

# MIAMI BEACH

## PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: [www.miamibeachfl.gov/planning](http://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 PB19-0299		Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if "Yes," provide office of the Property Appraiser Summary Report)	
<b>Board of Adjustment</b> <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision		<b>Design Review Board</b> <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance	
<b>Planning Board</b> <input checked="" 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		<b>Historic Preservation Board</b> <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 1701-1723 Washington Avenue and 1708-1724 James Avenue			
FOLIO NUMBER(S) 02-3234-019-0210, 02-3234-019-0310, 02-3234-019-0300			
Property Owner Information			
PROPERTY OWNER NAME Temple Emanu-El of Greater Miami, Inc.			
ADDRESS 1701 Washington Avenue Miami Beach, FL 33139		CITY Miami Beach	STATE FL
BUSINESS PHONE 954-938-8800		CELL PHONE	EMAIL ADDRESS david@greenbergfn.com
Applicant Information (if different than owner)			
APPLICANT NAME Lev Montessori			
ADDRESS 1701 Washington Avenue		CITY Miami Beach	STATE FL
BUSINESS PHONE 305-538-2503		CELL PHONE 305-773-0742	EMAIL ADDRESS mussmontessori@gmail.com
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Modification of Conditional Use Permit approval, PB17-0096.			

<b>Project Information</b>			
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.
<b>Party responsible for project design</b>			
NAME N/A		<input 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		CITY	STATE      ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
<b>Authorized Representative(s) Information (if applicable)</b>			
NAME Michael W. Larkin, Esq.		<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 Beach	STATE      ZIPCODE FL      33131
BUSINESS PHONE 305-3776231	CELL PHONE	EMAIL ADDRESS mlarkin@brzoninglaw.com	
NAME Emily K. Balter, Esq.		<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 Beach	STATE      ZIPCODE FL      33131
BUSINESS PHONE 305-377-6232	CELL PHONE	EMAIL ADDRESS ebalter@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".
- All disclosures must be submitted in CMB Application format and be consistent with CMB Code Sub-part A Section 2-482(c):
  - (c) If the lobbyist represents a corporation, partnership or trust, the chief officer, partner or beneficiary shall also be identified. Without limiting the foregoing, the lobbyist shall also identify all persons holding, directly or indirectly, a five percent or more ownership interest in such corporation, partnership, or trust.
- 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 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 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**

David Greenberg **PRINT NAME**

6/21/2019 **DATE SIGNED**

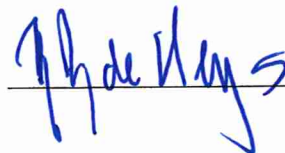


**Please read the following and acknowledge below:**

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- 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.
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The aforementioned is acknowledged by:

☐ Owner of the subject property    ☒ Tenant


**SIGNATURE**

Rebeca Kryss

**PRINT NAME**

6-13-2019

**DATE SIGNED**



**OWNER AFFIDAVIT FOR INDIVIDUAL OWNER**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for 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: \_\_\_\_\_

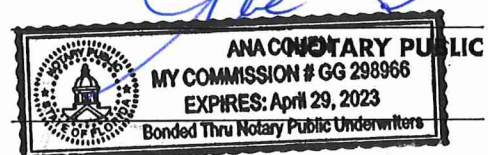
**PRINT NAME****ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FloridaCOUNTY OF Miami-Dade

I, David Greenberg, being first duly sworn, depose and certify as follows: (1) I am the President (print title) of Temple Emanu-El of Greater Miami, 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 21 day of June, 2019. The foregoing instrument was acknowledged before me by David Greenberg, 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: 4/29/23

**OWNER AFFIDAVIT FOR INDIVIDUAL OWNER**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for 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, Rebeca Kryz, being first duly sworn, depose and certify as follows: (1) I am the Principal (print title) of LEV Montessori (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 13 day of June, 2021. The foregoing instrument was acknowledged before me by R. Kryz, 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 AFFIDAVIT**STATE OF FloridaCOUNTY OF Miami-Dade

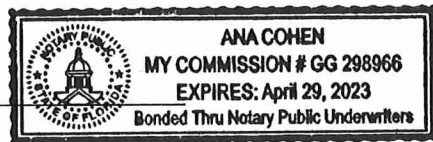
I, David Greenberg, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Michael Larkin and Emily Balter to be my representative before the Planning Board. (3) I also 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.

