

MIAMIBEACH

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: www.miamibeachfl.gov/planning

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.

Application Information			
FILE NUMBER DRB19-0396			
<input type="radio"/> Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision		<input checked="" type="radio"/> Design Review Board <input checked="" type="checkbox"/> Design review approval <input type="checkbox"/> Variance	
<input type="radio"/> Planning Board <input type="checkbox"/> Conditional use permit <input type="checkbox"/> Lot split approval <input type="checkbox"/> Amendment to the Land Development Regulations or zoning map <input type="checkbox"/> Amendment to the Comprehensive Plan or future land use map		<input type="radio"/> Historic Preservation Board <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic district/site designation <input type="checkbox"/> Variance	
<input type="checkbox"/> Other:			
Property Information – Please attach Legal Description as “Exhibit A”			
ADDRESS OF PROPERTY 1570 Alton Road			
FOLIO NUMBER(S) 02-3234-018-0520			
Property Owner Information			
PROPERTY OWNER NAME The Sterling Building, Inc.			
ADDRESS 927 Lincoln Road, #214		CITY Miami Beach	STATE FL
ZIP CODE 33139			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Applicant Information (if different than owner)			
APPLICANT NAME TD Bank			
ADDRESS 1035 N. Miami Avenue, Suite 201		CITY Miami	STATE FL
ZIP CODE 33136			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS jon@clarocorp.com	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Signage approval for the property located at 1570 Alton Road.			

Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project include interior or exterior demolition?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Provide the total floor area of the new construction.		SQ. FT.	
Provide the gross floor area of the new construction (including required parking and all usable area).		SQ. FT.	
Party responsible for project design			
NAME Bergman Architects		<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS 181 Washington St.		CITY Conshohocken	STATE PA ZIPCODE 19428
BUSINESS PHONE 484-567-7653	CELL PHONE	EMAIL ADDRESS	
Authorized Representative(s) Information (if applicable)			
NAME Michael W. Larkin, Esq., Bercow Radell Fernandez & Larkin, PLLC		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd, Suite 850		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE 305-374-5300	CELL PHONE	EMAIL ADDRESS mlarkin@brzoninglaw.com	
NAME Gregory Fontela, Esq., Bercow Radell Fernandez & Larkin, PLLC		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 200 S. Biscayne Blvd, Suite 850		CITY Miami	STATE FL ZIPCODE 33131
BUSINESS PHONE 305-374-5300	CELL PHONE	EMAIL ADDRESS gfontela@brzoninglaw.com	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

Please note the following information:

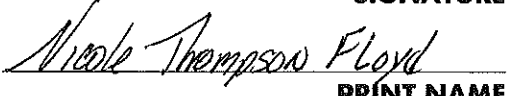
- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the 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 fees. 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 an application 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, engineers, landscape architects, 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.
- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, 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 service 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 forgoing 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 form 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

DATE SIGNED

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 remove this notice after the date of the hearing.

SIGNATURE

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

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FloridaCOUNTY OF Miami-Dade

I, Sam Herzberg President (print title) of The Sterling Building, Inc. (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 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 my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this 9 day of April, 2019. The foregoing instrument was acknowledged before me by Sam Herzberg who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME

POWER OF ATTORNEY AFFIDAVITSTATE OF FloridaCOUNTY OF Miami-Dade

I, Sam Herzberg, being first 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 Michael W. Larkin & Gregory Fontela to be my representative before the Design Review Board. (3) 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. (4) I am responsible for remove this notice after the date of the hearing.

Sam Herzberg President
PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 9 day of April, 2019. The foregoing instrument was acknowledged before me by SAM HERZBERG, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: _____

**NOTARY PUBLIC****PRINT NAME****CONTRACT FOR PURCHASE**

If the applicant is not the owner of the property, but the applicant is a party to a contract to purchase the property, whether or not such contract is contingent on this application, the applicant shall list the names of the contract purchasers below, including any and all principal officers, stockholders, beneficiaries or partners. If any of the contract purchasers are corporations, partnerships, limited liability companies, trusts, or other corporate entities, the applicant shall further disclose the identity of the individuals(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.

TD Bank

NAME**DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

% OF STOCK

See Exhibit B

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.

**DISCLOSURE OF INTEREST
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.

The Sterling Building, Inc.

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Sam Herzberg

100%

927 Lincoln Road, Suite 214

Miami Beach, FL 33139

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

If there are additional corporate owners, list such owners, including corporate name and the name, address and percentage of ownership of each additional owner, on a separate page.

DISCLOSURE OF INTEREST
TRUSTEE

If the property that is the subject of the 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.

N/A

TRUST NAME	
NAME AND ADDRESS	% INTEREST

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
Michael W. Larkin, Esq.	200 S. Biscayne Blvd, Suite 850	305-374-5300
Gregory Fontela, Esq.	200 S. Biscayne Blvd, Suite 850	305-374-5300

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

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

APPLICANT AFFIDAVIT

STATE OF Florida

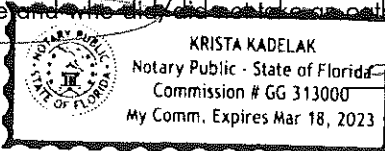
COUNTY OF Hillsborough

I, Nicole Thompson Floyd, being first duly sworn, depose and certify as follows: (1) I am the applicant or representative of the applicant. (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.

Nicole Thompson Floyd
SIGNATURE

Sworn to and subscribed before me this 10th day of April, 2019. The foregoing instrument was acknowledged before me by Nicole Thompson Floyd, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



Krista Kadelak
NOTARY PUBLIC

My Commission Expires: Mar 18, 2023

Krista Kadelak
PRINT NAME

EXHIBIT A

This property described as:

The East 80 feet of Lots 3 and 4, Block 66,
COMMERCIAL SUBDIVISION,
according to the Plat thereof
as recorded in Plat Book 6, Page 5,
of the Public Records of Miami-Dade County, Florida.

Address:

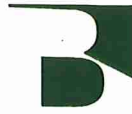
1570 Alton Road, Miami Beach, FL 33139

Folio # 02-3234-018-0520

EXHIBIT B

TD Bank, NA
Two Portland Square
Portland, ME 04112

- TD Bank US Holding Company (100%)
Two Portland Square
Portland, ME 04112
 - TD Group US Holdings, LLC (100%)
Two Portland Square
Portland, ME 04112
 - The Toronto-Dominion Bank (100%)
NYSE: TD



BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 305-374-5300
E-Mail: GFontela@brzoninglaw.com

VIA HAND DELIVERY

May 6, 2019

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

Re: DRB19-0396 - Request for Design Review Approval for the Property Located at
1570 Alton Road in Miami Beach, Florida

Dear Tom:

This law firm represents TD Bank, N.A. (the "Applicant"), the lessee of the captioned property (the "Property"). Please consider this letter the Applicant's letter of intent to request design review approval and variance request for modifications to the signage and façade features on the existing structure on the Property.

Property Background. The Property is approximately 8,000 square feet in size and is located at the southwest corner of the intersection of Alton Road and 16th Street. The Property is identified by Miami-Dade County Folio No. 02-3234-018-0520 and is located within the CD-2 zoning district. The one-story commercial structure on the Property was built in 1998 and is approximately 4,107 square feet in size. The building includes two commercial spaces, and the Applicant is seeking modifications to the façade features of the larger commercial space that makes up the majority of the building. The subject commercial space is currently occupied by a Starbucks.

Proposal. The Applicant is seeking to lease the above-described space to replace the existing Starbucks with a TD Bank operation. The scope of work that will be done to the space will include removal of the current Starbucks sign and replacement with a metal fascia on the canopy. The Applicant will replace some of the existing light fixture bulbs under the main canopy with new ones that light green during night time. The

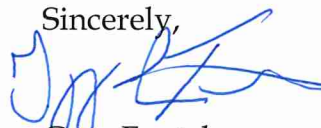
Mr. Thomas Mooney
May 6, 2019
Page 2 of 2

Applicant will utilize the window storefronts to place green window film on the upper horizontal portion. The Applicant will install an internally illuminated green branded cube, mounted between the two canopies above the main entrance that will serve as a corner sign of 40 square feet. The Applicant will also mount a new directional sign on the north façade.

Requests. The Applicant is requesting design review approval of modifications to the signage and façade features on the existing structure on the Property and approval of a variance to Section 138-18 to allow for a projecting sign of 40 square feet.

Practical Difficulty. The layout of the existing structure with canopies converging at the corner and providing a design feature with a cube-shaped void presents a practical difficulty for the Applicant. If it weren't for the unique design of the existing structure, the Applicant would be able to properly provide for a corner wall sign on the Property that would thus be allowed a total area of 40 square feet as of right. This would allow the Applicant to provide signage consistent with the international corporations standardized signage program. However, due to the unique void of structural space in the corner of the structure, in seeking to implement TD Bank's standardized signage, the Applicant cannot provide for a wall sign under the strict definition of the Code, and thus is providing for a sign that will serve as the equivalent while being interpreted to be considered a projecting sign. The corner of the Property is the logical signage location and the unique design of the corner of the existing structure provides an opportunity for the Applicant to provide a sign that will be within the envelope of the building and function in the same manner as a wall sign, without technically being considered a wall sign under the definition in the Code. As such, the Applicant's proposal satisfied the intent and purpose of the Code to provide corner signage of a reasonable size.

