are similarly sized structures in the general proximity of the Property. However, this area has been specifically designed to promote pedestrianism, shopping, and dining. A hotel on the Property will contribute to, rather than adversely impact, this area.

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

**CONSISTENT** - The project is located within close proximity of the convention center, Jackie Gleason Theater and Soundscape Park, Lincoln Road, as well as other important cultural attractions and venues within the City. A top caliber hotel would be welcome on the site to further support these uses.

**Satisfaction of Neighborhood Impact Establishment Review Guidelines.** The application also satisfies the review guidelines provided for neighborhood impact establishments provided for in Section 142-1362 of the City Code, as follows:

- (1) **An operational/business plan which addresses hours of operation, number of employees, menu items, goals of business, and other operational characteristics pertinent to the application.**

An operations plan has been submitted as a component of this application

- (2) **A parking plan which fully describes where and how the parking is to be provided and utilized, e.g., valet, selfpark, shared parking, after-hour metered spaces and the manner in which it is to be managed.**

A parking plan has been submitted within the Operations Plan. The Applicant will provide valet parking to its guests as noted in the operations plan and the architectural plans.

- (3) **An indoor/outdoor crowd control plan which addresses how large groups of people waiting to gain entry into the establishment, or already on the premises will be controlled.**

The Applicant will keep all of queuing required within the hotel and entertainment uses are not proposed, this along with the Applicant's security plan, will ensure that crowd control is not an issue on the Property.

- (4) **A security plan for the establishment and any parking facility, including enforcement of patron age restrictions.**

A security plan has been submitted.

- (5) **A traffic circulation analysis and plan which details the impact of projected traffic on the immediate neighborhood and how this impact is to be mitigated.**

A traffic study has been submitted and has been reviewed by the City's Transportation Department and will additionally be reviewed by the City's peer reviewer.

- (6) **A sanitation plan which addresses on-site facilities as well as off-premises issues resulting from the operation of the establishment.**

Trash pickup times have been included in the Operational Plan.

- (7) **A noise attenuation plan which addresses how noise will be controlled to meet the requirements of the noise ordinance.**

A sound study was not required with this application, as outdoor entertainment is not proposed.

- (8) **Proximity of proposed establishment to residential uses.**

The closest residential uses to the Property are to its west behind the hotel buildings west of Drexel Avenue. While the Flamingo Park neighborhood is not far from the use, the elementary school is to the south, another hotel exists to the north and a host of commercial uses are across the street on Washington Avenue.

- (9) **Cumulative effect of proposed establishment and adjacent pre-existing uses.**

The proposed outdoor entertainment is relatively small and its limited hours of operation and physical barriers are expected to be sufficient to protect any neighboring uses from noise impacts. It should be noted that an application has been submitted to the Board of Adjustment to permit the sale of alcohol within 500 feet of Feinberg-Fisher Elementary. This is the same variance that has been obtained by all of the restaurant uses on Espanola Way. These uses and the school have co-existed peacefully for decades.

**Satisfaction of Mechanical Parking Review Criteria.** The Applicant's request satisfies the mechanical parking review criteria and guidelines as described in 130-38(4):

- (1) **Whether the scale of the proposed structure is compatible with the existing urban character of the surrounding neighborhood.**

**CONSISTENT** - The proposed structure is compatible with the existing urban character of the surrounding neighborhood. The Property is located within immediate proximity of the convention center, Soundscape Park and the Lincoln Road commercial area. A boutique hotel will fit in perfectly with this neighborhood, which has been specifically designed for active streets and pedestrian-scaled buildings.

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

**CONSISTENT** - The proposed use of mechanical parking results in the improvement of design characteristics and compatibility with the surrounding neighborhood. Specifically, the use of the mechanical parking will improve the design by reconfiguring the space allocated to meet the off-street parking requirements. The reconfigured space greatly contributes to the design, particularly allowing for a unique atrium within the building.

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

**CONSISTENT** - The proposed use of mechanical parking does not result in an increased density or intensity over that which could be constructed with conventional parking methods. The proposed project aims to meet the City's off-street parking requirement and desires to accomplish this with mechanical parking.

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

**CONSISTENT** - The proposed mechanical parking lifts will be located within a fully enclosed building and will not be visible from exterior view.

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

**CONSISTENT** - Not applicable.

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

**CONSISTENT** - The proposed mechanical parking lifts will be operated by a valet. Accordingly, a restrictive covenant will be proffered.

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

**CONSISTENT** - A traffic study has been provided which addresses the details of the mechanical parking facility.

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

**CONSISTENT** - An operations plan will be provided.

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

**CONSISTENT** - There is a proposed accessory restaurant use that will serve hotel guests and be open to the public. The accessory use, and facility as a whole, will be conscientious neighbors and will aim to have minimal impacts on the surrounding neighborhood.

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

**CONSISTENT** - There are similar size structures in the proposed structure's vicinity. However, the proposed structure is compatible with the area and will not create any adverse impacts.

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

**CONSISTENT** - There will be no cumulative effect from the proposed facility with adjacent and nearby structures

Compliance with Sea Level Rise and Resiliency Review Criteria. Section 133-50(a) of the City Code 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.**

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

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

Noted.

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

Noted.

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

The Applicant's proposed landscape plan is resilient as it will serve to be comprised of native and friendly plants that are highly water-absorbent.

- (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 Applicant and its design team have discussed with staff and further considered sea level rise projections and modified elevations in response to the same.

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

The Applicant has worked with its architects and consultants to ensure to ensure that the ground floor, driveways and garage ramping is adaptable to rising elevations where applicable.

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

Mr. Thomas Mooney  
April 27, 2018  
Page 12 of 12

All critical mechanical and electrical systems will be located above Base Flood Elevation (BFE).

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

Noted.

**(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.**

There is no habitable space located below base flood elevation.

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

Noted.

Conclusion. The granting of the requested conditional use permit will be in harmony with the intent and purpose of the City Code, without injuring the surrounding neighborhood or public welfare. The granting of the requested conditional use permit will provide the Applicant with a reasonable use of the Property that provides services to the general public and adds to the City's notable architecture. Based on the foregoing, the Applicant respectfully requests your favorable review and recommendation of this application.

If you have any questions or comments with regard to the application, please give me a call at (305) 377-6238.

Sincerely,



Michael J. Marrero

# MIAMI BEACH

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

Property address:

Board:

Date: 3/21/18

**BOARD APPLICATION CHECK LIST** PB 18-0201

A pre-application meeting must be scheduled with the Board staff to review all submittals.  
Applications that require a traffic study must meet 60 days\* prior to CAP first submittal deadline with Planning staff, Transportation Department and peer reviewer to determine the methodology for the traffic impact study.  
After this meeting the applicant must create a CAP application in order to be invoiced and pay fees.  
Applicant must submit online (CAP) the traffic study 30 days prior to CAP first submittal (see Transportation Department list requirements)  
Transportation Department/Peer Reviewer will submit first round of comments 15 days prior first submittal.  
Applicant must address comments and submit revised traffic study/plans for CAP first submittal deadline  
Pre-application meetings for applications that doesn't required a traffic study are schedule on a first come first serve basis and must occur no later that five(5) business days prior to the Cap first submittal  
Incomplete, or submittals found to be insufficient will not be placed on a Board agenda.

ITEM CAP FIRST SUBMITTAL		Required
#	To be uploaded online (CAP) by the applicant before 5:00 pm on first submittal deadline.	
1	Application Fee shall be paid after pre-application meeting and before the first submittal.	X
2	Copy of signed and dated check list issued at pre-application meeting.	X
3	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	X
4	Letter of Intent dated and signed with details of application request. (see also Items # 43,44,45 and 46).	X
5	Mailing Labels (2 printed sets and a CD including: Property owner's list and Original certified letter from provider, see Item #52).	X
6	Copies of all current or previously active Business Tax Receipts.	
7	School Concurrency Application, for projects with a net increase in residential units (no SFH). (Provide Planning Department - Miami Dade - School Concurrency list).	
8	Survey (original signed & sealed) dated less than 6 months old at the time of application. Provide: lot area, grade per Section 114-1 of the City Code. (If no sidewalk exists, provide the elevation of the crown of the road) and spot elevations.	X
9	<b>Architectural Plans and Exhibits (must be 11"x 17" size):</b> <b>ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.</b>	X
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date.	X
b	Copy of the original survey	X
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	X
d	Location Plan, Min 4"x6" Color Aerial 1/2 mile radius, showing name of streets and project site identified.	X
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document if necessary).	X
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams).	X
g	Proposed FAR Shaded Diagrams(Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams).	X
h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	X
i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X
j	Current, color photographs, dated, Min 4"x6" of Interior space (no Google images)	X
k	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	X

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

Indicate N/A If Not Applicable

Initials: \_\_\_\_\_



# MIAMI BEACH

Planning Department, 1700 Convention Center Drive 2<sup>nd</sup> Floor  
Miami Beach, Florida 33139, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)  
305.673.7550

**Property address:**

l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	X
m	Demolition Plans (Floor Plans & Elevations with dimensions)	X
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	X
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	X
p	Proposed Section Drawings	X
q	Color Renderings (elevations and three dimensional perspective drawings).	
<b>10</b>	<b>Landscape Plans and Exhibits (must be 11"x 17" size):</b>	<b>X</b>
a	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan, as well as underground and overhead utilities when street trees are required.	X
b	Hardscape Plan, i.e. paving materials, pattern, etc.	X

ITEM #	CAP FIRST SUBMITTAL ADDITIONAL INFORMATION AS MAY BE REQUIRED AT THE PRE-APPLICATION MEETING	Required
11	Copy of original Building Permit Card, & Microfilm, if available.	
12	Copy of previously approved building permits. (provide building permit number).	
13	Copy of previously recorded Final Orders if applicable.	
14	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recordation data. See Part 1 / Section 1 / A. Surveying & Mapping Standards and submittal Requirements of the Public Works Manual. <a href="http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920">http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920</a>	
15	Vacant or Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Department.	
16	Historic Resources Report (This report shall include, but shall not be limited to, copy of the original Building Permit Card and any subsequent evolution, Microfilm, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure).	
17	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	
18	Line of Sight studies.	
19	Structural Analysis of existing building including methodology for shoring and bracing.	
20	Proposed exterior and interior lighting plan, including photometric calculations.	
21	Exploded Axonometric Diagram (showing second floor in relationship to first floor).	
22	Neighborhood Context Study.	
23	Required yards open space calculations and shaded diagrams.	
24	Required yards section drawings.	
25	Variance and/or Waiver Diagram	
26	Schematic signage program	
27	Detailed sign(s) with dimensions and elevation drawings showing exact location.	
28	Elevation drawings showing area of building façade for sign calculation (Building ID signs).	
29	Daytime and nighttime renderings for illuminated signs.	
30	Floor Plan indicating area where alcoholic beverages will be displayed.	