David Greenberg, President**PRINT NAME (and Title, if applicable)**

David Greenberg, President  
**SIGNATURE**

Sworn to and subscribed before me this 21 day of June, 2019. The foregoing instrument was acknowledged before me by David Greenberg, 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**

Ana Cohen  
**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 contact 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.

**NAME****DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

% OF STOCK

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

\_\_\_\_\_  
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In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application if



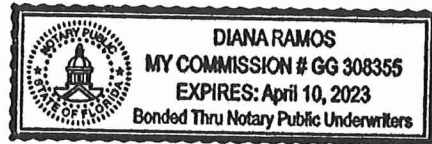
**POWER OF ATTORNEY AFFIDAVIT**STATE OF FloridaCOUNTY OF Miami-Dade

I, Rebeca Kryz, 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 Larkin and Emily Balter to be my representative before the Planning 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.

Rebeca Kryz**PRINT NAME (and Title, if applicable)****SIGNATURE**

Sworn to and subscribed before me this 13 day of June, 2019. The foregoing instrument was acknowledged before me by R. Kryz, 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**Diana Ramos**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.

**NAME****DATE OF CONTRACT**

NAME, ADDRESS AND OFFICE

% OF STOCK

\_\_\_\_\_  
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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.

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.

Temple Emanu-El of Greater Miami, Inc.

**NAME OF CORPORATE ENTITY**

NAME AND ADDRESS	% OF OWNERSHIP
<u>See Exhibit "B"</u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

**NAME OF CORPORATE ENTITY**

NAME AND ADDRESS	% OF OWNERSHIP
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
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<u></u>	<u></u>

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**

**TENANT**

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.

Lev Montessori

**TRUST NAME**

NAME AND ADDRESS

% INTEREST

See Exhibit "C"

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**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
<u>Michael W. Larkin</u>	<u>200 S. Biscayne Blvd, Suite 850, Miami, FL</u>	<u>305-377-6231</u>
<u>Emily K. Balter</u>	<u>200 S. Biscayne Blvd, Suite 850, Miami, FL</u>	<u>305-377-6232</u>
<u>Cory Dorman</u>	<u>600 North Pine Island Road, Plantation FL</u>	<u>954-535-5114</u>

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

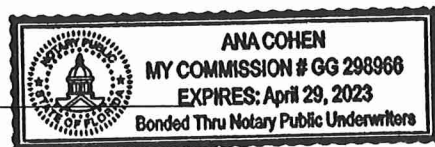
COUNTY OF Miami-Dade

I, David Greenberg, 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.

[Signature]  
SIGNATURE

Sworn to and subscribed before me this 21 day of June, 2019. The foregoing instrument was acknowledged before me by David Greenberg, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires: \_\_\_\_\_

[Signature]  
NOTARY PUBLIC  
Ana Cohen  
PRINT NAME

**COMPENSATED LOBBYIST**

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NAME	ADDRESS	PHONE
<u>Michael W. Larkin</u>	<u>200 S. Biscayne Blvd, Suite 850, Miami, FL</u>	<u>305-377-6231</u>
<u>Emily K. Balter</u>	<u>200 S. Biscayne Blvd, Suite 850, Miami, FL</u>	<u>305-377-6232</u>
<u>Cory Dorman</u>	<u>600 North Pine Island Road, Plantation FL</u>	<u>954-535-5114</u>

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- TENANT**

STATE OF Florida

COUNTY OF Miami-Dade

I, Rebeca Kryz, 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.

[Signature]  
**SIGNATURE**

Sworn to and subscribed before me this 13 day of June, 2019. The foregoing instrument was acknowledged before me by R. Kryz, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



[Signature]  
**NOTARY PUBLIC**

My Commission Expires: \_\_\_\_\_

Diana Ramos

**PRINT NAME**

EXHIBIT A

**LEGAL DESCRIPTION:**

Lots 2, 3 and the South  $\frac{1}{2}$  of Lot 4, Block 26, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the plat thereof, as recorded in Plat Book 2, at Page 77, of the public records of Miami-Dade County, Florida.  
Folio No. 02-3234-019-0210.