Conclusion. We believe that the approval of the Application will permit the utilization of the Property with a functional and beneficial use for the neighborhood, while providing for an attractive design that has come to be identified with TD Bank. If you have any questions or comments in the interim, please give me a call at 305-374-5300

Sincerely,

Greg Fontela

MIAMI BEACH

LAST UPDATED: 10/09/18

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: www.miamibeachfl.gov/planning

BOARD APPLICATION CHECKLIST

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 the Transportation Department and peer reviewer thirty (30) calendar days prior to the CAP First Submittal deadline to determine the methodology for the traffic impact study and obtain the Transportation Department's checklist. Fifteen (15) days prior to the First submittal the applicant must submit the traffic study via CAP. Seven (7) days prior to First submittal the Transportation Department/Peer Reviewer will provide first round of comments to the applicant. The applicant must address the comments and submit revised traffic study/plans by the CAP First Submittal deadline including a narrative responding to Transportation/Peer Reviewer comments.

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

Property address: TD Bank - 1570 Alton Road - Suit A Board: DRB Date: 04/08/2019

ITEM #	ITEM DESCRIPTION	REQUIRED
CAP FIRST SUBMITTAL To be uploaded online (CAP) by the applicant before 12:00 pm by First submittal deadline. ALL PLANS MUST BE DIMENSIONED AND LEGIBLE. INCLUDE A GRAPHIC SCALE.		
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.	✓
a	Is the property the primary residence & homestead of the applicant/property owner? (If yes, provide office of the Property Appraiser Summary Report).	
2	Copy of signed and dated check list issued at Pre-Application meeting.	✓
3	Completed Board Application, Affidavits & Disclosures of Interest (original signatures).	✓
4	Signed and dated Letter of Intent. Letter must outline application details and identify hardships if Variances are requested. (see also Items # 42,43 and 44).	✓
5	Mailing Labels: Upload property owner's list and copy of original certified letter from provider. See #52 for submittal of Hard copy / originals of these items.	✓
6	Copies of all current or previously active Business Tax Receipts.	
7	School Concurrency Application for projects with a net increase in residential units (no SFH). Provide Planning Department - Miami Dade - School Concurrency Application for Transmittal	
8	Survey: Electronic version of original signed & sealed, dated no more than six months from date of application. Survey must provide: lot area, grade per Section 114-1 of the City Code. (If no sidewalk exists, provide the elevation of the crown of the road) and spot elevations.	✓
9	Architectural Plans and Exhibits (must be 11"x 17")	
a	Cover Sheet with bullet point scope of work, clearly labeled "First Submittal" and dated with First Submittal deadline date. Include copies of previous recorded board orders, if applicable.	✓

Property address: **TD Bank - 1570 Alton Road - Suit A** Board: **DRB** Date: **04/08/2019**

ITEM #	ITEM DESCRIPTION	REQUIRED
b	Copy of the original survey included in plan package. See No. 8 above for survey requirements	✓
c	All Applicable Zoning Information (Use Planning Department zoning data sheet format).	✓
d	Context Location Plan, Min 8.5"x11" Color Aerial 1/2 mile radius, identifying project and showing name of streets. (no Google images)	✓
e	Full legal description of the property if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).	✓
f	Existing FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable	
g	Proposed FAR Shaded Diagrams (Single Family Districts: Unit Size and Lot Coverage Shaded Diagrams), if applicable.	
h	Site Plan (fully dimensioned with setbacks, existing and proposed, including adjacent right-of-way widths).	✓
i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	✓
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	
k	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	✓
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	
m	Demolition Plans (Floor Plans & Elevations with dimensions) If applicable	✓
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks. SIGN DETAILS	✓
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable) SIGN DETAILS	✓
p	Proposed Section Drawings SIGN DETAILS	✓
q	Color Renderings (elevations and three dimensional perspective drawings). SIGN IN SITU	✓
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) and/or Board Orders.	✓
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.	

Property address: TD Bank - 1570 Alton Road - Suit A Board: DRB Date: 04/08/2019

ITEM #	ITEM DESCRIPTION	REQUIRED
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.	✓
29	Floor Plan Indicating area where alcoholic beverages will be displayed.	
30	Survey showing width of the canal (Dimension shall be certified by a surveyor)	
31	Site Plan showing total projection of structures from seawall, location and dimension of all structures inclusive of dock, mooring piles, boat lift, etc.	
32	DERM recommendation/preliminary approval. Docks or any structures shall have approval stamp from DERM or other regulatory agency before submitting for a variance. A letter from DERM or other agency, explaining specific requirements for the project is recommended.	
33	Technical specifications of the boat lift and/ or boat, ship of vessel to be docked or moored.	
34	Survey shall include spot elevations in rear yard and elevation points on the dune adjacent to the property. Provide highest elevation point on the due within the property. Erosion control line and Bulkhead line shall be indicated if present.	
35	Scaled, signed, sealed and dated specific purpose survey (Alcohol License/Distance Separation) distance shown on survey with a straight line.	
36	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, security and restaurant menu (if applicable).	
37	Maneuvering plan for loading within the existing/proposed conditions, delivery and garbage trucks size (length and width).	
38	Traffic Study, Site plan(s) : Revised version and narrative addressing first round of comments from Transportation Department and peer review, provide a narrative. (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 _____	

Property address: TD Bank - 1570 Alton Road - Suit A Board: DRB Date: 04/08/2019

ITEM #	ITEM DESCRIPTION	REQUIRED
b	# parking spaces & dimensions _____ Loading spaces locations & dimensions _____	
c	# of bicycle parking spaces _____	
d	Interior and loading area location & dimensions _____	
e	Street level trash room location and dimensions _____	
f	Delivery route _____ Sanitation operation _____ Valet drop-off & pick-up _____ Valet route in and out _____	
g	Valet route to and from _____ auto-turn analysis for delivery and sanitation vehicles _____	
h	Indicate any backflow preventer and FPL vault if applicable	
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan	
41	Floor Plan (dimensioned)	
a	Total floor area	
b	Identify # seats indoors _____ outdoors _____ seating in public right of way _____ Total _____	
c	Occupancy load indoors and outdoors per venue _____ Total when applicable _____	
42	The letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.	✓
43	The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:	
a	Section 118-53 (d) of the City Code for each Variance. If applicable	✓
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 - NIE and or outdoor 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)	
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	
Other		
Other		
Other		

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



Property address: TD Bank - 1570 Alton Road - Suit ABoard: DRBDate: 04/08/2019

ITEM #	ITEM DESCRIPTION	REQUIRED
FINAL SUBMITTAL (CAP & PAPER) Plans should be clearly labeled "Final Submittal" and dated with Final Submittal deadline date. Final Submittal Documents must be uploaded to the CAP and hard copies must be submitted to the Planning Department prior to 12:00 P.M. on final submittal deadline. Staff will review and issue a notice to proceed 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).	
	PAPER FINAL SUBMITTAL:	
46	Original application with all signed and notarized applicable affidavits and disclosures.	✓
47	Original of all applicable items.	✓
48	One (1) signed and sealed 11"X17" bound, collated set of all the required documents.	✓
49	14 collated copies of all required documents	✓
50	One (1) CD/DVD with electronic copy of entire final application package (plans, application, Letter of Intent, traffic/sound study, etc.) see CD/DVD formatting attached, for instructions.	✓
51	Traffic Study (Hard copy)	
52	Mailing Labels -2 sets of gummed labels and a CD including: Property owner's list and Original certified letter from provider.	✓

ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS

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

Greg Fontela

Applicant or Designee's Name



Applicant or Designee's Signature

4/8/2019

Date





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certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

April 8, 2019

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

Re: Property owners within 375 feet of:

SUBJECT: 1570 Alton Road, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-018-0520

LEGAL DESCRIPTION: COMMERCIAL SUB PB 6-5 E80FT OF LOTS 3 & 4 BLK 66

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 file in the Miami-Dade County Property Appraisers' Office.

Sincerely,

Diana B. Rio

Total number of property owners without repetition: **239, including 6 international**