Indicate N/A If Not Applicable

Initials: \_\_\_\_\_

# MIAMI BEACH

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

31	Survey showing width of the canal (Dimension shall be certified by a surveyor)	
<b>Property address:</b>		
32	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	
33	DERM recommendation/preliminary approval. Docks or any structures shall have approval stamp from DERM or other regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended.	
34	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
35	Survey shall include spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the dune within the property. Erosion control line and Bulkhead line shall be indicated if present.	
36	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
37	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable).	X
38	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	X
39	Traffic Study, Site plan(s) : Revised version addressing first round of comments from Transportation Department and peer review.	X
40	Sound Study report	
41	<b>Site Plan (Identify streets and alleys)</b>	X
a	Identify: setbacks <u>    </u> Height <u>    </u> Drive aisle widths <u>    </u> Streets and sidewalks widths <u>    </u>	
b	# parking spaces & dimensions <u>    </u> Loading spaces locations & dimensions <u>    </u>	
c	# of bicycle parking spaces <u>    </u>	
d	Interior and loading area location & dimensions <u>    </u>	
e	Street level trash room location and dimensions <u>    </u>	
f	Delivery route <u>    </u> Sanitation operation <u>    </u> Valet drop-off & pick-up <u>    </u> Valet route in and out <u>    </u>	X
g	Valet route to and from <u>    </u> auto-turn analysis for delivery and sanitation vehicles <u>    </u>	X
h	Indicate any backflow preventer and FPL vault if applicable	X
i	Indicate location of the area included in the application if applicable	X
j	Preliminary on-street loading plan	
42	<b>Floor Plan (dimensioned)</b>	X
a	Total floor area <u>    </u> Identify # seats indoors <u>    </u> outdoors <u>    </u> seating in public right of way <u>    </u> Total <u>    </u>	
b	Occupancy load indoors and outdoors per venue <u>    </u> Total when applicable <u>    </u>	
43	<b>Letter of Intent - Waivers : Detailed list of all Waivers from the Land Development Regulations that are being requested as part of the application.</b>	
44	<b>Letter of Intent - Sea level rise and resiliency: Include and respond to all review criteria per section 133-50 of the City Code.</b>	X
45	<b>Letter of Intent - Variances: Include and respond to all review guidelines in the code as follows:</b>	
a	Section 118-53 (d) of the City Code for each Variance.	
46	<b>In the Letter of Intent for Planning Board Include and respond to all review guidelines in the code as follows:</b>	X
a	For Conditional Use -Section 118-192 (a)(1)-(7)	X
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)	X
d	CU - Structures over 50,000 SQ.FT. - Section 118-192 (b) (1)-(11)	X

SEA LEVEL RISE & RESILIENCY CRITERIA 133.50 X

Indicate N/A if Not Applicable

Initials: \_\_\_\_\_

# MIAMI BEACH

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

e	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	
f	For Lot Splits - Section 118-321 (B) (1)-(6). Also see application instructions	

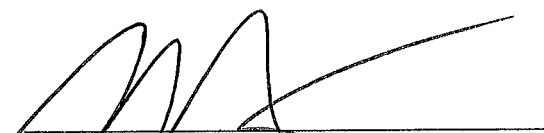
**Property Address:**

	<i>Notes: The applicant is responsible for checking above referenced sections of the Code. If not applicable write N/A</i>	
<b>ITEM #</b>	<b>CAP FINAL SUBMITTAL:</b> Revised and/or supplemented documents and drawings to address Staff Comments. Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. To be uploaded online (CAP) by the applicant before 5:00 pm on final submittal deadline. Staff will review and issue a notice to proceed to Paper final submittal or to continue if the application is still incomplete.	
47	Traffic Study, Site plan(s): This is the final traffic study including any modifications required to address comments from the Citl's Transportation Department. required permit by FDOT should be obtained prior CAP Final submittal.	Any

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

**NOTES:**

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

  
 Applicant's or designee's signature

Date 3/21/2018

Indicate N/A If Not Applicable

Initials: \_\_\_\_\_



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

**rdrmiami.com | diana@rdrmiami.com | 305.498.1614**

April 4, 2018

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

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

**SUBJECT:** 1685 Washington Ave, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-019-0730

**LEGAL DESCRIPTION:** ALTON BEACH 1ST SUB PB 2-77 LOT 14 THRU 17 BLK 31  
OR 17012-0524 1195 1

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 375 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on the file in Miami-Dade County Property Appraisers' Office.

Sincerely,

---

Diana B. Rio

Total number of property owners without repetition: **189, including 4 international**

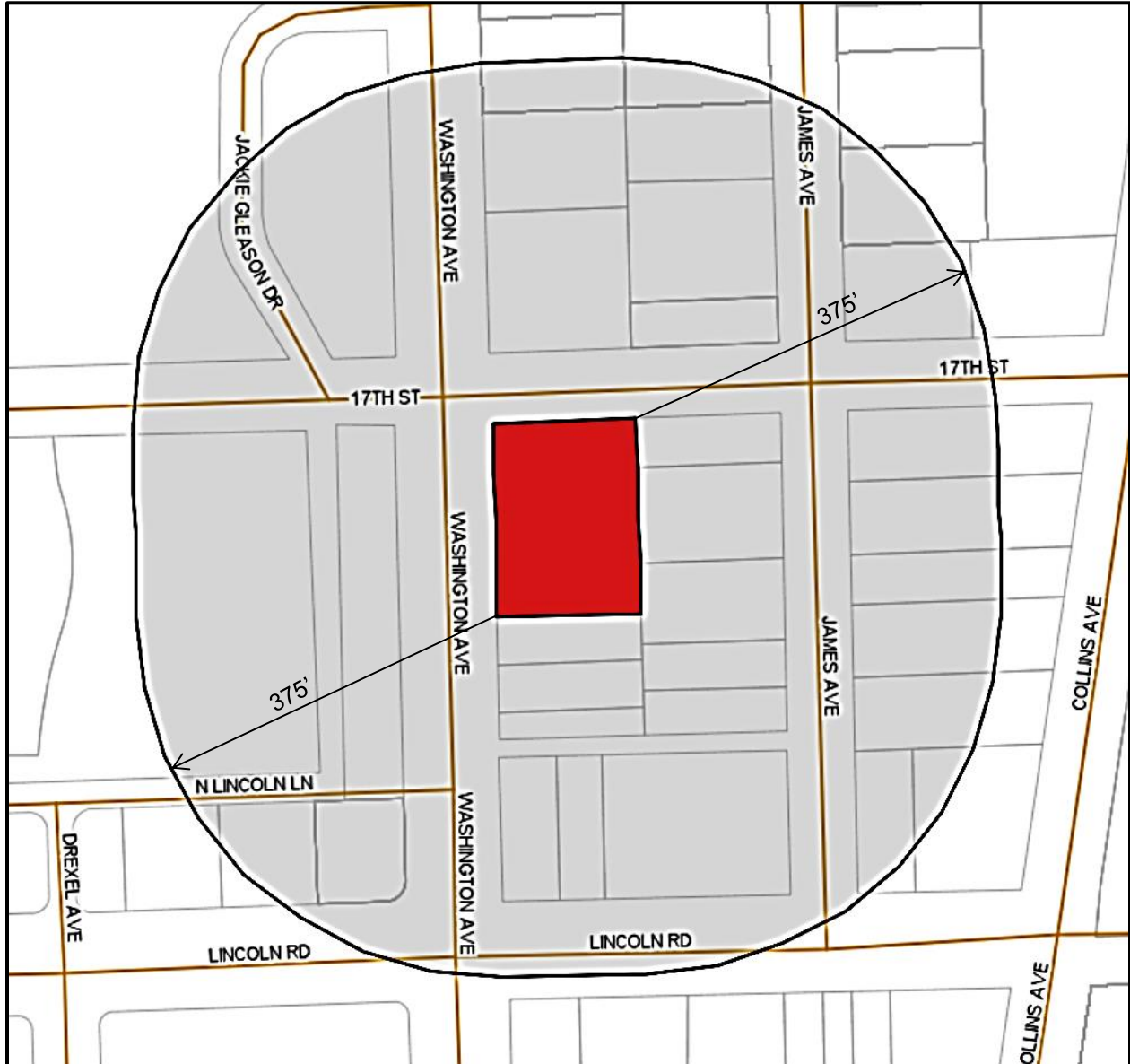


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public hearing notification packages: lists of property owners within a specific radius + radius maps + mailing labels  
mailouts + site posting

rdrmiami.com | diana@rdrmiami.com | 305.498.1614

## 375' RADIUS MAP



**SUBJECT:** 1685 Washington Ave, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-019-0730

**LEGAL DESCRIPTION:** ALTON BEACH 1ST SUB PB 2-77 LOT 14 THRU 17 BLK 31  
OR 17012-0524 1195 1

Name	Address	City	State	Zip	Country
GADIROU DIAKITE &W ROSALIE JELENCIC	28 WOODLAND AVE	BEACONSFIELD QUEBEC H9W4V9			CANADA
GIOVANNI MELIADO	VIA LE PINTURICCHIO 44	ROME 00196			ITALY
MADDAELENA DE SIMONE	VIA DEGLIL ORTI DELLA FARNESINA 126	ROME 00194			ITALY
PEARL DRABINSKY MARILYN KAPLAN DAVIS	587 ST CLEMENTS AVE	TORONTO ONTARIO M5N1M5			CANADA
1665 WASHINGTON AVE LLC	1665 WASHINGTON AVE STE 400	MIAMI BEACH	FL	33139-3172	USA
1676 JAMES LLC	227 E RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
1725 JAMES AVE NO 26 LLC	1760 NE 144 ST	MIAMI	FL	33181	USA
1745 JAMES AVE 210 LAND TRUST THE TRUST COMPANY TRS	1602 ALTON ROAD STE 72	MIAMI BEACH	FL	33139	USA
1755 WASHINGTON CORP	1688 MERIDIAN AVE 803	MIAMI BEACH	FL	33139	USA
300 17TH STREET INVESTMENT LLC	4770 BISCAYNE BLVD STE #640	MIAMI	FL	33137	USA
337 LINCOLN ROAD HOLDINGS LLC	1407 BROADWAY 41 FL	NEW YORK	NY	10018	USA
433 LINCOLN ROAD LLC	1244 SIXTH STREET	SANTA MONICA	FL	90401	USA
7 BUTTERFLIES LLC	87889 OVERSEAS HWY	ISLAMORADA	FL	33036	USA
7H-1750 JAMES LLC	1750 JAMES AVE #7H	MIAMI BEACH	FL	33139	USA
ABDEL EL KHRIM FOU DI	1755 WASHINGTON AVE 2D	MIAMI BEACH	FL	33139	USA
ADELINA G LARENA	2130 N 49TH AVE	HOLLYWOOD	FL	33021-4040	USA
ADHY ADVISORS LLC LESSEE: NEW REX CORP	515 E LAS OLAS BLVD #400	FT LAUDERDALE	FL	33301	USA
ADHY INVEST PROP LLC LESSEE: NEW REX CORP	500 W CYPRESS CREEK RD STE 350	FORT LAUDERDALE	FL	33309-6155	USA
ADRIANA CANTA KNAPP	1750 JAMES AVE #6-A	MIAMI BEACH	FL	33139-7514	USA
AGNES E RODRIGUEZ JORGE I RODRIGUEZ	1751 WASHINGTON AVE #3F	MIAMI BEACH	FL	33139-7542	USA
ALAIN M PEWZNER	1755 WASHINGTON AVE 2C	MIAMI BEACH	FL	33139	USA
ALBERTO CORTES TRS ALBERTO CORTES AMENDED & RESTATED REVOCABLE TRUST	1750 JAMES AVE #6H	MIAMI BEACH	FL	33139	USA
ALBERTO RIVERO & JUAN B SUAREZ &W MIRIAM	1725 JAMES AVE UNIT 4	MIAMI BEACH	FL	33139-7510	USA
ALBERTO RIVERO MIRIAM SUAREZ	1725 JAMES AVE #12A	MIAMI BEACH	FL	33139-7511	USA
ALBION ASSOCIATES LTD	311 LINCOLN ROAD SUITE 200	MIAMI BEACH	FL	33139-3150	USA
ALCIDES GONZALEZ CHRISTINA GONZALEZ	39-19 220 ST	BAYSIDE	NY	11361	USA
ALFREDO A ACUNA &W ESTELA & MARGARITA SALABERRY EST OF	13311 SW 99 ST	MIAMI	FL	33186	USA
ALVARO MORENO &W CARMELITA & CHARITO J DAVIS	312 LAMELLA LN	PEACHTREE CITY	GA	30269	USA
ANA ROSA SISMONDI	1750 JAMES AVE UNIT 4K	MIAMI BEACH	FL	33139	USA
ANAIS CEPERO LE REM YOAN CEPERO BURGOS	1750 JAMES AVE 6K	MIAMI BEACH	FL	33139	USA
ANDRES LUCAS SILVA WOOD	1750 JAMES AVE #8L	MIAMI BEACH	FL	33139	USA
ANDREW MIRMELLI	1210 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
ANGEL O MOREYRA &W PETRONA	1755 WASHINGTON AVE #1A	MIAMI BEACH	FL	33139-7548	USA
ANGELO P PANOS &W MAGDALENA K & JOHN KALB &W EFFIE	1750 JAMES AVE #9D	MIAMI BEACH	FL	33139	USA
ANO LLC	844 ALTON RD # 3	MIAMI BEACH	FL	33139	USA
ASHLEY & WENDY MORISSETTE	1754 MERIDIAN AVE 304	MIAMI BEACH	FL	33139	USA
BENITO MARTINEZ	1750 JAMES AVE UNIT 7L	MIAMI BEACH	FL	33139-7537	USA
BENJAMIN MARCO &W CARIDAD	3500 CORAL WAY #601	MIAMI	FL	33145-3064	USA
CAITLIN R LEOR FISHMAN	1720 JAMES AVE 3B	MIAMI BEACH	FL	33139-7507	USA
CARLOS L ARTOLA ESTHER M CARPIO	1750 JAMES AVE 8F	MIAMI BEACH	FL	33139	USA
CARMEN CASTELLANOS	152 FERNWOOD DR	OLD TAPPAN	NJ	07675	USA
CITY OF MIAMI BEACH	FLA BAY SHORE CLUB COURSE	MIAMI	FL	33125	USA
CLARA BELLO	1750 JAMES AVE UNIT 5 E	MIAMI BEACH	FL	33139-7527	USA
CLARA BELLO TR	1750 JAMES AVE #5H	MIAMI BEACH	FL	33139-7533	USA
COLLINS HOTEL ASSN LLC C/O MORGANS HOTEL GROUP LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
CONDOINVEST LLC	18851 NE 29 AVE STE 732	AVENTURA	FL	33180	USA

