

MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139,
www.miamibeachfl.gov

COMMISSION MEMORANDUM

TO: Mayor Dan Gelber and Members of the City Commission

FROM: Jimmy L. Morales, City Manager

DATE: June 6, 2018

SUBJECT: **LAND USE AND DEVELOPMENT COMMITTEE MEETING OF MAY 23, 2018**

A Land Use and Development Committee meeting was held on May 23, 2018. Land Use Committee Members in attendance were Commissioners John Elizabeth Aleman, Michael Gongora, and Kristen Rosen-Gonzalez. Commissioner Mark Samuelian was also in attendance. Members from the administration, including Eric Carpenter, Eve Boutsis, Thomas Mooney, Michael Belush, as well as members of public, were also in attendance. Please see the attached sign-in sheet.

The meeting was called to order at 2:33 PM.

1. DISCUSSION REGARDING THE RECOMMENDATION OF THE NEIGHBORHOOD/COMMUNITY AFFAIRS COMMITTEE TO ESTABLISH MORE AGGRESSIVE REQUIREMENTS FOR EMPLOYEE TRANSPORTATION PLANS.

(CONTINUED FROM APRIL 4, 2018

SPONSORED BY CITY COMMISSION

JUNE 8, 2016 CITY COMMISSION MEETING, ITEM R7 X)

MOTION: Deferred to June 13, 2018

2. DISCUSSION REGARDING THE DEAUVILLE BEACH RESORT.

(CONTINUED FROM APRIL 4, 2018

COMMISSIONER KRISTEN ROSEN GONZALEZ

MARCH 7, 2018 ITEM R9 K)

AFTER-ACTION:

Blake Young from the Regatta Condo Association expressed concern that the area is being impacted by the closing of the hotel.

Matis Cohen indicated that assistance to the Deauville is needed to speed things up.

Commissioner Rosen Gonzalez expressed concerns with the lack of movement by the hotel owners and the potential for demolition by neglect.

Eve Boutsis provided an overview of current enforcement measures.

NOTE: See FULL Transcription of Item Attached

MOTION: KRG/MG (3-0)

Refer the item to the full the City Commission (R9 Item with a time certain) for discussion and to consider all available and aggressive action to compel compliance with all applicable regulations by the Deauville.

3. DISCUSSION RELATING TO THE ADOPTION OF ORDINANCES TO INCREASE THE MAXIMUM HEIGHT FOR THE COMMERCIAL, MEDIUM INTENSITY DISTRICT (CD-2), AND THE COMMERCIAL, PERFORMANCE STANDARD, GENERAL MIXED USE DISTRICT (CPS-2) FOR 5TH THROUGH 7TH STREETS, BETWEEN WEST AVENUE AND ALTON ROAD; AND FOR THE PROVISION OF A PUBLIC BENEFIT.

Mayor Dan Gelber
APRIL 11, 2018, R9 AA

AFTER-ACTION:

Eric Carpenter provided an overview of recent community meetings this week on this item. Thomas Mooney expanded on the zoning limitations of the site, the current approval, and desirability to significantly increase the amount of pervious green space.

Members of the public spoke, including the following:

Russell Galbut presented the proposal of Crescent Heights.

Gateway Alliance provided a presentation

Danial Wallport from The Floridian – feels most impacted by project. A tower and an expansive park is best for the neighborhood.

Edward Martos for the Floridian – primary concern with West Avenue and maintaining residential character. Park should be as large as possible. 600 block should not contain residential uses.

Ronald Starkman, for south of fifth association - Willing to support an increase in height with a public benefit. Like to see a public park – 3.5 Acres at least. Concerned with any plan that vacates 6th Street and moving such a large amount of FAR.

Alan Clear, on behalf Bentley Bay - Most affected property. Strongly favor moving forward as soon as possible, including a large park with one of the proposals put forth by Crescent Heights with an economically viable project.

Elaine Frasier, South Bay Club - Impacted by the site. Security and mosquito problems. Want a project to move forward. Only 2% of respondents (from association) wanted to keep original design. The rest wanted the park design, with larger tower and smaller retail the preferred option.

Bernardo Senteval – supports project with higher height and a large park. GO bond option would come out of residents pocket, (and not supportive of this).

Rich Gacciani, Mirador Association rep. — supportive of one of the 3 proposals from Crescent Heights. More green space with a vertical solution.