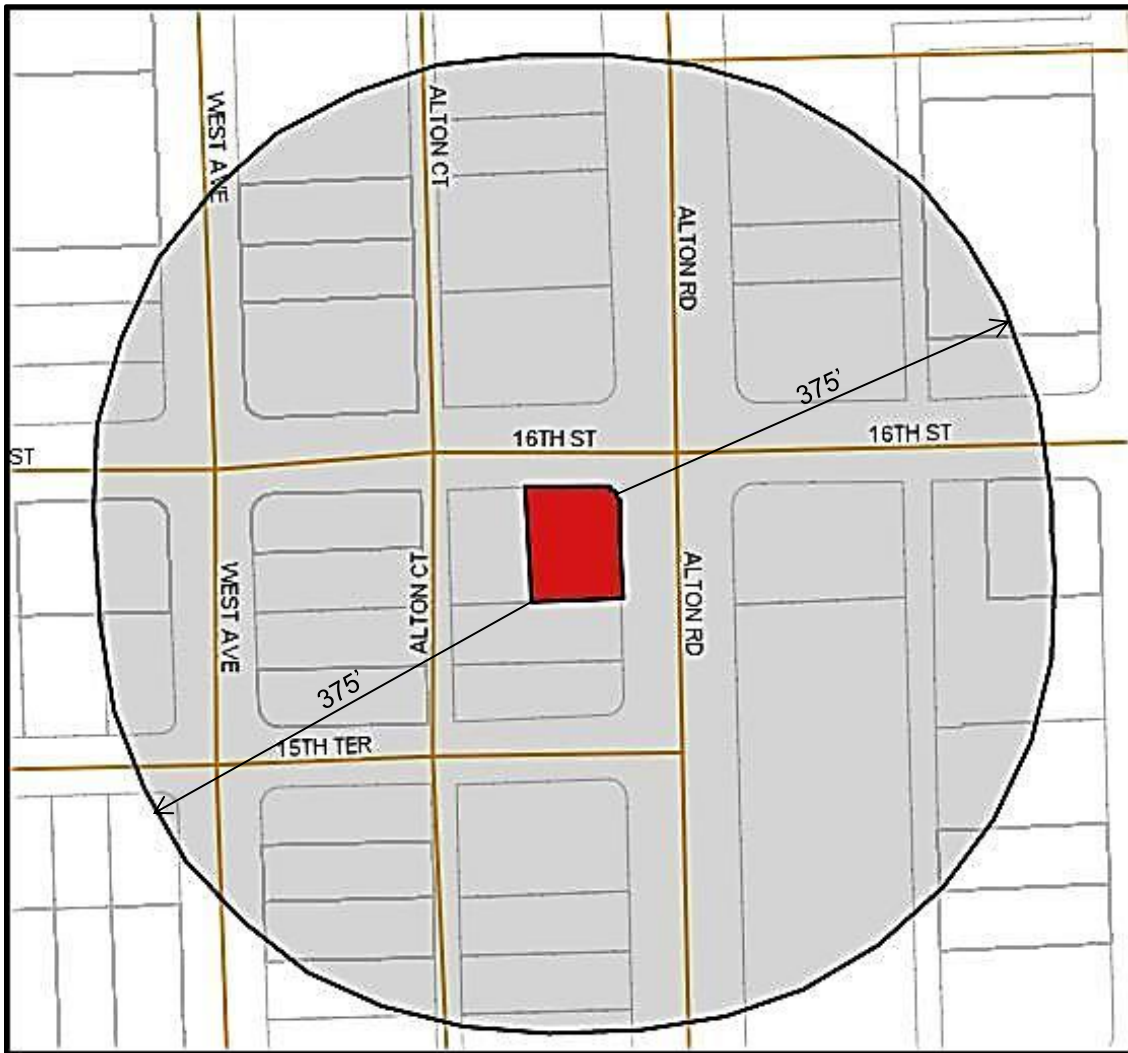


rdr miami | public hearing notification services

certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting

rdrmiami.com | diana@rdrmiami.com | 305.498.1614

375' RADIUS MAP



SUBJECT: 1570 Alton Road, Miami Beach, FL 33139

FOLIO NUMBER: 02-3234-018-0520

LEGAL DESCRIPTION: COMMERCIAL SUB PB 6-5 E80FT OF LOTS 3 & 4 BLK 66

Name	Address	City	State	Zip	Country
AMEET NAIK	120 HOMEWOOD AVE #PH5	TORONTO ON M4Y 2J3			CANADA
JOANNE LYSACK RYAN BATES	9 LYNWOOD DR	HAMILTON CR01			BERMUDA
KAREN YAMIN	VIA DI CASTEL NUOVO 19/3 59100	PRATO			ITALY
MONICA ECHEVERRIA	PORTON DE LAS LOMAS	GUAYAQUIL			ECUADOR
PINK PLANET TV LTD	39 KINGSMOUNT PARK ROAD	TORONTO ONTARIO M4L 3L2			CANADA
STEVEN SALARI	588 ANNETTE ST #503	TORONTO ONTARIO M6S 2C4			CANADA
1212 LINCOLN LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
1560 LENOX AVE LLC	1 PENN PLAZA 2615	NEW YORK	NY	10019	USA
1560 LENOX LLC	1000 LINCOLN RD #210	MIAMI BEACH	FL	33139-2500	USA
16 WEST FONTANA ROSE LLC	1127 MERIDIAN AVE STE 8	MIAMI BEACH	FL	33139	USA
1600 LENOX LLC	7350 BISCAYNE BLVD	MIAMI	FL	33138	USA
1601 WEST AVE LLC	63 HOYT STREET	NEW CANAAN	CT	06840	USA
1609 ALTON OWNER LLC C/O SUTTON EQUITY LLC	150 BROADWAY 2205	NEW YORK	NY	10038	USA
1611 WEST AVE 12 LLC	16600 COLLINS AVE #1141	SUNNY ISLES BEACH	FL	33160	USA
ABELARDO SOTO &W MERCEDES	7705 ABBOTT AVE APT 401	MIAMI BEACH	FL	33141-5902	USA
ABP USA LLC	520 WEST AVE 2104	MIAMI BEACH	FL	33139	USA
ACL PROPERTY GROUP LLC	73 HONOUR AVE NW	ATLANTA	GA	30305	USA
ALBERT E BLAIR &W VIKTORIA BLAIR	17840 SW 70 PL	FT LAUDERDALE	FL	33371	USA
ALEJANDRO TUGENDER	2775 BISCAYNE BLVD STE #1	MIAMI	FL	33137	USA
ALLAN YEAMAN	1610 LENOX AVE #208	MIAMI BEACH	FL	33139-2468	USA
ALTER SYSTEM MANAGEMENT LLC	901 BRICKELL KEY BLVD #1706	MIAMI	FL	33131	USA
ALTER SYSTEM MANAGEMENT LLC	1515 WEST AVE #3	MIAMI BEACH	FL	33139	USA
ALVARO M SOLIS	1580 WEST AVE APT 304	MIAMI BEACH	FL	33139-2340	USA
ANDREUS KAVALOS	1610 LENOX AVE 313	MIAMI BEACH	FL	33139	USA
ANDREW HALLORAN &W MEGAN	804 NW 7 ST RD	MIAMI	FL	33136-3025	USA
ANGEL A SANCHEZ	1575 WEST AVE #1	MIAMI BEACH	FL	33139	USA
ANGEL E MARTINEZ	1611 WEST AVE #11	MIAMI BEACH	FL	33139-2347	USA
ARRP 1600 ALTON LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
ARRP MIAMI IV LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
ARRP MIAMI LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
ART DECO MANAGEMENT INC	1760 BAY DR	MIAMI BEACH	FL	33141-4720	USA
BAYTACK LLC	1523 WEST AVE #203	MIAMI BEACH	FL	33139	USA
BAYTACK LLC	1523 WEST AVE #304	MIAMI BEACH	FL	33139	USA
BAZO PROPERTIES LLC	444 BRICKELL AVE P 41	MIAMI	FL	33131	USA
BB PLAZA LTD	523 MICHIGAN AVE	MIAMI BEACH	FL	33139-6317	USA
BEAUTIFUL PEOPLE ENTERTAINMENT INC	650 WEST AVE APT 301	MIAMI BEACH	FL	33139	USA
BOBBY SIMPSON	1523 WEST AVE 102	MIAMI BEACH	FL	33139	USA
BP 1600 LLC C/O BOARDWALK PROPERTIES	1211 ALTON RD	MIAMI BEACH	FL	33139	USA
BP 1606 LLC	1211 ALTON RD	MIAMI BEACH	FL	33139	USA
BRUNVELLA LLC	7620 BAYSIDE LN	MIAMI BEACH	FL	33141	USA

BRYAN IVAN VELAZQUEZ	1611 WEST AVE #3	MIAMI BEACH	FL	33139-2328	USA
BULLDOG CAPITAL INVESTMENTS LLC	1400 NE MIAMI GARDENS DR 202	NORTH MIAMI BEACH	FL	33179	USA
BUSINESS & INVEST S BEACH MIA LLC	2631 NE 165 ST	NORTH MIAMI BEACH	FL	33160	USA
BYRON B MATHEWS JR	1523 WEST AVE # 104	MIAMI BEACH	FL	33139	USA
C & A 1560 LLC	7301 SW 57 CT STE 565	S MIAMI	FL	33143	USA
CALIXTO GUILLERMO GARCIA	22 LANGON HOLLOW RD	BRIDGEWATER	NJ	08807	USA
CARLOS ARREDONDO AGOSTINA PECHI	275 GREENWICH ST # 60	NEW YORK	NY	10007	USA
CARLOS CHACIN &W ANA MARIA	8888 COLLINS AVE AVE #115	SURFSIDE	FL	33154-3542	USA
CAROLE MICHELLE GARDONCINI	1575 WEST AVE #8	MIAMI BEACH	FL	33139	USA
CASA LIMONERA LLC	4775 COLLINS AVE UNIT 3504	MIAMI BEACH	FL	33140	USA
CASEY ANDREW WOODS	1551 WEST AVE 1	MIAMI BEACH	FL	33139	USA
CATHERINE MAUBERT CHRISTIAN MAUBERT	1515 WEST AVE #1	MIAMI BEACH	FL	33139	USA
CECILIA RODRIGUEZ	1611 WEST AVE #9	MIAMI BEACH	FL	33139	USA
CHARLES P ANCONA	PO BOX 468	GEORGETOWN	CT	06829	USA
CHRISTINA STARR BONACOSSA PIETRO BONACOSSA	1610 LENOX AVE 211	MIAMI BEACH	FL	33139	USA
CHRISTINA STARR BONACOSSA RAIMONDO BONACOSSA	1610 LENOX AVE 211	MIAMI BEACH	FL	33139	USA
CHRISTOPHER D RENSHAW	1560 LENOX AVE #303	MIAMI BEACH	FL	33139	USA
CHRISTOPHER DELLISANTI	10 ROME ST	NEWARK	NJ	07105	USA
CHRISTOPHER PEREZ	65 OLIVE DR	HIALEAH	FL	33010	USA
CIMA MANAGEMENT CORP	5285 SW 64 AVE	MIAMI	FL	33155	USA
CITY OF MIAMI BEACH CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139	USA
CLAUDIO CIGNETTI	1601 WEST AVE #107	MIAMI BEACH	FL	33139	USA
CORY S FIGMAN SAMUEL MEDINA	360 FURMAN ST APT 324	BROOKLYN	NY	11201	USA
CURRENT PROPERTY OWNER	1610 LENOX AVE #515	MIAMI BEACH	FL	33139	USA
DANIEL S MARTIN EST OF	PO BOX 398711	MIAMI BEACH	FL	33239-8711	USA
DANIELLE GATTORNO	1575 WEST AVE #7	MIAMI BEACH	FL	33139-2387	USA
DARA KITTANI	1560 LENOX AVE #202	MIAMI BEACH	FL	33139	USA
DAVID A DESORBO	1610 LENOX AVE #507	MIAMI BEACH	FL	33139-2475	USA
DAVID SKOKNA	9 PIERREPONT ST	BROOKLYN	NY	11201	USA
DAVID SZEKELY	2 INTERNATIONAL PLACE	BOSTON	MA	02110	USA
DHARLIN LLC	1610 LENOX AVE 215	MIAMI BEACH	FL	33139	USA
DIEGO A BARBOSA	26 E BONNEYMEAD CIR	SPRING	TX	77381-4458	USA
DONALD M CONNOR TRS DONALD M CONNOR REVOCABLE TRUST OLGA A CONNOR TRS	650 OCEAN DR 9B	KEY BISCAYNE	FL	33149	USA
DOUGLAS CHOO	328 MT MERINO RD	HUDSON	NY	12534	USA
E & R JUNIORS INC	5285 SW 64 AVE	MIAMI	FL	33155	USA
EDGAR ENRIQUEZ &W CARMELINA	1580 WEST AVE #307	MIAMI BEACH	FL	33139-2340	USA
EDUARDO ZATYRKO % KARIM AMIM	1830 JEFFERSON AVE	MIAMI BEACH	FL	33139-2446	USA
EL EEL REAL ESTATE LLC	1235 MARIOLA CT	CORAL GABLES	FL	33134	USA
ERIC M FIESEL TR	868 SAINT CLAIR ST	COSTA MESA	CA	92626	USA
ERIC M FIESEL TRS ERIC M FIESEL REV LIVING TRUST	PO BOX 1422	COSTA MESA	CA	92628	USA
ESCAPE VELOCITY LLC	1560 LENOX AVE 205	MIAMI BEACH	FL	33139	USA

