

MIAMI BEACH

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

LAND USE BOARD HEARING APPLICATION

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

- ☒ BOARD OF ADJUSTMENT
 - ☒ VARIANCE FROM A PROVISION OF THE LAND DEVELOPMENT REGULATIONS
 - ☐ APPEAL OF AN ADMINISTRATIVE DECISION

- ☐ DESIGN REVIEW BOARD
 - ☐ DESIGN REVIEW APPROVAL
 - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY DRB.

- ☐ HISTORIC PRESERVATION BOARD
 - ☐ CERTIFICATE OF APPROPRIATENESS FOR DESIGN
 - ☐ CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
 - ☐ HISTORIC DISTRICT / SITE DESIGNATION
 - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY HPB.

- ☐ PLANNING BOARD
 - ☐ CONDITIONAL USE PERMIT
 - ☐ LOT SPLIT APPROVAL
 - ☐ MENDMENT 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: 1434 Washington Avenue

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

FOLIO NUMBER (S) 02-3234-015-0020

FILE NO. _____

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

NAME Clay Hotel Partnership, LTD c/o Infinity Real Estate
 ADDRESS 1407 Broadway, 30th Floor, New York, NK 10018
 BUSINESS PHONE 212-695-6666 CELL PHONE _____
 E-MAIL ADDRESS Jacob.Sinclair@infinity-group.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME _____
 ADDRESS _____
 BUSINESS PHONE _____ CELL PHONE _____
 E-MAIL ADDRESS _____

2. AUTHORIZED REPRESENTATIVE(S):

☒ ATTORNEY:

NAME Michael J. Marrero
 ADDRESS 200 South Biscayne Boulevard, Suite 850, Miami, FL 33131
 BUSINESS PHONE 305-377-6238 CELL PHONE _____
 E-MAIL ADDRESS MMarrero@BRZoningLaw.com

☒ ATTORNEY:

NAME Maritza Haro Salgado
 ADDRESS 200 South Biscayne Boulevard, Suite 850, Miami, FL 33131
 BUSINESS PHONE 305-377-6225 CELL PHONE _____
 E-MAIL ADDRESS MHaro@BRZoningLaw.com

☐ CONTACT:

NAME _____
 ADDRESS _____
 BUSINESS PHONE _____ CELL PHONE _____
 E-MAIL ADDRESS _____

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

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

NAME Francilis Domond
 ADDRESS 2020 Ponce de Leon Boulevard, Suite 1103, Coral Gables, FL 33134
 BUSINESS PHONE 305-444-5545 CELL PHONE _____
 E-MAIL ADDRESS fdomond@dnbdesigngroup.com

FILE NO. _____

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

4A IS THERE AN EXISTING BUILDING(S) ON THE SITE

☒ YES ☐ NO

4B DOES THE PROJECT INCLUDE INTERIOR OF EXTERIOR DEMOLITION

☐ YES ☐ NO

4C PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICANT) _____ SQ. FT.

4D PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USABLE 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: _____

David Berg

FILE NO. _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, N/A, 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 PUBLIC

NOTARY SEAL OR STAMP

PRINT NAME

My Commission Expires:

**ALTERNATE OWNER AFFIDAVIT FOR
CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY**

(Circle one)

STATE OF Florida New YorkCOUNTY OF Miami Dade NY

I, David Berg, being duly sworn, depose and certify as follows: (1) I am the Director (print title) of Clay Hotel Partnership, Ltd. (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner or tenant of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (7) I am responsible for removing this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this 11 day of March, 2018. The foregoing instrument was acknowledged before me by David Berg, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY PUBLIC

NOTARY SEAL OR STAMP

Jamyra Quiñones
Notary Public, State of New York
No. 01QU6314254
Qualified in Kings County
Commission Expires November 3, 2018

PRINT NAMEMy Commission Expires: 11/3/18

FILE NO. _____

POWER OF ATTORNEY AFFIDAVITSTATE OF Florida New YorkCOUNTY OF Miami-Dade NY

I, David Berg, being duly sworn, depose and 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 Bercow Radell Fernandez & Larkin, PLLC to be my representatives before the Board of Adjustment. (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.

Director

Print name (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 19 day of March, 2018. The foregoing instrument was acknowledged before me by David Berg, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

Jamyra Quiñones
Notary Public, State of New York
No. 01QU6314254
Qualified in Kings County
Commission Expires November 3, 2018

NOTARY PUBLIC

Jamyra Quiñones

PRINT NAME

My Commission Expires 11/3/2018**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.*

N/A

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.*

Clay Hotel Partnership, Ltd. _____

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

See Exhibit B _____

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.*

<p>_____</p> <p style="text-align: center;">N/A</p> <p style="text-align: center;">TRUST NAME</p> <p style="text-align: center;">NAME AND ADDRESS</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p style="text-align: center;">% OF INTEREST</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
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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 J. Marrero, 200 South Biscayne Boulevard, Suite 850, Miami, FL 33131</u>		<u>305-377-6238</u>
b. <u>Maritza Haro Salgado, 200 South Biscayne Boulevard, Suite 850, Miami, FL 33131</u>		<u>305-377-6225</u>
c. <u>Francilis Damond, 2020 Ponce de Leon Boulevard, Suite 1103, Coral Gables, FL 33134</u>		<u>305-444-5545</u>

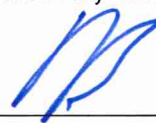
Additional names can be placed on a separate page attached to this form.

*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 AFFIDAVITSTATE OF Florida New YorkCOUNTY OF Miami Dade NY

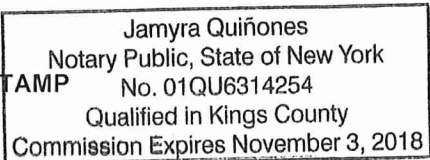
I, David Berg, being duly sworn, depose and certify as follows: (1) I am the applicant, or the representative of the applicant. (2) This application and all information submitted in support of this application, including disclosures, sketches, data, and other supplementary materials, are true and correct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



SIGNATURE

Sworn to and subscribed before me this 19 day of March, 2018. The foregoing instrument was acknowledged before me by David Berg, 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

Jamyra Quiñones

PRINT NAME

My Commission Expires: 11/3/2018

FILE NO. _____

EXHIBIT A

LEGAL DESCRIPTION: (FURNISHED BY CLIENT)

ALL OF BLOCK 3-B, OF "FIRST ADDITION TO WHITMAN'S SUBDIVISION OF ESPANOLA VILLAS", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, AT PAGE 147, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

FOLIO NUMBER: 02-3234-015-0020.

Exhibit B - Disclosure of Interest

Clay Hotel Partnership, LTD

- **Infinity Espanola Hotel Venture LLC (address for all parties)**
1407 Broadway, 30th Floor
New York, NY 10018

ISAAC FRANCO INVESTMENT & FAMILY			
1	Stallion 44, LLC		31.2833%
	Sub-Total Investment Group		31.28%
KASSIN FAMILY GROUP INVESTMENT			
2	Albert's Trust Under Article IV of the BB 2009 Trust		13.7867%
3	Steven's Trust Under Article IV of the BB 2009 Trust		13.7867%
4	Isaac's Trust Under Article IV of the BB 2009 Trust		6.8933%
	Sub-Total Investment Group		34.47%
OTHER PARTNERS AT CLOSING			
5	Valerie Hecktman Trust created under Jeffrey Hecktman 2001 Grat		2.2222%
6	Hecktman Family 1997 Special GST Exempt FBO Valerie Hecktman		2.2222%
7	Hecktman Family 1997 Special GST Exempt FBO Hillary Hecktman		2.2222%
8	Hecktman Family 1997 Special GST Exempt FBO Candace Hecktman		2.2222%
9	Candace Hecktman Trust created under Jeffrey Hecktman 2001 Grat		2.2222%
10	Hillary Hecktman Trust created under Jeffrey Hecktman 2001 Grat		2.2222%
11	Beno Salem		3.3333%
12	Isaac Gindi		3.3333%
13	Eddie Gindi		1.6667%
14	Judah Sutton		1.0000%

15	David Massry		1.6667%
16	Solomon Pardes		0.1333%
17	Jason Cohen		0.5000%
18	Bruce Berg		0.5000%
19	Brookline / Yeomans Family		1.0000%
20	Arash Gohari		0.1667%
16	Danny Gohari		0.1667%
17	Jeffrey Saka		1.0000%
18	David Berg		0.0833%
19	Daniel Gluck		0.0667%
20	James Jung		0.0833%
21	Michael Pilarski		0.2500%
22	Michael Gershman		0.0333%
23	SALR, LLC		0.1667%
24	Richard Dweck		0.5000%
25	VHF EW, LLC		0.6000%
26	Allen Brown		0.6667%
27	Star Holdings, LLC		0.5000%
28	Andrew Wilkinson		0.1667%
29	Etienne Locoh		2.3333%
30	Yolanta Macynska		1.0000%
	Sub-Total Investment Group		34.25%

DIRECTOR CERTIFICATE

February 8, 2018

WHEREAS, Clay Hotel Partnership, Ltd., a Florida limited partnership (the "Partnership"), is the record title owner of the lands legally described as follows (the "Property"):

Parcel 1:

All of Block 3-B, of FIRST ADDITION TO WHITMAN'S SUBDIVISION OF ESPANOLA VILLAS, according to the Plat thereof, as recorded in Plat Book 9 Page 147, of the Public Records of Miami-Dade County, Florida, including the Perpetual Fire Access Easement recorded May 1, 2002 under O.R. Book 20366, Page 1733, Public Records of Miami-Dade County, Florida, affecting the described property.

AND: A rectangular strip of land in the Northwest corner of the Northerly 30 feet in Block 20, of OCEAN BEACH ADDITION NO. 3, according to the Plat thereof, as recorded in Plat Book 2 Page 81, of the Public Records of Miami-Dade County, Florida, having a width of 0.75 feet and length of 36.25 feet, having a frontage of 0.75 feet on Drexel Avenue and extending Easterly 36.25 feet.

AND:

Parcel 2:

Lots 1 and 2, less the North 3 feet of Block 4-B of ESPANOLA VILLAS, FIRST ADDITION, a subdivision, according to the Plat thereof, as recorded in Plat book 9 Page 147, of the Public Records of Miami-Dade County, Florida; and

WHEREAS, the Property is improved and is used to operate the Clay Hotel as well as retail storefronts (the "Improvements"); and

WHEREAS, the Property and Improvements are in the possession of Infinity Espanola Hotel Venture LLC ("Infinity") pursuant to an agreement which provides in material part as follows:

Lien Prohibition. Infinity has no authority, express or implied, to create or place any lien or encumbrance of any kind or nature whatsoever upon, or in any manner to bind the interests of Partnership in the Property ... for any claim in favor of any person dealing with Infinity, including those who may furnish materials or perform labor for any construction or repairs and nothing contained ... shall be construed as a consent on the part of the Partnership to subject the estate of the Partnership to liability under the applicable construction lien law of the State of Florida, it being expressly understood that the Partnership's estate is not be subject to liens for improvements made by Infinity Infinity covenants and agree that Infinity will pay or cause to be paid all sums legally due and payable by Infinity on account of any labor performed or materials furnished in connection with any work performed on the Property on which any lien is or can be validly and legally asserted against ... the Property or the improvements thereon and that Infinity will save and

hold Partnership harmless from any and all loss, cost or expense based on or arising out of asserted claims or liens ... against the right, title and interest of the Partnership in the Property Infinity agrees to give Partnership immediate written notice if any lien or encumbrance is placed on the Property.