Frank Del Vecchio – consensus that hospital should be removed. Parking lot should be upgraded. Expanded park is best for neighborhood along with less intense uses on 600 block. Believes that this would set a precedent. Park should be pervious at grade with no underground parking. Supports 28 stories or higher on 500 block with only FAR of 500 Alton road site.

Jerry Libbin, president MB Chamber of Commerce – There is an opportunity here to do something that benefits the community and needs to be done. This will not set a precedent. Opportunity for a park, water storage. The Chamber strongly supports the developer's vision.

Alan Shugarman, Mirador – people want a park as big as possible and minimize number of people in the area. Minimize (footprint) of a 50 story tower. Not supportive of GO bond idea presented.

Seth Fuer, West avenue resident – clear information needs to be made available to make an informed decision. Not enough information to make decisions.

Cindy Escavella, South of 5th resident – members were not given a chance to give input for the association. Comments are not coming to the committee as a whole.

Flamingo park resident – concerned with the traffic. Need to address how the building addresses the street. A tower in the park is not good for walkability.

Jack Johnson, for the Flamingo Park neighborhood association. This is a citywide concern. On the east side of the proposed development. FAR should not be increased without a vote of the public. Read a resolution passed by the association.

Daniel Ciraldo, MDPL – height limits and vacation (of the alley) sets a precedent.

Gayle Durham – supports the alliance work in progress concept. A park should also be on the 500 block. Also likes the option with the GO bond. A tower is an enhanced value which needs to be looked at.

Valero Crawford. West Ave - this is private land. The prior plan creates more problems and worse traffic. Not supportive of GO bond.

Scott Diffenderfer. Belle Isle – aggregation of land for green space is a good thing.

Pierre, West Ave – supports higher tower.

Peter Luria – everyone wants a park and a tower. Proposals are not that far apart. ULI should help evaluate the different proposals. GO bond should be used to acquire 600 block.

Caroline Miller, Ocean Drive – concerned with no public access to roofed areas of park.

Alton Rd. resident – area is blighted. Proposals are not that far apart. Development needs to happen soon. Views will not be impacted by higher tower.

Jefferson Bracken, West Ave – an increase in height is not an increase in density. Looks forward to a park.

Commissioner Gongora indicated that the proposed designs are better than what is currently approved for the site, but has a concern with 50 stories. Additionally, the maximization of green space is important as is the development of a large park. He indicated that he is open to pursuing a purchase of the 600 block and that a completed Baywalk over 5th Street is important.

Commissioner Rosen-Gonzalez indicated that a better rendering of what could be built is needed, would consider allowing more height for a larger park and would need to review 6th street vacation further.

Commissioner Samuelian indicated that the Baywalk connection is critical, and that clear information is important, including traffic, aesthetic impact on neighborhood, and economics.

Commissioner Aleman indicated she is not supportive of using bond money, but it can be an option. Purchase and development rights exchange is also an option.

MOTION: By Acclamation: Continue the Item to June 13, 2018 LUDC Meeting, with the following direction to staff:

- 1. Continue dialogue with Gateway Alliance and Crescent Heights on developing consensus for a proposed development on the 500-700 blocks.**
- 2. Further analyze the proposal by Crescent Heights**
- 3. Study the potential for purchasing the 600 block, including price estimations.**

4. DISCUSSION PERTAINING TO ANTICIPATED INCREASES IN EXTREME HEAT AND THE IMPACT ON BUILDING AND SITE PLAN DESIGN.

(Continued From April 4, 2018
Commissioner John Elizabeth Aleman
July 26, 2017 Item C4 A)

MOTION: Deferred to June 13, 2018

5. DISCUSSION: A. NORTH BEACH MASTER PLAN RECOMMENDATIONS FOR THE TOWN CENTER (TC) ZONING DISTRICTS. B. PROPOSED FLOOR AREA RATIO ("FAR") INCREASE FOR THE TOWN CENTER ZONING DISTRICTS.

(Continued From March 14, 2018
Commissioner Ricky Arriola & Vice-Mayor John Elizabeth Aleman
December 13, 2017 Item C4 AA)

AFTER-ACTION:

Thomas Mooney provided an introduction to the item including a PowerPoint presentation. Commissioner Gongora indicated that there will need to be further discussion on micro units, and comments made at previous meetings need to be included in the future memo. Commissioner Rosen Gonzalez indicated that her biggest concern is traffic and congestion, especially 71st street. She is also concerned with uses and impact on residential neighborhoods.