ESPARTANO LLC C/O MANUEL PAUCAR ET AL	5825 SUNSET DR #302	SOUTH MIAMI	FL	33143	USA
EVELYN F CARRERO	1610 LENOX AVE #316	MIAMI BEACH	FL	33139-2479	USA
FAMLPRO INC	442 S TAMIAMI TR	OSPREY	FL	34229	USA
FARIDE KARAM	1523 WEST AVE #302	MIAMI BEACH	FL	33139-0916	USA
FASSA PROPERTIES LLC	108 6TH DI LIDO TER	MIAMI BEACH	FL	33139	USA
FELOS ASSOCIATES LLC	7928 EAST DR APT 1008	NORTH BAY VILLAGE	FL	33141-5683	USA
FIRST MTG EQUITIES INC	1605 BAY RD #401	MIAMI BEACH	FL	33139-2144	USA
FLORENCIA REYES	1615 WEST AVE APT 502	MIAMI BEACH	FL	33139	USA
FOUR HUNDRED EIGHT CORPORATION LEYTE GULF INVESTMENTS INC	5420 NORTH BAY RD	MIAMI BEACH	FL	33140	USA
FRANCISCO JANE &W ISABEL	1615 WEST AVE UNIT 501	MIAMI BEACH	FL	33139-2348	USA
GEORGE C MALLINCKRODT	1615 WEST AVE UNIT 202	MIAMI BEACH	FL	33139-2329	USA
GERALDINE S GHERON	1610 LENOX AVE #401	MIAMI BEACH	FL	33139	USA
GILBERT BOCH ROLAND FELDER	1610 LENOX AVE 201	MIAMI BEACH	FL	33139	USA
GREGG G VAN RYZIN &W ADA F	2 WASHINGTON SQUARE VLG #15F	NEW YORK	NY	10012	USA
GREGORY D MELVIN PAOLO AMBU	1127 MERIDIAN AVE 8	MIAMI BEACH	FL	33139	USA
GULIA LEONE	1601 WEST AVE #108	MIAMI BEACH	FL	33139	USA
GUSTAVO PACHECO	1610 LENOX AVE 205	MIAMI BEACH	FL	33139	USA
HAMMY INC	251 N COCONUT LN	MIAMI BEACH	FL	33139-5161	USA
HOLALIAM LLC	6050 LA GORCE DR	MIAMI BEACH	FL	33140	USA
HOPE BUILDINGS LLC	705 NE 94 ST	MIAMI SHORES	FL	33138	USA
HORACIO AUGUSTO GENOLET CATALINA FLAVIA ALVAREZ WATSON	1610 LENOX AVE 306	MIAMI BEACH	FL	33139	USA
ILARIA CANNAVACCIUOLO	1601 WEST AVE 204	MIAMI BEACH	FL	33139	USA
IRMA COLLAZO	1580 WEST AVE #404	MIAMI BEACH	FL	33139	USA
IVAN ABRAMS	15300 SW 83RD AVE	PALMETTO BAY	FL	33157-2260	USA
IVAN J IRIZARRY QUINTANA EST OF	372 CENTRAL PARK WEST # 2-T	NEW YORK	NY	10025	USA
IZARO ETXEA LLC	1110 BRICKELL AVE 317	MIAMI	FL	33131	USA
JACOB KAGAN TRS JACOB KAGAN FAMILY TR EDITH KAGAN TRS	108 MOSSMAN RD	SUDBURY	MA	01776	USA
JAMES L ENSLEY JR & SERGIO DEFREITAS	PO BOX 1850	RICHLAND	WA	99352-6450	USA
JAMES P OSTRYNIEC TRS JAMES P OSYRYNIEC REV TR	1515 WEST AVE 4	MIAMI BEACH	FL	33139	USA
JAMES SIKES JR JULIETTE CLARK	8935 S HIGHWAY A1A	MELBOURNE BEACH	FL	32951-4012	USA
JAVIER & JULIAN ARIAS(JTRS)	1610 LENOX AVE 304	MIAMI BEACH	FL	33139	USA
JENNIFER DONYA LITOWITZ	1551 WEST AVE 4	MIAMI BEACH	FL	33139	USA
JENNIFER FEIL	1610 LENOX AVE #508	MIAMI BEACH	FL	33139-2475	USA
JOAN Z MOHAMMED	1000 VENETIAN WAY #1202	MIAMI BEACH	FL	33139	USA
JOHANSON PROPERTIES IX LLC	1446 LENOX AVE 2	MIAMI BEACH	FL	33139	USA
JONATHAN ARTHUR NEW TRS RHODA NEW REVOCABLE TR	1615 WEST AVE 205	MIAMI BEACH	FL	33139	USA
JORAIN NONA PATRONIE SONDR ALEXA TORRES BRENDA LYNN DIPILATO	1650 SE MINORCA AVE	PORT SAINT LUCIE	FL	34952	USA
JORDAN GIMELSTEIN	1615 WEST AVE #203	MIAMI BEACH	FL	33139	USA
JORGE LEISECA	1610 LENOX AVE #504	MIAMI BEACH	FL	33139-2475	USA
JOSE BOTERO	1523 WEST AVE #303	MIAMI BEACH	FL	33139	USA
JOSE M ROIG MIKE S ROIG	3923 NE 171 ST	MIAMI	FL	33160	USA

JOSEPH FRANTIN	5100 SW 72ND AVE	MIAMI	FL	33155	USA
JTKS PROPERTIES LLC	12 RIPPINGALE RD	PITTSFORD	NY	14534	USA
JUAN C AMUNDARAY	1580 WEST AVE #401	MIAMI BEACH	FL	33139-2332	USA
JUAN LUIS GEARA	1610 LENOX AVE # 312	MIAMI BEACH	FL	33139	USA
JUAN MARCELO FRIAS JTRS ANDREW ROSS COHAN JTRS	PO BOX 402767	MIAMI BEACH	FL	33140	USA
JUDITH DEUTSCH	1610 LENOX AVE #314	MIAMI BEACH	FL	33139-2479	USA
JULIA GATTORNO TRS GATTORNO IGLESIAS TRUST	1575 WEST AVE #4	MIAMI BEACH	FL	33139	USA
JULIAN A HADDAD AGNES L HADDAD	1610 LENOX AVE APT 303	MIAMI BEACH	FL	33139-2472	USA
JULIANA FAUS	1515 WEST AVE # 12	MIAMI BEACH	FL	33139	USA
KENETH MALCOLM FIONA HENDERSON	1611 WEST AVE #4	MIAMI BEACH	FL	33139	USA
KIMBERLY VAN HORN	2151 SW 112TH AVE	DAVIE	FL	33325-4809	USA
L & A ALTON CORP	1228 ALTON RD	MIAMI BEACH	FL	33139-3810	USA
LAZARO ARMANDO SUAREZ	1615 WEST AVE 404	MIAMI BEACH	FL	33139	USA
LEAH M DEVON	1610 LENOX AVE #202	MIAMI BEACH	FL	33139-2432	USA
LENNPUL LLC	2721 EXECUTIVE PARK DR 4	WESTON	FL	33331	USA
LENOX 102 LLC	930 JEFFERSON ST	HOLLYWOOD	FL	33019	USA
LEO KINGSTON	1575 WEST AVE #9	MIAMI BEACH	FL	33139	USA
LEO KINGSTON	1610 LENOX AVE APT 311	MIAMI BEACH	FL	33139	USA
LEO KINGSTON JR	PO BOX 12920	OKLAHOMA CITY	OK	73157	USA
LILIANA ROJAS	1610 LENOX AVE #403	MIAMI BEACH	FL	33139-2433	USA
LIMON AND MIGLIORE LLC	4775 COLLINS AVE 3504	MIAMI BEACH	FL	33140	USA
LOURDES VALDES	1235 MARIOLA CT	CORAL GABLES	FL	33134-6263	USA
LUCA TOSOLINI	1611 WEST AVE #16	MIAMI BEACH	FL	33139	USA
LUISA ALE LLC	1172 S DIXIE HWY #275	CORAL GABLES	FL	33146	USA
LUZ NELLY NOGUEROLES TRS THE NOGUEROLES FAMILY TRUST	PO BOX 863656	RIDGEWOOD	NY	11386	USA
MAJESTY CROWN LLC	13105 IXORA CT #214	NORTH MIAMI	FL	33181	USA
MAJESTY CROWN LLC	13105 IXORA CT 215	MIAMI	FL	33181	USA
MALO REAL ESTATE INC C/O YH&S ACCOUNTING & FINANCIAL	2875 NE 191 ST #302	AVENTURA	FL	33180	USA
MANNY ROMEO TRS MONTAGUE LIVING TRUST ALESANDRO ROMERO TRS	333 W 55 ST 1C	NEW YORK	NY	10019	USA
MANUEL ARTIME	16 W 16 ST #9-LS	NEW YORK	NY	10011	USA
MARCUS FONSECA	642 NE 69 ST	MIAMI	FL	33138	USA
MARIA C NERI	1611 WEST AVE #10	MIAMI BEACH	FL	33139-2347	USA
MARIA DEL CARMEN ROBERTO	1580 WEST AVE #305	MIAMI BEACH	FL	33139-2340	USA
MARK LACERDA	1615 WEST AVE #504	MIAMI BEACH	FL	33139	USA
MARK MCNAIR	1601 WEST AVE #209	MIAMI BEACH	FL	33139-2473	USA
MARK STOUTENBERG	221 DELMONT ST APT 223	CHATTANOOGA	TN	37405-4427	USA
MARTHA LOFFELL	1580 WEST AVE APT #503	MIAMI BEACH	FL	33139-2341	USA
MARTINA HAJKOVA & DAVID FORMANEK	1601 WEST AVE #203	MIAMI BEACH	FL	33139-2473	USA
MAURICIO ENRIQUE BLANCO JAIME ALEXIS POLLOCK BLANCO	21071 VIA CORONADO	YORBA LINDA	CA	92887	USA
MAURIZIO ACQUAVELLA PESANTES	1610 LENOX AVE #204	MIAMI BEACH	FL	33139	USA
MCDONALD'S CORPORATION % E C MANAGEMENT CORP	PO BOX 432720	SO MIAMI	FL	33243-2720	USA