... Infinity and the Partnership each agree and confirm that: (i) Partnership has not consented nor will Partnership ever consent to the furnishing of any labor or materials to the Property that would or may result in any mechanic's or materialman's lien attaching to Partnership's interest in the Property; (ii) Infinity is not the agent of Partnership for the purposes of any such improvements, additions, alterations, repairs or reconstruction; and (iii) except as expressly provided herein, Partnership has retained no control over the manner in which any such improvements, additions, alterations, repairs or reconstruction are accomplished, and has made no agreement to make or be responsible for any payment to or for the benefit of any person furnishing labor or materials in connection therewith. No one furnishing labor or materials to or for Infinity's account shall be entitled to claim any lien against the interest of Partnership in the Property; and

WHEREAS, Infinity from time to time may be applying for permits for work to be performed on the Property.

NOW, THEREFORE, BE IT RESOLVED, that the undersigned, being a majority of the directors of Espanola Way Corp., a Florida corporation (the "Company"), the sole general partner of the Partnership, do hereby authorize David Berg (the "Authorized Signatory") to act on behalf of the Partnership to sign all authorizations required by the City of Miami Beach (the "City") to enable Infinity to obtain building permits for work being performed on the Property (whether such work is being contracted for by Infinity or by any person or entity in possession of any part of the Property.

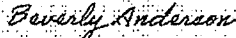
FURTHER RESOLVED, that through the action of a majority in interest of the directors of the Company, the foregoing authorization can be revoked at anytime and upon such revocation, written notice will be delivered to the Authorized Signatory. Until revoked, third persons will be entitled to rely on the statement of the Authorized Signatory that the Authorized Signatory is incumbent as the Authorized Signatory.

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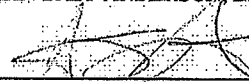
IN WITNESS WHEREOF, the undersigned have executed this Certificate on the date first set forth above. This Certificate may be executed in one or more counterparts, and may be signed by facsimile or by an electronic PDF version. All counterparts so executed will constitute one contract, binding on all parties, even though all parties are not signatory to the same counterpart, or the signatures are not original signatures to the same Certificate.



EDWARD A. SELTZER, Director



BEVERLY ANDERSON, Director



AMY SELTZER, Director



BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6238
E-Mail: MMarrero@BRZoningLaw.com

VIA HAND DELIVERY

July 19, 2018

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

Re: Application for Variances at the Clay Hotel Located at 1434 Washington, Miami Beach, Florida

Dear Tom:

This law firm has been retained to represent the Clay Hotel Partnership, LTD. (the "Applicant") in connection with a variance to the distance separation requirements to permit alcohol sales at the Clay Hotel and to permit hours of operation of the outdoor bar counter to exceed midnight, specifically for the proposed rooftop pool area. This letter shall serve as the Applicant's letter of intent in support of the requested modification.

Background. The Applicant is the owner and operator of the Clay Hotel located at 1434 Washington Avenue (the "Property"), which was approved for a major renovation in 2017. The renovation included the development of an active rooftop pool deck, which will be open to hotel guests and invitees. The pool deck also includes a small bar, which is proposed to serve alcohol to guests. On June 26, 2018, the Applicant was approved for a conditional use permit for outdoor entertainment on the rooftop pursuant to Planning Board File No. 18-0189. The ground floor "Living Room" area will function as a lobby / gathering area for guests, since the traditional lobby in this hotel is very limited and does not allow much space for guests. At some times, the hotel may have a DJ playing or musician ambient music in this room but it will not exceed ambient levels and will be limited to the inside of the space.

Description of Variance Requests. The Applicant is seeking a variance to waive a portion of the minimum required 300 foot separation between a business that sells or serves alcoholic beverages and an educational facility. The Applicant hopes to serve beer, wine and liquor in an establishment within three (300) feet of Fisher-Fienberg Elementary School. The Board of Adjustment has approved similar variances at the same address, see File No. 2371 and File No. 2921). The Applicant will not seek any additional licenses for night club or other uses beyond what is proposed. Additionally, the Applicant seeks a variance to permit additional hours of the outdoor bar counter beyond midnight, specifically to 2am.

The granting of the requested variances will be in harmony with the intent and purpose of the Code, will not be injurious to the area involved or otherwise detrimental to the public welfare. The granting of the requested modifications will provide the Applicant with a reasonable use of its Property. The Applicant will not seek any additional licenses for night club or other uses beyond a café and restaurant.

Satisfaction of Hardship Criteria. Section 118-353(d) of the City's Code sets forth the hardship criteria for a variance request. The Applicant's requests satisfy all hardship criteria as follows:

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

The hotel and its accessory uses, which are part of the vibrant and newly invigorated Espanola Way community are adjacent to an elementary school. This provides a special condition that has existed on this property since its creation. Nevertheless, the two uses have coexisted peacefully for decades.

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

The school and Espanola Way businesses and hotel have existed long before the Applicant's request.

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

No special privilege will be conferred on the Applicant, as virtually every business on Espanola Way has been granted the same variance in the past, and these uses have coexisted for decades with the neighboring school. Additionally, the outdoor entertainment proposed will never conflict with the school's open hours.

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

A literal interpretation of the provisions of these land development regulations would work an unnecessary and undue hardship on the Applicant. Other property owners have sought and been approved for similar variances.

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

This request is the minimum necessary in order to allow for the programming of the rooftop pool deck as approved by the Historic Preservation Board.

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

This variance will not be injurious to the area or otherwise detrimental to the public welfare. The request is consistent with the purpose and intent of the Code and promote the public welfare in the promotion of the restoration of historic properties.

- (7) The granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan. The planning and zoning director may require applicants to submit documentation to support this requirement prior to the scheduling of a public hearing or any time prior to the board of adjustment voting on the applicant's request.**

Thomas Mooney, Director
July 19, 2018
Page 4

The variance requested is consistent with the City's comprehensive plan and does not reduce the levels of service as set forth in the plan.

For the foregoing reasons, the Applicant hereby requests approval of the requested variance. Should you have any questions please do not hesitate to contact me. We look forward to your favorable review and recommendation.

Sincerely,



Michael J. Marrero

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

PROPERTY: 1434 Washington Avenue

FILE NO. PB 18-0189

IN RE: The applicant, Clay Hotel Partnership, LTD, requested Conditional Use approval for an outdoor entertainment establishment on the roof of a portion of the hotel property, pursuant to Chapter 118, Article IV and Chapter 142, Article II of the City Code.

LEGAL DESCRIPTION: All of Block 3-B, First Addition to Whitman's Subdivision of Espanola Villas, Plat Book 9, Page 147 of the Public Records of Miami-Dade County Florida.

MEETING DATE: June 26, 2018

CONDITIONAL USE PERMIT

The applicant, Clay Hotel Partnership, LTD, filed an application with the Planning Director requesting a Conditional Use approval for an Outdoor Entertainment Establishment pursuant to Chapter 118, Article IV, and Chapter 142, Article V of the City Code. Notice of the request was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

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

That the property in question is located in the CD-2, Commercial, Medium Intensity, Zoning District;

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

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

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

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

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

IT IS THEREFORE ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including the staff recommendations, that the Conditional Use Permit be GRANTED, as provided below:

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The applicant shall appear before the Planning Board for a progress report within 90 days from the issuance of the BTR. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
2. This Conditional Use Permit is issued to Clay Hotel Partnership, LTD, and Infinity Española Hotel Venture LLC, as owner and operator of the Outdoor Entertainment Establishment consisting of an accessory roof top outdoor bar and lounge. Any change of operator or 50% (fifty percent) or more stock ownership shall require review and approval by the Planning Board as a modification to this Conditional Use Permit.
3. The conditions of approval for this Conditional Use Permit are binding on the applicant, the property owners, operators, and all successors in interest and assigns.
4. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval.
5. Final design and details of the proposed outdoor bar and lounge shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Historic Preservation Board.
6. The applicant, now and in the future, shall abide by all the documents and statements submitted with this application.
7. The Applicant agrees to the following operational conditions for all permitted and accessory uses and shall bind itself, lessees, permittees, concessionaires, renters, guests, users, and successors and assigns and all successors in interest in whole or in part to comply with the following operational and noise attenuation requirements and/or limitations. The applicant shall ensure through appropriate contracts, assignments and management rules that these restrictions are enforced and the applicant agrees to include the rules and regulations set forth in these conditions in any contract or assignment:
 - a. As proposed by the applicant, the project authorized by this Conditional Use Permit includes the creation and operation of the proposed project with the criteria listed below:
 - i. The food and beverage areas of the hotel covered in the CUP shall have a maximum occupant content of 199 persons or any lesser such occupant content as determined by the Fire Marshal.
 - ii. The rooftop bar may operate 8:00 AM to 12:00 AM (midnight) seven days per week, unless otherwise authorized for later hours from the Board of Adjustment.
 - iii. A DJ or live performance of three or less instruments playing ambient

background music may be located on the rooftop areas. All music played shall be played at an ambient level as background music that shall not interfere with normal conversation. The ambient level music played by a DJ or a live performance of three or less instruments may start at 5:00 PM and shall not operate past 12:00 AM, Monday-Friday, and 8:00 AM to 12:00 AM on Saturdays and Sundays. If later hours of operation of the rooftop bar are authorized by the Board of Adjustment, then the entertainment hours may be extended to equal the time required for the bar counter to close.

- iv. The house sound system shall be installed and set in such a manner as to limit the acoustical output of the system and have password protected security on all controls at all times. The equipment and installation plan for the sound system, including the location of all speakers and sound level controls shall be submitted for the review and approval of the Planning Department. 60 day after opening, the sound systems in the facility shall be tested by a qualified acoustic professional, and a report shall be submitted to the Planning Department for review.
- v. Televisions shall not be located anywhere in the exterior areas of the property.
- b. Delivery trucks shall only be permitted to make deliveries from city authorized and designated commercial loading zones.
- c. Delivery trucks shall not be allowed to idle in the loading zone.
- d. Equipment and supplies shall not be stored in areas visible from streets, alleys or nearby buildings.
- e. Deliveries and waste collections may occur daily between 6:30 AM and 11:00 PM.
- f. All trash containers shall utilize rubber wheels, or the path for the trash containers shall consist of a surface finish that reduces noise, in a manner to be reviewed and approved by staff.
- g. Adequate trash room space, air conditioned and noise baffled, shall be provided, in a manner to be approved by the Planning and Public Works Departments. Sufficient interior space must be provided so that doors can remain closed while trash and trash bags are being deposited in dumpsters. Doors shall remain closed and secured when not in active use.
- I. Trash room(s)/garbage room(s) shall be large enough, or sufficient in number to accommodate enough dumpsters so that more than one pick up of garbage per day will not be necessary. A high-level trash/garbage compacting device shall be located in an air-conditioned trash/garbage holding room within the facility.
- J. Garbage dumpster covers shall be closed at all times except when in active use.

