

MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2ND FLOOR
MIAMI BEACH, FLORIDA 33139, www.MIAMI BEACH FL.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: 7310 Harding Avenue

LEGAL DESCRIPTION: Please see the print out from the Miami-Dade County Property Appraiser's Office, attached hereto as Exhibit A"

FOLIO NUMBER (S) 02-3202-003-0930

FILE NO. _____

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

NAME Harding Hotel, LLC
 ADDRESS 7310 Harding Avenue, Miami Beach, FL 33141
 BUSINESS PHONE (305) 531-5831 CELL PHONE _____
 E-MAIL ADDRESS c/o: Chris.rollins@southbeachgroup.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME Same as above
 ADDRESS Same as above
 BUSINESS PHONE Same as above CELL PHONE Same as above
 E-MAIL ADDRESS Same as above

2. AUTHORIZED REPRESENTATIVE(S):

☒ ATTORNEY:

NAME Monika Entin
 ADDRESS Bercow Radell & Fernandez, PLLC, 200 South Biscayne Blvd., Suite 850, Miami, FL 33131
 BUSINESS PHONE (305) 374-5300 CELL PHONE (305) 542-3445
 E-MAIL ADDRESS MEntin@BRZoningLaw.com

☒ ATTORNEY:

NAME Gianeli Mestre
 ADDRESS Bercow Radell & Fernandez, PLLC, 200 South Biscayne Blvd., Suite 850, Miami, FL 33131
 BUSINESS PHONE (305) 374-5300 CELL PHONE (786) 263-2430
 E-MAIL ADDRESS GMestre@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 JD Engineering & Construction Corp.
 ADDRESS 20352 SW 130th Street, Miami, FL 33177
 BUSINESS PHONE (786) 312-6511 CELL PHONE (786) 312-6511
 E-MAIL ADDRESS yoel@jd-miami.com

FILE NO. _____

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

The Applicant is desirous of renovating the main entrance of the Property, located along Harding Avenue and is therefore seeking a variance of the maximum sign area, pursuant to Section 138-172 of the Code and to relocate the proposed sign above the ground floor, also pursuant to Section 138-172 of the Code.

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

☒ YES ☐ NO

4B DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION

☐ YES ☐ NO4C PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICANT) N/A SQ. FT.4D PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USABLE FLOOR SPACE). N/A 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: Alan Lieberman as the President of PCCO, Inc., the Managing Member of Harding Hotel, LLC

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 _____

COUNTY OF _____

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

Alan Lieberman as the President of PCCO, Inc.,
Managing Member of Harding Hotel, LLC

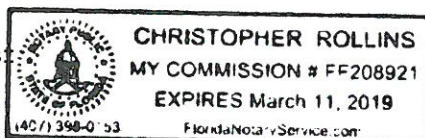
Sworn to and subscribed before me this 28th day of June, 2016. The foregoing instrument was acknowledged before me by Alan Lieberman, President of PCCO, Inc., which is the Managing Member (print title) of Harding Hotel, LLC, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY PUBLIC

NOTARY SEAL OR STAMP

PRINT NAME

My Commission Expires:



FILE NO. _____

POWER OF ATTORNEY AFFIDAVIT

STATE OF _____

COUNTY OF _____

I, Alan Lieberman, being duly sworn, depose and certify as follows: (1) I am the President of PCCO, Inc., which is the Managing Member of the Harding Hotel, LLC owner of the real property that is the subject of this application. (2) I hereby authorize Bercow Radell & Fernandez, PLLC to be my representative before the Design Review Board. (3) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (4) I am responsible for removing this notice after the date of the hearing.

Alan Lieberman as the President of PCCO, Inc.,
Managing Member of Harding Hotel, LLC

Sworn to and subscribed before me this 28th day of June, 2016. The foregoing instrument was acknowledged before me by Alan Lieberman, President of PCCO, Inc., which is the Managing Member of the Harding Hotel, LLC, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

Christopher Rollins

NOTARY PUBLIC

NOTARY SEAL OR STAMP

My Commission Expires _____

CHRISTOPHER ROLLINS

PRINT NAME

CONTRACT FOR PURCHASE

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

Not applicable
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.*

Harding Hotel, LLC- 7310 Harding Ave., Miami Beach, Florida 33141

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
<u>PCCO, Inc.</u>	<u>100%</u>
<u>8101 Harding Avenue</u>	
<u>Miami Beach, Florida 33141</u>	

PCCO, Inc. 8101 Harding Avenue, Miami Beach, Florida 33141

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
<u>Alan Lieberman, President</u>	<u>50%</u>
<u>19955 NE 38th Court, Unit 2904</u>	
<u>Aventura, FL 33180</u>	
<u>Nathan Lieberman, Vice President</u>	<u>50%</u>
<u>1680 Meridian Ave, Unit 102</u>	
<u>Miami Beach, FL 33139</u>	

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.*

Not applicable

TRUST NAME

NAME AND ADDRESS

% OF INTEREST

NOTE: Notarized signature required on page 9

FILE NO. _____

3. COMPENSATED LOBBYIST:

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

NAME	ADDRESS	PHONE #
a. <u>Monika Entin</u>	<u>200 S. Biscayne Blvd., Ste. 850, Miami, FL 33131</u>	<u>(305)377-6237</u>
b. <u>Gianeli Mestre</u>	<u>200 S. Biscayne Blvd., Ste. 850, Miami, FL 33131</u>	<u>(305)377-6234</u>

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

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

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

APPLICANT AFFIDAVIT

STATE OF _____

COUNTY OF _____

I, Alan Lieberman, being duly sworn, depose and certify as follows: (1) I am the President of PCCO, Inc., which is the Managing Member of the Harding Hotel, LLC, the applicant; and (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.

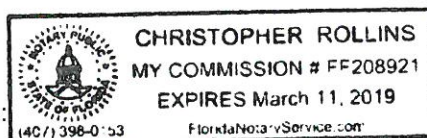
Alan Lieberman as the President of PCCO, Inc.,
Managing Member of Harding Hotel, LLC

Sworn to and subscribed before me this 28th day of July, 2016. The foregoing instrument was acknowledged before me by Alan Lieberman, President of PCCO, Inc., which is the Managing Member of the Harding Hotel, LLC, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

Christopher Rollins

NOTARY PUBLIC

NOTARY SEAL OR STAMP



My Commission Expires:

CHRISTOPHER ROLLINS

PRINT NAME

FILE NO. _____



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 7/14/2016



Property Information	
Folio:	02-3202-003-0930
Property Address:	7310 HARDING AVE Miami Beach, FL 33141-2799
Owner	HARDING HOTEL LLC
Mailing Address	1680 MERIDIAN AVE # 102 MIAMI BEACH, FL 33139 USA
Primary Zone	3900 MULTI-FAMILY - 38-62 U/A
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	28 / 28 / 0
Floors	1
Living Units	28
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	14,379 Sq.Ft
Lot Size	15,000 Sq.Ft
Year Built	1957



Assessment Information			
Year	2016	2015	2014
Land Value	\$1,800,000	\$1,050,000	\$900,000
Building Value	\$7,592	\$6,833	\$1,345,000
XF Value	\$75	\$66	\$0
Market Value	\$1,807,667	\$1,056,899	\$2,245,000
Assessed Value	\$1,162,588	\$1,056,899	\$1,944,569

Benefits Information				
Benefit	Type	2016	2015	2014
Non-Homestead Cap	Assessment Reduction	\$645,079		\$300,431
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
2 53 42 HARDING TOWNSITE PB 34-4 LOTS 5 & 6 BLK 8 LOT SIZE 100.000 X 150 OR 19960-2038 0901 1	

Taxable Value Information			
	2016	2015	2014
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,162,588	\$1,056,899	\$1,944,569
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,807,667	\$1,056,899	\$2,245,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,162,588	\$1,056,899	\$1,944,569
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,162,588	\$1,056,899	\$1,944,569

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/15/2014	\$4,100,000	29164-1391	Qual by exam of deed
09/01/2001	\$1,575,000	19960-2038	Sales which are qualified
06/01/1987	\$418,000	13322-2097	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: JAKES, L.L.C.
IN CARE OF: NORBERTO GOMELSKY
ADDRESS: 7310 -20 HARDING AVE, APT 1
MIAMI BEACH, FL 33141-2701