MELISSA SIGLER	1610 LENOX AVE 510	MIAMI BEACH	FL	33139	USA
MIAMI BROTHERS INVESTMENTS INC	1575 WEST AVE 6	MIAMI BEACH	FL	33139	USA
MICHELLE D HERNANDEZ	1575 WEST AVE #2	MIAMI BEACH	FL	33139-2335	USA
MICHELLE T O NEILL	1610 LENOX AVE #516	MIAMI BEACH	FL	33139-2476	USA
MIGUEL R CARDENAS &W ELIZABETH R	1610 LENOX AVE UNIT 511	MIAMI BEACH	FL	33139-2476	USA
MIMO1 LLC	1404 BAY ROAD	MIAMI BEACH	FL	33139	USA
MIO DANILOVIC	1311 15 TER 1	MIAMI BEACH	FL	33139	USA
MIP RE 2 LLC	1428 BRICKELL AVE 601	MIAMI	FL	33131	USA
MURRAY A FELDER	1611 WEST AVE 1	MIAMI BEACH	FL	33139	USA
NEW HOUSE FLORIDA INC	1521 ALTON ROAD APT #732	MIAMI BEACH	FL	33139	USA
NICOLAS LAGOMARSINO DANIEL COBAUGH	1530 E STREET SE	WASHINGTON	DC	20003	USA
NICOLAS PITSILOS &W ELAINE PITSILOS	13 BLACK WALNUT TRAIL	PALOS PARK	IL	60464	USA
NIKOLAS G PITSILOS ELENI PITSILOS	13 BLACK WALNUT TRAIL	PALOS PARK	IL	60464	USA
OCTAVIO CARO YEVGENIYA KHAVINSON	1580 WEST AVE # 501	MIAMI BEACH	FL	33139	USA
OLIVER STEINHAUS	1601 WEST AVE #210	MIAMI BEACH	FL	33139-2473	USA
ORLANDO MARRERO	1840 JAMES AVE #26	MIAMI BEACH	FL	33139-7472	USA
PALM AVENUE HIALEAH LLC	1900 SUNSET HARBOUR DR 2 FLR	MIAMI BEACH	FL	33139	USA
PATRICIA FERREIRA	1610 LENOX AVE 501	MIAMI BEACH	FL	33139	USA
PATRICIA FERREIRA JTRS JENNIFER FEIL JTRS	1610 LENOX AVE UNIT 501	MIAMI BEACH	FL	33139	USA
PATRICIA HIDALGO	1575 WEST AVE #5	MIAMI BEACH	FL	33139-2335	USA
PER FLORIDA DEVELOPMENT LLC	8620 NE 2 AVE	EL PORTAL	FL	33138	USA
PIDIEMME CO	10705 NW 33 ST # 100	DORAL	FL	33172	USA
PRO NOTEBOOK SERVICES LLC	4775 COLLINS AVE # 3504	MIAMI BEACH	FL	33140	USA
RAQUEL GAMBACH & ROBERTO & DAVID GAMBACH TRS	1200 STILLWATER DR	MIAMI BEACH	FL	33141-1028	USA
RICHARD T MCCORMICK	1580 WEST AVE #402	MIAMI BEACH	FL	33139-2332	USA
RITA FRANK	1580 WEST AVE APT 306	MIAMI BEACH	FL	33139	USA
ROBERT ELLINS	1615 WEST AVE UNIT 303	MIAMI BEACH	FL	33139	USA
ROBERT G MOURRY	1610 LENOX AVE 506	MIAMI BEACH	FL	33139	USA
ROBERT LAUDER	1601 WEST AVE #105	MIAMI BEACH	FL	33139-2327	USA
ROBERT P QUINN MICHAEL J RILEY	1450 LINCOLN RD #905	MIAMI BEACH	FL	33139	USA
ROBERTO PARIENTE LE REM ALEXANDER PARIENTE REM JEAN MARCH PARIENTE WALLENTIN	1560 LENOX AVE 302	MIAMI BEACH	FL	33139	USA
ROBERTO R DIAZ &W OFELIA	1580 WEST AVE UNIT 204	MIAMI BEACH	FL	33139-2331	USA
ROSA SOBRIN CARIDAD VALDES MIRANDA	1615 WEST AVE UNIT 403	MIAMI BEACH	FL	33139	USA
ROSALINDA BORRELL	1615 WEST AVE UNIT 401	MIAMI BEACH	FL	33139	USA
ROSSELLA ANSALDI JTRS DINA SCATIGNO JTRS	1000 VENETIAN WAY #401	MIAMI BEACH	FL	33139	USA
RUGGERO MENEGHETTI	1601 WEST AVE #213	MIAMI BEACH	FL	33139-2473	USA
S F C MANAGEMENT LLC	5333 COLLINS AVE #602	MIAMI BEACH	FL	33140	USA
SABELU LLC	949 PENNSYLVANIA AVE # 205	MIAMI BEACH	FL	33139	USA
SANBER CITY LLC	1610 LENOX AVE #203	MIAMI BEACH	FL	33139	USA
SANBER CITY LLC	1610 LENOX AVE #408	MIAMI BEACH	FL	33139	USA
SANBER CITY LLC	19707 TURNBERRY WAY #6-L	MIAMI	FL	33180	USA

SANDRA A MARROQUIN	1610 LENOX AVE 411	MIAMI BEACH	FL	33139	USA
SANDRA OVIEDO	1615 WEST AVE #304	MIAMI BEACH	FL	33139-2329	USA
SARA SHAMES	177 BAL CROSS DR	BAL HARBOUR	FL	33154	USA
SARA SILVA	1530 WEST AVE	MIAMI BEACH	FL	33139-2355	USA
SERGIO LEYMARIE MENDEZ	261 NAVARRE AVE #305	CORAL GABLES	FL	33134	USA
SHABELI INVESTMENTS LLC	3598 W 72 PL	HIALEAH	FL	33018	USA
SHORTY & FRED'S INC	1520 ALTON RD	MIAMI BEACH	FL	33139-3302	USA
SIMON JAGSZ	1601 WEST AVE #111	MIAMI BEACH	FL	33139	USA
SOL 1 LLC	2080 SOUTH OCEAN DR #1711	HALLANDALE	FL	33009	USA
SONJA BOGENSPERGER	1610 LENOX AVE #302	MIAMI BEACH	FL	33139-2471	USA
SOUTHERN BELL TEL & TEL CO TAX ADM OFFICE	PO BOX 7207	BEDMINSTER	NJ	07921	USA
SSDM BAYBREEZE LLC	138 EAST 31 ST C1	NEW YORK	NY	10016	USA
STAVROS TRIPI	15 BROAD ST 2226	NEW YORK	NY	10005	USA
STEFAN LINGMERT	1515 WEST AVE #2	MIAMI BEACH	FL	33139	USA
STEPHANIE BALINT	11461 NW 27 CT	PLANTATION	FL	33323	USA
STEPHEN SYTA JTRS JOERG DRESSLER JTRS	5 PLEASANT ST	PROVINCETOWN	MA	02657	USA
STW REAL ESTATE LLC	1560 LENOX AVE # 304	MIAMI BEACH	FL	33139	USA
SUNBRITE APARTMENTS LLC	1680 MERIDIAN AVE # 102	MIAMI BEACH	FL	33139	USA
THE STERLING BUILDING INC	927 LINCOLN RD #214	MIAMI BEACH	FL	33139-2606	USA
THOMAS H PALOMBO JTRS & BRANKO BUCAR JTRS	3034 KINGSTON CIR	SILVER LAKE	OH	44224	USA
TRS II FUND	3900 COMMONWEALTH BLVD # 412	TALLAHASSEE	FL	32399	USA
URRACAS HOLDINGS LLC	6422 COLLINS AVE # 1610	MIAMI BEACH	FL	33144	USA
VALEVALE LLC	1401 BAY RD 403	MIAMI BEACH	FL	33139	USA
VCP LINCOLN ROAD LLC C/O VORNADO REALTY TRUST	888 SEVENTH AVE	NEW YORK	NY	10106	USA
VERONICA VERGARA	10190 SW 137 CT	MIAMI	FL	33186-6828	USA
VICENTE PEREZ	1615 WEST AVE UNIT 505	MIAMI BEACH	FL	33139-2348	USA
VICTOR ORTIZ-VELEZ	1615 WEST AVE #301	MIAMI BEACH	FL	33139-2329	USA
VINCENZO GRAMUGLIA	1580 WEST AVE UNIT 301	MIAMI BEACH	FL	33139-2346	USA
VINCENZO GRAMUGLIA JTRS ROSARIO BORDALLO JTRS	1580 WEST AVE UNIT 301	MIAMI BEACH	FL	33139	USA
VIVIANA MABEL FERNANDEZ LE REM JOEY SUAREZ	1580 WEST AVE #505	MIAMI BEACH	FL	33139-2339	USA
VLAD PROPERTIES L C C/O GALINA GOROKHOVSKY	16850 COLLINS AVE 112550	SUNNY ISLES BEACH	FL	33160	USA
WATERCUP INVESTMENTS LLC	5901 NW 151 ST 126	MIAMI LAKES	FL	33014	USA
WILLIAM ROMAGUERA	1615 WEST AVE #204	MIAMI BEACH	FL	33139	USA
WILLIAM STITES SARA STITES	1561 WEST AVE	MIAMI BEACH	FL	33139	USA
ZUDY OFFICE LLC	303 E DILIDO DR	MIAMI BEACH	FL	33139	USA