- K. Restaurant and bar personnel shall take measures to enforce the Patron Age Restriction of the City Code during the hours of operation of all alcoholic beverage establishments.
 - L. No patrons shall be allowed to queue on public rights-of-way, or anywhere on the exterior premises of the subject property.
 - M. The owner/operator shall be responsible for maintaining the areas adjacent to the facility, including the sidewalk, and all areas around the perimeter of the property. These areas shall be kept free of trash, debris and odor, and shall be swept and hosed down at the end of each business day
 - N. Street flyers and handouts shall not be permitted, including handbills from third-party promotions.
 - O. Special Events may occur on the premises, subject to City ordinances, rules or regulations existing at the time, and may exceed the hours of operation and occupancy loads specified herein, if permitted by the Fire Marshal, subject to the review and approval of staff.
- 8. The applicant shall participate in a Transportation Concurrency Management Area Plan (TCMA Plan), if deemed necessary, by paying its fair share cost, as determined by the Transportation/Concurrency Management Division, prior to obtaining a Certificate of Occupancy or Business Tax Receipt, whichever may occur first, and any other fair share cost that may be due and owing. Without exception, all concurrency fees, mitigation fees and concurrency administrative costs shall be paid prior to the issuance of a Certificate of Occupancy or Business Tax Receipt.
 - 9. A bicycle parking plan, on-site or in the right-of-way, shall be submitted for staff review and approval prior to the issuance of a Business Tax Receipt.
 - 10. A final Traffic Demand Management (TDM) plan shall be submitted, reviewed and approved by the Transportation Department prior to the issuance of a Business Tax Receipt.
 - 11. The applicant shall satisfy outstanding liens and past due City bills, if any, to the satisfaction of the City prior to the issuance of an occupational license to operate this entertainment establishment.
 - 12. The applicant shall obtain a full building permit within 18 months from the date of the meeting, and the work shall proceed in accordance with the Florida Building Code. Extensions of time for good cause, not to exceed a total of one year for all extensions, may be granted by the Planning Board.
 - 13. The Planning Board shall retain the right to call the owner or operator back before them and modify the hours of operation or the occupant load should there be valid complaints about loud, excessive, unnecessary, or unusual noise. Nothing in this provision shall be deemed to limit the right of the Planning Board to call back the owner or operator for other reasons and for other modifications of this Conditional Use Permit.

14. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as may be amended from time to time, shall be deemed a violation of this Conditional Use Permit and subject to the remedies as described in section 118-194, Code of the City of Miami Beach, Florida.
15. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
16. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
17. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.
18. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

Dated this _____ day of _____, 2018.

PLANNING BOARD OF THE
CITY OF MIAMI BEACH, FLORIDA

BY: _____
Michael Belush, AICP
Chief of Planning and Zoning
For Chairman

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

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

{NOTARIAL SEAL}

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

Approved As To Form:
Legal Department ()

Filed with the Clerk of the Planning Board on _____ ()

F:\PLAN\SPLB\2018\6-26-18\PB 18-0189 - 1434 Washington Ave - Clay Hotel\PB 18-0189 - draft CUP.docx

MIAMI BEACH

Page 1 of 4

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

Property address: 1434 Washington Ave Board: BOA Date: 2/15/18

BOARD APPLICATION CHECK LIST

A Pre-Application meeting must be scheduled via CAP to obtain a plan case number and for board staff review of all submittals.

Pre-Application meetings for applications that do not require a traffic study are scheduled on a first come-first served basis and must occur no later than five(5) business days prior to CAP First submittal.

Applications requiring a traffic study must meet with Planning, Transportation, and peer reviewer sixty (60) days* prior to First submittal deadline to determine the methodology for the traffic impact study. This meeting is considered the "Pre-Application meeting" and must be scheduled via CAP to obtain a plan case number for review and payment of fees. Thirty (30) days before First submittal, applicant must provide the traffic study via CAP (see Transportation Department's requirements check list). The Transportation Department/Peer Reviewer will submit first round of comments 15 days prior to First submittal. Applicant must address comments and submit revised traffic study/plans for CAP First submittal deadline.

Incomplete, or submittals found to be insufficient will not be placed on a Board agenda.

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

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

Indicate N/A If Not Applicable

Initials: IV

MIAMI BEACH

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

Property address: 1434 Washington Ave

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
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).	
10	Landscape Plans and Exhibits (must be 11"x 17")	
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.	
b	Hardscape Plan, i.e. paving materials, pattern, etc.	
11	Copy of original Building Permit Card, & Microfilm, if available.	
12	Copy of previously approved building permits. (provide building permit number).	
13	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recording data. See Part 1 / Section 1 / A. Surveying & Mapping Standards and submittal Requirements of the Public Works Manual. http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920	
14	Vacant/Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Dept.	
15	Historic Resources Report (This report shall include, but not be limited to, copy of the original Building Permit Card and subsequent modifications, Microfilm records, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure and any other related information on the property.	
16	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	
17	Line of Sight studies.	
18	Structural Analysis of existing building including methodology for shoring and bracing.	
19	Proposed exterior and interior lighting plan, including photometric calculations.	
20	Exploded Axonometric Diagram (showing second floor in relationship to first floor).	
21	Neighborhood Context Study. (Planning will provide guidance if necessary for application.)	
22	Required yards open space calculations and shaded diagrams.	
23	Required yards section drawings.	
24	Variance and/or Waiver Diagram	
25	Schematic signage program	
26	Detailed sign(s) with dimensions and elevation drawings showing exact location.	
27	Elevation drawings showing area of building façade for sign calculation (Building ID signs).	
28	Daytime and nighttime renderings for illuminated signs.	

Indicate N/A If Not Applicable

Initials: IV

MIAMI BEACH

Page 3 of 4

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

Property address: 1434 Washington Ave

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

Indicate N/A If Not Applicable

Initials: IF

MIAMIBEACH

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

Property Address: 1434 Washington Ave

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


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

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

ITEM #	PAPER FINAL SUBMITTAL:	Required
46	Original application with all signed and notarized applicable affidavits and disclosures.	X
47	Original of all applicable items.	X
48	One (1) signed and sealed 11"x17" bound, collated set of all the required documents.	X
49	14 collated copies of all required documents	X
50	One (1) CD/DVD with electronic copy of entire final application package (plans, application, Letter of Intent, traffic/sound study, etc.) see CD/DVD formatting attached, for instructions.	X
51	Traffic Study (Hard copy)	
52	Mailing Labels -2 sets of gummed labels and a CD including: Property owner's list and Original certified letter from provider.	X

ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS

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


Applicant's or designee's signature

2/15/2018
Date

Indicate N/A If Not Applicable

Initials: IV



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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

February 21, 2018

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

Re: Property Owners List within 375 feet of:

SUBJECT: 1434 Washington Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-015-0020

LEGAL DESCRIPTION: ESPANOLA VILLAS 1ST ADD PB 9-147 LOTS 1 TO 6 LESS N3FT
BLK 3B & REC STR .75FT X 36.25FT ADJ S/L LOT 6 PART BLK 20 PB 2-81

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: **162, including 16 international**

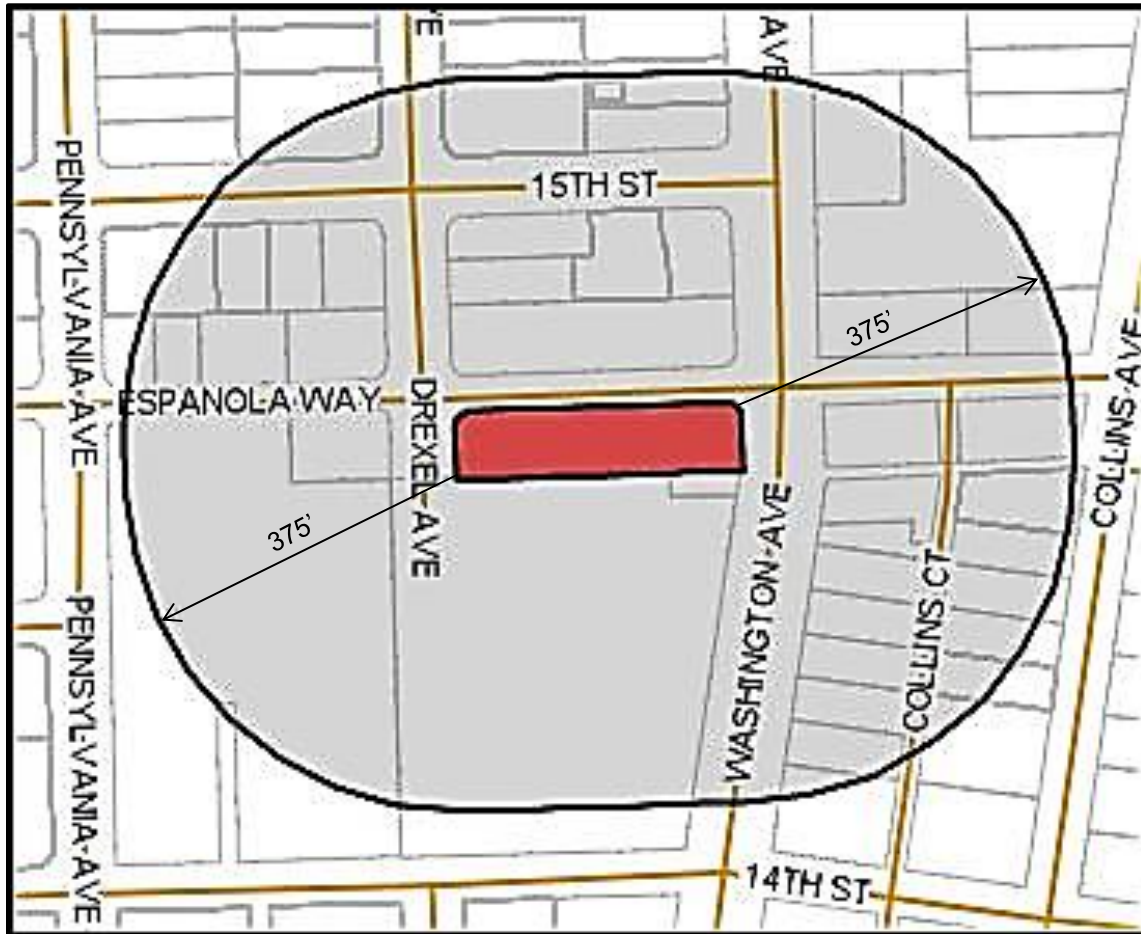


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public hearing notification packages: lists of property owners within a specific radius + radius maps + mailing labels
mailouts + site posting

rdrmiami.com | diana@rdrmiami.com | 305.498.1614

375' RADIUS MAP



SUBJECT: 1434 Washington Avenue, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-015-0020

LEGAL DESCRIPTION: ESPANOLA VILLAS 1ST ADD PB 9-147 LOTS 1 TO 6 LESS N3FT
BLK 3B & REC STR .75FT X 36.25FT ADJ S/L LOT 6 PART BLK 20 PB 2-81