RECEIPT NUMBER: RL-02001621
Beginning: 10/01/2015
Expires: 09/30/2016
Parcel No: 0232020030930

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

A certificate of Use / Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

This Receipt may be transferred:

A. Within 30 days of a bonafide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

Additional Information

Decals No.
- 20150127 - 20150130 (FY 2014/15)
- 71693-71696 (FY 06/07)

Storage Locations

TRADE ADDRESS: 7310 HARDING AVE

Code	Certificate of Use/Occupation
000900	APARTMENT ROOMS
009500	HOTELS (SMOKE DETECTOR)
011307	LAUNDRY (EACH MACHINE)

CERTIFICATE OF USE	100
# OF LAUNDRY MACHINE	4
PREVIOUS BALANCE	\$ 0.00
C_U # OF UNITS	48
# OF HOTEL ROOMS	28
# OF APARTMENT ROOMS	20

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

PRESORTED
FIRST CLASS
U.S. POSTAGE
PAID
MIAMI BEACH, FL
PERMIT No 1525

NORBERTO GOMELSKY
808 COLLINS AVE
MIAMI BEACH, FL 33139-5808





BERCOW RADELL & FERNANDEZ

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6237
E-Mail: MEntin@BRZoningLaw.com

VIA HAND DELIVERY

July 15, 2016

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

Re: Revised Letter of Intent for the Variance Approval for Signage from the Design
Review Board for the Property Located at 7310 Harding Avenue, Miami Beach

Dear Tom:

As you know this firm represents the owner of the above captioned property, Harding Hotel, LLC (the "Applicant"). The Applicant is seeking a size and a relocation variance for the proposed Property sign. Please allow this letter to serve as the letter of intent for this variance application.

Description of the Property. The Property is located mid-street on the west side of Harding Avenue between 73rd and 74th Streets. It is identified by the Miami-Dade County Property Appraiser by Folio No.: 02-3202-003-0930. This Property contains a two-story, courtyard style building erected in 1957 with 28 units, and is approximately 15,000 square feet. The property is located within the RM-1 - Residential Multifamily Low Intensity District.

Description of the Development Program. While a beautiful building, the structure went unattended for a number of years. Since its purchase in 2014 the Applicant has worked tirelessly to restore and rehabilitate this building, rather than demolishing it. As part of its restoration, the Applicant wanted to provide signage that would not only be visible from the street, but would also respect the architecture and time period. After much work, the Applicant has designed signage that does all of that. The signage is not only customary of the period, but its

celebrates the architecture and enhances the neighborhood. Due to the uniqueness of the sign, a lot of space exists between the lettering, which would not otherwise be counted in a regular sign. However, its unique and festive design results in the request to exceed the maximum sign area. Similarly, the location of the sign, creates the visibility and the recreates the playfulness of the period, but also results in a variance to relocate the sign from the ground floor, to just above the second floor plate.

Variance Request. In an effort to redevelop this long ignored gem of a building, the Applicant seeks a variance from the Code. Specifically, the Applicant seeks a (1) variance from Section 138-172 for the maximum sign area permitted and (2) a variance from Section 138-172 for the relocation of the sign, above the ground floor.

Satisfaction of Hardship Criteria. 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;**

Special conditions exist in as much as the structure on this property is an architectural gem that should be preserved. The applicant has taken careful consideration to restore and bring back to life this courtyard building in a manner that respects the original architecture and celebrates its importance. Part of the celebration of the architecture requires specific attention to signage that is not only visible to commuters, but also reflective of the time period and respectful of the original design. Those considerations result in the size and location of the proposed sign.

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

The need for more prominent signage directly results from the architectural design of Property, location and appearance within the building façade.

In this instance, although not historic, the Applicant has chosen to rehabilitate the existing structure rather than demolish and erect anew. In that effort, the Applicant has worked to provide signage that will be visible to commuters and that would complement the time period in which the structure was erected, inasmuch as

the architecture of the building itself. The proposed sign takes on all three facets. It also helps to enhance the neighborhood.

(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;

To the contrary, the variance process exists in order to vary the specifications of Chapter 138 when special circumstances necessitate. The City's land use boards regularly grant variances for any number of reasons, including the following: when permitted signage would not be easily viewed by passing motorists because existing building design, trees, traffic, or other obstructions block it from view; when permitted signage is not readily viewed by passing motorists in time to safely react and stop at the business; when natural land features would have to be removed or severely altered if a conforming sign was constructed, such as the removal of trees; or when a taller or larger sign than allowed by the Code would be more appropriate in scale because of the large size or frontage of the parcel or building. Sign variances are often granted to architecturally significant structures within the abutting historic district and the Code provides great latitude for discretionary waivers of such requirements.

(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;

These variances will enhance the Property's façade and project's viability. Visible signage is crucial for any commercial property. In this instance, the Applicant has worked closely with its representatives and City staff to create a sign that not only respects the architectural features of the existing building, but celebrates the time in which the building was erected. Rather than demolish the existing courtyard structure, this Applicant has worked to maintain the charm of the building, while at the same time providing the, much needed, upgrades that will make this a viable property. The City has long recognized properties' needs for visible signage. To that end, the City has recently commenced reviewing and revising the outdated signage section of the Code, which does not take into consideration the overall size of a property or visibility. The City has repeatedly determined that a literal interpretation of the provisions of the land development

regulations would work an unnecessary and undue hardship on similarly situated properties.

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

Marketable use of the Property means one that can be easily accessed and viewed not just by residential members of the community but also visitors and tourists who are unfamiliar with the area. Providing modest variances to permit slightly more prominent signage is the simplest way to effectuate a reasonable use of the land.

- (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**

The public interest is concerned with safety and welfare. The Applicant believes that public safety will be improved with the variances because patrons of the Property that are looking for the building will more readily identify the structure as they navigate the district's lively streetscape. Otherwise, unfamiliar drivers will be forced to make dangerous U-turns, when already the streets traversing the area are heavily traversed. The proposed sign allows for visibility through the voluminous sidewalk trees and area landscaping.

- (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.**

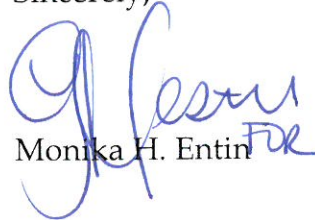
The variances requested are consistent with the City's comprehensive plan and does not reduce the levels of service as set forth in the plan.

Conclusion. The proposed signage will not adversely affect the immediate neighborhood. Instead, the design of this sign celebrates the architecture and period of the Property. Further, the sign is in line with the built environment of the neighborhood. We respectfully request your recommendation for approval of these

Mr. Thomas Mooney
Planning Director
July 15, 2016
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variances. If you have any questions or comments with regard to the application, please do not hesitate to contact me at (305) 377-6237.

Sincerely,



Monika H. Entin

Enclosures

cc: Mr. Michael Belush
Mr. James Murphy
Ms. Irina Villegas



zoning public notification packages | ownership lists + mailing labels + radius maps
diana@rdrmiami.com | 305.498.1614

June 27, 2016

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

Re: Property Owners List within 375 feet of:

SUBJECT: 7310 Harding Avenue, Miami Beach, FL 33141

FOLIO NUMBER: 02-3202-003-0930

LEGAL DESCRIPTION: HARDING TOWNSITE PB 34-4 LOTS 5 & 6 BLK 8

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

Sincerely,

Rio Development Resources, LLC

Diana B. Rio

Total number of property owners without repetition: **211 total, including 4 international**