AMEET NAIK
120 HOMEWOOD AVE #PH5
TORONTO ON M4Y 2J3
CANADA

JOANNE LYSACK
RYAN BATES
9 LYNWOOD DR
HAMILTON CR01
BERMUDA

KAREN YAMIN
VIA DI CASTEL NUOVO 19/3 59100
PRATO
ITALY

MONICA ECHEVERRIA
PORTON DE LAS LOMAS
GUAYAQUIL
ECUADOR

PINK PLANET TV LTD
39 KINGSMOUNT PARK ROAD
TORONTO ONTARIO M4L 3L2
CANADA

STEVEN SALARI
588 ANNETTE ST #503
TORONTO ONTARIO M6S 2C4
CANADA

1212 LINCOLN LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

1560 LENOX AVE LLC
1 PENN PLAZA 2615
NEW YORK, NY 10019

1560 LENOX LLC
1000 LINCOLN RD #210
MIAMI BEACH, FL 33139-2500

16 WEST FONTANA ROSE LLC
1127 MERIDIAN AVE STE 8
MIAMI BEACH, FL 33139

1600 LENOX LLC
7350 BISCAYNE BLVD
MIAMI, FL 33138

1601 WEST AVE LLC
63 HOYT STREET
NEW CANAAN, CT 06840

1609 ALTON OWNER LLC
C/O SUTTON EQUITY LLC
150 BROADWAY 2205
NEW YORK, NY 10038

1611 WEST AVE 12 LLC
16600 COLLINS AVE #1141
SUNNY ISLES BEACH, FL 33160

ABELARDO SOTO &W MERCEDES
7705 ABBOTT AVE APT 401
MIAMI BEACH, FL 33141-5902

ABP USA LLC
520 WEST AVE 2104
MIAMI BEACH, FL 33139

ACL PROPERTY GROUP LLC
73 HONOUR AVE NW
ATLANTA, GA 30305

ALBERT E BLAIR &W
VIKTORIA BLAIR
17840 SW 70 PL
FT LAUDERDALE, FL 33371

ALEJANDRO TUGENDER
2775 BISCAYNE BLVD STE #1
MIAMI, FL 33137

ALLAN YEAMAN
1610 LENOX AVE #208
MIAMI BEACH, FL 33139-2468

ALTER SYSTEM MANAGEMENT LLC
901 BRICKELL KEY BLVD #1706
MIAMI, FL 33131

ALTER SYSTEM MANAGEMENT LLC
1515 WEST AVE #3
MIAMI BEACH, FL 33139

ALVARO M SOLIS
1580 WEST AVE APT 304
MIAMI BEACH, FL 33139-2340

ANDREUS KAVALOS
1610 LENOX AVE 313
MIAMI BEACH, FL 33139

ANDREW HALLORAN &W MEGAN
804 NW 7 ST RD
MIAMI, FL 33136-3025

ANGEL A SANCHEZ
1575 WEST AVE #1
MIAMI BEACH, FL 33139

ANGEL E MARTINEZ
1611 WEST AVE #11
MIAMI BEACH, FL 33139-2347

ARRP 1600 ALTON LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

ARRP MIAMI IV LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

ARRP MIAMI LLC
2200 BISCAYNE BLVD
MIAMI, FL 33137

ART DECO MANAGEMENT INC
1760 BAY DR
MIAMI BEACH, FL 33141-4720

BAYTACK LLC
1523 WEST AVE #203
MIAMI BEACH, FL 33139

BAYTACK LLC
1523 WEST AVE #304
MIAMI BEACH, FL 33139

BAZO PROPERTIES LLC
444 BRICKELL AVE P 41
MIAMI, FL 33131

BB PLAZA LTD
523 MICHIGAN AVE
MIAMI BEACH, FL 33139-6317

BEAUTIFUL PEOPLE
ENTERTAINMENT INC
650 WEST AVE APT 301
MIAMI BEACH, FL 33139

BOBBY SIMPSON
1523 WEST AVE 102
MIAMI BEACH, FL 33139

BP 1600 LLC
C/O BOARDWALK PROPERTIES
1211 ALTON RD
MIAMI BEACH, FL 33139

BP 1606 LLC
1211 ALTON RD
MIAMI BEACH, FL 33139

BRUNVELLA LLC
7620 BAYSIDE LN
MIAMI BEACH, FL 33141

BRYAN IVAN VELAZQUEZ
1611 WEST AVE #3
MIAMI BEACH, FL 33139-2328

BULLDOG CAPITAL INVESTMENTS LLC
1400 NE MIAMI GARDENS DR 202
NORTH MIAMI BEACH, FL 33179

BUSINESS & INVEST S BEACH MIA LLC
2631 NE 165 ST
NORTH MIAMI BEACH, FL 33160

BYRON B MATHEWS JR
1523 WEST AVE # 104
MIAMI BEACH, FL 33139

C & A 1560 LLC
7301 SW 57 CT STE 565
S MIAMI, FL 33143

CALIXTO GUILLERMO GARCIA
22 LANGON HOLLOW RD
BRIDGEWATER, NJ 08807

CARLOS ARREDONDO
AGOSTINA PECHI
275 GREENWICH ST # 60
NEW YORK, NY 10007

CARLOS CHACIN &W ANA MARIA
8888 COLLINS AVE AVE #115
SURFSIDE, FL 33154-3542

CAROLE MICHELLE GARDONCINI
1575 WEST AVE #8
MIAMI BEACH, FL 33139

CASA LIMONERA LLC
4775 COLLINS AVE UNIT 3504
MIAMI BEACH, FL 33140

CASEY ANDREW WOODS
1551 WEST AVE 1
MIAMI BEACH, FL 33139

CATHERINE MAUBERT
CHRISTIAN MAUBERT
1515 WEST AVE #1
MIAMI BEACH, FL 33139

CECILIA RODRIGUEZ
1611 WEST AVE #9
MIAMI BEACH, FL 33139

CHARLES P ANCONA
PO BOX 468
GEORGETOWN, CT 06829

CHRISTINA STARR BONACOSSA
PIETRO BONACOSSA
1610 LENOX AVE 211
MIAMI BEACH, FL 33139

CHRISTINA STARR BONACOSSA
RAIMONDO BONACOSSA
1610 LENOX AVE 211
MIAMI BEACH, FL 33139

CHRISTOPHER D RENSHAW
1560 LENOX AVE #303
MIAMI BEACH, FL 33139

CHRISTOPHER DELLISANTI
10 ROME ST
NEWARK, NJ 07105

CHRISTOPHER PEREZ
65 OLIVE DR
HIALEAH, FL 33010

CIMA MANAGEMENT CORP
5285 SW 64 AVE
MIAMI, FL 33155

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

CLAUDIO CIGNETTI
1601 WEST AVE #107
MIAMI BEACH, FL 33139

CORY S FIGMAN
SAMUEL MEDINA
360 FURMAN ST APT 324
BROOKLYN, NY 11201

CURRENT PROPERTY OWNER
1610 LENOX AVE #515
MIAMI BEACH, FL 33139

DANIEL S MARTIN EST OF
PO BOX 398711
MIAMI BEACH, FL 33239-8711

DANIELLE GATTORNO
1575 WEST AVE #7
MIAMI BEACH, FL 33139-2387

DARA KITTANI
1560 LENOX AVE #202
MIAMI BEACH, FL 33139

DAVID A DESORBO
1610 LENOX AVE #507
MIAMI BEACH, FL 33139-2475

DAVID SKOKNA
9 PIERREPONT ST
BROOKLYN, NY 11201

DAVID SZEKELY
2 INTERNATIONAL PLACE
BOSTON, MA 02110

DHARLIN LLC
1610 LENOX AVE 215
MIAMI BEACH, FL 33139

DIEGO A BARBOSA
26 E BONNEYMEAD CIR
SPRING, TX 77381-4458

DONALD M CONNOR TRS
DONALD M CONNOR REVOCABLE TRUST
OLGA A CONNOR TRS
650 OCEAN DR 9B
KEY BISCAVNE, FL 33149

DOUGLAS CHOO
328 MT MERINO RD
HUDSON, NY 12534

E & R JUNIORS INC
5285 SW 64 AVE
MIAMI, FL 33155

EDGAR ENRIQUEZ & W CARMELINA
1580 WEST AVE #307
MIAMI BEACH, FL 33139-2340

EDUARDO ZATYRKO
% KARIM AMIM
1830 JEFFERSON AVE
MIAMI BEACH, FL 33139-2446

EL EEL REAL ESTATE LLC
1235 MARIOLA CT
CORAL GABLES, FL 33134

ERIC M FIESEL TR
868 SAINT CLAIR ST
COSTA MESA, CA 92626

ERIC M FIESEL TRS
ERIC M FIESEL REV LIVING TRUST
PO BOX 1422
COSTA MESA, CA 92628

ESCAPE VELOCITY LLC
1560 LENOX AVE 205
MIAMI BEACH, FL 33139

ESPARTANO LLC
C/O MANUEL PAUCAR ET AL
5825 SUNSET DR #302