ALEXIA DE SUAREZ D AULAN
NATHALIE D AULAN
101 RUE DU BAC
PARIS 75007
FRANCE

ATHANASIOS LLC
68 HOGARTH AVE
TORONTO ONTARIO M4K1K3
CANADA

GLEB IGOKLIN
PETROZAVODSKAYA 13-176
ST PETERSBURG
RUSSIA

GUY GUINDON BENOIT GUINDON
2594 BENNETT #4
MONTREAL QUEBEC H1V
CANADA

HENRI DE SUAREZ DAULAN
4110 RUE WELLINGTON #302
VERDUN QC H4G1V7
CANADA

INGRID E RAMIREZ
CALLE EL SAMAN QTA ESTHER
CARACAS N1 1070
VENEZUELA

LAURENT MICHEL ASSOIGNA
VIA GIOVANNI RASORI 7
MILAN 20165
ITALY

MARCO ANTONIO G ALVAREZ
PEZ ESPADA #105 PUERTO VALLARTA
JALISCO
MEXICO

NATHALIE D AULAN
350 MILL RD STE 409
TORONTO ONTARIO M9C 5R7
CANADA

NIKOLAY KHARITONOV LIDIYA PEREPELOVA
SIMONOVSKY VAL STREET 41 1 46
MOSCOW 115088
RUSSIA

NIKOLAY KHARITONOV LIDIYA PEREPELOVA
SIMONOVSKY VAL STREET 24 1 46
MOSCOW 115088
RUSSIA

PATRICK SMOLDERS
VAN HALLSTRAAT 99-1
1051 HA AMSTERDAM
NETHERLANDS

PIERRE PAUL TELLIER
1925 TUPPER ST
MONTREAL QUEBEC H3H1N6
CANADA

RIDHA BOURAOUI KAROUI
BD 2 LEL 3 BURJ DUBAI BUSINESS SQ
SHEIKH ZAYED RD PO BOX 11330
DUBAI
UNITED ARAB EMIRATES

STEFAN SPATH % COUPLES NEGRIL
PO BOX 35
NEGRIL
JAMAICA

STEPHEN DOMINIC PELLIS
36 ALFRED RD
FELTHAM MIDDLESEX TW13 5DJ
UNITED KINGDOM

1417 WASHINGTON LLC
1435 WASHINGTON AVE
MIAMI BEACH, FL 33139

1421 WASHINGTON LLC
301 WEST 41 ST STE 406
MIAMI BEACH, FL 33140

1434 COLLINS LLC
PO BOX 402188
MIAMI BEACH, FL 33140

1444 DREXEL LC
1400 BROADWAY 15TH FLR
NEW YORK, NY 10018

1500 WASHINGTON LLC
% THE COMRAS COMPANY
1261 20 ST
MIAMI BEACH, FL 33139

1510 WASHINGTON LLC
1680 MICHIGAN AVE #700
MIAMI BEACH, FL 33139

1512 WASHINGTON AVE II LLC
777 BRICKELL AVE 1110
MIAMI, FL 33131

1512 WASHINGTON AVE LLC
1512 WASHINGTON AVE #202
MIAMI BEACH, FL 33139

15TH & DREXEL LLC
1032 EUCLID AVE
MIAMI BEACH, FL 33139

420 CWELT 2007 LLC
7491 N FEDERAL HWY #C5 282
BOCA RATON, FL 33487

AARON KROON
526 15 ST UNIT 10
MIAMI BEACH, FL 33139

ACASTAR MIAMI LLC
1414 COLLINS AVE
MIAMI BEACH, FL 33139

ACASTAR MIAMI LLC
2450 NE MIAMI GARDENS DR 2 FL
MIAMI, FL 33180

ADITA HOLDINGS LLC
763 ARTHUR GODFREY RD #A
MIAMI BEACH, FL 33140-3448

ALEXANDER ROMANOV
104-40 QUEENS BLVD #7S
FOREST HILLS, NY 11375

ALEXIS VALDEZ JTRS
LARISSA JIMENEZ JTRS
392 5 STREET
BROOKLYN, NY 11215

ALICIA PORTILLO JTRS
JEFF PORTILLO JTRS
ANNETTE PORTILLO JTRS
439 15 ST # 13
MIAMI BEACH, FL 33139

ANBRUST LLC
439 15 ST APT 23
MIAMI BEACH, FL 33139

ANTHONY SUGGS
320 NW 25 ST
WILTON MANORS, FL 33311

B P I DADE COUNTY
1410 NE 2 AVE
MIAMI, FL 33132

B&C INVESTCO LLC
927 LINCOLN RD #200
MIAMI BEACH, FL 33139

BABITHA J MUNDENCHIRA
550 15 ST 203
MIAMI BEACH, FL 33139

BAROUX LLC
1521 MERIDIAN AVE
MIAMI BEACH, FL 33139

BARRY PROPERTIES LLC
2504 ELLIJAY DR
ATLANTA, GA 30319

BARRY S FISHMAN
912 CAPTIVA BOULEVARD
HOLLYWOOD, FL 33019

BELLA TURKA SOUTH BEACH LLC
301 S 19 ST
PHILADELPHIA, PA 19103

BENNETT 204 LLC
325 S BISCAYNE BLVD #1617
MIAMI, FL 33131

BEVERLY MCKITTRICK
1204 N NELSON ST
ARLINGTON, VA 22201

BLACK CONDOR LLC
6515 COLLINS AVE STE 1202
MIAMI BEACH, FL 33141

BRICKELL 3301 LLC
2655 S LEJEUNE RD 543
CORAL GABLES, FL 33134

C WILSON LLC
555 NE 15 ST #200
MIAMI, FL 33132-1455

CALVIN H MITTMAN
1418 COLLINS AVE UNIT 601
MIAMI BEACH, FL 33139-4146

CARLOS R MONTANO
2621 SW 153 RD PATH
MIAMI, FL 33185

CARLOS SEPULVEDA
ELIZABETH SEPULVEDA
1418 COLLINS AVE #603
MIAMI BEACH, FL 33139

CAULFIELD & CARRAWAY LLC
4730 S FORT APACHE RD UNIT 300
LAS VEGAS, NV 89147-7947

CECILIA WILLIAMS LE
REM CECILIA WATSON
420 15 ST UNIT 309
MIAMI BEACH, FL 33139

CHARLOTTE JONCQUIERT JTRS
BARTHELEMY GARNIER JTRS
540 WEST AVE #211
MIAMI BEACH, FL 33139

CHELSEA203 LLC
7792 NW 54 STREET
DORAL, FL 33166

CHRISTINA ZAMPAS
420 15 ST APT 111
MIAMI BEACH, FL 33139

CHRISTOPHER A BROWN
5931 BAYVIEW DR
FORT LAUDERDALE, FL 33308

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

CLASH LLC
927 LINCOLN RD #200
MIAMI BEACH, FL 33139

CLAUGHTON INVESTMENT FUND III LLC
C/O ALECO HARALAMBIDES ESQ
3135 SW 3 AVE
MIAMI, FL 33129

CLAY HOTEL PARTNERSHIP LTD
1438 WASHINGTON AVE
MIAMI BEACH, FL 33139-4110

CLAY HOTEL PARTNERSHIP LTD
406 ESPANOLA WAY
MIAMI BEACH, FL 33139-8123

COLLINS AVE PLAZA LLC
PO BOX 350078
PALM COAST, FL 32135

COPPELIA OLIVI USA LLC
301 ARTHUR GODFREY RD
MIAMI BEACH, FL 33140

CRAIG C TALLUTO & JOSE CARLOS TORRES
526 15 ST #15
MIAMI BEACH, FL 33139-3697

D15 SOBE LLC
PO BOX 430854
SOUTH MIAMI, FL 33243

DAVID FOGIELGARN
CATHY FOGIELGARN
11 ROSERY LANE
BELLEAIR, FL 33756

DAVID JOSEPH MALGOZA
MICHAEL ANTHONY MALGOZA
CHRISTINE LAUREN MALGOZA
122 LAKESHORE DR
DAVENPORT, FL 33837-7518

DREXEL AVENUE 6 LLC
439 15 STREET #18
MIAMI BEACH, FL 33139

EDELWEISS CORP
4 EMBARCADER CENTER # 4000
SAN FRANCISCO, CA 94111

ELISA PROVERBIO
1673 BAY ROAD #203
MIAMI BEACH, FL 33139

EMMANUEL FREMIN
8911 COLLINS AVE #1004
SURSIDE, FL 33154-3547

ESPANOLA PARTNERS LLC
C/O ISAAC KLEIN
1407 BROADWAY STE 503
NEW YORK, NY 10018

ESPANOLA WAY ASSOCIATES LTD
% SRC PROPERTIES LLC
230 5TH ST
MIAMI BEACH, FL 33139-6602

FELIX C SOTOLONGO & MAYRA SOTOLONGO
1418 COLLINS AVE UNIT 501
MIAMI BEACH, FL 33139-4145

FLAGER PROPERTY ENTERPRISES INC
1505 SW 12 ST
MIAMI, FL 33135-5319

FRANK BARBALACO
550 15TH ST APT 101
MIAMI BEACH, FL 33139

FRANZ ONTAL &W JENNYFFER URRUTIA
OLGA ESTEBAN
860 BEACH ST
LINDENHURST, NY 11757

GLEB IGOLKIN
5445 COLLINS AVE # B 18
MIAMI BEACH, FL 33140

GLORIA HANDELS LLC
700 E DANIA BEACH BLVD 202
DANIA, FL 33004

GLORIA TEME DE BORDA
1512 WASHINGTON AVE #104
MIAMI BEACH, FL 33139

GUIDEL KODESH LLC
1427 WASHINGTON AVE
MIAMI BEACH, FL 33139

HADDON HALL HOTEL OWNER LLC
140 E 45TH ST STE 3400
NEW YORK, NY 10017-9310

HAMSA27 LLC
49 WEST 9 ST # 2 A
NEW YORK, NY 10011

HANS W KAEHLER GODOY
1440 JFK KENNEDY CAUSEWAY# 1406
NORTH BAY VILLAGE, FL 33141

HOMESTEAD EQUITIES 607 LLC
C/O LEONARD WADLER
250 W 24 ST 2FW
NEW YORK, NY 10011

HOPE TRAVEL LLC
1512 WASHINGTON AVE 308
MIAMI BEACH, FL 33139

HORIZONTE CORP
1424 COLLINS AVE
MIAMI BEACH, FL 33139-4104

HORST MAUS
1952 SPRING ST
WINTER PARK, FL 32792

HUMBERTO MARROQUIN DENISE GARZA
1418 COLLINS AVE # 201
MIAMI BEACH, FL 33139

IBISCUS LLC
1410 20 ST UNIT #203
MIAMI BEACH, FL 33139

IM2A LLC
282 NW 25 STREET
MIAMI, FL 33127

ITALO PETRONELLI
1418 COLLINS AVE UNIT 502
MIAMI BEACH, FL 33139-4145

JACQUES DECTOT
STEPHANE VITRY
439 15 ST STE 7
MIAMI BEACH, FL 33139

JAMES A DIMARTINO
GLADYS JEAN MCNULTY
4 BITTERSWEET LN
SHERMAN, CT 06784

JAMES BOST JR
JENNIFER PHILLIPS BOST
439 15 ST 5
MIAMI BEACH, FL 33139

JAMES F BAKER
526 15 ST #5
MIAMI BEACH, FL 33139

JAMES F MATTHEW &W MARY H
% BERNARDO PRASCHNIK
1401 WASHINGTON AVE
MIAMI BEACH, FL 33139

JAMES M JONES JR
2866 FAIR GREEN DR
CLEARWATER, FL 33761

JEFFREY MEIER
200 WEST 20 ST #1507
NEW YORK, NY 10011

JOHN A STOKES
550 15 ST #201
MIAMI BEACH, FL 33139-3620

JOSEPH A ESTRADA
1760 BAY DRIVE
MIAMI BEACH, FL 33141-4720

JOSEPH J & MARTY S QUANLAO
104 THORNE ST
JERSEY CITY, NJ 07307

JUAN CARLOS FIGUEROA
TERESA FIGUEROA
439 15 ST #16
MIAMI BEACH, FL 33139

KEITH CARTER DEWEY
AMANDA DEWEY
530 15 ST # 103
MIAMI BEACH, FL 33139

KONSTANTIN SHAPILOV
1418 COLLINS AVE #304
MIAMI BEACH, FL 33139

LEMAR MIAMI LLC
1800 MERIDIAN AVE #6
MIAMI BEACH, FL 33139

LISA CARNEVALE
16066 ROSECROFT TERRACE
DELRAY BEACH, FL 33446

LUCY MAY LLC
1512 WASHINGTON AVE 106
MIAMI BEACH, FL 33141

MAJC2 LLC
100 N BISCAYNE BLVD #500
MIAMI, FL 33132

MAJC7 LLC
343 LAYNE BLVD
HALLANDALE, FL 33009