Thomas Mooney noted that the Mobility Study will include a traffic component and will deemphasize auto usage.

Commissioner Rosen Gonzalez indicated that (student) projection studies are needed as well as a dialogue with Miami Dade Public Schools regarding added students.

Thomas Mooney noted that public benefits will be related to those projects that desire to go above a certain height

Commissioner Samuelian indicated support for revitalizing town center. Traffic and mobility are a big concern.

Commissioner Gongora indicated that further clarification of public benefits program is needed.

Thomas Mooney provided further information on public benefits being considered.

Daniel Ciraldo addressed the Committee and indicated that the master plan had a lot of good ideas; imagery of the master plan should be referred to.

Commissioner Rosen Gonzalez noted that there needs to be accommodation for a mix of unit types so that they all are not micro units. She expressed concern that the area will become overly transient.

MOTIONS: Continued to the June 13, 2018 meeting by Acclamation.

6. DISCUSSION REGARDING CONSIDERING THE ATTACHED ORDINANCE, WHICH WILL CLARIFY WHO MAY SUBMIT AN APPLICATION FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN/FUTURE LAND USE ELEMENT OR MAP, AND/OR THE CITY'S LAND DEVELOPMENT REGULATIONS.

Commissioner John Elizabeth Aleman
April 11, 2018 C4 L

AFTER-ACTION:

Eve Boutsis provided an update on the item

Commissioner Aleman provided an overview of this item, including that the review of the fee schedule is also in process.

MOTIONS: MG/ KRG (3-0)

Recommended that the City Commission refer the revised Ordinance prepared by the City Attorney's Office to the Planning Board, with a change to 4/7 vote for City Commission waiver and that the referral track the proposed fee modification pending before the Finance Committee.

7. DISCUSSION TO EXPLORE POTENTIAL PUBLIC BENEFITS TIED WITH MAJOR ZONING CHANGES.

Commissioner Mark Samuelian

April 11, 2018 C4 M

AFTER-ACTION:

Commissioner Samuelian provided an overview of the discussion.

Commissioner Aleman noted that care is needed in applying this concept to the Town Center.

Commissioner Rosen-Gonzalez indicated that there should be incentives for creative ideas.

Commissioner Gongora indicated that he is not opposed to this, but this is geared to developers being able to do more. He also indicated that he is not in favor of cash contribution for increased in height, and that affordable and workforce housing should be looked into.

Members of the public addressed the Committee

MOTIONS: Item concluded by Acclamation.

8. DISCUSSION TO REVIEW THE ROLE OF LAND USE BOARDS IN NEIGHBORHOOD IMPROVEMENT PROJECTS.

Commissioner Mark Samuelian

April 11, 2018 C4 N

AFTER-ACTION:

Commissioner Samuelian gave an overview of the discussion. The Design Review Board should be involved and clarification is required for neighborhood improvement projects.

Thomas Mooney noted that the proposal would modify the work that could be approved administratively to clarify that within single family districts streetscape work would have to be reviewed by the DRB.

Members of the public addressed the committee:

Monika Entin – good idea in concept. Concerned with the application as there are time constraints involved. Concerned that a private project that has been approved will be delayed if there are delays in the public approval process for streetscape plans. May give too much power to one individual that may appeal a project. Will create more hardship on the City.

Ron Starkman – likes the direction of this proposal. The public needs to have a mechanism to express reviews. More important than the review of a single house or property.

Gayle Durham – is a major issue in West Avenue area. Pump stations are a concern, blocking views at street ends. Would like pump stations and generators to go to the DRB. Raising the streets and associated railings are a concern.

Jeffrey Berrow – Pump stations and related should have some form of limited review by the DRB, but not to the point that DRB can deny the location in a general area. Concerned with proposal to include raising streets more than 6 inches, which should not have to go to DRB and slow down the process.

Matis Cohen – We have criteria for railings. A design firm should be hired to screen structures.

Michael Larkin – Pump stations can be done much better to beautify the construction. DRB is not a technical board and should not review raising streets more than 6 inches.

Commissioner Aleman indicated that the spirit of the Ordinance was good and noted concerns with the appeals process. Also indicated that further review and revising should be looked at, including impacts to the timeline. Additionally, she indicated a need to stay true to resiliency criteria.