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

375' RADIUS MAP



SUBJECT: 7310 Harding Avenue, Miami Beach, FL 33141

FOLIO NUMBER: 02-3202-003-0930

LEGAL DESCRIPTION: HARDING TOWNSITE PB 34-4 LOTS 5 & 6 BLK 8

Name	Address	City	State	Zip	Country
ALICIA MARIA PASCUAL RODRIGUEZ	JAVIERA CARRERA SUR 330 CASA F	LA REINA SANTIAGO DE CHILE			CHILE
FREDERIC GARCIA	35 RUE DU SEUTIER	PARIS			FRANCE
GEORGE SIMARD MARCELLE GAUTHIER	45 RUE DE LA FONDERIE	TROIS RIVIERES PQ G8T 2E7			CANADA
LUIZ ANTONIO DIMAS DEBS SAMIRA SHAKER AHMAD DEBS	AVENIDA MOACI 780	SAO PAULO SP 04083-002			BRAZIL
7311 BYRON ASSOCIATES LLC	26 W 85 ST 1	NEW YORK	NY	10024	USA
7320 BYRON LLC	701 BRICKELL AVE 1550	MIAMI	FL	33131	USA
7345 BYRON AVENUE LLC	6619 S DIXIE HWY STE 267	MIAMI	FL	33141	USA
7345 BYRON AVENUE LLC	9715 SW 58 CT	MIAMI	FL	33156	USA
ACJ GROUP LLC	555 NW 15 ST #200	MIAMI	FL	33132	USA
AIJIE WENG	112 AVE F	BROOKLYN	NY	11218	USA
ALCIDES J BORROTO TR ESPERAZA BORROTO TR	8877 COLLINS AVE #901	SURFSIDE	FL	33154-3520	USA
ALDA FLEITAS	6503 SW 53 TERR	MIAMI	FL	33155-6407	USA
ALICIA I CHAPARRO	333 74 ST #6	MIAMI	FL	33141-2709	USA
AMELIA DEL VALLE N RODRIGUEZ JUAN CARLOS PEREZ MARTIN	1849 SOUTH OCEAN DR #406	HALLANDALE BEACH	FL	33009	USA
AMELIA NUNES JUAN CARLOS PEREZ	9511 NW 14 ST	PEMBROKE PINES	FL	33024	USA
ANDRE KORAKADOS PANAGIOTIS PETER KORAKADOS	5025 COLLINS AVE 1906	MIAMI BEACH	FL	33140	USA
ANNE LEPIS	232 SYLVAN ST	RUTHERFORD	NJ	07070	USA
ANTHONY DIMINO &W JOAN	89-77 STREET	BROOKLYN	NY	11209	USA
ARNOBIO GOMES PEREIRA LEILA BERBERT EIRAS PEREIRA	505 74 ST #B-5	MIAMI BEACH	FL	33141	USA
ARON FRENKIEL	7330 BYRON AVE UNIT 3	MIAMI BEACH	FL	33141-2683	USA
ARRP MIAMI LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
ARTHUR R FORTE III	503 74 ST #A-4	MIAMI BEACH	FL	33141-2662	USA
BEATRIZ JARAMILLO	330 74 ST UNIT #7	MIAMI BEACH	FL	33141-2720	USA
BP 7330 LLC	PO BOX 416537	MIAMI BEACH	FL	33141	USA
BYRON 7333 LLC	16485 COLLINS AVE #2238	SUNNY ISLES BEACH	FL	33160	USA
C CALVIN GAETA &W DOLORES	1 CVS DRIVE	WOONSOCKET	RI	02895	USA
C CALVIN GAETA &W DOLORES	13055 POND APPLE DR #E	NAPLES	FL	34119	USA
CABRINI B LEPIS	11 KNOX AVE	CLIFFSIDE PK	NJ	07010	USA
CARLA VERASTEGUI	7300 BYRON AVE #12-A	MIAMI BEACH	FL	33141	USA
CARLOS BENITEZ &W ESTRELLA	9214 SW 4 TERR	MIAMI	FL	33174-2282	USA
CARMEN L MUNIZ	7334 HARDING AVE #7	MIAMI	FL	33141-2732	USA
CELESTE ECHEVARRIA JTRS FERNANDO ENRIQUE CHAVES JTRS	331 74 ST #2	MIAMI BEACH	FL	33141	USA
CHARLES PERROTA JOANN PERROTTA	7409 BYRON AVE #7	MIAMI	FL	33141	USA
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR	MIAMI	FL	33139	USA
CLARA ESTRADA	19 GAZEBO LN	SMITHTOWN	NY	11787	USA
CONSUELO URIBE LE REM ANA MARIA URIBE VASQUEZ	7327 BYRON AVE 3	MIAMI BEACH	FL	33141	USA
CONSUELO URIBE LE REM MARTA CECILIA URIBE VASQUEZ	7327 BYRON AVE 3	MIAMI BEACH	FL	33141	USA
COSTA DEL SOL MIAMI LLC	1201 SOUTH OCEAN DR STE 2001-S	HOLLYWOOD	FL	33019	USA
DAMALETILA LLC	13043 NW 8 TER	MIAMI	FL	33182	USA
DAPHNE VINDAS KRYCH ETHEL BARAHONA DIAZA LIZABETH VINDAS BARTON	2459 COUNTRY GOLF DR	WELLINGTON	FL	33414	USA
DAVID J DE LA ESPRIELLA	14101 OAK RIDGE DR	DAVIE	FL	33325	USA

DJD LLC	11623 VANTAGE HILL RD	RESTON	VA	20190-3426	USA
EDGAR F NIETO	7315 BYRON AVE 11	MIAMI	FL	33141-2643	USA
EDGARDO GUERRERO JTRS PEDROPABLO MOJICA JTRS	69 S STREET NW	WASHINGTON	DC	20001	USA
EDMUND CELIA	7701 LINDBERG BLVD UNIT 1800	PHILADEPHIA	PA	19153	USA
EDWARD CHERNOFF PHYLLIS CHERNOFF	90 OVERLOOK RD	NEW ROCHELLE	NY	10804	USA
EDWARD M CONCEPCION SCOTT FREESWICK	1900 N BAYSHORE DR #4706	MIAMI	FL	33132	USA
EL RASTRO LLC	2045 IXORA ROAD	NORTH MIAMI	FL	33181	USA
ELBA C & REY HECHAVARRIA	6125 VACQUERO CIR	CASTLE ROCK	CO	80108	USA
ELBA DE LA CARIDAD LASONCEL	6125 VACQUERO CIRCLE	CASTLE ROCK	CO	80108	USA
ELCO BCH LLC	201 S BISCAYNE BLVD STE 850	MIAMI	FL	33131	USA
ELDAR BENISTY	503 74 ST B 3	MIAMI BEACH	FL	33141	USA
ELVA L LOPEZ DE FARAGURE	109 NE 117 ST	MIAMI	FL	33161-6641	USA
ERMIAS DERESS	42-40 BOWNE STREET APT 1-E	FLUSHING	NY	11355	USA
ESTELA VALLE JTRS GRISEL LUGO JTRS	7000 SW 102 AVE #1	MIAMI	FL	33173	USA
ESTHER B GARBER	2227 SE 72 AVE	PORTLAND	OR	97215	USA
FABIAN GENEROSO PETER TROCHE	7400 HARDING AVE 4	MIAMI BEACH	FL	33141	USA
FACTORY DESIGN USA LLC	1940 PARK AVE # 121	MIAMI BEACH	FL	33139	USA
FATME HOTAIT	454 SW 8 ST	MIAMI	FL	33130	USA
FAUVE CORPORATION	150 SE 2 AVE STE 1010	MIAMI	FL	33131	USA
FAUVE CORPORATION	305 S MIAMI AVE PH2-07	MIAMI	FL	33132	USA
FERNANDO MAESTRE	2035 AREB CREEK DR	N MIAMI	FL	33181	USA
FLAVIO ALEJANDRO COSENZA	919 IRVING AVE	WESTFIELD	NJ	07090	USA
FRANCESCHINA LLC	510 PALISADE AVE 2R	JERSEY CITY	NJ	07307	USA
FRANK MORALES HEIDI MORALES	17800 ATLANTIC BLVD 507	SUNNY ISLES BEACH	FL	33160	USA
GAMALIEL PLACE LLC	PO BOX 415068	MIAMI	FL	33141	USA
GEORGE LANZA JTRS MELISSA LANZA JTRS	7334 HARDING AVE #10	MIAMI BEACH	FL	33141	USA
GERMAN NANDE	7326 COLLINS AVE UNIT 104	MIAMI BEACH	FL	33141	USA
GERSHON DIAZ	330 74 ST 3	MIAMI BEACH	FL	33141	USA
GRACIELA ELENA COUFFIGNAL	7315 BYRON AVE	MIAMI BEACH	FL	33141-2695	USA
GRAPHIC AGENCY LLC	1000 BRICKELL AVE STE 400	MIAMI	FL	33131	USA
GURKIN FAMILY LTD PARTNERSHIP	8762 SW 61 ST	MIAMI	FL	33143	USA
GUSTAVO MARTINEZ	7421 CARLYNE AVE #1	MIAMI BEACH	FL	33141	USA
GWPV FOUR LLC	1193 71 ST	MIAMI BEACH	FL	33141	USA
HALLSTARS INVESTMENT CLUB LLC	14203 FOX KNOLL DR	COLONIAL HEIGHTS	VA	23835	USA
HARDING 3 LLC	2655 COLLINS AVE APT 1107	MIAMI BEACH	FL	33140	USA
HARDING HOTEL LLC	1680 MERIDIAN AVE # 102	MIAMI BEACH	FL	33139	USA
HARRITY EDMUND M JR	15 AMHERST WAY	HOPATCONG	NJ	07843	USA
HARRY TEPERMAN &W JANICE	21220 HIGHLAND LAKES BLVD	N MIAMI BEACH	FL	33179-1658	USA
HERNAN ROSATI	7300 BYRON AVE #23	MIAMI BEACH	FL	33141	USA
HERNAN VIRGINIA 672 LLC C/O ISABEL BAYLEY	2045 IXORA RD	NORTH MIAMI	FL	33181	USA
HIRICIO JAVIER BARRIOS	7855 SW 17 TER	MIAMI	FL	33155	USA
INDEPENDENT STOCK TRADES INC	7701 SW 93 AVE	MIAMI	FL	33173	USA