MARCELO DUFRAYER MEDEIROS
ROSANA STROLIA
526 15 STREET #6
MIAMI BEACH, FL 33139

MARIA L CALLAVA
PARES NEVY CEJO
EVA E CASTILLO
1418 COLLINS AVE #203
MIAMI BEACH, FL 33139-4143

MARISA CORP
C/O DEBRA BRACKETT
4 EMBARCADERO CENTER SUITE 4000
SAN FRANCISCO, CA 94111

MAROULLA TSOUVALLARIS
439 15 ST #6
MIAMI BEACH, FL 33139-7911

MARSTEV CORP % EDWARD SELTXER
535 OCEAN BLVD
GOLDEN BEACH, FL 33160-2215

MATTHEW A ALONZO
439 15 ST #20
MIAMI BEACH, FL 33139-7911

MBCDC WESTCHESTER APT LLC
945 PENNSYLVANIA AVE
MIAMI BEACH, FL 33139-5482

MEISL USA LLC
1329 ALTON RD
MIAMI BEACH, FL 33139

MIA GLOBAL INVESTORS LLC
251 SW 30 RD
MIAMI, FL 33129

MIAMI ONE RE INC
8301 NW 197 STREET
MIAMI, FL 33015

MIAMI REAL ESTATE HOLDINGS LLC
7900 GLADES RD STE#530
BOCA RATON, FL 33434

MICHAEL ROBERTSON & W JENNIFER
12717 W SUNRISE BLVD #319
SUNRISE, FL 33323

MSB INVESTMENT & HOLDING LLC
301 ARTHUR GODFREY RD
MIAMI BEACH, FL 33139

NASSAU INVESTMENTS CORP
1414 COLLINS AVE
MIAMI BEACH, FL 33139-4104

NATIONAL TELEPHONE & ALARM CO
1463 DREXEL AVE
MIAMI BEACH, FL 33139-8108

NAVAJO OVERSEAS CORP
526 15 ST 12
MIAMI BEACH, FL 33139

NICOLAS DE LUSSAC
420 15 STREET #208
MIAMI BEACH, FL 33139

NURIA HERREROS
420 15 ST #302
MIAMI BEACH, FL 33139-7905

OLIVIER THIENPONT
550 15 ST # 104
MIAMI BEACH, FL 33139

PETITE ABODE LLC
739 NE 74 ST
MIAMI, FL 33138

PORCELLI TROPICAL PROP LLC
184 W BAY CEDAR CIR
JUPITER, FL 33458

R Q INVESTMENT GROUP LLC
5900 COLLINS AVE #2006
MIAMI BEACH, FL 33140

RACHEL JUDITH & NOAH S WISS JTRS
1350 MICHIGAN AVE
MIAMI BEACH, FL 33139-3823

RAMON THIELEN
526 15 ST
MIAMI BEACH, FL 33139-3645

RANDY BALTAZAR
1309 EUCLID AVE #5
MIAMI BEACH, FL 33139-3979

REGGIE J WOODHAM
550 15 ST #204
MIAMI BEACH, FL 33139-3620

RICHARD SHINDLER
715 - 82 ST
MIAMI BEACH, FL 33141-1308

RICK SHERMAN
903 SE 93 TER
PLANTATION, FL 33324

RODOLPHE VIGNAL
439 15 ST #11
MIAMI BEACH, FL 33139

RUBEN CUEVAS &
W EVA MADELYN CONTY CUEVAS
1050 WAKE FIELD DR
ELGIN, IL 60120

RUNCOOL CORP
2875 NE 191 ST #801
AVENTURA, FL 33180

SAMANTHA VELAZCO SALOMON
540 15 ST 101
MIAMI BEACH, FL 33139

SANDRA ABOUELWafa & HELEN BOWEN
1418 COLLINS AVE 403
MIAMI BEACH, FL 33139

SATELLITE USA LLC
927 LINCOLN RD #200
MIAMI BEACH, FL 33139

SB PREMISES LLC
8500 W FLAGLER ST STE B 209
MIAMI, FL 33144

SCHOOL BOARD OF MIAMI-DADE COUNTY
1450 NE 2 AVE
MIAMI, FL 33132

SHERRY ABRAMSON &
HALE ABRAMSON JTRS
526 15 ST #17
MIAMI BEACH, FL 33139-3697

SIMONA JAVARONE
1512 WASHINGTON AVE 305
MIAMI BEACH, FL 33139

SIMONE VIOLA
1418 COLLINS AVE #302
MIAMI BEACH, FL 33139-4144

SOMAMIA LLC
1330 WEST AVE APT 1901
MIAMI BEACH, FL 33139

THE ODYSSEY OF SOUTH BEACH LLC
1420 COLLINS AVE
MIAMI BEACH, FL 33139

TOPWATER ENTERPRISES INC
720 NE 69 STREET # 19 NORTH
MIAMI, FL 33138-5738

TORBJORN PEDERSEN
C/O SUPERIORFLORIDAREALTYCOM INC
877 E PALMETTO PARK RD
BOCA RATON, FL 33432

TRANFAGLIA INVESTMENTS INC
1680 MICHIGAN AVE 910
MIAMI BEACH, FL 33139

VIVASLAVA LLC
1680 MICHIGAN AVE STE 910
MIAMI BEACH, FL 33139

VLADIMIR DE SUAREZ
420 15 ST #308
MIAMI BEACH, FL 33139

WASH 102 LLC C/O BDO
2121 PONCE DE LEON BLVD 11 FL
CORAL GABLES, FL 33134

WASHINGTON GARDENS INC
1228 ALTON RD
MIAMI BEACH, FL 33139-3810

WESLEY G SO
1418 COLLINS AVE UNIT #401
MIAMI BEACH, FL 33139-4144

YASMIN FAZELINIA
439 15 ST 19
MIAMI BEACH, FL 33139

YVES DE KEERSMACKER
19999 E COUNTRY CLUB DR #1402
AVENTURA, FL 33180

ZORI HAYON TRS
ZORI HAYON REV INTERVIVOS TRUST
PO BOX 19-1678
MIAMI BEACH, FL 33119

Name	Address	City	State	Zip	Country
ALEXIA DE SUAREZ D AULAN NATHALIE D AULAN	101 RUE DU BAC	PARIS 75007			FRANCE
ATHANASIOS LLC	68 HOGARTH AVE	TORONTO ONTARIO M4K1K3			CANADA
GLEB IGOKLIN	PETROZAVODSKAYA 13-176	ST PETERSBURG			RUSSIA
GUY GUINDON BENOIT GUINDON	2594 BENNETT #4	MONTREAL QUEBEC H1V			CANADA
HENRI DE SUAREZ DAULAN	4110 RUE WELLINGTON #302	VERDUN QC H4G1V7			CANADA
INGRID E RAMIREZ	CALLE EL SAMAN QTA ESTHER	CARACAS N1 1070			VENEZUELA
LAURENT MICHEL ASSOIGNA	VIA GIOVANNI RASORI 7	MILAN 20165			ITALY
MARCO ANTONIO G ALVAREZ	PEZ ESPADA #105 PUERTO VALLARTA	JALISCO			MEXICO
NATHALIE D AULAN	350 MILL RD STE 409	TORONTO ONTARIO M9C 5R7			CANADA
NIKOLAY KHARITONOV LIDIJA PEREPELOVA	SIMONOVSKY VAL STREET 41 1 46	MOSCOW 115088			RUSSIA
NIKOLAY KHARITONOV LIDIJA PEREPELOVA	SIMONOVSKY VAL STREET 24 1 46	MOSCOW 115088			RUSSIA
PATRICK SMOLDERS	VAN HALLSTRAAT 99-1	1051 HA AMSTERDAM			NETHERLANDS
PIERRE PAUL TELLIER	1925 TUPPER ST	MONTREAL QUEBEC H3H1N6			CANADA
RIDHA BOURAOUI KAROUI	BD 2 LEL 3 BURJ DUBAI BUSINESS SQ SHEIKH ZAYED RD PO BOX 11330	DUBAI			UNITED ARAB EMIRATES
STEFAN SPATH % COUPLES NEGRIL	PO BOX 35	NEGRIL			JAMAICA
STEPHEN DOMINIC PELLIS	36 ALFRED RD	FELTHAM MIDDLESEX TW13 5DJ			UNITED KINGDOM
1417 WASHINGTON LLC	1435 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
1421 WASHINGTON LLC	301 WEST 41 ST STE 406	MIAMI BEACH	FL	33140	USA
1434 COLLINS LLC	PO BOX 402188	MIAMI BEACH	FL	33140	USA
1444 DREXEL LC	1400 BROADWAY 15TH FLR	NEW YORK	NY	10018	USA
1500 WASHINGTON LLC % THE COMRAS COMPANY	1261 20 ST	MIAMI BEACH	FL	33139	USA
1510 WASHINGTON LLC	1680 MICHIGAN AVE #700	MIAMI BEACH	FL	33139	USA
1512 WASHINGTON AVE II LLC	777 BRICKELL AVE 1110	MIAMI	FL	33131	USA
1512 WASHINGTON AVE LLC	1512 WASHINGTON AVE #202	MIAMI BEACH	FL	33139	USA
15TH & DREXEL LLC	1032 EUCLID AVE	MIAMI BEACH	FL	33139	USA
420 CWELT 2007 LLC	7491 N FEDERAL HWY #C5 282	BOCA RATON	FL	33487	USA
AARON KROON	526 15 ST UNIT 10	MIAMI BEACH	FL	33139	USA
ACASTAR MIAMI LLC	1414 COLLINS AVE	MIAMI BEACH	FL	33139	USA
ACASTAR MIAMI LLC	2450 NE MIAMI GARDENS DR 2 FL	MIAMI	FL	33180	USA
ADITA HOLDINGS LLC	763 ARTHUR GODFREY RD #A	MIAMI BEACH	FL	33140-3448	USA
ALEXANDER ROMANOV	104-40 QUEENS BLVD #75	FOREST HILLS	NY	11375	USA
ALEXIS VALDEZ JTRS LARISSA JIMENEZ JTRS	392 5 STREET	BROOKLYN	NY	11215	USA
ALICIA PORTILLO JTRS JEFF PORTILLO JTRS ANNETTE PORTILLO JTRS	439 15 ST # 13	MIAMI BEACH	FL	33139	USA
ANBRUST LLC	439 15 ST APT 23	MIAMI BEACH	FL	33139	USA
ANTHONY SUGGS	320 NW 25 ST	WILTON MANORS	FL	33311	USA
B P I DADE COUNTY	1410 NE 2 AVE	MIAMI	FL	33132	USA
B&C INVESTCO LLC	927 LINCOLN RD #200	MIAMI BEACH	FL	33139	USA
BABITHA J MUNDENCHIRA	550 15 ST 203	MIAMI BEACH	FL	33139	USA
BAROUX LLC	1521 MERIDIAN AVE	MIAMI BEACH	FL	33139	USA
BARRY PROPERTIES LLC	2504 ELLIJAY DR	ATLANTA	GA	30319	USA
BARRY S FISHMAN	912 CAPTIVA BOULEVARD	HOLLYWOOD	FL	33019	USA
BELLA TURKA SOUTH BEACH LLC	301 S 19 ST	PHILADELPHIA	PA	19103	USA
BENNETT 204 LLC	325 S BISCAYNE BLVD #1617	MIAMI	FL	33131	USA
BEVERLY MCKITTRICK	1204 N NELSON ST	ARLINGTON	VA	22201	USA
BLACK CONDOR LLC	6515 COLLINS AVE STE 1202	MIAMI BEACH	FL	33141	USA
BRICKELL 3301 LLC	2655 S LEJEUNE RD 543	CORAL GABLES	FL	33134	USA
C WILSON LLC	555 NE 15 ST #200	MIAMI	FL	33132-1455	USA
CALVIN H MITTMAN	1418 COLLINS AVE UNIT 601	MIAMI BEACH	FL	33139-4146	USA
CARLOS R MONTANO	2621 SW 153 RD PATH	MIAMI	FL	33185	USA
CARLOS SEPULVEDA ELIZABETH SEPULVEDA	1418 COLLINS AVE #603	MIAMI BEACH	FL	33139	USA
CAULFIELD & CARRAWAY LLC	4730 S FORT APACHE RD UNIT 300	LAS VEGAS	NV	89147-7947	USA
CECILIA WILLIAMS LE REM CECILIA WATSON	420 15 ST UNIT 309	MIAMI BEACH	FL	33139	USA
CHARLOTTE JONCQUIERT JTRS BARTHELEMY GARNIER JTRS	540 WEST AVE #211	MIAMI BEACH	FL	33139	USA
CHELSEA203 LLC	7792 NW 54 STREET	DORAL	FL	33166	USA
CHRISTINA ZAMPAS	420 15 ST APT 111	MIAMI BEACH	FL	33139	USA
CHRISTOPHER A BROWN	5931 BAYVIEW DR	FORT LAUDERDALE	FL	33308	USA