CREST HOTEL GROUP LLC	1111 KANE CONCOURSE 217	BAY HARBOR ISLANDS	FL	33154	USA
CYNTHIA J OTTCHEN	1755 WASHINGTON AVE #1D	MIAMI BEACH	FL	33139-7548	USA
DAKSHESH KUMAR	1750 JAMES AVE #5J	MIAMI BEACH	FL	33139-7533	USA
DAVID GUNDER MIDGARDEN SILVIA ILACQUA MIDGARDEN	1755 WASHINGTON AVE 2A	MIAMI BEACH	FL	33139	USA
DELMONT REALTY WASHINGTON AVE LLC	179 CANTERBURY GATE	LYNBROOK	NY	11563	USA
DENIS MISHULIN	1045 79 ST	MIAMI BEACH	FL	33141	USA
DENNIS J CHUNG	201 WEST 21 ST APT 10K	NEW YORK	NY	10011	USA
EDWARD BOOTH AMYMARIE BOOTH	20 7TH STREET	BAYVILLE	NY	11709	USA
ELIO A GARCIA	1750 JAMES AVE #10J	MIAMI BEACH	FL	33139-7534	USA
ELMIRA MIAMI LLC	1133 BROADWAY	NEW YORK	NY	10010	USA
EMMA MORALES	1750 JAMES AVE UNIT 9G	MIAMI BEACH	FL	33139-7531	USA
ENRIQUE J GOMEZ	1725 JAMES AVE #14	MIAMI BEACH	FL	33139	USA
ERNESTO LOPEZ	1750 JAMES AVE APT 10-L	MIAMI BEACH	FL	33139-7537	USA
ERNESTO ROBAU &W ELVIRA	1170 W 50 PL	HIALEAH	FL	33012	USA
EUROAMERICAN GROUP INC	407 LINCOLN RD PH-N	MIAMI BEACH	FL	33139-3022	USA
EUROAMERICAN GRP INC	407 LINCOLN RD PH-N	MIAMI BEACH	FL	33139	USA
EZEQUIEL F FERNANDEZ PETER LOUIS HYAMS	2465 TRAPP AVE	COCONUT GROVE	FL	33133	USA
F2 MIAMI LLC	8301 NW 197 ST	MIAMI	FL	33015	USA
FABIO A SERRET LE MILAGROS BENITO LE REM YISBEL SERRET JTRS	4103 SW 153 PL	MIAMI	FL	33185	USA
FEDERAL NATIONAL MORTGAGE ASSN C/O REVERSE MTG SOLUTIONS INC	14405 WALTERS RD STE 200	HOUSTON	TX	77014	USA
FRANCESCA MARIA LOSITO	9125 TWIN TRAIL DR	HUNTERSVILLE	NC	28078	USA
FRANK ROA RITA ROA	1750 JAMES AVE 5C	MIAMI BEACH	FL	33139	USA
FRANK ROA RITA ROA	1750 JAMES AVE #4 C	MIAMI BEACH	FL	33139	USA
FREDERIC G APPLETON	25 ADAMS AVE # 214	STANFORD	CT	06902	USA
GIOVANNI DENICOLAI	1750 JAMES AVE # 6B	MIAMI BEACH	FL	33139	USA
GREENVIEW HOTEL LLC	1671 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
GREGORY SOMOZA	1903 RADCLIFFE AVE C	BRONX	NY	10462	USA
HAYDEE G BOLADO	PO BOX 140845	CORAL GABLES	FL	33114-0845	USA
HEATHER C MORRIS	1750 JAMES AVE #9B	MIAMI BEACH	FL	33139-7525	USA
HELENA TETZELI C/O KURZBAN	2650 SW 27 AVE	MIAMI	FL	33133-3003	USA
HILDA GOITIA (EST OF) % IVETTE VELAZQUEZ	6239 BROADWAY APT A19	BRONX	NY	10471	USA
HUBERT CRUZ &W MERCEDES	5760 SW 30 ST	MIAMI	FL	33155-4009	USA
HUBERTO R CRUZ	1750 JAMES AVE APT 4B	MIAMI BEACH	FL	33139-7535	USA
INRES CORPORATION	210 71 STREET #309	MIAMI BEACH	FL	33141	USA
ISRAEL KAHANA TRS MIRIAM KAHANA TRS ISRAEL KAHANA REVOCABLE TR	985 E 24 ST	BROOKLYN	NY	11210	USA
JAMES J EVANS	1750 JAMES AVE #8K	MIAMI BEACH	FL	33139	USA
JANET L EYMAN	1725 JAMES AVE UNIT 12	MIAMI BEACH	FL	33139-7511	USA
JAY MIRMELLI GLENDA MIRMELLI	2160 NE 190TH TER	NORTH MIAMI BEACH	FL	33179-4382	USA
JEREMY MICHAEL WILSON	1750 JAMES AVE 6F	MIAMI BEACH	FL	33139	USA
JESUS L MORALES	1750 JAMES AVE #8G	MIAMI BEACH	FL	33139	USA
JESUS L MORALES JTRS MAXIMILIANO MORALES JTRS	1750 JAMES AVE #5F	MIAMI BEACH	FL	33139-7529	USA
JOAQUIN TOYOS LAMADRID TRS JOAQUIN TOYOS LAMADRID TRUST JOAQUIN TOYOS LAMADRID	1725 JAMES AVE #29	MIAMI BEACH	FL	33139	USA
JOHN F REILLY	1750 JAMES AVE #9A	MIAMI BEACH	FL	33139-7500	USA
JOHN KALB TRS JOHN KALB AND EFFIE KALB REVOCABLE FAMILY TRUST	1444 CAVELL AVE	HIGHLAND PARK	IL	60035	USA
JOHN KALEB TRS THE JOHN KALB AND EFFIE KALB REVOCABLE TRUST	1444 CAVELL AVE	HIGHLAND PARK	IL	60035	USA
JOHN MUSARRA	8 DRING LANE	PUTNAM VALLEY	NY	10579	USA
JOHN UBINAS EILEEN UBINAS JOHN UBINAS IV	1750 JAMES AVE #5L	MIAMI BEACH	FL	33139	USA