SOUTH MIAMI, FL 33143

EVELYN F CARRERO
1610 LENOX AVE #316
MIAMI BEACH, FL 33139-2479

FAMLPOR INC
442 S TAMiami TR
OSPNEY, FL 34229

FARIDE KARAM
1523 WEST AVE #302
MIAMI BEACH, FL 33139-0916

FASSA PROPERTIES LLC
108 6TH DI LIDO TER
MIAMI BEACH, FL 33139

FELOS ASSOCIATES LLC
7928 EAST DR APT 1008
NORTH BAY VILLAGE, FL 33141-5683

FIRST MTG EQUITIES INC
1605 BAY RD #401
MIAMI BEACH, FL 33139-2144

FLORENCIA REYES
1615 WEST AVE APT 502
MIAMI BEACH, FL 33139

FOUR HUNDRED EIGHT CORPORATION
LEYTE GULF INVESTMENTS INC
5420 NORTH BAY RD
MIAMI BEACH, FL 33140

FRANCISCO JANE &W ISABEL
1615 WEST AVE UNIT 501
MIAMI BEACH, FL 33139-2348

GEORGE C MALLINCKRODT
1615 WEST AVE UNIT 202
MIAMI BEACH, FL 33139-2329

GERALDINE S GHERON
1610 LENOX AVE #401
MIAMI BEACH, FL 33139

GILBERT BOCH
ROLAND FELDER
1610 LENOX AVE 201
MIAMI BEACH, FL 33139

GREGG G VAN RYZIN &W ADA F
2 WASHINGTON SQUARE VLG #15F
NEW YORK, NY 10012

GREGORY D MELVIN
PAOLO AMBU
1127 MERIDIAN AVE 8
MIAMI BEACH, FL 33139

GULIA LEONE
1601 WEST AVE #108
MIAMI BEACH, FL 33139

GUSTAVO PACHECO
1610 LENOX AVE 205
MIAMI BEACH, FL 33139

HAMMY INC
251 N COCONUT LN
MIAMI BEACH, FL 33139-5161

HOLALIAM LLC
6050 LA GORCE DR
MIAMI BEACH, FL 33140

HOPE BUILDINGS LLC
705 NE 94 ST
MIAMI SHORES, FL 33138

HORACIO AUGUSTO GENOLET
CATALINA FLAVIA ALVAREZ WATSON
1610 LENOX AVE 306
MIAMI BEACH, FL 33139

ILARIA CANNAVACCIUOLO
1601 WEST AVE 204
MIAMI BEACH, FL 33139

IRMA COLLAZO
1580 WEST AVE #404
MIAMI BEACH, FL 33139

IVAN ABRAMS
15300 SW 83RD AVE
PALMETTO BAY, FL 33157-2260

IVAN J IRIZARRY QUINTANA EST OF
372 CENTRAL PARK WEST # 2-T
NEW YORK, NY 10025

IZARO ETXEA LLC
1110 BRICKELL AVE 317
MIAMI, FL 33131

JACOB KAGAN TRS
JACOB KAGAN FAMILY TR
EDITH KAGAN TRS
108 MOSSMAN RD
SUDBURY, MA 01776

JAMES L ENSLEY JR &
SERGIO DEFREITAS
PO BOX 1850
RICHLAND, WA 99352-6450

JAMES P OSTRYNIEC TRS
JAMES P OSYRYNIEC REV TR
1515 WEST AVE 4
MIAMI BEACH, FL 33139

JAMES SIKES JR
JULIETTE CLARK
8935 S HIGHWAY A1A
MELBOURNE BEACH, FL 32951-4012

JAVIER & JULIAN ARIAS(JTRS)
1610 LENOX AVE 304
MIAMI BEACH, FL 33139

JENNIFER DONYA LITOWITZ
1551 WEST AVE 4
MIAMI BEACH, FL 33139

JENNIFER FEIL
1610 LENOX AVE #508
MIAMI BEACH, FL 33139-2475

JOAN Z MOHAMMED
1000 VENETIAN WAY #1202
MIAMI BEACH, FL 33139

JOHANSON PROPERTIES IX LLC
1446 LENOX AVE 2
MIAMI BEACH, FL 33139

JONATHAN ARTHUR NEW TRS
RHODA NEW REVOCABLE TR
1615 WEST AVE 205
MIAMI BEACH, FL 33139

JORAIN NONA PATRONIE
SONDRA ALEXA TORRES
BRENDA LYNN DIPILATO
1650 SE MINORCA AVE
PORT SAINT LUCIE, FL 34952

JORDAN GIMELSTEIN
1615 WEST AVE #203
MIAMI BEACH, FL 33139

JORGE LEISECA
1610 LENOX AVE #504
MIAMI BEACH, FL 33139-2475

JOSE BOTERO
1523 WEST AVE #303
MIAMI BEACH, FL 33139

JOSE M ROIG
MIKE S ROIG
3923 NE 171 ST
MIAMI, FL 33160

JOSEPH FRANTIN
5100 SW 72ND AVE
MIAMI, FL 33155

JTKS PROPERTIES LLC
12 RIPPINGALE RD
PITTSFORD, NY 14534

JUAN C AMUNDARAY
1580 WEST AVE #401
MIAMI BEACH, FL 33139-2332

JUAN LUIS GEARA
1610 LENOX AVE # 312
MIAMI BEACH, FL 33139

JUAN MARCELO FRIAS JTRS
ANDREW ROSS COHAN JTRS
PO BOX 402767
MIAMI BEACH, FL 33140

JUDITH DEUTSCH
1610 LENOX AVE #314
MIAMI BEACH, FL 33139-2479

JULIA GATTORNO TRS
GATTORNO IGLESIAS TRUST
1575 WEST AVE #4
MIAMI BEACH, FL 33139

JULIAN A HADDAD
AGNES L HADDAD
1610 LENOX AVE APT 303
MIAMI BEACH, FL 33139-2472

JULIANA FAUS
1515 WEST AVE # 12
MIAMI BEACH, FL 33139

KENETH MALCOLM
FIONA HENDERSON
1611 WEST AVE #4
MIAMI BEACH, FL 33139

KIMBERLY VAN HORN
2151 SW 112TH AVE
DAVIE, FL 33325-4809

L & A ALTON CORP
1228 ALTON RD
MIAMI BEACH, FL 33139-3810

LAZARO ARMANDO SUAREZ
1615 WEST AVE 404
MIAMI BEACH, FL 33139

LEAH M DEVON
1610 LENOX AVE #202
MIAMI BEACH, FL 33139-2432

LENNPUL LLC
2721 EXECUTIVE PARK DR 4
WESTON, FL 33331

LENOX 102 LLC
930 JEFFERSON ST
HOLLYWOOD, FL 33019

LEO KINGSTON
1575 WEST AVE #9
MIAMI BEACH, FL 33139

LEO KINGSTON
1610 LENOX AVE APT 311
MIAMI BEACH, FL 33139

LEO KINGSTON JR
PO BOX 12920
OKLAHOMA CITY, OK 73157

LILIANA ROJAS
1610 LENOX AVE #403
MIAMI BEACH, FL 33139-2433

LIMON AND MIGLIORE LLC
4775 COLLINS AVE 3504
MIAMI BEACH, FL 33140

LOURDES VALDES
1235 MARIOLA CT
CORAL GABLES, FL 33134-6263

LUCA TOSOLINI
1611 WEST AVE #16
MIAMI BEACH, FL 33139

LUISA ALE LLC
1172 S DIXIE HWY #275
CORAL GABLES, FL 33146

LUZ NELLY NOGUEROLES TRS
THE NOGUEROLES FAMILY TRUST
PO BOX 863656
RIDGEWOOD, NY 11386

MAJESTY CROWN LLC
13105 IXORA CT #214
NORTH MIAMI, FL 33181

MAJESTY CROWN LLC
13105 IXORA CT 215
MIAMI, FL 33181

MALO REAL ESTATE INC
C/O YH&S ACCOUNTING & FINANCIAL
2875 NE 191 ST #302
AVENTURA, FL 33180

MANNY ROMEO TRS
MONTAGUE LIVING TRUST
ALESANDRO ROMERO TRS
333 W 55 ST 1C
NEW YORK, NY 10019

MANUEL ARTIME
16 W 16 ST #9-LS
NEW YORK, NY 10011

MARCUS FONSECA
642 NE 69 ST
MIAMI, FL 33138

MARIA C NERI
1611 WEST AVE #10
MIAMI BEACH, FL 33139-2347

MARIA DEL CARMEN ROBERTO
1580 WEST AVE #305
MIAMI BEACH, FL 33139-2340

MARK LACERDA
1615 WEST AVE #504
MIAMI BEACH, FL 33139

MARK MCNAIR
1601 WEST AVE #209
MIAMI BEACH, FL 33139-2473

MARK STOUTENBERG
221 DELMONT ST APT 223
CHATTANOOGA, TN 37405-4427

MARTHA LOFFELL
1580 WEST AVE APT #503
MIAMI BEACH, FL 33139-2341

MARTINA HAJKOVA &
DAVID FORMANEK
1601 WEST AVE #203
MIAMI BEACH, FL 33139-2473

MAURICIO ENRIQUE BLANCO
JAIME ALEXIS POLLOCK BLANCO
21071 VIA CORONADO