AND:

Lots 16 and 17, Block 26, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the plat thereof, as recorded in Plat Book 2, at Page 77, of the public records of Miami-Dade County, Florida.  
Folio No. 02-3234-019-0300.

AND:

Lots 18, 19 and 20, Block 26, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the plat thereof, as recorded in Plat Book 2, at Page 77, of the public records of Miami-Dade County, Florida.  
Folio No. 02-3234-019-0310.

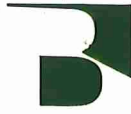


## EXHIBIT B

FirstName	LastName	Current_Address	Current_City	Current_State	Current_Zip_Code	Title
Phillip	Frost	21 Star Island	Miami Beach	FL	33139	Chairmen of the Board
David	Greenberg	6103 Aqua Avenue, Apt.106	Miami Beach	FL	33141	President
Jerry	Jacobs	187 North Shore Drive, Apt.505	Miami Beach	FL	33141	Exec. Vice Chairman of the Board
Richard	Lehrman	3090 Alton Road	Miami Beach	FL	33140	Treasurer
Arthur	Shifrin	3285 N 36th Avenue	Hollywood	FL	33021	2nd Vice President
Jacqueline	Simkin	4400 Biscayne Blvd Suite 514	Miami	FL	33137	Vice Chairmen of the Board
Joy	Spill	4200 Royal Palm Avenue	Miami Beach	FL	33140	1st Vice President

## EXHIBIT C

FirstName	LastName	Current_Address	Current_City	Current_State	Current_Zip_Code	Title
Rebeca	Krys	1701 Washington Avenue	Miami Beach	FL	33139	President
Natalia	Hunt	1701 Washington Avenue	Miami Beach	FL	33139	Vice President
Alex	Krys	1701 Washington Avenue	Miami Beach	FL	33139	Treasurer
Steven	Waserstien	11 Brickell Avenue, Suite 2200	Miami	FL	33131	Board Member



# BERCOW RADELL FERNANDEZ & LARKIN

ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6231  
E-Mail: MLarkin@brzoninglaw.com

## VIA HAND DELIVERY AND ELECTRONIC SUBMITTAL

July 26, 2019

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

Re: Modification of PB17-0096 Conditional Use Permit Approval for Day Care located 1701 Washington Avenue, Miami Beach, Florida

Dear Mr. Mooney:

This law firm represents Temple Emanuel of Greater Miami, Inc. (the "Applicant"), the owner of the property located at 1701 and 1723 Washington Avenue and 1708 and 1724 James Avenue (collectively the "Property") in the City of Miami Beach (the "City"). Please consider this letter the Applicant's Letter of Intent supporting the modification of a Conditional Use Permit to permit an additional fifty (50) students, for a total enrollment of seventy-five (75) students, in the existing day care facility at the Property (the "Project").

Property Description. The Property is generally located at the intersection of 17<sup>th</sup> Street and Washington Avenue. The school entrance fronts James Avenue. The Miami-Dade County Property Appraiser identifies the Property with Folio Nos. 02-3234-019-0210, 02-3234-019-0310, and 02-3234-019-0300. See Exhibit A, Property Appraiser Summary Reports. The lot area of the school portion of the Property is approximately 18,750 square feet (0.43 acres) in size.

The Property is zoned Residential Multifamily Medium Intensity "RM-2." The Property is located within the Museum Local Historic District, as well as the National Register Miami Beach Architectural District. The main temple and the two-story buildings fronting James Avenue are considered historically contributing structures.



The school portion of the Property is currently developed with two (2) structures, containing four (4) class rooms and a small administrative office with bathrooms. The structures have an approximate total floor area of 3,194 square feet and are separated by a playground that is partially covered with decorative stretched canvas. The Property includes an internal driveway that permits stacking of four (4) vehicles and five (5) parking spaces. The Applicant is proposing two (2) new bicycle racks that can hold nine (9) bicycles.

The surrounding uses include: Temple Emanu-el adjacent to the west; a privately owned parking lot adjacent to the north; a multifamily condominium and hotel across James Avenue to the east; and a restaurant adjacent to the south. Soundscape Park is located one block southeast of the Property.