JOHN W REID	211 THOMPSON ST 4A	NEW YORK	NY	10012	USA
JOSE GARCIGA	1750 JAMES AVE UNIT 6C	MIAMI BEACH	FL	33139-7526	USA
JOSE MARTIN SANCHEZ	1750 JAMES AVE #4A	MIAMI BEACH	FL	33139-7514	USA
JOSEPH R D'ACOSTA JR	1725 JAMES AVE UNIT 20	MIAMI BEACH	FL	33139-7565	USA
JUAN R CHATTAH	1750 JAMES AVE #8-B	MIAMI BEACH	FL	33139	USA
JUAN RUIZ (LE) REM GABRIEL ARAVENA	1750 JAMES AVE #5A	MIAMI BEACH	FL	33139-7500	USA
JUDITH C ORTEGA	1750 JAMES AVE #9F	MIAMI BEACH	FL	33139-7529	USA
JUDY ORTEGA & MARLENE ORTEGA JTRS	1750 JAMES AVE #7E	MIAMI BEACH	FL	33139-7529	USA
JULIA DAVILA JTRS MAYRA A MIRABENT JTRS	1725 JAMES AVE APT 2	MIAMI BEACH	FL	33139-7510	USA
KATERINE B DOYLE	12014 SW 116 TER	MIAMI	FL	33186	USA
LEONARD ZIMMERMAN VALERIE YORK ZIMMERMAN	7710 SW 61 AVE	SOUTH MIAMI	FL	33143	USA
LESLIE GRATZ C/O MANHATTAN MANAGEMENT	703 NW 5 AVE	MIAMI	FL	33136	USA
LILIANA MILLAN	1725 JAMES AVE 28	MIAMI BEACH	FL	33139	USA
LISANIA FLORIN TAYURA	1750 JAMES AVE UNIT 10-G	MIAMI BEACH	FL	33139-7532	USA
LOUIS S SCHWEICKART	1751 WASHINGTON AVE #2F	MIAMI BEACH	FL	33139-7542	USA
LUZ D COLLAZO LE & REM ILEANA L SHOFEL & JORGE COLLAZO	1750 JAMES AVE #7A	MIAMI BEACH	FL	33139-7500	USA
M B JEWISH COMM CTR & L ROMANOFF % PERLMUTTER	1701 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
MAGALY LAPLANA TRS THE MAGALY LAPLANA REV TR 001	240 HARBOR DR	KEY BISCAYNE	FL	33149	USA
MANHAL TOBIA TRS MANHAL TOBIA LIVING TRUST	850 PIERCE ST	BIRMINGHAM	MI	48009	USA
MANHATTAN HOUSE INC	1655 WASHINGTON AVE	MIAMI BEACH	FL	33139-3106	USA
MANUEL A IRAOLA (JTRS) MARK SCHARNITZ (JTRS)	517 CADAGUN AVE	CORAL GABLES	FL	33146	USA
MANUEL MELAND & W CHRISTINE C MELAND	1775 WASHINGTON AVE UNIT 3C	MIAMI BEACH	FL	33139-7543	USA
MARBELIA ALVARINO	33-26 92 ST APT 1M	JACKSON HEIGHTS	NY	11372	USA
MARIA E SUAREZ	1750 JAMES AVE #91	MIAMI BEACH	FL	33139	USA
MARIA ELENA ESPINOSA	1750 JAMES AVE UNIT 3G	MIAMI BEACH	FL	33139-7531	USA
MARIA HERNANDEZ	1725 JAMES AVE #16	MIAMI BEACH	FL	33139-7565	USA
MARILYN UDELL (LESSOR ) BELLA FISHMAN (LESSOR) PRIME HOTELS USA LLC (LEASEE)	1238 COLLINS AVE	MIAMI BEACH	FL	33139	USA
MARIO W VASQUEZ & W CISSIE J LE REM RICHARD E VASQUEZ	9701 SW 105 AVE	MIAMI	FL	33176-2745	USA
MARK LYNTON GARDINER	1750 JAMES AVE 3D	MIAMI BEACH	FL	33139	USA
MARTA LOURDES LOCKLEAR TONY LOCKLEAR MARGAUX MARIE JESSUP	6306 WOODBINE RD	WOODBINE	MD	21797	USA
MED PROPERTIES OF MIAMI BEACH INC % SHAUL ZISLIN	4100 NORTH 28 TERRACE	HOLLYWOOD	FL	33020	USA
MELVIN FEIT	1750 JAMES AVE 10C	MIAMI BEACH	FL	33139	USA
MIAMI BCH JEWISH COMM CENTER % PERLMUTTER	1701 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
MIAMI BEACH FED SAV & LOAN ASSOC % NC1-001-03-81	101 N TRYON ST	CHARLOTTE	NC	28255	USA
MICHAEL J DEPOLI TRS	3237 NEWBURY PL	TROY	MI	48084	USA
MICHAEL KOFMAN RAISA KOFMAN	4452 E LINCOLN DR	PARADISE VALLEY	AZ	85253-4020	USA
MIKHAIL MIKHAYLOVICH DVORETSKIY	1750 JAMES AVE # 6D	MIAMI BEACH	FL	33139	USA
MJK GROUP LLC	2200 BISCAYNE BLVD 7TH FLOOR	MIAMI	FL	33137	USA
MJK GROUP LLC C/O ABRAHAM A GALBUT P A	4770 BISCAYNE BLVD STE 450	MIAMI	FL	33137	USA
MJK GROUP LLC C/O ABRAHAM A GALBUT P A	4770 BISCAYNE BLVD STE 640	MIAMI	FL	33137	USA
NED EDISON JTRS MURIEL EDISON JTRS DEBORAH EDISON JTRS	1750 JAMES AVE #4G	MIAMI BEACH	FL	33139	USA
NEW REX CORP	500 W CYPRESS CREEK ROAD STE 350	FORT LAUDERDALE	FL	33309	USA
NINO COLNAGHI	18851 NE 29 AVE STE 732	AVENTURA	FL	33180	USA
ONE BAL HARBOR 601 LLC	18851 NE 29 AVE #101	AVENTURA	FL	33180	USA
PATRICIA BELLE BURNS	1750 JAMES AVE #6E	MIAMI BEACH	FL	33139-7528	USA
PAULA LASOCKI & M INZELBUCH & DAVID & STUART & STEVEN BINDER	50 HILLSIDE BLVD	LAKEWOOD	NJ	08701	USA
PHILIPPE MULLER & W ANNE MULLER	1725 JAMES AVENUE #18	MIAMI BEACH	FL	33139	USA



RAFAEL GISBERT &W MAURA	1750 JAMES AVE #8A	MIAMI BEACH	FL	33139-7514	USA
RAMON ECHEVERRIA &W ELBA (TRS)	30 W 19 ST	HIALEAH	FL	33010-2639	USA
RANDOLPH A MIMS	1725 JAMES AVE #24	MIAMI BEACH	FL	33139	USA
ROBELY ROQUE &W LUZ	1750 JAMES AVE UNIT 9C	MIAMI BEACH	FL	33139-7525	USA
ROBERT MATTHEWS RITA MATTHEWS	18 E 94 ST	NEW YORK	NY	10128	USA
ROBERT REX CASTILLO JANA MITROVA CASTILLO	2453 23 STREET	ASTORIA	NY	11102	USA
ROGER L GOLDBLATT	2127 TUNLAW RD	WASHINGTON	DC	20000	USA
SAMUEL STRAUCH TRS SAMUEL STRAUCH REVOCABLE TRUST	1750 JAMES AVE 3A	MIAMI BEACH	FL	33139	USA
SAN JUAN HOTEL LLC	1680 COLLINS AVE	MIAMI BEACH	FL	33139	USA
SANCTUARY 211 LLC	1745 JAMES AVE #211	MIAMI BEACH	FL	33139	USA
SANCTUARY RONRUSS PROPERTIES LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
SANCTUARY SB PROPERTIES LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
SANCTUARY SB PROPERTIES LLC	1745 JAMES AVENUE	MIAMI BEACH	FL	33139	USA
SANCTUARY SOUTH BEACH	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
SANCTUARY SOUTH BEACH INC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
SANDEB INC	100 N BISCAYNE BLVD 2904	MIAMI	FL	33132	USA
SARA G LIMA	1725 JAMES #7	MIAMI BEACH	FL	33139	USA
SAUL DYMAN &W HELEN LIFE ESTATE REM TERRY FINE & SUSAN SOBEL	1 MEADOW DR APT 3-E	WOODMERE	NY	11598	USA
SERGEI I KOVALEFF	1750 JAMES AVE #4D	MIAMI BEACH	FL	33139	USA
SIOCAM USA LLC	1000 5 STREET # 206	MIAMI BEACH	FL	33139	USA
SOBE CENTER LLC	9425 HARDING AVE	SURFSIDE	FL	33154	USA
SONIA KINBLAD	1725 JAMES AVE UNIT 15	MIAMI BEACH	FL	33139-7511	USA
SOUTHERN PROPERTY INVT GROUP INC	1701 JAMES AVE	MIAMI BEACH	FL	33139-7508	USA
ST ANDREWS PROPERTIES LLC	205 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
STEVEN L SCHARF	1751 WASHINGTON AVE #4E	MIAMI BEACH	FL	33139-7542	USA
SUNNY WUYE INVESTMENT LLC	2634 TYRON PLACE	WINDERMERE	FL	34786	USA
SUNSY GUERRA	1750 JAMES AVE #9K	MIAMI BEACH	FL	33139-7535	USA
SYLVIA E CONCHA	1750 JAMES AVE UNIT 4L	MIAMI BEACH	FL	33139-7536	USA
TEMPLE EMANUE-EL	1701 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
TERRENCE PAOLI	1750 JAMES AVE APT 3C	MIAMI BEACH	FL	33139	USA
TERRUNIO 21 LLC	1701 JAMES AVE	MIAMI BEACH	FL	33139	USA
TERRUNIO 30 LLC	1701 JAMES AVE	MIAMI BEACH	FL	33139	USA
TERRUNIO 6 LLC	1701 JAMES AVE	MIAMI BEACH	FL	33139	USA
TERRUNIO 8 LLC	1701 JAMES AVE	MIAMI BEACH	FL	33139	USA
TIFFANY MADERA	1725 JAMES AVE #19	MIAMI BEACH	FL	33139-7565	USA
TORR INC	1680 JAMES AVE	MIAMI BEACH	FL	33139-3115	USA
TRASH TO TREASURES LLC	PO BOX 402247	MIAMI BEACH	FL	33140	USA
U S BANK NA TRS C/O OCWEN LOAN SERVICING LLC GSAA HOME EQUITY TRUST	5720 PREMIER PARK DR	WEST PALM BEACH	FL	33407	USA
VALERIA PIRES M DE SOUZA	742 SKYLINE DR	DALY CITY	CA	94015	USA
VALERIE FROUMENTIN LEONIAS	1750 JAMES AVE UNIT 10F	MIAMI BEACH	FL	33139	USA
VICTOR A BENEMELIS &W ISABEL C	3403 KIMBERLY DR	FALLS CHURCH	VA	22042	USA
VINCENZA LIMONGELLO	1750 JAMES AVE #10-D	MIAMI BEACH	FL	33139	USA
VINCENZA LIMONGELLO	1750 JAMES AVE #5-D	MIAMI BEACH	FL	33139	USA
VIRGILIO PEREZ &W LIDIA & JOEL PEREZ	6447 MAPEWOOD DR	FALLS CHURCH	VA	22041	USA
WILLIAM JOHN MCGAUL JR	1750 JAMES AVE #3K	MIAMI BEACH	FL	33139	USA
XAVIER J SAINZ &W THAIS A	62 FREELAND	IRVINE	CA	92602	USA
XUN SUN QIAN LIANG	1745 JAMES AVE #216	MIAMI BEACH	FL	33139	USA

YESHIVA GEDOLAH RAB COLLEGE INC	6100 PINETREE DR	MIAMI BEACH	FL	33140	USA
ZELDA W GOLDMAN	1750 JAMES AVE UNIT 10H	MIAMI BEACH	FL	33139-7534	USA