YORBA LINDA, CA 92887

MAURIZIO ACQUAVELLA PESANTES
1610 LENOX AVE #204
MIAMI BEACH, FL 33139

MCDONALD'S CORPORATION
% E C MANAGEMENT CORP
PO BOX 432720
SO MIAMI, FL 33243-2720

MELISSA SIGLER
1610 LENOX AVE 510
MIAMI BEACH, FL 33139

MIAMI BROTHERS INVESTMENTS INC
1575 WEST AVE 6
MIAMI BEACH, FL 33139

MICHELLE D HERNANDEZ
1575 WEST AVE #2
MIAMI BEACH, FL 33139-2335

MICHELLE T O NEILL
1610 LENOX AVE #516
MIAMI BEACH, FL 33139-2476

MIGUEL R CARDENAS &W ELIZABETH R
1610 LENOX AVE UNIT 511
MIAMI BEACH, FL 33139-2476

MIMO1 LLC
1404 BAY ROAD
MIAMI BEACH, FL 33139

MIO DANILOVIC
1311 15 TER 1
MIAMI BEACH, FL 33139

MIP RE 2 LLC
1428 BRICKELL AVE 601
MIAMI, FL 33131

MURRAY A FELDER
1611 WEST AVE 1
MIAMI BEACH, FL 33139

NEW HOUSE FLORIDA INC
1521 ALTON ROAD APT #732
MIAMI BEACH, FL 33139

NICOLAS LAGOMARSINO
DANIEL COBAUGH
1530 E STREET SE
WASHINGTON, DC 20003

NICOLAS PITSILOS &W
ELAINE PITSILOS
13 BLACK WALNUT TRAIL
PALOS PARK, IL 60464

NIKOLAS G PITSILOS
ELENI PITSILOS
13 BLACK WALNUT TRAIL
PALOS PARK, IL 60464

OCTAVIO CARO
YEVGENIYA KHAVINSON
1580 WEST AVE # 501
MIAMI BEACH, FL 33139

OLIVER STEINHAUS
1601 WEST AVE #210
MIAMI BEACH, FL 33139-2473

ORLANDO MARRERO
1840 JAMES AVE #26
MIAMI BEACH, FL 33139-7472

PALM AVENUE HIALEAH LLC
1900 SUNSET HARBOUR DR 2 FLR
MIAMI BEACH, FL 33139

PATRICIA FERREIRA
1610 LENOX AVE 501
MIAMI BEACH, FL 33139

PATRICIA FERREIRA JTRS
JENNIFER FEIL JTRS
1610 LENOX AVE UNIT 501
MIAMI BEACH, FL 33139

PATRICIA HIDALGO
1575 WEST AVE #5
MIAMI BEACH, FL 33139-2335

PER FLORIDA DEVELOPMENT LLC
8620 NE 2 AVE
EL PORTAL, FL 33138

PIDIEMME CO
10705 NW 33 ST # 100
DORAL, FL 33172

PRO NOTEBOOK SERVICES LLC
4775 COLLINS AVE # 3504
MIAMI BEACH, FL 33140

RAQUEL GAMBACH &
ROBERTO & DAVID GAMBACH TRS
1200 STILLWATER DR
MIAMI BEACH, FL 33141-1028

RICHARD T MCCORMICK
1580 WEST AVE #402
MIAMI BEACH, FL 33139-2332

RITA FRANK
1580 WEST AVE APT 306
MIAMI BEACH, FL 33139

ROBERT ELLINS
1615 WEST AVE UNIT 303
MIAMI BEACH, FL 33139

ROBERT G MOURRY
1610 LENOX AVE 506
MIAMI BEACH, FL 33139

ROBERT LAUDER
1601 WEST AVE #105
MIAMI BEACH, FL 33139-2327

ROBERT P QUINN
MICHAEL J RILEY
1450 LINCOLN RD #905
MIAMI BEACH, FL 33139

ROBERTO PARIENTE LE
REM ALEXANDER PARIENTE
REM JEAN MARCH PARIENTE WALLENTIN
1560 LENOX AVE 302
MIAMI BEACH, FL 33139

ROBERTO R DIAZ &W OFELIA
1580 WEST AVE UNIT 204
MIAMI BEACH, FL 33139-2331

ROSA SOBRIN
CARIDAD VALDES MIRANDA
1615 WEST AVE UNIT 403
MIAMI BEACH, FL 33139

ROSALINDA BORRELL
1615 WEST AVE UNIT 401
MIAMI BEACH, FL 33139

ROSSELLA ANSALDI JTRS
DINA SCATIGNO JTRS
1000 VENETIAN WAY #401
MIAMI BEACH, FL 33139

RUGGERO MENEGHETTI
1601 WEST AVE #213
MIAMI BEACH, FL 33139-2473

S F C MANAGEMENT LLC
5333 COLLINS AVE #602
MIAMI BEACH, FL 33140

SABELU LLC
949 PENNSYLVANIA AVE # 205
MIAMI BEACH, FL 33139

SANBER CITY LLC
1610 LENOX AVE #203
MIAMI BEACH, FL 33139

SANBER CITY LLC
1610 LENOX AVE #408
MIAMI BEACH, FL 33139

SANBER CITY LLC
19707 TURNBERRY WAY #6-L
MIAMI, FL 33180

SANDRA A MARROQUIN
1610 LENOX AVE 411
MIAMI BEACH, FL 33139

SANDRA OVIEDO
1615 WEST AVE #304
MIAMI BEACH, FL 33139-2329

SARA SHAMES
177 BAL CROSS DR
BAL HARBOUR, FL 33154

SARA SILVA
1530 WEST AVE
MIAMI BEACH, FL 33139-2355

SERGIO LEYMARIE MENDEZ
261 NAVARRE AVE #305
CORAL GABLES, FL 33134

SHABELI INVESTMENTS LLC
3598 W 72 PL
HIALEAH, FL 33018

SHORTY & FRED'S INC
1520 ALTON RD
MIAMI BEACH, FL 33139-3302

SIMON JAGSZ
1601 WEST AVE #111
MIAMI BEACH, FL 33139

SOL 1 LLC
2080 SOUTH OCEAN DR #1711
HALLANDALE, FL 33009

SONJA BOGENSPERGER
1610 LENOX AVE #302
MIAMI BEACH, FL 33139-2471

SOUTHERN BELL TEL & TEL CO
TAX ADM OFFICE
PO BOX 7207
BEDMINSTER, NJ 07921

SSDM BAYBREEZE LLC
138 EAST 31 ST C1
NEW YORK, NY 10016

STAVROS TRIPI
15 BROAD ST 2226
NEW YORK, NY 10005

STEFAN LINGMERT
1515 WEST AVE #2
MIAMI BEACH, FL 33139

STEPHANIE BALINT
11461 NW 27 CT
PLANTATION, FL 33323

STEPHEN SYTA JTRS
JOERG DRESSLER JTRS
5 PLEASANT ST
PROVINCETOWN, MA 02657

STW REAL ESTATE LLC
1560 LENOX AVE # 304
MIAMI BEACH, FL 33139

SUNBRITE APARTMENTS LLC
1680 MERIDIAN AVE # 102
MIAMI BEACH, FL 33139

THE STERLING BUILDING INC
927 LINCOLN RD #214
MIAMI BEACH, FL 33139-2606

THOMAS H PALOMBO JTRS &
BRANKO BUCAR JTRS
3034 KINGSTON CIR
SILVER LAKE, OH 44224

TRS II FUND
3900 COMMONWEALTH BLVD # 412
TALLAHASSEE, FL 32399

URRACAS HOLDINGS LLC
6422 COLLINS AVE # 1610
MIAMI BEACH, FL 33144

VALEVALE LLC
1401 BAY RD 403
MIAMI BEACH, FL 33139

VCP LINCOLN ROAD LLC
C/O VORNADO REALTY TRUST
888 SEVENTH AVE
NEW YORK, NY 10106

VERONICA VERGARA
10190 SW 137 CT
MIAMI, FL 33186-6828

VICENTE PEREZ
1615 WEST AVE UNIT 505
MIAMI BEACH, FL 33139-2348

VICTOR ORTIZ-VELEZ
1615 WEST AVE #301
MIAMI BEACH, FL 33139-2329

VINCENZO GRAMUGLIA
1580 WEST AVE UNIT 301
MIAMI BEACH, FL 33139-2346

VINCENZO GRAMUGLIA JTRS
ROSARIO BORDALLO JTRS
1580 WEST AVE UNIT 301
MIAMI BEACH, FL 33139

VIVIANA MABEL FERNANDEZ LE
REM JOEY SUAREZ
1580 WEST AVE #505
MIAMI BEACH, FL 33139-2339

VLAD PROPERTIES L C
C/O GALINA GOROKHOVSKY
16850 COLLINS AVE 112550
SUNNY ISLES BEACH, FL 33160

WATERCUP INVESTMENTS LLC
5901 NW 151 ST 126
MIAMI LAKES, FL 33014

WILLIAM ROMAGUERA
1615 WEST AVE #204
MIAMI BEACH, FL 33139

WILLIAM STITES
SARA STITES
1561 WEST AVE
MIAMI BEACH, FL 33139

ZUDY OFFICE LLC
303 E DILIDO DR
MIAMI BEACH, FL 33139