Approved Day Care Use. On May 23, 2017, the City's Planning Board approved a Conditional Use Permit ("CUP") to operate a day care, Monday through Friday from 8:00 AM to 5:00 PM with a maximum enrollment of twenty-five (25) students. See Exhibit B, Recorded Order PB17-0096. Any substantive change of the operation or increase in the number of permitted students requires review and approval by the Planning Board as a modification to the CUP.

Applicant Proposal. The Project will be a minor modification to the approved use to allow for enrollment of an additional fifty (50) children. No alteration to existing structures are needed for the increase in enrollment. The Property currently has four (4) large classroom spaces that can accommodate multiple age groups and one multi-purpose room.

The Project offers a unique service for the surrounding community. It provides a model Montessori education in the heart of Miami Beach on Washington Avenue. The increased enrollment is necessary due to the demand of families that have expressed interest in enrolling their children in this school.

Drop-off and pick-up will occur within a dedicated driveway along the east side of the Property consisting of one drop-off/pick-up lane with approximately eighty-eight (88) feet of stacking, approximately four (4) vehicle lengths. The Applicant is proposing staggered drop-off and pick-up times to ensure minimal stacking occurs on James Avenue. See Exhibit C, Traffic Time and Flow. For additional specifics relating to the day-to-day operations of the school, please see attached Exhibit D, Operations Plan.

Satisfaction of Review Criteria. The Applicant's request satisfies the review criteria and guidelines enumerated in Section 118-192(a) of the Code as follows:

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

The additional student capacity is consistent with the Comprehensive Plan. The purpose of the Medium Density Multi Family Residential Future Land Use Category is to provide development opportunities for and to enhance the desirability and quality of existing and new medium density multi-family residential areas. As more young families move to Miami Beach, an established Montessori school, in close proximity will promote the desirability and quality of life for the residents.

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

The proposed expansion in the number of students enrolled in the day care at this site will not result in an impact that will exceed the thresholds for the levels of service as set forth in the Comprehensive Plan. In fact, the hope for the day care is to reduce traffic of the parents and guardians that previously needed to travel further distances to get their children to day care. Moreover, because the Property is located within a RM-2 District, there is a large number of families with young children that are more likely to walk, bike, or take the local bus with their children reducing vehicle traffic.

According to the Traffic Assessment Plan prepared by Kimley-Horn, the Project will generate on the weekdays twenty six (26) net new A.M. peak hour trips and twenty eight (28) net new P.M. peak hour trips. As described, the Applicant is proposing specific windows of time for limited number of students for drop-off and pick-up. Additionally, the on-site driveway provides sufficient storage for approximately four (4) vehicle lengths, the Project is expected to accommodate the vehicle queue and avoid any vehicle spillover onto James Avenue. Additionally, there are various parking facilities located nearby on James Avenue and on Washington Avenue that can be used by parents in the event that they would like to park. Accordingly, the Project will not impact the levels of service set forth in the Comprehensive Plan.

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

The use associated with the Project is consistent with the Land Development Regulations. Pursuant to Section 142-213(a) of the City of Miami Beach City Code, a day care facility and schools are permitted conditional uses in the RM-2 District. Recently, in 2017 the City's Planning Board analyzed and approved the CUP to operate a daycare at this Property. The modification maintains the same approved use, and the additional enrollment is due to the demand in the area and availability of space at the site.

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

The public health, safety, morals, and general welfare will not be adversely affected with the slight increase in the number of children enrolled in the day care. The Project is consistent and compatible with the uses of the RM-2 category and will provide a needed service for families with young children that live in the area.

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

The Project will continue to provide five (5) off-street parking spaces. Section 130-32(27) requires one (1) space per classroom for day care and nursery school uses. There are four (4) class rooms and, therefore, four (4) parking spaces required. The Project provides five (5) parking spaces.

Additionally, the applicant will commit to providing short-term bicycle parking spaces on-site, and subsidized transit passes for employees. Due to the Property's location between multi-family residences and commercial uses, the expectation is that a large number of parents and guardians will walk or bike to drop-off and pick-up their children.

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

The necessary safeguards will be provided for the protection of surrounding properties, persons, and neighborhood values. Such as

proper queuing for drop-off and pick-up, security gates, a security guard on site during hours of operation, and sufficient staffing. The Applicant will continue to implement all necessary tools to mitigate any potential harmful effects as they have done since 2017.