JACKELINE JANCE MARIA O URIBE DE FRANCO	4701 W 12 ST	LOS ANGELES	CA	90019	USA
JAIME MITRANI	7330 BYRON AVE #2	MIAMI	FL	33141-2683	USA
JAZ01 LLC	999 PONCE DE LEON BLVD 1135	CORAL GABLES	FL	33134	USA
JAZCHY AND VAL LLC	2944 NW 60 ST	FORT LAUDERDALE	FL	33309	USA
JEANNE C SCHAFFER	7330 BYRON AVE UNIT 6	MIAMI BEACH	FL	33141-2641	USA
JESUS A ARREAZA	501 74 ST #A-2	MIAMI BEACH	FL	33141	USA
JOHN JANCEC	7400 HARDING AVE APT 8	MIAMI BEACH	FL	33141	USA
JOHN QUINN KRISTYNA R BORDEN	7334 HARDING AVE APT 12	MIAMI BEACH	FL	33141	USA
JOSE N BARQUERO	7326 COLLINS AVE #308	MIAMI	FL	33141-7011	USA
JOSE R MEJIA	333 74 ST #8	MIAMI	FL	33141-2709	USA
JOSEPH D HAGEN	7326 COLLINS AVE 202	MIAMI BEACH	FL	33141-7011	USA
JOSEPH ROSARIO TROPEA	7300 BYRON AVE #22	MIAMI BEACH	FL	33141	USA
JOSEPH RUSSELL &W DEBRA	7407 BYRON AVE	MIAMI BEACH	FL	33141-2614	USA
JUAN CARLOS PEREZ AMELIA NUNES	9511 NW 14 ST	PEMBROKE PINES	FL	33024	USA
JUAN FRANCISCO MEDINA	7400 HARDING AVE UNIT 10	MIAMI BEACH	FL	33141-2788	USA
JUAN M FORERO AURLSTELA ROJAS	9248 COLLINS AVE STE 204	SURFSIDE	FL	33154	USA
JUAN PEDRO CARMENATE	821 MICHIGAN AVE #101	MIAMI BEACH	FL	33139	USA
JULIANE SARDINA	7325 BYRON AVE #6	MIAMI BEACH	FL	33141-2645	USA
JULIO B TRONCOSO	198 BOYLSTON ST #2	JAMAICA PLAIN	MA	02130	USA
JUSTINA M MILLAN	7300 BYRON AVE 4	MIAMI BEACH	FL	33141	USA
KALANIOT LLC	12000 BISCAYNE BLVD #704	N MIAMI	FL	33181	USA
KARL W ALOMAR JTRS OLGA MALYUK JTRS	38 WEST 26 ST #5B	NEW YORK	NY	10010	USA
KATE REAL ESTATE INC	3370 MARY STREET	MIAMI	FL	33133	USA
KENNETH J YOHO	7400 HARDING AVE #23	MIAMI BCH	FL	33141	USA
KOL AKAVOD CORP	3400 NE 192 ST #1206	AVENTURA	FL	33180	USA
KRISTIAN P PEREZ JTRS RUDY PEREZ JTRS	7605 COLLINS AVE	MIAMI BEACH	FL	33141	USA
LA MANSION LLC	15 NW 7 AVE	FORT LAUDERDALE	FL	33311	USA
LAURA CAMAYD	7326 COLLINS AVE #303	MIAMI BEACH	FL	33141	USA
LEWIS SEIGEL	7300 OCEAN TER #202	MIAMI BEACH	FL	33141	USA
LIDIA VILARO	8540 BYRON AVE #2E	MIAMI BEACH	FL	33141	USA
LISYS CAMACHO & DESIDERIO P CAMACHO JTRS	5946 ALTON RD	MIAMI	FL	33140	USA
LUCY PEZO	7315 BYRON AVE UNIT 8	MIAMI	FL	33141	USA
LUENCORE INC	410 SARTO AVE	CORAL GABLES	FL	33134	USA
LUIS C COBOS	7135 COLLINS AVE #1731	MIAMI BEACH	FL	33141	USA
LUIS MANUEL MARCANO VALERO	7315 BYRON AVE #5	MIAMI	FL	33141	USA
LUZ CARRION JTRS VICTOR M JULIA JR JTRS	361 DEER RUN	MIAMI SPRINGS	FL	33166	USA
M5 INVESTMENT PROPERTIES LLC	1915 BRICKELL AVE # C 613	MIAMI	FL	33129	USA
MAGALY GARCIA &W FERNANDO TORRES	7300 BYRON AVE #6	MIAMI BEACH	FL	33141-2601	USA
MANUEL DOMINGUEZ &W MARIA R	1541 BRICKELL AVE 1705	MIAMI	FL	33129	USA
MANUEL DOMINGUEZ JTRS MARIA R DOMINGUEZ JTRS DAVID M DOMINGUEZ JTRS	1541 BRICKELL AVENUE #C1705	MIAMI	FL	33129	USA
MARCOS ORQUERA	9801 N MIAMI AVE	MIAMI SHORES	FL	33150	USA
MARIA A GARCIA & SONIA G CHITON & SARAH MARIA CHILTON	7300 BYRON AVE #3	MIAMI BEACH	FL	33141-2601	USA