GADIROU DIAKITE &W ROSALIE JELENCIC  
28 WOODLAND AVE  
BEACONSFIELD QUEBEC H9W4V9  
CANADA

GIOVANNI MELIADO  
VIA LE PINTURICCHIO 44  
ROME 00196  
ITALY

MADDAELENA DE SIMONE  
VIA DEGLIL ORTI DELLA FARNESINA 126  
ROME 00194  
ITALY

PEARL DRABINSKY  
MARILYN KAPLAN DAVIS  
587 ST CLEMENTS AVE  
TORONTO ONTARIO M5N1M5  
CANADA

1665 WASHINGTON AVE LLC  
1665 WASHINGTON AVE STE 400  
MIAMI BEACH, FL 33139-3172

1676 JAMES LLC  
227 E RIVO ALTO DR  
MIAMI BEACH, FL 33139

1725 JAMES AVE NO 26 LLC  
1760 NE 144 ST  
MIAMI, FL 33181

1745 JAMES AVE 210 LAND TRUST  
THE TRUST COMPANY TRS  
1602 ALTON ROAD STE 72  
MIAMI BEACH, FL 33139

1755 WASHINGTON CORP  
1688 MERIDIAN AVE 803  
MIAMI BEACH, FL 33139

300 17TH STREET INVESTMENT LLC  
4770 BISCAYNE BLVD STE #640  
MIAMI, FL 33137

337 LINCOLN ROAD HOLDINGS LLC  
1407 BROADWAY 41 FL  
NEW YORK, NY 10018

433 LINCOLN ROAD LLC  
1244 SIXTH STREET  
SANTA MONICA, FL 90401

7 BUTTERFLIES LLC  
87889 OVERSEAS HWY  
ISLAMORADA, FL 33036

7H-1750 JAMES LLC  
1750 JAMES AVE #7H  
MIAMI BEACH, FL 33139

ABDEL EL KHRIM FOUADI  
1755 WASHINGTON AVE 2D  
MIAMI BEACH, FL 33139

ADELINA G LARENA  
2130 N 49TH AVE  
HOLLYWOOD, FL 33021-4040

ADHY ADVISORS LLC  
LESSEE: NEW REX CORP  
515 E LAS OLAS BLVD #400  
FT LAUDERDALE, FL 33301

ADHY INVEST PROP LLC  
LESSEE: NEW REX CORP  
500 W CYPRESS CREEK RD STE 350  
FORT LAUDERDALE, FL 33309-6155

ADRIANA CANTA KNAPP  
1750 JAMES AVE #6-A  
MIAMI BEACH, FL 33139-7514

AGNES E RODRIGUEZ  
JORGE I RODRIGUEZ  
1751 WASHINGTON AVE #3F  
MIAMI BEACH, FL 33139-7542

ALAIN M PEWZNER  
1755 WASHINGTON AVE 2C  
MIAMI BEACH, FL 33139

ALBERTO CORTES TRS  
ALBERTO CORTES AMENDED & RESTATED  
REVOCABLE TRUST  
1750 JAMES AVE #6H  
MIAMI BEACH, FL 33139

ALBERTO RIVERO &  
JUAN B SUAREZ &W MIRIAM  
1725 JAMES AVE UNIT 4  
MIAMI BEACH, FL 33139-7510

ALBERTO RIVERO  
MIRIAM SUAREZ  
1725 JAMES AVE #12A  
MIAMI BEACH, FL 33139-7511

ALBION ASSOCIATES LTD  
311 LINCOLN ROAD SUITE 200  
MIAMI BEACH, FL 33139-3150

ALCIDES GONZALEZ  
CHRISTINA GONZALEZ  
39-19 220 ST  
BAYSIDE, NY 11361

ALFREDO A ACUNA &W ESTELA &  
MARGARITA SALABERRY EST OF  
13311 SW 99 ST  
MIAMI, FL 33186

ALVARO MORENO &W CARMELITA &  
CHARITO J DAVIS  
312 LAMELLA LN  
PEACHTREE CITY, GA 30269

ANA ROSA SISMONDI  
1750 JAMES AVE UNIT 4K  
MIAMI BEACH, FL 33139

ANAIS CEPERO LE  
REM YOAN CEPERO BURGOS  
1750 JAMES AVE 6K  
MIAMI BEACH, FL 33139

ANDRES LUCAS SILVA WOOD  
1750 JAMES AVE #8L  
MIAMI BEACH, FL 33139

ANDREW MIRMELLI  
1210 MICHIGAN AVE  
MIAMI BEACH, FL 33139

ANGEL O MOREYRA &W PETRONA  
1755 WASHINGTON AVE #1A  
MIAMI BEACH, FL 33139-7548

ANGELO P PANOS &W MAGDALENA K &  
JOHN KALB &W EFFIE  
1750 JAMES AVE #9D  
MIAMI BEACH, FL 33139

ANO LLC  
844 ALTON RD # 3  
MIAMI BEACH, FL 33139

ASHLEY & WENDY MORISSETTE  
1754 MERIDIAN AVE 304  
MIAMI BEACH, FL 33139

BENITO MARTINEZ  
1750 JAMES AVE UNIT 7L  
MIAMI BEACH, FL 33139-7537

BENJAMIN MARCO &W CARIDAD  
3500 CORAL WAY #601  
MIAMI, FL 33145-3064

CAITLIN R LEOR FISHMAN  
1720 JAMES AVE 3B  
MIAMI BEACH, FL 33139-7507

CARLOS L ARTOLA  
ESTHER M CARPIO  
1750 JAMES AVE 8F  
MIAMI BEACH, FL 33139

CARMEN CASTELLANOS  
152 FERNWOOD DR  
OLD TAPPAN, NJ 07675

CITY OF MIAMI BEACH  
FLA BAY SHORE CLUB COURSE  
MIAMI, FL 33125

CLARA BELLO  
1750 JAMES AVE UNIT 5 E  
MIAMI BEACH, FL 33139-7527

CLARA BELLO TR  
1750 JAMES AVE #5H  
MIAMI BEACH, FL 33139-7533

COLLINS HOTEL ASSN LLC  
C/O MORGANS HOTEL GROUP LLC  
2200 BISCAYNE BLVD  
MIAMI, FL 33137

CONDOINVEST LLC  
18851 NE 29 AVE STE 732  
AVENTURA, FL 33180

CREST HOTEL GROUP LLC  
1111 KANE CONCOURSE 217  
BAY HARBOR ISLANDS, FL 33154

CYNTHIA J OTTCHEN  
1755 WASHINGTON AVE #1D  
MIAMI BEACH, FL 33139-7548

DAKSHESH KUMAR  
1750 JAMES AVE #5J  
MIAMI BEACH, FL 33139-7533

DAVID GUNDER MIDGARDEN  
SILVIA ILACQUA MIDGARDEN  
1755 WASHINGTON AVE 2A  
MIAMI BEACH, FL 33139

DELMONT REALTY WASHINGTON AVE LLC  
179 CANTERBURY GATE  
LYNBROOK, NY 11563

DENIS MISHULIN  
1045 79 ST  
MIAMI BEACH, FL 33141

DENNIS J CHUNG  
201 WEST 21 ST APT 10K  
NEW YORK, NY 10011

EDWARD BOOTH  
AMYMARIE BOOTH  
20 7TH STREET  
BAYVILLE, NY 11709

ELIO A GARCIA  
1750 JAMES AVE #10J  
MIAMI BEACH, FL 33139-7534

ELMIRA MIAMI LLC  
1133 BROADWAY  
NEW YORK, NY 10010

EMMA MORALES  
1750 JAMES AVE UNIT 9G  
MIAMI BEACH, FL 33139-7531

ENRIQUE J GOMEZ  
1725 JAMES AVE #14  
MIAMI BEACH, FL 33139

ERNESTO LOPEZ  
1750 JAMES AVE APT 10-L  
MIAMI BEACH, FL 33139-7537

ERNESTO ROBAU &W ELVIRA  
1170 W 50 PL  
HIALEAH, FL 33012

EUROAMERICAN GROUP INC  
407 LINCOLN RD PH-N  
MIAMI BEACH, FL 33139-3022

EUROAMERICAN GRP INC  
407 LINCOLN RD PH-N  
MIAMI BEACH, FL 33139

EZEQUIEL F FERNANDEZ  
PETER LOUIS HYAMS  
2465 TRAPP AVE  
COCONUT GROVE, FL 33133

F2 MIAMI LLC  
8301 NW 197 ST  
MIAMI, FL 33015

FABIO A SERRET LE  
MILAGROS BENITO LE  
REM YISBEL SERRET JTRS  
4103 SW 153 PL  
MIAMI, FL 33185

FEDERAL NATIONAL MORTGAGE ASSN  
C/O REVERSE MTG SOLUTIONS INC  
14405 WALTERS RD STE 200  
HOUSTON, TX 77014

FRANCESCA MARIA LOSITO  
9125 TWIN TRAIL DR  
HUNTERSVILLE, NC 28078

FRANK ROA RITA ROA  
1750 JAMES AVE 5C  
MIAMI BEACH, FL 33139

FRANK ROA  
RITA ROA  
1750 JAMES AVE #4 C  
MIAMI BEACH, FL 33139

FREDERIC G APPLETON  
25 ADAMS AVE # 214  
STANFORD, CT 06902

GIOVANNI DENICOLAI  
1750 JAMES AVE # 6B  
MIAMI BEACH, FL 33139

GREENVIEW HOTEL LLC  
1671 WASHINGTON AVE  
MIAMI BEACH, FL 33139

GREGORY SOMOZA  
1903 RADCLIFFE AVE C  
BRONX, NY 10462

HAYDEE G BOLADO  
PO BOX 140845  
CORAL GABLES, FL 33114-0845

HEATHER C MORRIS  
1750 JAMES AVE #9B  
MIAMI BEACH, FL 33139-7525

HELENA TETZELI C/O KURZBAN  
2650 SW 27 AVE  
MIAMI, FL 33133-3003

HILDA GOITIA (EST OF)  
% IVETTE VELAZQUEZ  
6239 BROADWAY APT A19  
BRONX, NY 10471

HUBERT CRUZ &W MERCEDES  
5760 SW 30 ST  
MIAMI, FL 33155-4009

HUBERTO R CRUZ  
1750 JAMES AVE APT 4B  
MIAMI BEACH, FL 33139-7535

INRES CORPORATION  
210 71 STREET #309  
MIAMI BEACH, FL 33141

ISRAEL KAHANA TRS  
MIRIAM KAHANA TRS  
ISRAEL KAHANA REVOCABLE TR  
985 E 24 ST  
BROOKLYN, NY 11210

JAMES J EVANS  
1750 JAMES AVE #8K  
MIAMI BEACH, FL 33139

JANET L EYMAN  
1725 JAMES AVE UNIT 12  
MIAMI BEACH, FL 33139-7511

JAY MIRMELLI  
GLENDA MIRMELLI  
2160 NE 190TH TER  
NORTH MIAMI BEACH, FL 33179-4382

JEREMY MICHAEL WILSON  
1750 JAMES AVE 6F  
MIAMI BEACH, FL 33139

JESUS L MORALES  
1750 JAMES AVE #8G  
MIAMI BEACH, FL 33139

JESUS L MORALES JTRS  
MAXIMILIANO MORALES JTRS  
1750 JAMES AVE #5F  
MIAMI BEACH, FL 33139-7529

JOAQUIN TOYOS LAMADRID TRS  
JOAQUIN TOYOS LAMADRID TRUST  
JOAQUIN TOYOS LAMADRID  
1725 JAMES AVE #29  
MIAMI BEACH, FL 33139