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

The proposed use is not surrounded by similar types of uses. In fact, the surrounding uses vary from an established religious institution to the west, multi-family residential to the east, and at-grade parking lot to the north, and a restaurant to the south. In this particular case there is not a concentration of similar uses and the proposed increase in student capacity will benefit the residents.

Sea Level Rise and Resiliency Criteria. The proposed project advances the sea level rise and resiliency criteria in Section 133-50(a) as follows:

**(1) A recycling or salvage plan for partial or total demolition shall be provided.**

No demolition proposed for the Project. The request is limited to modification of the approved CUP.

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

No new windows are proposed. The request is limited to modification of the approved CUP.

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

Noted.

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

New landscaping is not proposed. The request is limited to modification of the approved CUP.



**(5) Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.**

The request is limited to modification of the approved CUP.

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

No new construction proposed. The request is limited to modification of the approved CUP.

**(7) Where feasible and appropriate. All critical mechanical and electrical systems are located above base flood elevation.**

Yes.

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

No new construction proposed. The request is limited to modification of the approved CUP.

**(9) When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.**

No new construction proposed. The request is limited to modification of the approved CUP.

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

No new construction proposed. The request is limited to modification of the approved CUP.

Conclusion. The Property is located in multi-family residential district and surrounded by a variety of uses that complement the school. Granting the requested modification of the Conditional Use Permit will be in harmony with the intent and purpose of the City's Comprehensive Plan and Land Development Regulations, and will not be injurious to the area involved or otherwise detrimental to the public welfare. Conditional Use Permit modification will provide the Applicant with a reasonable use of the Property and serve the needs of the surrounding community providing a quality Montessori education.

Based on these reasons, the Applicant respectfully requests your favorable review and recommendation of this application. If you have any questions or comments with regard to the application, please give me a call at (305) 377-6231.

Sincerely,

  
Michael W. Larkin

Enclosures

cc: Emily K. Balter



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

EXHIBIT

A

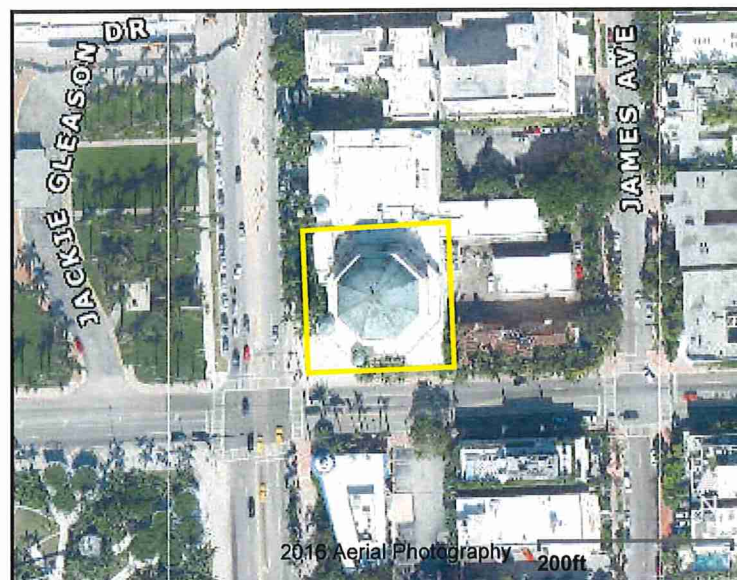
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Property Information	
Folio:	02-3234-019-0310
Property Address:	1701 WASHINGTON AVE Miami Beach, FL 33139-7541
Owner	MIAMI BCH JEWISH COMM CENTER % PERLMUTTER
Mailing Address	1701 WASHINGTON AVE MIAMI BEACH, FL 33139-7541
PA Primary Zone	4000 MULTI-FAMILY - 63-100 U/A
Primary Land Use	7144 RELIGIOUS - EXEMPT : RELIGIOUS
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	1 Sq.Ft
Lot Size	22,500 Sq.Ft
Year Built	1948

Assessment Information			
Year	2019	2018	2017
Land Value	\$9,000,000	\$9,000,000	\$9,000,000
Building Value	\$2,474,150	\$2,474,150	\$2,474,150
XF Value	\$0	\$0	\$0
Market Value	\$11,474,150	\$11,474,150	\$11,474,150
Assessed Value	\$11,474,150	\$11,474,150	\$11,384,065