MARIA ANTONIETA SICILIA	7330 BYRON AVE #7	MIAMI BEACH	FL	33141-2641	USA
MARIA MOSCA & CARMEN MENDIOLA& EVELYN PADILLA	424 HILLSIDE AVE	NUTLEY	NJ	07110	USA
MARIA VON LUBOWIECKI	7300 BYRON AVE UNIT 10	MIAMI BEACH	FL	33141-7008	USA
MARIO FERNANDEZ	9000 SW 96 ST	MIAMI	FL	33176	USA
MARISOL RODRIGUEZ &H PEDRO RODRIGUEZ	244 79TH ST #3-E	MIAMI BEACH	FL	33141	USA
MARTHA DOMINGUEZ TRS MARTA DOMINGUEZ TRUST TIERRA GALICIA INC	7911 NOREMAC AVE	MIAMI BEACH	FL	33141	USA
MARTHA IDOLIA BUILES	7400 HARDING AVE APT 19	MIAMI BEACH	FL	33141-2743	USA
MARY NIEDERGALL	503 74 ST #A-3	MIAMI BEACH	FL	33141-2662	USA
MATHIEWS PROPERTY LLC	7326 COLLINS AVE 102	MIAMI BEACH	FL	33141	USA
MAURICE SEPE	5555 COLLINS BEACH AVE	MIAMI	FL	33140-2559	USA
MAURICE SEPE & ALEX DE GASPERI JTRS	7326 COLLINS AVE #306	MIAMI BEACH	FL	33141-7011	USA
MAX04 LLC	3500 S DUPONT HWY	DOVER	DE	19901	USA
MBEACH PROPERTIES LLC	150 W SUNRISE AVE	CORAL GABLES	FL	33133	USA
MCBRIDE FAM LTD PARTNERSHIP ATTN: TAX DEPARTMENT	PO BOX 1159	DEERFIELD	IL	60015	USA
MICHAEL J LEIKEN	7300 BYRON AVE #1	MIAMI BCH	FL	33141-2601	USA
MICHAEL K MACKI &W LINA M MACKI	19601 NW 88 AVE	MIAMI	FL	33018	USA
MIGUEL A BALDRICHE &W ORQUIDEA	7400 HARDING AVE #12	MIAMI BEACH	FL	33141-2705	USA
MIRNA G ESCALONA	7330 BYRON AVE #1	MIAMI BEACH	FL	33141-2683	USA
MYMAGGS LLC	10101 COLLINS AVE STE 17B	MIAMI	FL	33154	USA
N14 HOLDINGS LLC	1602 ALTON RD STE 602	MIAMI	FL	33139	USA
NAOMI AVNAIM	PO BOX 1648	HALLANDALE	FL	33008	USA
NATHALIE SALAS	7334 HARDING AVE #15	MIAMI BEACH	FL	33141	USA
NELIDA GIBERT DE LA PAZ (LE) FRANCISCO & FELIPE DE LA PAZ (REM	PO BOX 162804	MIAMI	FL	33116-2804	USA
NELSON CABALLERO	8345 SW 58th St	Miami	FL	33143-1503	USA
NOEL MEDINA NEREYDA ANGELICA MORALES	7326 COLLINS AVE 209	MIAMI BEACH	FL	33141	USA
OALA 2 CORP	20533 BISCAYNE BLVD STE 777	AVENTURA	FL	33180	USA
OGL TRADE LLC	8349 NW 66 ST	MIAMI	FL	33166	USA
OLGA ARISMENDI & MANUEL A ARRIETA	331 74 ST #4	MIAMI BCH	FL	33141-2709	USA
OMAR M MUNIZ	7334 HARDING AVE #14	MIAMI	FL	33141-2731	USA
OSCAR & ME INC	2500 FLAMINGO DR	MIAMI BEACH	FL	33140-4315	USA
OSCAR CASTELLANOS-MARTI	7409 BYRON AVE UNIT 6	MIAMI BEACH	FL	33141-2614	USA
OSCAR JAIME	661 E 37 ST	HIALEAH	FL	33013-2844	USA
OSCAR SEREBRENIK	1816 CLEVELAND RD	MIAMI BEACH	FL	33141-1723	USA
OSUG REO LLC	14 NW 7 AVE	FORT LAUDERDALE	FL	33311	USA
OVERBOOKING LLC	15 NW 7 AVE	FORT LAUDERDALE	FL	33311	USA
P & J LLC	9532 BYRON AVE	SURFSIDE	FL	33154-2442	USA
PAOLO MARINI	701 BRICKELL KEY BLVD #1009	MIAMI	FL	33131	USA
PASSEPARTOUT MANAGEMENT LLC	201 S BISCAYNE BLVD #2800	MIAMI	FL	33131	USA
PAUL E RINTA JR DIANA L RINTA	7300 BYRON AVE #11	MIAMI BEACH	FL	33141-7008	USA
PEDRO DIAZ	7334 HARDING AVE #11	MIAMI	FL	33141-2731	USA
PEDRO RODRIGUEZ MARISOL RODRIGUEZ	7400 HARDING AVE #17	MIAMI BEACH	FL	33141	USA
PEDRO RODRIGUEZ MARISOL RODRIGUEZ	244 79 ST APT 3E	MIAMI BEACH	FL	33141	USA

PEDRO URIBE &W DONNA	2100 SANS SOUCI BLVD APT S1401	N MIAMI	FL	33181-3044	USA
PERRY MIRANDA	1112 EUCLID ST NW	WASHINGTON	DC	20009	USA
PINK PORK INVESTMENTS LLC	13899 BISCAYNE BLVD UNIT 222	NORTH MIAMI BEACH	FL	33181	USA
PRESENT LIGHT HOLDINGS LLC	7411 CARLYLE AVE #2	MIAMI BEACH	FL	33141-2628	USA
PROFILE REALTY INC TRS	PO BOX 490915	KEY BISCAYNE	FL	33149	USA
R T T INT LLC	6538 COLLINS AVENUE #173	MIAMI	FL	33141	USA
RAMON RODRIGUEZ &W MARTA	9409 CARLYLE AVE #1	SURFSIDE	FL	33154-2445	USA
RAUL B ESTRADA	7400 HARDING AVE UNIT 2	MIAMI BEACH	FL	33141-2705	USA
RAUL BATISTA &W ELIZABETH BATISTA	501 74 ST #A-1	MIAMI BEACH	FL	33141-2661	USA
REMICE LLC	20900 NE 30 AVE #818	AVENTURA	FL	33180	USA
RICHARD MARK BERTOCCI	1011 EUCLID AVE APT 7	MIAMI BEACH	FL	33139	USA
ROBERT B KNIGHT &W MARCERY KNIGHT	2105 KEYSTONE BLVD	NORTH MIAMI	FL	33181-2610	USA
ROBERT ELLIOTT FABIAN FAGA	7300 BYRON AVE 15A	MIAMI	FL	33141	USA
RODOLFO T CABRERA	7502 W 29 LN	HIALEAH	FL	33018	USA
ROMAN ROMANIV ULANA ROMANIV	565 N PINE ISLAND RD	PLANTATION	FL	33324	USA
ROSARIO CORRAO	7620 CARLYLE AVE #408	MIAMI	FL	33141	USA
SAM MOSHE	3540 N 53 AVE	HOLLYWOOD	FL	33021	USA
SAMUDIO INVESTMENTS LLC	2637 E ATLANTIC BLVD # 23000	POMPANO BEACH	FL	33062	USA
SHERREE CASUSOL	14525 SW MILLIKAN WAY STE 9735	BEAVERTON	OR	97005	USA
SHOSHANA AVREE C/O SCOTT R BARNETT SCOTT BARNETT	1626 FLETCHER ST	HOLLYWOOD	FL	33024	USA
SILVIA MAIMONE	7407 BYRON AVE #2	MIAMI BEACH	FL	33141	USA
SOFIA VERGARA	1990 S BUNDY DR #200	LOS ANGELES	CA	90025	USA
SONIA OJEDA LE REM DIEGO PINEIRO REM GABRIEL PINEIRO	290 174 ST STE 805	SUNNY ISLES BEACH	FL	33160	USA
SONIX LLC	20900 NE 30 AVE #200 33	AVENTURA	FL	33131	USA
STEVE L JOST	7300 BYRON AVE #22	MIAMI	FL	33141-6119	USA
SUSAN BRUSTMAN	6039 COLLINS AVE UNIT 1029	MIAMI BEACH	FL	33140-2252	USA
SUSAN KOMITOR	7300 BYRON AVE #19	MIAMI BEACH	FL	33141-2677	USA
TAN AND LEI 2 LLC	20801 BISCAYNE BLVD 403	AVENTURA	FL	33180	USA
THOMAS J FONTANA &W CAMILLA	3181 SHORE DR	MERRICK	NY	11566	USA
THOMAS SPACCARELLI	735 UNIVERSITY AVE	SEWANEE	TN	37383	USA
THREE ANGELS II LLC	PO BOX 415984	MIAMI BEACH	FL	33141	USA
TIR PREMIUN PROPERTIES	17201 COLLINS AVE STE 3108	SUNNY ISLES BCH	FL	33160	USA
TOM DE JONGH KAROLINE VERVAECK	7300 BYRON AVE #8	MIAMI BEACH	FL	33141	USA
TONY Y NASSAR	7300 BYRON AVE #5	MIAMI BEACH	FL	33141-2601	USA
UNIT 16 7315 BYRON AVE LLC	473 PINE TREE CT	ATLANTIS	FL	33462	USA
UNIT 17 7315 BYRON AVE LLC	473 PINE TREE CT	ATLANTIS	FL	33462	USA
VF MIAMI INVESTMENT INC	1680 MICHIGAN AVE 910	MIAMI BEACH	FL	33139	USA
VINCENTE SALAS & SONS INVEST CO	1671 WOLFE RD	SUNNYVALE	CA	94087	USA
VIVIANE SCHAPPO	501 74 ST #B-2	MIAMI BEACH	FL	33141	USA
VIVIANNE RABASSA	7300 BYRON AVE UNIT 17	MIAMI BEACH	FL	33141-2602	USA
YENISLEYDIS GALBAN &H LUIS E GONZALEZ	8948 NW 121 ST	HIALEAH	FL	33018	USA
YESENIA E SERRA	330 74 ST #15	MIAMI BEACH	FL	33141	USA