JOHN F REILLY  
1750 JAMES AVE #9A  
MIAMI BEACH, FL 33139-7500

JOHN KALB TRS  
JOHN KALB AND EFFIE KALB  
REVOCABLE FAMILY TRUST  
1444 CAVELL AVE  
HIGHLAND PARK, IL 60035

JOHN KALEB TRS  
THE JOHN KALB AND EFFIE KALB  
REVOCABLE TRUST  
1444 CAVELL AVE  
HIGHLAND PARK, IL 60035

JOHN MUSARRA  
8 DRING LANE  
PUTNAM VALLEY, NY 10579

JOHN UBINAS EILEEN UBINAS  
JOHN UBINAS IV  
1750 JAMES AVE #5L  
MIAMI BEACH, FL 33139

JOHN W REID  
211 THOMPSON ST 4A  
NEW YORK, NY 10012

JOSE GARCIGA  
1750 JAMES AVE UNIT 6C  
MIAMI BEACH, FL 33139-7526

JOSE MARTIN SANCHEZ  
1750 JAMES AVE #4A  
MIAMI BEACH, FL 33139-7514

JOSEPH R D'ACOSTA JR  
1725 JAMES AVE UNIT 20  
MIAMI BEACH, FL 33139-7565

JUAN R CHATTAH  
1750 JAMES AVE #8-B  
MIAMI BEACH, FL 33139

JUAN RUIZ (LE) REM GABRIEL ARAVENA  
1750 JAMES AVE #5A  
MIAMI BEACH, FL 33139-7500

JUDITH C ORTEGA  
1750 JAMES AVE #9F  
MIAMI BEACH, FL 33139-7529

JUDY ORTEGA & MARLENE ORTEGA JTRS  
1750 JAMES AVE #7E  
MIAMI BEACH, FL 33139-7529

JULIA DAVILA JTRS  
MAYRA A MIRABENT JTRS  
1725 JAMES AVE APT 2  
MIAMI BEACH, FL 33139-7510

KATERINE B DOYLE  
12014 SW 116 TER  
MIAMI, FL 33186

LEONARD ZIMMERMAN  
VALERIE YORK ZIMMERMAN  
7710 SW 61 AVE  
SOUTH MIAMI, FL 33143

LESLIE GRATZ  
C/O MANHATTAN MANAGEMENT  
703 NW 5 AVE  
MIAMI, FL 33136

LILIANA MILLAN  
1725 JAMES AVE 28  
MIAMI BEACH, FL 33139

LISANIA FLORIN TAYURA  
1750 JAMES AVE UNIT 10-G  
MIAMI BEACH, FL 33139-7532

LOUIS S SCHWEICKART  
1751 WASHINGTON AVE #2F  
MIAMI BEACH, FL 33139-7542

LUZ D COLLAZO LE & REM ILEANA L SHOFEL  
& JORGE COLLAZO  
1750 JAMES AVE #7A  
MIAMI BEACH, FL 33139-7500

M B JEWISH COMM CTR & L ROMANOFF  
% PERLMUTTER  
1701 WASHINGTON AVE  
MIAMI BEACH, FL 33139

MAGALY LAPLANA TRS  
THE MAGALY LAPLANA REV TR 001  
240 HARBOR DR  
KEY BISCAYNE, FL 33149

MANHAL TOBIA TRS  
MANHAL TOBIA LIVING TRUST  
850 PIERCE ST  
BIRMINGHAM, MI 48009

MANHATTAN HOUSE INC  
1655 WASHINGTON AVE  
MIAMI BEACH, FL 33139-3106

MANUEL A IRAOLA (JTRS)  
MARK SCHARNITZ (JTRS)  
517 CADAGUN AVE  
CORAL GABLES, FL 33146

MANUEL MELAND &W CHRISTINE C MELAND  
1775 WASHINGTON AVE UNIT 3C  
MIAMI BEACH, FL 33139-7543

MARBELIA ALVARINO  
33-26 92 ST APT 1M  
JACKSON HEIGHTS, NY 11372

MARIA E SUAREZ  
1750 JAMES AVE #91  
MIAMI BEACH, FL 33139

MARIA ELENA ESPINOSA  
1750 JAMES AVE UNIT 3G  
MIAMI BEACH, FL 33139-7531

MARIA HERNANDEZ  
1725 JAMES AVE #16  
MIAMI BEACH, FL 33139-7565

MARILYN UDELL (LESSOR )  
BELLA FISHMAN (LESSOR)  
PRIME HOTELS USA LLC (LEASEE)  
1238 COLLINS AVE  
MIAMI BEACH, FL 33139

MARIO W VASQUEZ & W CISSIE J LE  
REM RICHARD E VASQUEZ  
9701 SW 105 AVE  
MIAMI, FL 33176-2745

MARK LYNTON GARDINER  
1750 JAMES AVE 3D  
MIAMI BEACH, FL 33139

MARTA LOURDES LOCKLEAR  
TONY LOCKLEAR MARGAUX MARIE JESSUP  
6306 WOODBINE RD  
WOODBINE, MD 21797

MED PROPERTIES OF MIAMI BEACH INC  
% SHAUL ZISLIN  
4100 NORTH 28 TERRACE  
HOLLYWOOD, FL 33020

MELVIN FEIT  
1750 JAMES AVE 10C  
MIAMI BEACH, FL 33139

MIAMI BCH JEWISH COMM CENTER  
% PERLMUTTER  
1701 WASHINGTON AVE  
MIAMI BEACH, FL 33139

MIAMI BEACH FED SAV & LOAN ASSOC  
% NC1-001-03-81  
101 N TRYON ST  
CHARLOTTE, NC 28255

MICHAEL J DEPOLI TRS  
3237 NEWBURY PL  
TROY, MI 48084

MICHAEL KOFMAN  
RAISA KOFMAN  
4452 E LINCOLN DR  
PARADISE VALLEY, AZ 85253-4020

MIKHAIL MIKHAYLOVICH DVORETSKIY  
1750 JAMES AVE # 6D  
MIAMI BEACH, FL 33139

MJK GROUP LLC  
2200 BISCAYNE BLVD 7TH FLOOR  
MIAMI, FL 33137

MJK GROUP LLC  
C/O ABRAHAM A GALBUT P A  
4770 BISCAYNE BLVD STE 450  
MIAMI, FL 33137

MJK GROUP LLC  
C/O ABRAHAM A GALBUT P A  
4770 BISCAYNE BLVD STE 640  
MIAMI, FL 33137

NED EDISON JTRS MURIEL EDISON JTRS  
DEBORAH EDISON JTRS  
1750 JAMES AVE #4G  
MIAMI BEACH, FL 33139

NEW REX CORP  
500 W CYPRESS CREEK ROAD STE 350  
FORT LAUDERDALE, FL 33309

NINO COLNAGHI  
18851 NE 29 AVE STE 732  
AVENTURA, FL 33180

ONE BAL HARBOR 601 LLC  
18851 NE 29 AVE #101  
AVENTURA, FL 33180

PATRICIA BELLE BURNS  
1750 JAMES AVE #6E  
MIAMI BEACH, FL 33139-7528

PAULA LASOCKI & M INZELBUCH & DAVID &  
STUART & STEVEN BINDER  
50 HILLSIDE BLVD  
LAKEWOOD, NJ 08701

PHILIPPE MULLER & W ANNE MULLER  
1725 JAMES AVENUE #18  
MIAMI BEACH, FL 33139

RAFAEL GISBERT & W MAURA  
1750 JAMES AVE #8A  
MIAMI BEACH, FL 33139-7514

RAMON ECHEVERRIA & W ELBA (TRS)  
30 W 19 ST  
HIALEAH, FL 33010-2639

RANDOLPH A MIMS  
1725 JAMES AVE #24  
MIAMI BEACH, FL 33139

ROBELY ROQUE & W LUZ  
1750 JAMES AVE UNIT 9C  
MIAMI BEACH, FL 33139-7525

ROBERT MATTHEWS  
RITA MATTHEWS  
18 E 94 ST  
NEW YORK, NY 10128

ROBERT REX CASTILLO  
JANA MITROVA CASTILLO  
2453 23 STREET  
ASTORIA, NY 11102

ROGER L GOLDBLATT  
2127 TUNLAW RD  
WASHINGTON, DC 20000

SAMUEL STRAUCH TRS  
SAMUEL STRAUCH REVOCABLE TRUST  
1750 JAMES AVE 3A  
MIAMI BEACH, FL 33139

SAN JUAN HOTEL LLC  
1680 COLLINS AVE  
MIAMI BEACH, FL 33139

SANCTUARY 211 LLC  
1745 JAMES AVE #211  
MIAMI BEACH, FL 33139

SANCTUARY RONRUSS PROPERTIES LLC  
2200 BISCAYNE BLVD  
MIAMI, FL 33137

SANCTUARY SB PROPERTIES LLC  
2200 BISCAYNE BLVD  
MIAMI, FL 33137

SANCTUARY SB PROPERTIES LLC  
1745 JAMES AVENUE  
MIAMI BEACH, FL 33139

SANCTUARY SOUTH BEACH  
2200 BISCAYNE BLVD  
MIAMI, FL 33137

SANCTUARY SOUTH BEACH INC  
2200 BISCAYNE BLVD  
MIAMI, FL 33137

SANDEB INC  
100 N BISCAYNE BLVD 2904  
MIAMI, FL 33132

SARA G LIMA  
1725 JAMES #7  
MIAMI BEACH, FL 33139

SAUL DYMANT &W HELEN LIFE ESTATE  
REM TERRY FINE & SUSAN SOBEL  
1 MEADOW DR APT 3-E  
WOODMERE, NY 11598

SERGEI I KOVALEFF  
1750 JAMES AVE #4D  
MIAMI BEACH, FL 33139

SIOCAM USA LLC  
1000 5 STREET # 206  
MIAMI BEACH, FL 33139

SOBE CENTER LLC  
9425 HARDING AVE  
SURFSIDE, FL 33154

SONIA KINBLAD  
1725 JAMES AVE UNIT 15  
MIAMI BEACH, FL 33139-7511

SOUTHERN PROPERTY INVT GROUP INC  
1701 JAMES AVE  
MIAMI BEACH, FL 33139-7508

ST ANDREWS PROPERTIES LLC  
205 MICHIGAN AVE  
MIAMI BEACH, FL 33139

STEVEN L SCHARF  
1751 WASHINGTON AVE #4E  
MIAMI BEACH, FL 33139-7542

SUNNY WUYE INVESTMENT LLC  
2634 TYRON PLACE  
WINDERMERE, FL 34786

SUNSY GUERRA  
1750 JAMES AVE #9K  
MIAMI BEACH, FL 33139-7535

SYLVIA E CONCHA  
1750 JAMES AVE UNIT 4L  
MIAMI BEACH, FL 33139-7536

TEMPLE EMANUE-EL  
1701 WASHINGTON AVE  
MIAMI BEACH, FL 33139

TERRENCE PAOLI  
1750 JAMES AVE APT 3C  
MIAMI BEACH, FL 33139

TERRUNIO 21 LLC  
1701 JAMES AVE  
MIAMI BEACH, FL 33139

TERRUNIO 30 LLC  
1701 JAMES AVE  
MIAMI BEACH, FL 33139

TERRUNIO 6 LLC  
1701 JAMES AVE  
MIAMI BEACH, FL 33139

TERRUNIO 8 LLC  
1701 JAMES AVE  
MIAMI BEACH, FL 33139

TIFFANY MADERA  
1725 JAMES AVE #19  
MIAMI BEACH, FL 33139-7565

TORR INC  
1680 JAMES AVE  
MIAMI BEACH, FL 33139-3115

TRASH TO TREASURES LLC  
PO BOX 402247  
MIAMI BEACH, FL 33140

U S BANK NA TRS  
C/O OCWEN LOAN SERVICING LLC  
GSAA HOME EQUITY TRUST  
5720 PREMIER PARK DR  
WEST PALM BEACH, FL 33407