CITY OF MIAMI BEACH FLA CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CLASH LLC	927 LINCOLN RD #200	MIAMI BEACH	FL	33139	USA
CLAUGHTON INVESTMENT FUND III LLC C/O ALECO HARALAMBIDES ESQ	3135 SW 3 AVE	MIAMI	FL	33129	USA
CLAY HOTEL PARTNERSHIP LTD	1438 WASHINGTON AVE	MIAMI BEACH	FL	33139-4110	USA
CLAY HOTEL PARTNERSHIP LTD	406 ESPANOLA WAY	MIAMI BEACH	FL	33139-8123	USA
COLLINS AVE PLAZA LLC	PO BOX 350078	PALM COAST	FL	32135	USA
COPPELIA OLIVI USA LLC	301 ARTHUR GODFREY RD	MIAMI BEACH	FL	33140	USA
CRAIG C TALLUTO & JOSE CARLOS TORRES	526 15 ST #15	MIAMI BEACH	FL	33139-3697	USA
D15 SOBE LLC	PO BOX 430854	SOUTH MIAMI	FL	33243	USA
DAVID FOGIELGARN CATHY FOGIELGARN	11 ROSERY LANE	BELLEAIR	FL	33756	USA
DAVID JOSEPH MALGOZA MICHAEL ANTHONY MALGOZA CHRISTINE LAUREN MALGOZA	122 LAKESHORE DR	DAVENPORT	FL	33837-7518	USA
DREXEL AVENUE 6 LLC	439 15 STREET #18	MIAMI BEACH	FL	33139	USA
EDELWEISS CORP	4 EMBARCADER CENTER # 4000	SAN FRANCISCO	CA	94111	USA
ELISA PROVERBIO	1673 BAY ROAD #203	MIAMI BEACH	FL	33139	USA
EMMANUEL FREMIN	8911 COLLINS AVE #1004	SURSIDE	FL	33154-3547	USA
ESPANOLA PARTNERS LLC C/O ISAAC KLEIN	1407 BROADWAY STE 503	NEW YORK	NY	10018	USA
ESPANOLA WAY ASSOCIATES LTD % SRC PROPERTIES LLC	230 5TH ST	MIAMI BEACH	FL	33139-6602	USA
FELIX C SOTOLONGO & MAYRA SOTOLONGO	1418 COLLINS AVE UNIT 501	MIAMI BEACH	FL	33139-4145	USA
FLAGER PROPERTY ENTERPRISES INC	1505 SW 12 ST	MIAMI	FL	33135-5319	USA
FRANK BARBALACO	550 15TH ST APT 101	MIAMI BEACH	FL	33139	USA
FRANZ ONTAL & W JENNYFFER URRUTIA OLGA ESTEBAN	860 BEACH ST	LINDENHURST	NY	11757	USA
GLEB IGOLKIN	5445 COLLINS AVE # B 18	MIAMI BEACH	FL	33140	USA
GLORIA HANDELS LLC	700 E DANIA BEACH BLVD 202	DANIA	FL	33004	USA
GLORIA TEME DE BORDA	1512 WASHINGTON AVE #104	MIAMI BEACH	FL	33139	USA
GUIDEL KODESH LLC	1427 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
HADDON HALL HOTEL OWNER LLC	140 E 45TH ST STE 3400	NEW YORK	NY	10017-9310	USA
HAMSA27 LLC	49 WEST 9 ST # 2 A	NEW YORK	NY	10011	USA
HANS W KAEHLER GODOY	1440 JFK KENNEDY CAUSEWAY# 1406	NORTH BAY VILLAGE	FL	33141	USA
HOMESTEAD EQUITIES 607 LLC C/O LEONARD WADLER	250 W 24 ST 2FW	NEW YORK	NY	10011	USA
HOPE TRAVEL LLC	1512 WASHINGTON AVE 308	MIAMI BEACH	FL	33139	USA
HORIZONTE CORP	1424 COLLINS AVE	MIAMI BEACH	FL	33139-4104	USA
HORST MAUS	1952 SPRING ST	WINTER PARK	FL	32792	USA
HUMBERTO MARROQUIN DENISE GARZA	1418 COLLINS AVE # 201	MIAMI BEACH	FL	33139	USA
IBISCUS LLC	1410 20 ST UNIT #203	MIAMI BEACH	FL	33139	USA
IM2A LLC	282 NW 25 STREET	MIAMI	FL	33127	USA
ITALO PETRONELLI	1418 COLLINS AVE UNIT 502	MIAMI BEACH	FL	33139-4145	USA
JACQUES DECTOT STEPHANE VITRY	439 15 ST STE 7	MIAMI BEACH	FL	33139	USA
JAMES A DIMARTINO GLADYS JEAN MCNULTY	4 BITTERSWEET LN	SHERMAN	CT	06784	USA
JAMES BOST JR JENNIFER PHILLIPS BOST	439 15 ST 5	MIAMI BEACH	FL	33139	USA
JAMES F BAKER	526 15 ST #5	MIAMI BEACH	FL	33139	USA
JAMES F MATTHEW & W MARY H % BERNARDO PRASCHNIK	1401 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
JAMES M JONES JR	2866 FAIR GREEN DR	CLEARWATER	FL	33761	USA
JEFFREY MEIER	200 WEST 20 ST #1507	NEW YORK	NY	10011	USA
JOHN A STOKES	550 15 ST #201	MIAMI BEACH	FL	33139-3620	USA
JOSEPH A ESTRADA	1760 BAY DRIVE	MIAMI BEACH	FL	33141-4720	USA
JOSEPH J & MARTY S QUANLAO	104 THORNE ST	JERSEY CITY	NJ	07307	USA
JUAN CARLOS FIGUEROA TERESA FIGUEROA	439 15 ST #16	MIAMI BEACH	FL	33139	USA
KEITH CARTER DEWEY AMANDA DEWEY	530 15 ST # 103	MIAMI BEACH	FL	33139	USA
KONSTANTIN SHAPILOV	1418 COLLINS AVE #304	MIAMI BEACH	FL	33139	USA
LEMAR MIAMI LLC	1800 MERIDIAN AVE #6	MIAMI BEACH	FL	33139	USA
LISA CARNEVALE	16066 ROSECROFT TERRACE	DELRAY BEACH	FL	33446	USA
LUCY MAY LLC	1512 WASHINGTON AVE 106	MIAMI BEACH	FL	33141	USA
MAJC2 LLC	100 N BISCAYNE BLVD #500	MIAMI	FL	33132	USA
MAJC7 LLC	343 LAYNE BLVD	HALLANDALE	FL	33009	USA
MARCELO DUFRAYER MEDEIROS ROSANA STROLIA	526 15 STREET #6	MIAMI BEACH	FL	33139	USA
MARIA L CALLAVA PARES NEVY CEJO EVA E CASTILLO	1418 COLLINS AVE #203	MIAMI BEACH	FL	33139-4143	USA
MARISA CORP C/O DEBRA BRACKETT	4 EMBARCADERO CENTER SUITE 4000	SAN FRANCISCO	CA	94111	USA