Z M E INC	19880 NE 24 CT	NO MIAMI BEACH	FL	33180-2147	USA
ZORAN SISIC	11930 N BAYSHORE DR 401	NORTH MIAMI	FL	33181	USA

ALICIA MARIA PASCUAL RODRIGUEZ
JAVIERA CARRERA SUR 330 CASA F
LA REINA SANTIAGO DE CHILE
CHILE

FREDERIC GARCIA
35 RUE DU SEUTIER
PARIS
FRANCE

GEORGE SIMARD MARCELLE GAUTHIER
45 RUE DE LA FONDERIE
TROIS RIVIERES PQ G8T 2E7
CANADA

LUIZ ANTONIO DIMAS DEBS SAMIRA
SHAKER AHMAD DEBS
AVENIDA MOACI 780
SAO PAULO SP 04083-002
BRAZIL

7311 BYRON ASSOCIATES LLC
26 W 85 ST 1
NEW YORK, NY 10024

7320 BYRON LLC
701 BRICKELL AVE 1550
MIAMI, FL 33131

7345 BYRON AVENUE LLC
6619 S DIXIE HWY STE 267
MIAMI, FL 33141

7345 BYRON AVENUE LLC
9715 SW 58 CT
MIAMI, FL 33156

ACJ GROUP LLC
555 NW 15 ST #200
MIAMI, FL 33132

AIJIE WENG
112 AVE F
BROOKLYN, NY 11218

ALCIDES J BORROTO TR ESPERAZA
BORROTO TR
8877 COLLINS AVE #901
SURFSIDE, FL 33154-3520

ALDA FLEITAS
6503 SW 53 TERR
MIAMI, FL 33155-6407

ALICIA I CHAPARRO
333 74 ST #6
MIAMI, FL 33141-2709

AMELIA DEL VALLE N RODRIGUEZ JUAN
CARLOS PEREZ MARTIN
1849 SOUTH OCEAN DR #406
HALLANDALE BEACH, FL 33009

AMELIA NUNES JUAN CARLOS PEREZ
9511 NW 14 ST
PEMBROKE PINES, FL 33024

ANDRE KORAKADOS PANAGIOTIS PETER
KORAKADOS
5025 COLLINS AVE 1906
MIAMI BEACH, FL 33140

ANNE LEPIS
232 SYLVAN ST
RUTHERFORD, NJ 07070

ANTHONY DIMINO &W JOAN
89-77 STREET
BROOKLYN, NY 11209

ARNOBIO GOMES PEREIRA LEILA
BERBERT EIRAS PEREIRA
505 74 ST #B-5
MIAMI BEACH, FL 33141

ARON FRENKIEL
7330 BYRON AVE UNIT 3
MIAMI BEACH, FL 33141-2683

ARRP MIAMI LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

ARTHUR R FORTE III
503 74 ST #A-4
MIAMI BEACH, FL 33141-2662

BEATRIZ JARAMILLO
330 74 ST UNIT #7
MIAMI BEACH, FL 33141-2720

BP 7330 LLC
PO BOX 416537
MIAMI BEACH, FL 33141

BYRON 7333 LLC
16485 COLLINS AVE #2238
SUNNY ISLES BEACH, FL 33160

C CALVIN GAETA &W DOLORES
1 CVS DRIVE
WOONSOCKET, RI 02895

C CALVIN GAETA &W DOLORES
13055 POND APPLE DR #E
NAPLES, FL 34119

CABRINI B LEPIS
11 KNOX AVE
CLIFFSIDE PK, NJ 07010

CARLA VERASTEGUI
7300 BYRON AVE #12-A
MIAMI BEACH, FL 33141

CARLOS BENITEZ &W ESTRELLA
9214 SW 4 TERR
MIAMI, FL 33174-2282

CARMEN L MUNIZ
7334 HARDING AVE #7
MIAMI, FL 33141-2732

CELESTE ECHEVARRIA JTRS FERNANDO
ENRIQUE CHAVES JTRS
331 74 ST #2
MIAMI BEACH, FL 33141

CHARLES PERROTA JOANN PERROTTA
7409 BYRON AVE #7
MIAMI, FL 33141

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

CLARA ESTRADA
19 GAZEBO LN
SMITHTOWN, NY 11787

CONSUELO URIBE LE REM ANA MARIA
URIBE VASQUEZ
7327 BYRON AVE 3
MIAMI BEACH, FL 33141

CONSUELO URIBE LE REM MARTA CECILIA
URIBE VASQUEZ
7327 BYRON AVE 3
MIAMI BEACH, FL 33141

COSTA DEL SOL MIAMI LLC
1201 SOUTH OCEAN DR STE 2001-S
HOLLYWOOD, FL 33019

DAMALETILA LLC
13043 NW 8 TER
MIAMI, FL 33182

DAPHNE VINDAS KRYCH ETHEL
BARAHONA DIAZA LIZABETH VINDAS
BARTON
2459 COUNTRY GOLF DR
WELLINGTON, FL 33414

DAVID J DE LA ESPRIELLA
14101 OAK RIDGE DR
DAVIE, FL 33325

DJD LLC
11623 VANTAGE HILL RD
RESTON, VA 20190-3426

EDGAR F NIETO
7315 BYRON AVE 11
MIAMI, FL 33141-2643

EDGARDO GUERRERO JTRS
PEDROPABLO MOJICA JTRS
69 S STREET NW
WASHINGTON, DC 20001

EDMUND CELIA
7701 LINDBERG BLVD UNIT 1800
PHILADELPHIA, PA 19153

EDWARD CHERNOFF PHYLLIS CHERNOFF
90 OVERLOOK RD
NEW ROCHELLE, NY 10804

EDWARD M CONCEPCION SCOTT
FREESWICK
1900 N BAYSHORE DR #4706
MIAMI, FL 33132

EL RASTRO LLC
2045 IXORA ROAD
NORTH MIAMI, FL 33181

ELBA C & REY HECHAVARRIA
6125 VACQUERO CIR
CASTLE ROCK, CO 80108

ELBA DE LA CARIDAD LASONCEL
6125 VACQUERO CIRCLE
CASTLE ROCK, CO 80108

ELCO BCH LLC
201 S BISCAYNE BLVD STE 850
MIAMI, FL 33131

ELDAR BENISTY
503 74 ST B 3
MIAMI BEACH, FL 33141

ELVA L LOPEZ DE FARAGURE
109 NE 117 ST
MIAMI, FL 33161-6641

ERMIAS DERESS
42-40 BOWNE STREET APT 1-E
FLUSHING, NY 11355

ESTELA VALLE JTRS GRISEL LUGO JTRS
7000 SW 102 AVE #1
MIAMI, FL 33173

ESTHER B GARBER
2227 SE 72 AVE
PORTLAND, OR 97215

FABIAN GENEROSO PETER TROCHE
7400 HARDING AVE 4
MIAMI BEACH, FL 33141

FACTORY DESIGN USA LLC
1940 PARK AVE # 121
MIAMI BEACH, FL 33139

FATME HOTAIT
454 SW 8 ST
MIAMI, FL 33130

FAUVE CORPORATION
150 SE 2 AVE STE 1010
MIAMI, FL 33131

FAUVE CORPORATION
305 S MIAMI AVE PH2-07
MIAMI, FL 33132

FERNANDO MAESTRE
2035 AREB CREEK DR
N MIAMI, FL 33181

FLAVIO ALEJANDRO COSENZA
919 IRVING AVE
WESTFIELD, NJ 07090

FRANCESCHINA LLC
510 PALISADE AVE 2R
JERSEY CITY, NJ 07307

FRANK MORALES HEIDI MORALES
17800 ATLANTIC BLVD 507
SUNNY ISLES BEACH, FL 33160

GAMALIEL PLACE LLC
PO BOX 415068
MIAMI, FL 33141

GEORGE LANZA JTRS MELISSA LANZA
JTRS
7334 HARDING AVE #10
MIAMI BEACH, FL 33141

GERMAN NANDE
7326 COLLINS AVE UNIT 104
MIAMI BEACH, FL 33141

GERSHON DIAZ
330 74 ST 3
MIAMI BEACH, FL 33141