VALERIA PIRES M DE SOUZA  
742 SKYLINE DR  
DALY CITY, CA 94015

VALERIE FROUMENTIN LEONIAS  
1750 JAMES AVE UNIT 10F  
MIAMI BEACH, FL 33139



VICTOR A BENEMELIS &W ISABEL C  
3403 KIMBERLY DR  
FALLS CHURCH, VA 22042

VINCENZA LIMONGELLO  
1750 JAMES AVE #10-D  
MIAMI BEACH, FL 33139

VINCENZA LIMONGELLO  
1750 JAMES AVE #5-D  
MIAMI BEACH, FL 33139

VIRGILIO PEREZ &W LIDIA & JOEL PEREZ  
6447 MAPEWOOD DR  
FALLS CHURCH, VA 22041

WILLIAM JOHN MCGAUL JR  
1750 JAMES AVE #3K  
MIAMI BEACH, FL 33139

XAVIER J SAINZ &W THAIS A  
62 FREELAND  
IRVINE, CA 92602

XUN SUN QIAN LIANG  
1745 JAMES AVE #216  
MIAMI BEACH, FL 33139

YESHIVA GEDOLAH RAB COLLEGE INC  
6100 PINETREE DR  
MIAMI BEACH, FL 33140

ZELDA W GOLDMAN  
1750 JAMES AVE UNIT 10H  
MIAMI BEACH, FL 33139-7534

Name	Address	City	State	Zip	Country
GADIROU DIAKITE &W ROSALIE JELENCIC	28 WOODLAND AVE	BEACONSFIELD QUEBEC H9W4V9			CANADA
GIOVANNI MELIADO	VIA LE PINTURICCHIO 44	ROME 00196			ITALY
MADDAELENA DE SIMONE	VIA DEGLIL ORTI DELLA FARNESINA 126	ROME 00194			ITALY
PEARL DRABINSKY MARILYN KAPLAN DAVIS	587 ST CLEMENTS AVE	TORONTO ONTARIO M5N1M5			CANADA
1665 WASHINGTON AVE LLC	1665 WASHINGTON AVE STE 400	MIAMI BEACH	FL	33139-3172	USA
1676 JAMES LLC	227 E RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
1725 JAMES AVE NO 26 LLC	1760 NE 144 ST	MIAMI	FL	33181	USA
1745 JAMES AVE 210 LAND TRUST THE TRUST COMPANY TRS	1602 ALTON ROAD STE 72	MIAMI BEACH	FL	33139	USA
1755 WASHINGTON CORP	1688 MERIDIAN AVE 803	MIAMI BEACH	FL	33139	USA
300 17TH STREET INVESTMENT LLC	4770 BISCAYNE BLVD STE #640	MIAMI	FL	33137	USA
337 LINCOLN ROAD HOLDINGS LLC	1407 BROADWAY 41 FL	NEW YORK	NY	10018	USA
433 LINCOLN ROAD LLC	1244 SIXTH STREET	SANTA MONICA	FL	90401	USA
7 BUTTERFLIES LLC	87889 OVERSEAS HWY	ISLAMORADA	FL	33036	USA
7H-1750 JAMES LLC	1750 JAMES AVE #7H	MIAMI BEACH	FL	33139	USA
ABDEL EL KHRIM FOU DI	1755 WASHINGTON AVE 2D	MIAMI BEACH	FL	33139	USA
ADELINA G LARENA	2130 N 49TH AVE	HOLLYWOOD	FL	33021-4040	USA
ADHY ADVISORS LLC LESSEE: NEW REX CORP	515 E LAS OLAS BLVD #400	FT LAUDERDALE	FL	33301	USA
ADHY INVEST PROP LLC LESSEE: NEW REX CORP	500 W CYPRESS CREEK RD STE 350	FORT LAUDERDALE	FL	33309-6155	USA
ADRIANA CANTA KNAPP	1750 JAMES AVE #6-A	MIAMI BEACH	FL	33139-7514	USA
AGNES E RODRIGUEZ JORGE I RODRIGUEZ	1751 WASHINGTON AVE #3F	MIAMI BEACH	FL	33139-7542	USA
ALAIN M PEWZNER	1755 WASHINGTON AVE 2C	MIAMI BEACH	FL	33139	USA
ALBERTO CORTES TRS ALBERTO CORTES AMENDED & RESTATED REVOCABLE TRUST	1750 JAMES AVE #6H	MIAMI BEACH	FL	33139	USA
ALBERTO RIVERO & JUAN B SUAREZ &W MIRIAM	1725 JAMES AVE UNIT 4	MIAMI BEACH	FL	33139-7510	USA
ALBERTO RIVERO MIRIAM SUAREZ	1725 JAMES AVE #12A	MIAMI BEACH	FL	33139-7511	USA
ALBION ASSOCIATES LTD	311 LINCOLN ROAD SUITE 200	MIAMI BEACH	FL	33139-3150	USA
ALCIDES GONZALEZ CHRISTINA GONZALEZ	39-19 220 ST	BAYSIDE	NY	11361	USA
ALFREDO A ACUNA &W ESTELA & MARGARITA SALABERRY EST OF	13311 SW 99 ST	MIAMI	FL	33186	USA
ALVARO MORENO &W CARMELITA & CHARITO J DAVIS	312 LAMELLA LN	PEACHTREE CITY	GA	30269	USA
ANA ROSA SISMONDI	1750 JAMES AVE UNIT 4K	MIAMI BEACH	FL	33139	USA
ANAIS CEPERO LE REM YOAN CEPERO BURGOS	1750 JAMES AVE 6K	MIAMI BEACH	FL	33139	USA
ANDRES LUCAS SILVA WOOD	1750 JAMES AVE #8L	MIAMI BEACH	FL	33139	USA
ANDREW MIRMELLI	1210 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
ANGEL O MOREYRA &W PETRONA	1755 WASHINGTON AVE #1A	MIAMI BEACH	FL	33139-7548	USA
ANGELO P PANOS &W MAGDALENA K & JOHN KALB &W EFFIE	1750 JAMES AVE #9D	MIAMI BEACH	FL	33139	USA
ANO LLC	844 ALTON RD # 3	MIAMI BEACH	FL	33139	USA
ASHLEY & WENDY MORISSETTE	1754 MERIDIAN AVE 304	MIAMI BEACH	FL	33139	USA
BENITO MARTINEZ	1750 JAMES AVE UNIT 7L	MIAMI BEACH	FL	33139-7537	USA
BENJAMIN MARCO &W CARIDAD	3500 CORAL WAY #601	MIAMI	FL	33145-3064	USA
CAITLIN R LEOR FISHMAN	1720 JAMES AVE 3B	MIAMI BEACH	FL	33139-7507	USA
CARLOS L ARTOLA ESTHER M CARPIO	1750 JAMES AVE 8F	MIAMI BEACH	FL	33139	USA
CARMEN CASTELLANOS	152 FERNWOOD DR	OLD TAPPAN	NJ	07675	USA
CITY OF MIAMI BEACH	FLA BAY SHORE CLUB COURSE	MIAMI	FL	33125	USA
CLARA BELLO	1750 JAMES AVE UNIT 5 E	MIAMI BEACH	FL	33139-7527	USA
CLARA BELLO TR	1750 JAMES AVE #5H	MIAMI BEACH	FL	33139-7533	USA
COLLINS HOTEL ASSN LLC C/O MORGANS HOTEL GROUP LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
CONDOINVEST LLC	18851 NE 29 AVE STE 732	AVENTURA	FL	33180	USA

CREST HOTEL GROUP LLC	1111 KANE CONCOURSE 217	BAY HARBOR ISLANDS	FL	33154	USA
CYNTHIA J OTTCHEN	1755 WASHINGTON AVE #1D	MIAMI BEACH	FL	33139-7548	USA
DAKSHESH KUMAR	1750 JAMES AVE #5J	MIAMI BEACH	FL	33139-7533	USA
DAVID GUNDER MIDGARDEN SILVIA ILACQUA MIDGARDEN	1755 WASHINGTON AVE 2A	MIAMI BEACH	FL	33139	USA
DELMONT REALTY WASHINGTON AVE LLC	179 CANTERBURY GATE	LYNBROOK	NY	11563	USA
DENIS MISHULIN	1045 79 ST	MIAMI BEACH	FL	33141	USA
DENNIS J CHUNG	201 WEST 21 ST APT 10K	NEW YORK	NY	10011	USA
EDWARD BOOTH AMYMARIE BOOTH	20 7TH STREET	BAYVILLE	NY	11709	USA
ELIO A GARCIA	1750 JAMES AVE #10J	MIAMI BEACH	FL	33139-7534	USA
ELMIRA MIAMI LLC	1133 BROADWAY	NEW YORK	NY	10010	USA
EMMA MORALES	1750 JAMES AVE UNIT 9G	MIAMI BEACH	FL	33139-7531	USA
ENRIQUE J GOMEZ	1725 JAMES AVE #14	MIAMI BEACH	FL	33139	USA
ERNESTO LOPEZ	1750 JAMES AVE APT 10-L	MIAMI BEACH	FL	33139-7537	USA
ERNESTO ROBAU &W ELVIRA	1170 W 50 PL	HIALEAH	FL	33012	USA
EUROAMERICAN GROUP INC	407 LINCOLN RD PH-N	MIAMI BEACH	FL	33139-3022	USA
EUROAMERICAN GRP INC	407 LINCOLN RD PH-N	MIAMI BEACH	FL	33139	USA
EZEQUIEL F FERNANDEZ PETER LOUIS HYAMS	2465 TRAPP AVE	COCONUT GROVE	FL	33133	USA
F2 MIAMI LLC	8301 NW 197 ST	MIAMI	FL	33015	USA
FABIO A SERRET LE MILAGROS BENITO LE REM YISBEL SERRET JTRS	4103 SW 153 PL	MIAMI	FL	33185	USA
FEDERAL NATIONAL MORTGAGE ASSN C/O REVERSE MTG SOLUTIONS INC	14405 WALTERS RD STE 200	HOUSTON	TX	77014	USA
FRANCESCA MARIA LOSITO	9125 TWIN TRAIL DR	HUNTERSVILLE	NC	28078	USA
FRANK ROA RITA ROA	1750 JAMES AVE 5C	MIAMI BEACH	FL	33139	USA
FRANK ROA RITA ROA	1750 JAMES AVE #4 C	MIAMI BEACH	FL	33139	USA
FREDERIC G APPLETON	25 ADAMS AVE # 214	STANFORD	CT	06902	USA
GIOVANNI DENICOLAI	1750 JAMES AVE # 6B	MIAMI BEACH	FL	33139	USA
GREENVIEW HOTEL LLC	1671 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
GREGORY SOMOZA	1903 RADCLIFFE AVE C	BRONX	NY	10462	USA
HAYDEE G BOLADO	PO BOX 140845	CORAL GABLES	FL	33114-0845	USA
HEATHER C MORRIS	1750 JAMES AVE #9B	MIAMI BEACH	FL	33139-7525	USA
HELENA TETZELI C/O KURZBAN	2650 SW 27 AVE	MIAMI	FL	33133-3003	USA
HILDA GOITIA (EST OF) % IVETTE VELAZQUEZ	6239 BROADWAY APT A19	BRONX	NY	10471	USA
HUBERT CRUZ &W MERCEDES	5760 SW 30 ST	MIAMI	FL	33155-4009	USA
HUBERTO R CRUZ	1750 JAMES AVE APT 4B	MIAMI BEACH	FL	33139-7535	USA
INRES CORPORATION	210 71 STREET #309	MIAMI BEACH	FL	33141	USA
ISRAEL KAHANA TRS MIRIAM KAHANA TRS ISRAEL KAHANA REVOCABLE TR	985 E 24 ST	BROOKLYN	NY	11210	USA
JAMES J EVANS	1750 JAMES AVE #8K	MIAMI BEACH	FL	33139	USA
JANET L EYMAN	1725 JAMES AVE UNIT 12	MIAMI BEACH	FL	33139-7511	USA
JAY MIRMELLI GLENDA MIRMELLI	2160 NE 190TH TER	NORTH MIAMI BEACH	FL	33179-4382	USA
JEREMY MICHAEL WILSON	1750 JAMES AVE 6F	MIAMI BEACH	FL	33139	USA
JESUS L MORALES	1750 JAMES AVE #8G	MIAMI BEACH	FL	33139	USA
JESUS L MORALES JTRS MAXIMILIANO MORALES JTRS	1750 JAMES AVE #5F	MIAMI BEACH	FL	33139-7529	USA
JOAQUIN TOYOS LAMADRID TRS JOAQUIN TOYOS LAMADRID TRUST JOAQUIN TOYOS LAMADRID	1725 JAMES AVE #29	MIAMI BEACH	FL	33139	USA
JOHN F REILLY	1750 JAMES AVE #9A	MIAMI BEACH	FL	33139-7500	USA
JOHN KALB TRS JOHN KALB AND EFFIE KALB REVOCABLE FAMILY TRUST	1444 CAVELL AVE	HIGHLAND PARK	IL	60035	USA
JOHN KALEB TRS THE JOHN KALB AND EFFIE KALB REVOCABLE TRUST	1444 CAVELL AVE	HIGHLAND PARK	IL	60035	USA
JOHN MUSARRA	8 DRING LANE	PUTNAM VALLEY	NY	10579	USA
JOHN UBINAS EILEEN UBINAS JOHN UBINAS IV	1750 JAMES AVE #5L	MIAMI BEACH	FL	33139	USA