Eve Boutsis provided some background on state requirements for utilities, and noted that could be a problem if certain items had to be reviewed by the DRB.

Commissioner Aleman indicated that the 'Ready Team' should be challenged to come up with the best possible model to achieve the objective.

Joy Malakoff – designs and landscaping have been approved for structures, but not sure why they have not been installed yet.

Eric Carpenter noted that multiple options for screening pump stations were approved by DRB – both landscaping and architectural. The City is moving forward with landscape options now, but the architectural screening option has only received one respondent, which had a procurement conflict, so the process has been delayed.

Commissioner Rosen-Gonzalez noted the need for a green and blue visionary plan for the City.

Thomas Mooney indicated that City departments are working together on design discussions moving forward. The ULI report and recommendations will be discussed at June 20th Sustainability meeting.

Commissioner Rosen-Gonzalez indicated that a plan is needed for what the City will look like in 2050 for example.

Commissioner Gongora asked if there were any recommendations from staff.

Thomas Mooney indicated that there is no recommendation from the administration at this time as the item is just a verbal report for discussion. Potential impacts could be reviewed by the administration.

Commissioner Gongora noted that maybe the Sustainability Committee is the best place for the review of these types of structures. He also indicated that he understands the need for a public forum and discussion, but has concerns with appellate measures of the DRB.

Commissioner Samuelian indicated that pumps and associated structures need some design review and that clarification is needed on what is a significant improvement, which is already in the code today, as requiring DRB review. He also indicated the importance of hearing resident comments and concerns.

Commissioner Aleman noted that residents are heard and have a voice in the process currently, and that the City should continue to work on doing a better job of facilitating a dialogue with the residents.

MOTIONS: Continued to the July 18, 2018 meeting by Acclamation

9. DISCUSSION REGARDING ESTABLISHING A HISTORIC PRESERVATION FUND.
Commissioner Ricky Arriola
April 11, 2018 C4 O

MOTION: Deferred to June 13, 2018

The meeting adjourned at 5:52 p.m.

Attachments

JLM/SMT/TRM/MB

M:\\$CMB\CCUPDATES\Land Use and Development Committee\2018\May 23, 2018\Report of the May 23 2018 LUDC Meeting.docx

Item 2. Discussion regarding the Deauville Beach resort

Commissioner Ms. Aleman:

Now I know that this one is being monitored, now and on an ongoing basis in front of the preservation board but I wanted to hear from the sponsor to see if there's anything she wants us to take action on.

Commissioner Kristen Rosen Gonzalez:

I mean, I would like to take action on the fact that there is no action. Hahah

When you read the history, (gets interrupted)

Commissioner Aleman:

Let's hear from the gentleman and then I can fill you in

Commissioner Ms. Aleman:

Would you like to address Committee on this item?

Please when you come up state your name for the record:

Blake Young

My name is Blake Young and I am the President of the Regatta Condominium Association at 6580 Indian Creek Drive.

I've watch, ahh, I lived on 14th Avenue, I've heard all the discussions here and I appreciate your attention to all that and I agree something needs to be done with that. I now live up in North Beach and that was a nice Hotel and of course it went down. About a year ago this time, with an electrical fire and it's been compounded. Hum, I've surveyed some of the vendors, the people in the different locations, the new businesses that have opened there, and talk with them about how they feel about it.

Many of them have said that they wouldn't have opened with knowing that that hotel was going to be in that state. That makes me kind of concerned as a resident of that area, because it makes me feel like the area is kind of dying behind that.

And I've heard that sentiment because I've reviewed all the different meetings you guys have had. And what I'm concerned about is, we've talked about all these incentives to help with these buildings behind here, I want to, I'm not sure, the

word on the street is, that the fines are so drastic right now, and the violations so high, that's what the residents are saying and I've heard the meetings and it seems to be to the contrary. But I'm concerned that, this is like the clash of the Titans and meanwhile the people below are going to suffer the most. Etc... And the game that may be played and they may be doing is dragging their feet so it has to be demolished. That's just going to destroy that business right there, that amount of dust and construction. I'm sorry go ahead....

Commissioner Kristen Rosen Gonzalez:

No, no go ahead and finish...

Blake Young:

It is imperative that we get that building up and running. I've talked to other building people who are pretty proficient in that, and we may be getting to a point of no return. Due to the fact that, that's been un-air conditioner since December, the amount of remediation. The cost that is going to be involved to bring that building back to standard. To safe standards.