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction			\$90,085
Religious	Exemption	\$11,474,150	\$11,474,150	\$11,384,065
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
ALTON BEACH 1ST SUB PB 2-77 LOTS 18 TO 20 INC BLK 26 LOT SIZE 150.000 X 150	



Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$11,474,150	\$11,474,150	\$11,384,065
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$11,474,150	\$11,474,150	\$11,474,150
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$11,474,150	\$11,474,150	\$11,384,065
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$11,474,150	\$11,474,150	\$11,384,065
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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:





# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 7/8/2019

Property Information	
Folio:	02-3234-019-0300
Property Address:	1723 WASHINGTON AVE Miami Beach, FL 33139-0000
Owner	TEMPLE EMANUE-EL
Mailing Address	1701 WASHINGTON AVE MIAMI BEACH, FL 33139-7541
PA Primary Zone	4000 MULTI-FAMILY - 63-100 U/A
Primary Land Use	2865 PARKING LOT/MOBILE HOME PARK : PARKING LOT
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	1 Sq.Ft
Lot Size	15,000 Sq.Ft
Year Built	1948



Assessment Information			
Year	2019	2018	2017
Land Value	\$3,600,000	\$3,600,000	\$3,600,000
Building Value	\$3,025	\$3,025	\$3,025
XF Value	\$0	\$0	\$0
Market Value	\$3,603,025	\$3,603,025	\$3,603,025
Assessed Value	\$3,603,025	\$3,603,025	\$3,603,025

Benefits Information				
Benefit	Type	2019	2018	2017
Religious	Exemption	\$3,603,025	\$3,603,025	\$3,603,025
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
33-34 53 42 ALTON BEACH 1ST SUB PB 2-77 LOTS 16 & 17 BLK 26 LOT SIZE 100.000 X 150	

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$3,603,025	\$3,603,025	\$3,603,025
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$3,603,025	\$3,603,025	\$3,603,025
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$3,603,025	\$3,603,025	\$3,603,025
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$3,603,025	\$3,603,025	\$3,603,025
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 7/8/2019

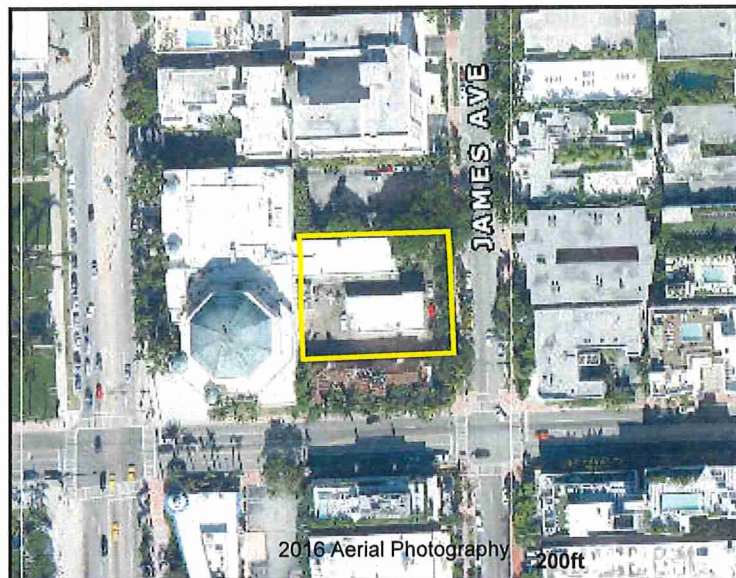
Property Information	
Folio:	02-3234-019-0210
Property Address:	1701 WASHINGTON AVE Miami Beach, FL 33139-0000
Owner	M B JEWISH COMM CTR & L ROMANOFF % PERLMUTTER
Mailing Address	1701 WASHINGTON AVE MIAMI BEACH, FL 33139-7541
PA Primary Zone	4000 MULTI-FAMILY - 63-100 U/A
Primary Land Use	7742 BENEVOLENT - EXEMPT : CLUB OR HALL - PRIVATE
Beds / Baths / Half	0 / 4 / 0
Floors	2
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	26,933 Sq.Ft
Lot Size	18,750 Sq.Ft
Year Built	1984