JOHN W REID	211 THOMPSON ST 4A	NEW YORK	NY	10012	USA
JOSE GARCIGA	1750 JAMES AVE UNIT 6C	MIAMI BEACH	FL	33139-7526	USA
JOSE MARTIN SANCHEZ	1750 JAMES AVE #4A	MIAMI BEACH	FL	33139-7514	USA
JOSEPH R D'ACOSTA JR	1725 JAMES AVE UNIT 20	MIAMI BEACH	FL	33139-7565	USA
JUAN R CHATTAH	1750 JAMES AVE #8-B	MIAMI BEACH	FL	33139	USA
JUAN RUIZ (LE) REM GABRIEL ARAVENA	1750 JAMES AVE #5A	MIAMI BEACH	FL	33139-7500	USA
JUDITH C ORTEGA	1750 JAMES AVE #9F	MIAMI BEACH	FL	33139-7529	USA
JUDY ORTEGA & MARLENE ORTEGA JTRS	1750 JAMES AVE #7E	MIAMI BEACH	FL	33139-7529	USA
JULIA DAVILA JTRS MAYRA A MIRABENT JTRS	1725 JAMES AVE APT 2	MIAMI BEACH	FL	33139-7510	USA
KATERINE B DOYLE	12014 SW 116 TER	MIAMI	FL	33186	USA
LEONARD ZIMMERMAN VALERIE YORK ZIMMERMAN	7710 SW 61 AVE	SOUTH MIAMI	FL	33143	USA
LESLIE GRATZ C/O MANHATTAN MANAGEMENT	703 NW 5 AVE	MIAMI	FL	33136	USA
LILIANA MILLAN	1725 JAMES AVE 28	MIAMI BEACH	FL	33139	USA
LISANIA FLORIN TAYURA	1750 JAMES AVE UNIT 10-G	MIAMI BEACH	FL	33139-7532	USA
LOUIS S SCHWEICKART	1751 WASHINGTON AVE #2F	MIAMI BEACH	FL	33139-7542	USA
LUZ D COLLAZO LE & REM ILEANA L SHOFEL & JORGE COLLAZO	1750 JAMES AVE #7A	MIAMI BEACH	FL	33139-7500	USA
M B JEWISH COMM CTR & L ROMANOFF % PERLMUTTER	1701 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
MAGALY LAPLANA TRS THE MAGALY LAPLANA REV TR 001	240 HARBOR DR	KEY BISCAYNE	FL	33149	USA
MANHAL TOBIA TRS MANHAL TOBIA LIVING TRUST	850 PIERCE ST	BIRMINGHAM	MI	48009	USA
MANHATTAN HOUSE INC	1655 WASHINGTON AVE	MIAMI BEACH	FL	33139-3106	USA
MANUEL A IRAOLA (JTRS) MARK SCHARNITZ (JTRS)	517 CADAGUN AVE	CORAL GABLES	FL	33146	USA
MANUEL MELAND & W CHRISTINE C MELAND	1775 WASHINGTON AVE UNIT 3C	MIAMI BEACH	FL	33139-7543	USA
MARBELIA ALVARINO	33-26 92 ST APT 1M	JACKSON HEIGHTS	NY	11372	USA
MARIA E SUAREZ	1750 JAMES AVE #91	MIAMI BEACH	FL	33139	USA
MARIA ELENA ESPINOSA	1750 JAMES AVE UNIT 3G	MIAMI BEACH	FL	33139-7531	USA
MARIA HERNANDEZ	1725 JAMES AVE #16	MIAMI BEACH	FL	33139-7565	USA
MARILYN UDELL (LESSOR ) BELLA FISHMAN (LESSOR) PRIME HOTELS USA LLC (LEASEE)	1238 COLLINS AVE	MIAMI BEACH	FL	33139	USA
MARIO W VASQUEZ & W CISSIE J LE REM RICHARD E VASQUEZ	9701 SW 105 AVE	MIAMI	FL	33176-2745	USA
MARK LYNTON GARDINER	1750 JAMES AVE 3D	MIAMI BEACH	FL	33139	USA
MARTA LOURDES LOCKLEAR TONY LOCKLEAR MARGAUX MARIE JESSUP	6306 WOODBINE RD	WOODBINE	MD	21797	USA
MED PROPERTIES OF MIAMI BEACH INC % SHAUL ZISLIN	4100 NORTH 28 TERRACE	HOLLYWOOD	FL	33020	USA
MELVIN FEIT	1750 JAMES AVE 10C	MIAMI BEACH	FL	33139	USA
MIAMI BCH JEWISH COMM CENTER % PERLMUTTER	1701 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
MIAMI BEACH FED SAV & LOAN ASSOC % NC1-001-03-81	101 N TRYON ST	CHARLOTTE	NC	28255	USA
MICHAEL J DEPOLI TRS	3237 NEWBURY PL	TROY	MI	48084	USA
MICHAEL KOFMAN RAISA KOFMAN	4452 E LINCOLN DR	PARADISE VALLEY	AZ	85253-4020	USA
MIKHAIL MIKHAYLOVICH DVORETSKIY	1750 JAMES AVE # 6D	MIAMI BEACH	FL	33139	USA
MJK GROUP LLC	2200 BISCAYNE BLVD 7TH FLOOR	MIAMI	FL	33137	USA
MJK GROUP LLC C/O ABRAHAM A GALBUT P A	4770 BISCAYNE BLVD STE 450	MIAMI	FL	33137	USA
MJK GROUP LLC C/O ABRAHAM A GALBUT P A	4770 BISCAYNE BLVD STE 640	MIAMI	FL	33137	USA
NED EDISON JTRS MURIEL EDISON JTRS DEBORAH EDISON JTRS	1750 JAMES AVE #4G	MIAMI BEACH	FL	33139	USA
NEW REX CORP	500 W CYPRESS CREEK ROAD STE 350	FORT LAUDERDALE	FL	33309	USA
NINO COLNAGHI	18851 NE 29 AVE STE 732	AVENTURA	FL	33180	USA
ONE BAL HARBOR 601 LLC	18851 NE 29 AVE #101	AVENTURA	FL	33180	USA
PATRICIA BELLE BURNS	1750 JAMES AVE #6E	MIAMI BEACH	FL	33139-7528	USA
PAULA LASOCKI & M INZELBUCH & DAVID & STUART & STEVEN BINDER	50 HILLSIDE BLVD	LAKEWOOD	NJ	08701	USA
PHILIPPE MULLER & W ANNE MULLER	1725 JAMES AVENUE #18	MIAMI BEACH	FL	33139	USA

RAFAEL GISBERT &W MAURA	1750 JAMES AVE #8A	MIAMI BEACH	FL	33139-7514	USA
RAMON ECHEVERRIA &W ELBA (TRS)	30 W 19 ST	HIALEAH	FL	33010-2639	USA
RANDOLPH A MIMS	1725 JAMES AVE #24	MIAMI BEACH	FL	33139	USA
ROBELY ROQUE &W LUZ	1750 JAMES AVE UNIT 9C	MIAMI BEACH	FL	33139-7525	USA
ROBERT MATTHEWS RITA MATTHEWS	18 E 94 ST	NEW YORK	NY	10128	USA
ROBERT REX CASTILLO JANA MITROVA CASTILLO	2453 23 STREET	ASTORIA	NY	11102	USA
ROGER L GOLDBLATT	2127 TUNLAW RD	WASHINGTON	DC	20000	USA
SAMUEL STRAUCH TRS SAMUEL STRAUCH REVOCABLE TRUST	1750 JAMES AVE 3A	MIAMI BEACH	FL	33139	USA
SAN JUAN HOTEL LLC	1680 COLLINS AVE	MIAMI BEACH	FL	33139	USA
SANCTUARY 211 LLC	1745 JAMES AVE #211	MIAMI BEACH	FL	33139	USA
SANCTUARY RONRUSS PROPERTIES LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
SANCTUARY SB PROPERTIES LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
SANCTUARY SB PROPERTIES LLC	1745 JAMES AVENUE	MIAMI BEACH	FL	33139	USA
SANCTUARY SOUTH BEACH	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
SANCTUARY SOUTH BEACH INC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
SANDEB INC	100 N BISCAYNE BLVD 2904	MIAMI	FL	33132	USA
SARA G LIMA	1725 JAMES #7	MIAMI BEACH	FL	33139	USA
SAUL DYMANT &W HELEN LIFE ESTATE REM TERRY FINE & SUSAN SOBEL	1 MEADOW DR APT 3-E	WOODMERE	NY	11598	USA
SERGEI I KOVALEFF	1750 JAMES AVE #4D	MIAMI BEACH	FL	33139	USA
SIOCAM USA LLC	1000 5 STREET # 206	MIAMI BEACH	FL	33139	USA
SOBE CENTER LLC	9425 HARDING AVE	SURFSIDE	FL	33154	USA
SONIA KINBLAD	1725 JAMES AVE UNIT 15	MIAMI BEACH	FL	33139-7511	USA
SOUTHERN PROPERTY INVT GROUP INC	1701 JAMES AVE	MIAMI BEACH	FL	33139-7508	USA
ST ANDREWS PROPERTIES LLC	205 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
STEVEN L SCHARF	1751 WASHINGTON AVE #4E	MIAMI BEACH	FL	33139-7542	USA
SUNNY WUYE INVESTMENT LLC	2634 TYRON PLACE	WINDERMERE	FL	34786	USA
SUNSY GUERRA	1750 JAMES AVE #9K	MIAMI BEACH	FL	33139-7535	USA
SYLVIA E CONCHA	1750 JAMES AVE UNIT 4L	MIAMI BEACH	FL	33139-7536	USA
TEMPLE EMANUE-EL	1701 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
TERRENCE PAOLI	1750 JAMES AVE APT 3C	MIAMI BEACH	FL	33139	USA
TERRUNIO 21 LLC	1701 JAMES AVE	MIAMI BEACH	FL	33139	USA
TERRUNIO 30 LLC	1701 JAMES AVE	MIAMI BEACH	FL	33139	USA
TERRUNIO 6 LLC	1701 JAMES AVE	MIAMI BEACH	FL	33139	USA
TERRUNIO 8 LLC	1701 JAMES AVE	MIAMI BEACH	FL	33139	USA
TIFFANY MADERA	1725 JAMES AVE #19	MIAMI BEACH	FL	33139-7565	USA
TORR INC	1680 JAMES AVE	MIAMI BEACH	FL	33139-3115	USA
TRASH TO TREASURES LLC	PO BOX 402247	MIAMI BEACH	FL	33140	USA
U S BANK NA TRS C/O OCWEN LOAN SERVICING LLC GSAA HOME EQUITY TRUST	5720 PREMIER PARK DR	WEST PALM BEACH	FL	33407	USA
VALERIA PIRES M DE SOUZA	742 SKYLINE DR	DALY CITY	CA	94015	USA
VALERIE FROUMENTIN LEONIAS	1750 JAMES AVE UNIT 10F	MIAMI BEACH	FL	33139	USA
VICTOR A BENEMELIS &W ISABEL C	3403 KIMBERLY DR	FALLS CHURCH	VA	22042	USA
VINCENZA LIMONGELLO	1750 JAMES AVE #10-D	MIAMI BEACH	FL	33139	USA
VINCENZA LIMONGELLO	1750 JAMES AVE #5-D	MIAMI BEACH	FL	33139	USA
VIRGILIO PEREZ &W LIDIA & JOEL PEREZ	6447 MAPEWOOD DR	FALLS CHURCH	VA	22041	USA
WILLIAM JOHN MCGAUL JR	1750 JAMES AVE #3K	MIAMI BEACH	FL	33139	USA
XAVIER J SAINZ &W THAIS A	62 FREELAND	IRVINE	CA	92602	USA
XUN SUN QIAN LIANG	1745 JAMES AVE #216	MIAMI BEACH	FL	33139	USA

YESHIVA GEDOLAH RAB COLLEGE INC	6100 PINETREE DR	MIAMI BEACH	FL	33140	USA
ZELDA W GOLDMAN	1750 JAMES AVE UNIT 10H	MIAMI BEACH	FL	33139-7534	USA