It's time to act, it's time to do something, we could maybe offer them some incentives or do something to bring them along. It's a Historic Monument, it's a key point, we're talking about the North Beach overlay. So, we have a beautiful landmark there that is at the point of crumbling and that's definitely going to affect the North Beach Development Project because it's not where you guys are talking, it's right on the edge.

Commissioner Kristen Rosen Gonzalez:

So I would like to say something to John;

It's been more than a year that we've had it on the agenda now for 6 months and we have done nothing. I would like to make a motion to direct staff to do whatever you need to do, to possibly be most aggressive to avoid losing the Deauville to a Demolition Process, which is what we are allowing to happen. Right now with the current inaction. (Interrupted) Wait, wait. When you go into the lobby, I mean that is one of our greatest historic resources. It should be top priority. Let it roll over month to month as not just the hotel but the neighborhood deteriorates around it. And we are a party to it because we are not doing anything.

My motion is to progressively pursue some action against the Deauville beyond what we are currently doing.

Eve Boutsis:

If I may speak, I hope there isn't any disagreement from administration nor from myself or from anyone else. Since you brought it on about two months ago, as far as land use and HPB Item, we have actually had a meeting with the Planning Department, and Code. Each one of those disciplines IS taking action okay.

Now, the normal process that we have is, once they starting taking action, there is a Special Master. I'm just going to lay it out. There are often delays, because the Special Master has Independents, they are Quasi-Judicial, they can sometimes give extensions of time for compliance you also have, you know, the violations from the building department which can lead to unsafe structure process, which we all know which ultimately means that if they don't want to fix, it's gets a Demolition Order. And that's what we are all trying to prevent. So what I have asked for is enforcement from the various department so that, can I finish, I'm sorry... I'd like to then go with the direction of the Commission, once we have a record to do what is in our CODE, for this Demolition by neglect, which is in this agenda. The problem is that without that record, and saying that we've tried the different efforts to get an injunction, of course going to say what have you done? Why are you coming to me? why are you changing the process now? We've never used that process. I wanted to clear the record before going in, to say, look we've tried. We've tried to work the property owner; we have these various violations. If I take it the normal route and go to unsafe structure at that point, I will lose the building. But then you have to commit to funding, we have to go in and actually do the assessment because if they are not going to do it, then we have too.

And there's going to be a need for a financial commitment and that is what I'd have to come to you all for.

Commissioner Kristen Rosen Gonzalez:

So if you wanted extra information, I can show you several emails that I sent to the owner that went unanswered and phone calls that I had with the City Manager. I think it has been on the agenda for longer than just two months. At least four to six months, and HPB too.

I think we have an established recorded here.

Commissioner Ms. Aleman:

We need to have this meeting organized and just casual conversations.

Eve Boutsis:

I'm sorry the only thing I would just like to get in a couple of violations adjudicated, so that I have a record to take to court that can substantiate the actions we are trying to take for the first time.

Commissioner Ms. Aleman:

It sounds like Commissioner Gonzalez is considering in her mind considering to pursue demolition by neglect process. Who would take that action? Land Use Committee, HPB?

Eve Boutsis:

City Commission, I'm sorry there's an HPB part to it, then the City Commission for the authorization of funds.

Commissioner Kristen Rosen Gonzalez:

I want to file a lawsuit against the Deauville. What? Why are you looking at me like that?

Eve Boutsis:

I'm not, I'm just thinking ma'am. I'm trying to give you a look.

Commissioner Kristen Rosen Gonzalez:

We need to proceed with BOTH, lawsuit and demolition. This had been going on for a year.

Commissioner Mr. Gongora:

They are playing games with the city, keep permits open, do the bare minimum, etc.

We can do something more drastic, it's declared an unsafe structure. We can fix it and lien them, but we don't want to spend city money, it's their responsibility. So the original motion is perfect, take aggressive action to force them into compliance.

Commissioner Ms. Aleman:

We're not asking the lawsuit to be triggered at this moment.

Commissioner Kristen Rosen Gonzalez:

We are leaving that up to Eve to decide what that is, etc... She'll come back to us.

Commissioner Ms. Aleman:

But Eve can't decide to file a lawsuit.

At our next land use meeting, we can discuss. What are our most aggressive options?

Eve Boutsis:

The only other option is that the Manger can make a recommendation to the city Commission at the next meeting of the City Commission whether he wants to do that or not. That above my pay grade.