GRACIELA ELENA COUFFIGNAL
7315 BYRON AVE
MIAMI BEACH, FL 33141-2695

GRAPHIC AGENCY LLC
1000 BRICKELL AVE STE 400
MIAMI, FL 33131

GURKIN FAMILY LTD PARTNERSHIP
8762 SW 61 ST
MIAMI, FL 33143

GUSTAVO MARTINEZ
7421 CARLYNE AVE #1
MIAMI BEACH, FL 33141

GWPV FOUR LLC
1193 71 ST
MIAMI BEACH, FL 33141

HALLSTARS INVESTMENT CLUB LLC
14203 FOX KNOLL DR
COLONIAL HEIGHTS, VA 23835

HARDING 3 LLC
2655 COLLINS AVE APT 1107
MIAMI BEACH, FL 33140

HARDING HOTEL LLC
1680 MERIDIAN AVE # 102
MIAMI BEACH, FL 33139

HARRITY EDMUND M JR
15 AMHERST WAY
HOPATCONG, NJ 07843

HARRY TEPERMAN &W JANICE
21220 HIGHLAND LAKES BLVD
N MIAMI BEACH, FL 33179-1658

HERNAN ROSATI
7300 BYRON AVE #23
MIAMI BEACH, FL 33141

HERNAN VIRGINIA 672 LLC C/O ISABEL
BAYLEY
2045 IXORA RD
NORTH MIAMI, FL 33181

HIRICIO JAVIER BARRIOS
7855 SW 17 TER
MIAMI, FL 33155

INDEPENDENT STOCK TRADES INC
7701 SW 93 AVE
MIAMI, FL 33173

JACKELINE JANCE MARIA O URIBE DE
FRANCO
4701 W 12 ST
LOS ANGELES, CA 90019

JAIME MITRANI
7330 BYRON AVE #2
MIAMI, FL 33141-2683

JAZ01 LLC
999 PONCE DE LEON BLVD 1135
CORAL GABLES, FL 33134

JAZCHY AND VAL LLC
2944 NW 60 ST
FORT LAUDERDALE, FL 33309

JEANNE C SCHAFFER
7330 BYRON AVE UNIT 6
MIAMI BEACH, FL 33141-2641

JESUS A ARREAZA
501 74 ST #A-2
MIAMI BEACH, FL 33141

JOHN JANCEC
7400 HARDING AVE APT 8
MIAMI BEACH, FL 33141

JOHN QUINN KRISTYNA R BORDEN
7334 HARDING AVE APT 12
MIAMI BEACH, FL 33141

JOSE N BARQUERO
7326 COLLINS AVE #308
MIAMI, FL 33141-7011

JOSE R MEJIA
333 74 ST #8
MIAMI, FL 33141-2709

JOSEPH D HAGEN
7326 COLLINS AVE 202
MIAMI BEACH, FL 33141-7011

JOSEPH ROSARIO TROPEA
7300 BYRON AVE #22
MIAMI BEACH, FL 33141

JOSEPH RUSSELL &W DEBRA
7407 BYRON AVE
MIAMI BEACH, FL 33141-2614

JUAN CARLOS PEREZ AMELIA NUNES
9511 NW 14 ST
PEMBROKE PINES, FL 33024

JUAN FRANCISCO MEDINA
7400 HARDING AVE UNIT 10
MIAMI BEACH, FL 33141-2788

JUAN M FORERO AURLSTELA ROJAS
9248 COLLINS AVE STE 204
SURFSIDE, FL 33154

JUAN PEDRO CARMENATE
821 MICHIGAN AVE #101
MIAMI BEACH, FL 33139

JULIANE SARDINA
7325 BYRON AVE #6
MIAMI BEACH, FL 33141-2645

JULIO B TRONCOSO
198 BOYLSTON ST #2
JAMAICA PLAIN, MA 02130

JUSTINA M MILLAN
7300 BYRON AVE 4
MIAMI BEACH, FL 33141

KALANIOT LLC
12000 BISCAYNE BLVD #704
N MIAMI, FL 33181

KARL W ALOMAR JTRS OLGA MALYUK
JTRS
38 WEST 26 ST #5B
NEW YORK, NY 10010

KATE REAL ESTATE INC
3370 MARY STREET
MIAMI, FL 33133

KENNETH J YOHO
7400 HARDING AVE #23
MIAMI BCH, FL 33141

KOL AKAVOD CORP
3400 NE 192 ST #1206
AVENTURA, FL 33180

KRISTIAN P PEREZ JTRS RUDY PEREZ
JTRS
7605 COLLINS AVE
MIAMI BEACH, FL 33141

LA MANSION LLC
15 NW 7 AVE
FORT LAUDERDALE, FL 33311

LAURA CAMAYD
7326 COLLINS AVE #303
MIAMI BEACH, FL 33141

LEWIS SEIGEL
7300 OCEAN TER #202
MIAMI BEACH, FL 33141

LIDIA VILARO
8540 BYRON AVE #2E
MIAMI BEACH, FL 33141

LISYS CAMACHO & DESIDERIO P
CAMACHO JTRS
5946 ALTON RD
MIAMI, FL 33140

LUCY PEZO
7315 BYRON AVE UNIT 8
MIAMI, FL 33141

LUENCORE INC
410 SARTO AVE
CORAL GABLES, FL 33134

LUIS C COBOS
7135 COLLINS AVE #1731
MIAMI BEACH, FL 33141

LUIS MANUEL MARCANO VALERO
7315 BYRON AVE #5
MIAMI, FL 33141

LUZ CARRION JTRS VICTOR M JULIA JR
JTRS
361 DEER RUN
MIAMI SPRINGS, FL 33166

M5 INVESTMENT PROPERTIES LLC
1915 BRICKELL AVE # C 613
MIAMI, FL 33129

MAGALY GARCIA &W FERNANDO TORRES
7300 BYRON AVE #6
MIAMI BEACH, FL 33141-2601

MANUEL DOMINGUEZ &W MARIA R
1541 BRICKELL AVE 1705
MIAMI, FL 33129

MANUEL DOMINGUEZ JTRS MARIA R
DOMINGUEZ JTRS DAVID M DOMINGUEZ
JTRS
1541 BRICKELL AVENUE #C1705
MIAMI, FL 33129

MARCOS ORQUERA
9801 N MIAMI AVE
MIAMI SHORES, FL 33150

MARIA A GARCIA & SONIA G CHITON &
SARAH MARIA CHILTON
7300 BYRON AVE #3
MIAMI BEACH, FL 33141-2601

MARIA ANTONIETA SICILIA
7330 BYRON AVE #7
MIAMI BEACH, FL 33141-2641

MARIA MOSCA & CARMEN MENDIOLA&
EVELYN PADILLA
424 HILLSIDE AVE
NUTLEY, NJ 07110

MARIA VON LUBOWIECKI
7300 BYRON AVE UNIT 10
MIAMI BEACH, FL 33141-7008

MARIO FERNANDEZ
9000 SW 96 ST
MIAMI, FL 33176

MARISOL RODRIGUEZ &H PEDRO
RODRIGUEZ
244 79TH ST #3-E
MIAMI BEACH, FL 33141

MARTHA DOMINGUEZ TRS MARTA
DOMINGUEZ TRUST TIERRA GALICIA INC
7911 NOREMAC AVE
MIAMI BEACH, FL 33141

MARTHA IDOLIA BUILES
7400 HARDING AVE APT 19
MIAMI BEACH, FL 33141-2743

MARY NIEDERGALL
503 74 ST #A-3
MIAMI BEACH, FL 33141-2662

MATHIEWS PROPERTY LLC
7326 COLLINS AVE 102
MIAMI BEACH, FL 33141

MAURICE SEPE
5555 COLLINS BEACH AVE
MIAMI, FL 33140-2559

MAURICE SEPE & ALEX DE GASPERI JTRS
7326 COLLINS AVE #306
MIAMI BEACH, FL 33141-7011

MAX04 LLC
3500 S DUPONT HWY
DOVER, DE 19901

MBEACH PROPERTIES LLC
150 W SUNRISE AVE
CORAL GABLES, FL 33133

MCBRIDE FAM LTD PARTNERSHIP ATTN:
TAX DEPARTMENT
PO BOX 1159
DEERFIELD, IL 60015

MICHAEL J LEIKEN