MAROULLA TSOUVALLARIS	439 15 ST #6	MIAMI BEACH	FL	33139-7911	USA
MARSTEV CORP % EDWARD SELTXER	535 OCEAN BLVD	GOLDEN BEACH	FL	33160-2215	USA
MATTHEW A ALONZO	439 15 ST #20	MIAMI BEACH	FL	33139-7911	USA
MBDC WESTCHESTER APT LLC	945 PENNSYLVANIA AVE	MIAMI BEACH	FL	33139-5482	USA
MEISL USA LLC	1329 ALTON RD	MIAMI BEACH	FL	33139	USA
MIA GLOBAL INVESTORS LLC	251 SW 30 RD	MIAMI	FL	33129	USA
MIAMI ONE RE INC	8301 NW 197 STREET	MIAMI	FL	33015	USA
MIAMI REAL ESTATE HOLDINGS LLC	7900 GLADES RD STE#530	BOCA RATON	FL	33434	USA
MICHAEL ROBERTSON & W JENNIFER	12717 W SUNRISE BLVD #319	SUNRISE	FL	33323	USA
MSB INVESTMENT & HOLDING LLC	301 ARTHUR GODFREY RD	MIAMI BEACH	FL	33139	USA
NASSAU INVESTMENTS CORP	1414 COLLINS AVE	MIAMI BEACH	FL	33139-4104	USA
NATIONAL TELEPHONE & ALARM CO	1463 DREXEL AVE	MIAMI BEACH	FL	33139-8108	USA
NAVAJO OVERSEAS CORP	526 15 ST 12	MIAMI BEACH	FL	33139	USA
NICOLAS DE LUSSAC	420 15 STREET #208	MIAMI BEACH	FL	33139	USA
NURIA HERREROS	420 15 ST #302	MIAMI BEACH	FL	33139-7905	USA
OLIVIER THIENPONT	550 15 ST # 104	MIAMI BEACH	FL	33139	USA
PETITE ABODE LLC	739 NE 74 ST	MIAMI	FL	33138	USA
PORCELLI TROPICAL PROP LLC	184 W BAY CEDAR CIR	JUPITER	FL	33458	USA
R Q INVESTMENT GROUP LLC	5900 COLLINS AVE #2006	MIAMI BEACH	FL	33140	USA
RACHEL JUDITH & NOAH S WISS JTRS	1350 MICHIGAN AVE	MIAMI BEACH	FL	33139-3823	USA
RAMON THIELEN	526 15 ST	MIAMI BEACH	FL	33139-3645	USA
RANDY BALTAZAR	1309 EUCLID AVE #5	MIAMI BEACH	FL	33139-3979	USA
REGGIE J WOODHAM	550 15 ST #204	MIAMI BEACH	FL	33139-3620	USA
RICHARD SHINDLER	715 - 82 ST	MIAMI BEACH	FL	33141-1308	USA
RICK SHERMAN	903 SE 93 TER	PLANTATION	FL	33324	USA
RODOLPHE VIGNAL	439 15 ST #11	MIAMI BEACH	FL	33139	USA
RUBEN CUEVAS & W EVA MADELYN CONTY CUEVAS	1050 WAKE FIELD DR	ELGIN	IL	60120	USA
RUNCOOL CORP	2875 NE 191 ST #801	AVENTURA	FL	33180	USA
SAMANTHA VELAZCO SALOMON	540 15 ST 101	MIAMI BEACH	FL	33139	USA
SANDRA ABOUELWafa & HELEN BOWEN	1418 COLLINS AVE 403	MIAMI BEACH	FL	33139	USA
SATELLITE USA LLC	927 LINCOLN RD #200	MIAMI BEACH	FL	33139	USA
SB PREMISES LLC	8500 W FLAGER ST STE B 209	MIAMI	FL	33144	USA
SCHOOL BOARD OF MIAMI-DADE COUNTY	1450 NE 2 AVE	MIAMI	FL	33132	USA
SHERRY ABRAMSON & HALE ABRAMSON JTRS	526 15 ST #17	MIAMI BEACH	FL	33139-3697	USA
SIMONA JAVARONE	1512 WASHINGTON AVE 305	MIAMI BEACH	FL	33139	USA
SIMONE VIOLA	1418 COLLINS AVE #302	MIAMI BEACH	FL	33139-4144	USA
SOMAMIA LLC	1330 WEST AVE APT 1901	MIAMI BEACH	FL	33139	USA
THE ODYSSEY OF SOUTH BEACH LLC	1420 COLLINS AVE	MIAMI BEACH	FL	33139	USA
TOPWATER ENTERPRISES INC	720 NE 69 STREET # 19 NORTH	MIAMI	FL	33138-5738	USA
TORBJORN PEDERSEN C/O SUPERIORFLORIDAREALTYCOM INC	877 E PALMETTO PARK RD	BOCA RATON	FL	33432	USA
TRANFAGLIA INVESTMENTS INC	1680 MICHIGAN AVE 910	MIAMI BEACH	FL	33139	USA
VIVASLAVA LLC	1680 MICHIGAN AVE STE 910	MIAMI BEACH	FL	33139	USA
VLADIMIR DE SUAREZ	420 15 ST #308	MIAMI BEACH	FL	33139	USA
WASH 102 LLC C/O BDO	2121 PONCE DE LEON BLVD 11 FL	CORAL GABLES	FL	33134	USA
WASHINGTON GARDENS INC	1228 ALTON RD	MIAMI BEACH	FL	33139-3810	USA
WESLEY G SO	1418 COLLINS AVE UNIT #401	MIAMI BEACH	FL	33139-4144	USA
YASMIN FAZELINIA	439 15 ST 19	MIAMI BEACH	FL	33139	USA
YVES DE KEERSMACKER	19999 E COUNTRY CLUB DR #1402	AVENTURA	FL	33180	USA
ZORI HAYON TRS ZORI HAYON REV INTERVIVOS TRUST	PO BOX 19-1678	MIAMI BEACH	FL	33119	USA

Name	Address	City	State	Zip	Country
ALEXIA DE SUAREZ D AULAN NATHALIE D AULAN	101 RUE DU BAC	PARIS 75007			FRANCE
ATHANASIOS LLC	68 HOGARTH AVE	TORONTO ONTARIO M4K1K3			CANADA
GLEB IGOKLIN	PETROZAVODSKAYA 13-176	ST PETERSBURG			RUSSIA
GUY GUINDON BENOIT GUINDON	2594 BENNETT #4	MONTREAL QUEBEC H1V			CANADA
HENRI DE SUAREZ DAULAN	4110 RUE WELLINGTON #302	VERDUN QC H4G1V7			CANADA
INGRID E RAMIREZ	CALLE EL SAMAN QTA ESTHER	CARACAS N1 1070			VENEZUELA
LAURENT MICHEL ASSOIGNA	VIA GIOVANNI RASORI 7	MILAN 20165			ITALY
MARCO ANTONIO G ALVAREZ	PEZ ESPADA #105 PUERTO VALLARTA	JALISCO			MEXICO
NATHALIE D AULAN	350 MILL RD STE 409	TORONTO ONTARIO M9C 5R7			CANADA
NIKOLAY KHARITONOV LIDIYA PEREPELOVA	SIMONOVSKY VAL STREET 41 1 46	MOSCOW 115088			RUSSIA
NIKOLAY KHARITONOV LIDIYA PEREPELOVA	SIMONOVSKY VAL STREET 24 1 46	MOSCOW 115088			RUSSIA
PATRICK SMOLDERS	VAN HALLSTRAAT 99-1	1051 HA AMSTERDAM			NETHERLANDS
PIERRE PAUL TELLIER	1925 TUPPER ST	MONTREAL QUEBEC H3H1N6			CANADA
RIDHA BOURAOUI KAROU	BD 2 LEL 3 BURJ DUBAI BUSINESS SQ SHEIKH ZAYED RD PO BOX 11330	DUBAI			UNITED ARAB EMIRATES
STEFAN SPATH % COUPLES NEGRIL	PO BOX 35	NEGRIL			JAMAICA
STEPHEN DOMINIC PELLIS	36 ALFRED RD	FELTHAM MIDDLESEX TW13 5DJ			UNITED KINGDOM
1417 WASHINGTON LLC	1435 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
1421 WASHINGTON LLC	301 WEST 41 ST STE 406	MIAMI BEACH	FL	33140	USA
1434 COLLINS LLC	PO BOX 402188	MIAMI BEACH	FL	33140	USA
1444 DREXEL LC	1400 BROADWAY 15TH FLR	NEW YORK	NY	10018	USA
1500 WASHINGTON LLC % THE COMRAS COMPANY	1261 20 ST	MIAMI BEACH	FL	33139	USA
1510 WASHINGTON LLC	1680 MICHIGAN AVE #700	MIAMI BEACH	FL	33139	USA
1512 WASHINGTON AVE II LLC	777 BRICKELL AVE 1110	MIAMI	FL	33131	USA
1512 WASHINGTON AVE LLC	1512 WASHINGTON AVE #202	MIAMI BEACH	FL	33139	USA
15TH & DREXEL LLC	1032 EUCLID AVE	MIAMI BEACH	FL	33139	USA
420 CWELT 2007 LLC	7491 N FEDERAL HWY #C5 282	BOCA RATON	FL	33487	USA
AARON KROON	526 15 ST UNIT 10	MIAMI BEACH	FL	33139	USA
ACASTAR MIAMI LLC	1414 COLLINS AVE	MIAMI BEACH	FL	33139	USA
ACASTAR MIAMI LLC	2450 NE MIAMI GARDENS DR 2 FL	MIAMI	FL	33180	USA
ADITA HOLDINGS LLC	763 ARTHUR GODFREY RD #A	MIAMI BEACH	FL	33140-3448	USA
ALEXANDER ROMANOV	104-40 QUEENS BLVD #75	FOREST HILLS	NY	11375	USA
ALEXIS VALDEZ JTRS LARISSA JIMENEZ JTRS	392 5 STREET	BROOKLYN	NY	11215	USA
ALICIA PORTILLO JTRS JEFF PORTILLO JTRS ANNETTE PORTILLO JTRS	439 15 ST # 13	MIAMI BEACH	FL	33139	USA
ANBRUST LLC	439 15 ST APT 23	MIAMI BEACH	FL	33139	USA
ANTHONY SUGGS	320 NW 25 ST	WILTON MANORS	FL	33311	USA
B P I DADE COUNTY	1410 NE 2 AVE	MIAMI	FL	33132	USA
B&C INVESTCO LLC	927 LINCOLN RD #200	MIAMI BEACH	FL	33139	USA
BABITHA J MUNDENCHIRA	550 15 ST 203	MIAMI BEACH	FL	33139	USA
BAROUX LLC	1521 MERIDIAN AVE	MIAMI BEACH	FL	33139	USA
BARRY PROPERTIES LLC	2504 ELLIJAY DR	ATLANTA	GA	30319	USA
BARRY S FISHMAN	912 CAPTIVA BOULEVARD	HOLLYWOOD	FL	33019	USA
BELLA TURKA SOUTH BEACH LLC	301 S 19 ST	PHILADELPHIA	PA	19103	USA
BENNETT 204 LLC	325 S BISCAYNE BLVD #1617	MIAMI	FL	33131	USA
BEVERLY MCKITTRICK	1204 N NELSON ST	ARLINGTON	VA	22201	USA
BLACK CONDOR LLC	6515 COLLINS AVE STE 1202	MIAMI BEACH	FL	33141	USA
BRICKELL 3301 LLC	2655 S LEJEUNE RD 543	CORAL GABLES	FL	33134	USA
C WILSON LLC	555 NE 15 ST #200	MIAMI	FL	33132-1455	USA
CALVIN H MITTMAN	1418 COLLINS AVE UNIT 601	MIAMI BEACH	FL	33139-4146	USA
CARLOS R MONTANO	2621 SW 153 RD PATH	MIAMI	FL	33185	USA
CARLOS SEPULVEDA ELIZABETH SEPULVEDA	1418 COLLINS AVE #603	MIAMI BEACH	FL	33139	USA
CAULFIELD & CARRAWAY LLC	4730 S FORT APACHE RD UNIT 300	LAS VEGAS	NV	89147-7947	USA
CECILIA WILLIAMS LE REM CECILIA WATSON	420 15 ST UNIT 309	MIAMI BEACH	FL	33139	USA
CHARLOTTE JONCQUIERT JTRS BARTHELEMY GARNIER JTRS	540 WEST AVE #211	MIAMI BEACH	FL	33139	USA
CHELSEA203 LLC	7792 NW 54 STREET	DORAL	FL	33166	USA
CHRISTINA ZAMPAS	420 15 ST APT 111	MIAMI BEACH	FL	33139	USA
CHRISTOPHER A BROWN	5931 BAYVIEW DR	FORT LAUDERDALE	FL	33308	USA
CITY OF MIAMI BEACH FLA CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA

CLASH LLC	927 LINCOLN RD #200	MIAMI BEACH	FL	33139	USA
CLAUGHTON INVESTMENT FUND III LLC C/O ALECO HARALAMBIDES ESQ	3135 SW 3 AVE	MIAMI	FL	33129	USA
CLAY HOTEL PARTNERSHIP LTD	1438 WASHINGTON AVE	MIAMI BEACH	FL	33139-4110	USA
CLAY HOTEL PARTNERSHIP LTD	406 ESPANOLA WAY	MIAMI BEACH	FL	33139-8123	USA
COLLINS AVE PLAZA LLC	PO BOX 350078	PALM COAST	FL	32135	USA
COPPELIA OLIVI USA LLC	301 ARTHUR GODFREY RD	MIAMI BEACH	FL	33140	USA
CRAIG C TALLUTO & JOSE CARLOS TORRES	526 15 ST #15	MIAMI BEACH	FL	33139-3697	USA
D15 SOBE LLC	PO BOX 430854	SOUTH MIAMI	FL	33243	USA
DAVID FOGIELGARN CATHY FOGIELGARN	11 ROSERY LANE	BELLEAIR	FL	33756	USA
DAVID JOSEPH MALGOZA MICHAEL ANTHONY MALGOZA CHRISTINE LAUREN MALGOZA	122 LAKESHORE DR	DAVENPORT	FL	33837-7518	USA
DREXEL AVENUE 6 LLC	439 15 STREET #18	MIAMI BEACH	FL	33139	USA
EDELWEISS CORP	4 EMBARCADER CENTER # 4000	SAN FRANCISCO	CA	94111	USA
ELISA PROVERBIO	1673 BAY ROAD #203	MIAMI BEACH	FL	33139	USA
EMMANUEL FREMIN	8911 COLLINS AVE #1004	SURSIDE	FL	33154-3547	USA
ESPANOLA PARTNERS LLC C/O ISAAC KLEIN	1407 BROADWAY STE 503	NEW YORK	NY	10018	USA
ESPANOLA WAY ASSOCIATES LTD % SRC PROPERTIES LLC	230 5TH ST	MIAMI BEACH	FL	33139-6602	USA
FELIX C SOTOLONGO & MAYRA SOTOLONGO	1418 COLLINS AVE UNIT 501	MIAMI BEACH	FL	33139-4145	USA
FLAGER PROPERTY ENTERPRISES INC	1505 SW 12 ST	MIAMI	FL	33135-5319	USA
FRANK BARBALACO	550 15TH ST APT 101	MIAMI BEACH	FL	33139	USA
FRANZ ONTAL &W JENNYFFER URRUTIA OLGA ESTEBAN	860 BEACH ST	LINDENHURST	NY	11757	USA
GLEB IGOLKIN	5445 COLLINS AVE # B 18	MIAMI BEACH	FL	33140	USA
GLORIA HANDELS LLC	700 E DANIA BEACH BLVD 202	DANIA	FL	33004	USA
GLORIA TEME DE BORDA	1512 WASHINGTON AVE #104	MIAMI BEACH	FL	33139	USA
GUIDEL KODESH LLC	1427 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
HADDON HALL HOTEL OWNER LLC	140 E 45TH ST STE 3400	NEW YORK	NY	10017-9310	USA
HAMSA27 LLC	49 WEST 9 ST # 2 A	NEW YORK	NY	10011	USA
HANS W KAEHLER GODOY	1440 JFK KENNEDY CAUSEWAY# 1406	NORTH BAY VILLAGE	FL	33141	USA
HOMESTEAD EQUITIES 607 LLC C/O LEONARD WADLER	250 W 24 ST 2FW	NEW YORK	NY	10011	USA
HOPE TRAVEL LLC	1512 WASHINGTON AVE 308	MIAMI BEACH	FL	33139	USA
HORIZONTE CORP	1424 COLLINS AVE	MIAMI BEACH	FL	33139-4104	USA
HORST MAUS	1952 SPRING ST	WINTER PARK	FL	32792	USA
HUMBERTO MARROQUIN DENISE GARZA	1418 COLLINS AVE # 201	MIAMI BEACH	FL	33139	USA
IBISCUS LLC	1410 20 ST UNIT #203	MIAMI BEACH	FL	33139	USA
IM2A LLC	282 NW 25 STREET	MIAMI	FL	33127	USA
ITALO PETRONELLI	1418 COLLINS AVE UNIT 502	MIAMI BEACH	FL	33139-4145	USA
JACQUES DECTOT STEPHANE VITRY	439 15 ST STE 7	MIAMI BEACH	FL	33139	USA
JAMES A DIMARTINO GLADYS JEAN MCNULTY	4 BITTERSWEET LN	SHERMAN	CT	06784	USA
JAMES BOST JR JENNIFER PHILLIPS BOST	439 15 ST 5	MIAMI BEACH	FL	33139	USA
JAMES F BAKER	526 15 ST #5	MIAMI BEACH	FL	33139	USA
JAMES F MATTHEW &W MARY H % BERNARDO PRASCHNIK	1401 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
JAMES M JONES JR	2866 FAIR GREEN DR	CLEARWATER	FL	33761	USA
JEFFREY MEIER	200 WEST 20 ST #1507	NEW YORK	NY	10011	USA
JOHN A STOKES	550 15 ST #201	MIAMI BEACH	FL	33139-3620	USA
JOSEPH A ESTRADA	1760 BAY DRIVE	MIAMI BEACH	FL	33141-4720	USA
JOSEPH J & MARTY S QUANLAO	104 THORNE ST	JERSEY CITY	NJ	07307	USA
JUAN CARLOS FIGUEROA TERESA FIGUEROA	439 15 ST #16	MIAMI BEACH	FL	33139	USA
KEITH CARTER DEWEY AMANDA DEWEY	530 15 ST # 103	MIAMI BEACH	FL	33139	USA
KONSTANTIN SHAPILOV	1418 COLLINS AVE #304	MIAMI BEACH	FL	33139	USA
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LISA CARNEVALE	16066 ROSECROFT TERRACE	DELRAY BEACH	FL	33446	USA
LUCY MAY LLC	1512 WASHINGTON AVE 106	MIAMI BEACH	FL	33141	USA
MAJC2 LLC	100 N BISCAYNE BLVD #500	MIAMI	FL	33132	USA
MAJC7 LLC	343 LAYNE BLVD	HALLANDALE	FL	33009	USA
MARCELO DUFRAYER MEDEIROS ROSANA STROLIA	526 15 STREET #6	MIAMI BEACH	FL	33139	USA
MARIA L CALLAVA PARES NEVY CEJO EVA E CASTILLO	1418 COLLINS AVE #203	MIAMI BEACH	FL	33139-4143	USA
MARISA CORP C/O DEBRA BRACKETT	4 EMBARCADERO CENTER SUITE 4000	SAN FRANCISCO	CA	94111	USA
MAROUILLA TSOUVALLARIS	439 15 ST #6	MIAMI BEACH	FL	33139-7911	USA
MARSTEV CORP % EDWARD SELTXER	535 OCEAN BLVD	GOLDEN BEACH	FL	33160-2215	USA

MATTHEW A ALONZO	439 15 ST #20	MIAMI BEACH	FL	33139-7911	USA
MBDC WESTCHESTER APT LLC	945 PENNSYLVANIA AVE	MIAMI BEACH	FL	33139-5482	USA
MEISL USA LLC	1329 ALTON RD	MIAMI BEACH	FL	33139	USA
MIA GLOBAL INVESTORS LLC	251 SW 30 RD	MIAMI	FL	33129	USA
MIAMI ONE RE INC	8301 NW 197 STREET	MIAMI	FL	33015	USA
MIAMI REAL ESTATE HOLDINGS LLC	7900 GLADES RD STE#530	BOCA RATON	FL	33434	USA
MICHAEL ROBERTSON &W JENNIFER	12717 W SUNRISE BLVD #319	SUNRISE	FL	33323	USA
MSB INVESTMENT & HOLDING LLC	301 ARTHUR GODFREY RD	MIAMI BEACH	FL	33139	USA
NASSAU INVESTMENTS CORP	1414 COLLINS AVE	MIAMI BEACH	FL	33139-4104	USA
NATIONAL TELEPHONE & ALARM CO	1463 DREXEL AVE	MIAMI BEACH	FL	33139-8108	USA
NAVAJO OVERSEAS CORP	526 15 ST 12	MIAMI BEACH	FL	33139	USA
NICOLAS DE LUSSAC	420 15 STREET #208	MIAMI BEACH	FL	33139	USA
NURIA HERREROS	420 15 ST #302	MIAMI BEACH	FL	33139-7905	USA
OLIVIER THIENPONT	550 15 ST # 104	MIAMI BEACH	FL	33139	USA
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PORCELLI TROPICAL PROP LLC	184 W BAY CEDAR CIR	JUPITER	FL	33458	USA
R Q INVESTMENT GROUP LLC	5900 COLLINS AVE #2006	MIAMI BEACH	FL	33140	USA
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RAMON THIELEN	526 15 ST	MIAMI BEACH	FL	33139-3645	USA
RANDY BALTAZAR	1309 EUCLID AVE #5	MIAMI BEACH	FL	33139-3979	USA
REGGIE J WOODHAM	550 15 ST #204	MIAMI BEACH	FL	33139-3620	USA
RICHARD SHINDLER	715 - 82 ST	MIAMI BEACH	FL	33141-1308	USA
RICK SHERMAN	903 SE 93 TER	PLANTATION	FL	33324	USA
RODOLPHE VIGNAL	439 15 ST #11	MIAMI BEACH	FL	33139	USA
RUBEN CUEVAS &W EVA MADELYN CONTY CUEVAS	1050 WAKE FIELD DR	ELGIN	IL	60120	USA
RUNCOOL CORP	2875 NE 191 ST #801	AVENTURA	FL	33180	USA
SAMANTHA VELAZCO SALOMON	540 15 ST 101	MIAMI BEACH	FL	33139	USA
SANDRA ABOUELWABA & HELEN BOWEN	1418 COLLINS AVE 403	MIAMI BEACH	FL	33139	USA
SATELLITE USA LLC	927 LINCOLN RD #200	MIAMI BEACH	FL	33139	USA
SB PREMISES LLC	8500 W FLAGLER ST STE B 209	MIAMI	FL	33144	USA
SCHOOL BOARD OF MIAMI-DADE COUNTY	1450 NE 2 AVE	MIAMI	FL	33132	USA
SHERRY ABRAMSON & HALE ABRAMSON JTRS	526 15 ST #17	MIAMI BEACH	FL	33139-3697	USA
SIMONA JAVARONE	1512 WASHINGTON AVE 305	MIAMI BEACH	FL	33139	USA
SIMONE VIOLA	1418 COLLINS AVE #302	MIAMI BEACH	FL	33139-4144	USA
SOMAMIA LLC	1330 WEST AVE APT 1901	MIAMI BEACH	FL	33139	USA
THE ODYSSEY OF SOUTH BEACH LLC	1420 COLLINS AVE	MIAMI BEACH	FL	33139	USA
TOPWATER ENTERPRISES INC	720 NE 69 STREET # 19 NORTH	MIAMI	FL	33138-5738	USA
TORBJORN PEDERSEN C/O SUPERIORFLORIDAREALTYCOM INC	877 E PALMETTO PARK RD	BOCA RATON	FL	33432	USA
TRANFAGLIA INVESTMENTS INC	1680 MICHIGAN AVE 910	MIAMI BEACH	FL	33139	USA
VIVASLAVA LLC	1680 MICHIGAN AVE STE 910	MIAMI BEACH	FL	33139	USA
VLADIMIR DE SUAREZ	420 15 ST #308	MIAMI BEACH	FL	33139	USA
WASH 102 LLC C/O BDO	2121 PONCE DE LEON BLVD 11 FL	CORAL GABLES	FL	33134	USA
WASHINGTON GARDENS INC	1228 ALTON RD	MIAMI BEACH	FL	33139-3810	USA
WESLEY G SO	1418 COLLINS AVE UNIT #401	MIAMI BEACH	FL	33139-4144	USA
YASMIN FAZELINIA	439 15 ST 19	MIAMI BEACH	FL	33139	USA
YVES DE KEERSMACKER	19999 E COUNTRY CLUB DR #1402	AVENTURA	FL	33180	USA
ZORI HAYON TRS ZORI HAYON REV INTERVIVOS TRUST	PO BOX 19-1678	MIAMI BEACH	FL	33119	USA