Commissioner Ms. Aleman:

So the motion is that the City Manager come back with the most aggressive action plan.

Mr. Mooney

It will be on the Agenda as an R9 Discussion Item.

Commissioner Ms. Aleman:

Mr. Cohen, do you have a comment?

Mr. Cohen

Different perspective to this, the Deauville is an important asset for North Beach. It has a historical importance and financial importance. Shows how fragile our area is. The amount of money is like starting from scratch.

I spoke to the owners... myself and Daniel Veitia and we had a meeting with them and they were very frustrated. Things just started to snowball... The city and the City manager to meet with these owners and find a way to get this hotel back online...

So we can do this quickly and give them as much assistance as we can.

Commissioner Ms. Aleman:

I agree. So maybe we can hand holding and assist them. Make an amendment to the Motion, etc.

Mr. Mooney:

The Building Official has been meeting with their engineering team

Commissioner Kristen Rosen Gonzalez:

The property is on the market right now, right?

Eve Boutsis:

Yes, I understand that for a very large price on the market for sale, yes.

Commissioner Kristen Rosen Gonzalez:

We were here last month with the owners, correct?

Eve Boutsis:

Yes, they were here.

Commissioner Kristen Rosen Gonzalez:

Yes, they were here and Ana Salgueiro, Building Director. They were giving them the temporary permit for the electric. And they are not doing the work that they could. My fear is a head on demolition and the Deauville is gone.

Commissioner Ms. Aleman:

Okay, I think we're done.

We got our motion.

By acclamation. This concludes our agenda.

The May 23rd, Land Use Meeting is adjourned.

Note:

Only Blake Young's and Eve's testimony is verbatim.

Typed by: Emily Ana Fuentes

Done on: 5/30/2018

LAND USE AND DEVELOPMENT COMMITTEE MEETING

May 23, 2018

City Commission Chambers

Attendance Sheet

	NAME	CONTACT NUMBER	I WISH TO RECEIVE THE AGENDA ELECTRONICALLY	E-MAIL ADDRESS
1.	Jeff Berrow	305 377 6220	X Yes	jberrow @brzawing.com
2.	Michael Barrineau	286-641-7701	X Yes	@
3.	Monika Entin			@
4.	Dana Wolpert Mortorella	917. 826. 8822	X Yes	danabrooke @aol.com
5.	Seth Frohlich	786 256 9459	X Yes	sethfrhlich @EMAIL.COM
6.	William Young	404-386-0296	Yes	blake.young @processvalve.com
7.	Bruce			@
8.	Kirk Paskal			@
9.	Greene Penn			@
10.	Michael Larkin			@
11.	Edward MARTOS	305-854-0800		@
12.	MAGDA LAKEA	305-863 1738	NO	@
13.	BARBARA McDONALD	786-897-4408	Yes	BT McDONALD @ATLANTIC.net
14.	SOPHIA SIECZKOWSKI		yes	SOPHIASIECZ @YAHOO.COM
15.	Megan Bauer			@
16.	JEROME SOUSTRA	917 767 5644	NO	JSOUSTRA @ARCHITECTONICA
17.	Ronald Starkman			@
18.	ROBERT D. MCLEARY	617-698-4347	YES	rd.mcleary@gmail.com
19.	JEAN KULICK	305 532 4844	Yes	jeanK193 @aol.com
20.				@

LAND USE AND DEVELOPMENT COMMITTEE MEETING

May 23, 2018

City Commission Chambers

Attendance Sheet

NAME	CONTACT NUMBER	I WISH TO RECEIVE THE AGENDA ELECTRONICALLY	E-MAIL ADDRESS
1. CARNEV Romero	305-333-8676	<input checked="" type="checkbox"/>	CLRomero19@yahoo.com
2. Gayle Durham	305-812-6331	<input type="checkbox"/>	@
3. Daniel Giraldo		<input type="checkbox"/>	@
4. Frank Del Vecchio		<input type="checkbox"/>	@
5. Miriam Del Vecchio		<input type="checkbox"/>	@
6. Gary Held		<input type="checkbox"/>	@
7. Susan Askew		<input type="checkbox"/>	@
8. Matis Cohen		<input type="checkbox"/>	@
9. Joy Malakoff		<input type="checkbox"/>	@
10. Russel Galbut		<input type="checkbox"/>	@
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