7300 BYRON AVE #1
MIAMI BCH, FL 33141-2601

MICHAEL K MACKI &W LINA M MACKI
19601 NW 88 AVE
MIAMI, FL 33018

MIGUEL A BALDRICHE &W ORQUIDEA
7400 HARDING AVE #12
MIAMI BEACH, FL 33141-2705

MIRNA G ESCALONA
7330 BYRON AVE #1
MIAMI BEACH, FL 33141-2683

MYMAGGS LLC
10101 COLLINS AVE STE 17B
MIAMI, FL 33154

N14 HOLDINGS LLC
1602 ALTON RD STE 602
MIAMI, FL 33139

NAOMI AVNAIM
PO BOX 1648
HALLANDALE, FL 33008

NATHALIE SALAS
7334 HARDING AVE #15
MIAMI BEACH, FL 33141

NELIDA GIBERT DE LA PAZ (LE)
FRANCISCO & FELIPE DE LA PAZ (REM
PO BOX 162804
MIAMI, FL 33116-2804

NELSON CABALLERO
8345 SW 58th St
Miami, FL 33143-1503

NOEL MEDINA NEREYDA ANGELICA
MORALES
7326 COLLINS AVE 209
MIAMI BEACH, FL 33141

OALA 2 CORP
20533 BISCAYNE BLVD STE 777
AVENTURA, FL 33180

OGL TRADE LLC
8349 NW 66 ST
MIAMI, FL 33166

OLGA ARISMENDI & MANUEL A ARRIETA
331 74 ST #4
MIAMI BCH, FL 33141-2709

OMAR M MUNIZ
7334 HARDING AVE #14
MIAMI, FL 33141-2731

OSCAR & ME INC
2500 FLAMINGO DR
MIAMI BEACH, FL 33140-4315

OSCAR CASTELLANOS-MARTI
7409 BYRON AVE UNIT 6
MIAMI BEACH, FL 33141-2614

OSCAR JAIME
661 E 37 ST
HIALEAH, FL 33013-2844

OSCAR SEREBRENIK
1816 CLEVELAND RD
MIAMI BEACH, FL 33141-1723

OSUG REO LLC
14 NW 7 AVE
FORT LAUDERDALE, FL 33311

OVERBOOKING LLC
15 NW 7 AVE
FORT LAUDERDALE, FL 33311

P & J LLC
9532 BYRON AVE
SURFSIDE, FL 33154-2442

PAOLO MARINI
701 BRICKELL KEY BLVD #1009
MIAMI, FL 33131

PASSEPARTOUT MANAGEMENT LLC
201 S BISCAYNE BLVD #2800
MIAMI, FL 33131

PAUL E RINTA JR DIANA L RINTA
7300 BYRON AVE #11
MIAMI BEACH, FL 33141-7008

PEDRO DIAZ
7334 HARDING AVE #11
MIAMI, FL 33141-2731

PEDRO RODRIGUEZ MARISOL RODRIGUEZ
7400 HARDING AVE #17
MIAMI BEACH, FL 33141

PEDRO RODRIGUEZ MARISOL RODRIGUEZ
244 79 ST APT 3E
MIAMI BEACH, FL 33141

PEDRO URIBE &W DONNA
2100 SANS SOUCI BLVD APT S1401
N MIAMI, FL 33181-3044

PERRY MIRANDA
1112 EUCLID ST NW
WASHINGTON, DC 20009

PINK PORK INVESTMENTS LLC
13899 BISCAYNE BLVD UNIT 222
NORTH MIAMI BEACH, FL 33181

PRESENT LIGHT HOLDINGS LLC
7411 CARLYLE AVE #2
MIAMI BEACH, FL 33141-2628

PROFILE REALTY INC TRS
PO BOX 490915
KEY BISCAYNE, FL 33149

R T T INT LLC
6538 COLLINS AVENUE #173
MIAMI, FL 33141

RAMON RODRIGUEZ &W MARTA
9409 CARLYLE AVE #1
SURFSIDE, FL 33154-2445

RAUL B ESTRADA
7400 HARDING AVE UNIT 2
MIAMI BEACH, FL 33141-2705

RAUL BATISTA &W ELIZABETH BATISTA
501 74 ST #A-1
MIAMI BEACH, FL 33141-2661

REMICE LLC
20900 NE 30 AVE #818
AVENTURA, FL 33180

RICHARD MARK BERTOCCI
1011 EUCLID AVE APT 7
MIAMI BEACH, FL 33139

ROBERT B KNIGHT &W MARCERY KNIGHT
2105 KEYSTONE BLVD
NORTH MIAMI, FL 33181-2610

ROBERT ELLIOTT FABIAN FAGA
7300 BYRON AVE 15A
MIAMI, FL 33141

RODOLFO T CABRERA
7502 W 29 LN
HIALEAH, FL 33018

ROMAN ROMANIV ULANA ROMANIV
565 N PINE ISLAND RD
PLANTATION, FL 33324

ROSARIO CORRAO
7620 CARLYLE AVE #408
MIAMI, FL 33141

SAM MOSHE
3540 N 53 AVE
HOLLYWOOD, FL 33021

SAMUDIO INVESTMENTS LLC
2637 E ATLANTIC BLVD # 23000
POMPANO BEACH, FL 33062

SHERREE CASUSOL
14525 SW MILLIKAN WAY STE 9735
BEAVERTON, OR 97005

SHOSHANA AVREE C/O SCOTT R BARNETT
SCOTT BARNETT
1626 FLETCHER ST
HOLLYWOOD, FL 33024

SILVIA MAIMONE
7407 BYRON AVE #2
MIAMI BEACH, FL 33141

SOFIA VERGARA
1990 S BUNDY DR #200
LOS ANGELES, CA 90025

SONIA OJEDA LE REM DIEGO PINEIRO
REM GABRIEL PINEIRO
290 174 ST STE 805
SUNNY ISLES BEACH, FL 33160

SONIX LLC
20900 NE 30 AVE #200 33
AVENTURA, FL 33131

STEVE L JOST
7300 BYRON AVE #22
MIAMI, FL 33141-6119

SUSAN BRUSTMAN
6039 COLLINS AVE UNIT 1029
MIAMI BEACH, FL 33140-2252

SUSAN KOMITOR
7300 BYRON AVE #19
MIAMI BEACH, FL 33141-2677

TAN AND LEI 2 LLC
20801 BISCAYNE BLVD 403
AVENTURA, FL 33180

THOMAS J FONTANA &W CAMILLA
3181 SHORE DR
MERRICK, NY 11566

THOMAS SPACCARELLI
735 UNIVERSITY AVE
SEWANEE, TN 37383

THREE ANGELS II LLC
PO BOX 415984
MIAMI BEACH, FL 33141

TIR PREMIUN PROPERTIES
17201 COLLINS AVE STE 3108
SUNNY ISLES BCH, FL 33160

TOM DE JONGH KAROLINE VERVAECK
7300 BYRON AVE #8
MIAMI BEACH, FL 33141

TONY Y NASSAR
7300 BYRON AVE #5
MIAMI BEACH, FL 33141-2601

UNIT 16 7315 BYRON AVE LLC
473 PINE TREE CT
ATLANTIS, FL 33462

UNIT 17 7315 BYRON AVE LLC
473 PINE TREE CT
ATLANTIS, FL 33462

VF MIAMI INVESTMENT INC
1680 MICHIGAN AVE 910
MIAMI BEACH, FL 33139

VINCENTE SALAS & SONS INVEST CO
1671 WOLFE RD
SUNNYVALE, CA 94087

VIVIANE SCHAPPO
501 74 ST #B-2
MIAMI BEACH, FL 33141

VIVIANNE RABASSA
7300 BYRON AVE UNIT 17
MIAMI BEACH, FL 33141-2602

YENISLEYDIS GALBAN &H LUIS E
GONZALEZ
8948 NW 121 ST
HIALEAH, FL 33018

YESENIA E SERRA
330 74 ST #15
MIAMI BEACH, FL 33141

Z M E INC
19880 NE 24 CT
NO MIAMI BEACH, FL 33180-2147

ZORAN SISIC
11930 N BAYSHORE DR 401
NORTH MIAMI, FL 33181