Assessment Information			
Year	2019	2018	2017
Land Value	\$5,625,000	\$5,625,000	\$5,625,000
Building Value	\$1,265,851	\$1,265,851	\$1,265,851
XF Value	\$27,720	\$28,125	\$28,530
Market Value	\$6,918,571	\$6,918,976	\$6,919,381
Assessed Value	\$6,918,571	\$6,918,976	\$6,580,514

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction			\$338,867
Religious	Exemption	\$6,918,571	\$6,918,976	\$6,580,514

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description	
ALTON BEACH 1ST SUB PB 2-77 LOTS 2 & 3 & S1/2 4 BLK 26 LOT SIZE 125.000 X 150 OR 9893-378 15609-963 0792 4	



Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$6,918,571	\$6,918,976	\$6,580,514
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$6,918,571	\$6,918,976	\$6,919,381
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$6,918,571	\$6,918,976	\$6,580,514
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$6,918,571	\$6,918,976	\$6,580,514
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:





CFN: 20170305937 BOOK 30554 PAGE 1127  
DATE:06/01/2017 08:14:59 AM  
HARVEY RUVIN, CLERK OF COURT, MIA-DADE C

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

**PROPERTY:** 1701 Washington Avenue

**FILE NO:** PB 17-0096

**IN RE:** The applicant, LEV Montessori (501c3), requested conditional use approval for a day care/educational facility with approximately 25 students in a RM-2 zoning district, pursuant to Section 118, Article IV and Section 142, Article II.

**LEGAL**

**DESCRIPTION:** Lots 2, 3 and the south ½ of lot 4, together with lots 16, 17, 18, 19, and 20, all in block 26 of Alton Beach, according to the plat thereof, as recorded in plat book 2, at page 77, of the public records of Miami-Dade County, Florida.

**MEETING DATE:** May 23, 2017

**CONDITIONAL USE PERMIT**

The applicant, LEV Montessori (501c3), filed an application with the Planning Director for a Conditional Use Permit to operate a day care at the facilities of Temple Emanu-El. Notice of the request for Conditional Use was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

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

That the property in question is located in the RM-2, Residential Multifamily Medium Intensity Zoning District;

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

That structures and Uses associated with the request are consistent with the Ordinance;

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

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values if the following conditions are met.

**IT IS THEREFORE ORDERED**, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including the staff recommendation, that the Conditional Use Permit as requested and set forth above be GRANTED, subject to the conditions listed below:

*MB*

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The applicant shall give a written Progress Report to the Board six (6) months from the date of the issuance of a Certificate of Use for the day care and nighty (90) days after the issuance of a new Certificate of Occupancy (CO) for the parking lot. At that time, the Board shall determine if further Progress Reports are necessary.
2. At the request of the Planning Director, if deemed necessary, the applicant shall provide a progress report to the Board. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
3. This Conditional Use Permit is issued to LEV Montessori (501c3). Any change of management or ownership shall require review by the Planning Board as a modification to this Conditional Use Permit.
4. The maximum number of children in the facility shall be limited to the lesser number of this MCUP (25) or the number approved by the Department of Children and Families in accordance with their licensing requirements.
5. The hours of operation shall be as proposed by the applicant, Monday through Friday 8:00 AM to 5:00 PM.
6. Any substantive change in the operation or increase in students shall require review and approval by the Planning Board as a modification to this Conditional Use Permit.
7. Should the applicant not be approved for the parking spaces proposed, the applicant shall come back to the Board with a revised parking plan as a modification to this Conditional Use Permit.
8. The applicant shall be responsible to instruct the security guard and the parents to not double park or block the street, sidewalks and the driveways.
9. School security and staff shall ensure that student or parent behavior (noise or loitering) does not become a nuisance to residents in the area.
10. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
  - A. A landscape plan should be further developed to document existing understory plant material to remain. New understory plant material should be provided along the South interior side of the Temple facing 17th Street and within the proposed parking lot.
  - B. Existing landscape uplighting should be repaired and further enhanced to highlight large canopy shade trees and palms facing the street.
  - C. Gravel in landscaped areas should be removed and replaced with shade tolerant plants and/or sod.

MB

11. No exterior signage for the project shall be permitted on the Washington Avenue elevation of the subject property. A sign at the rear of the property, indicating the entrance to the day care shall be allowed subject to staff review and approval
12. Any business identification signs shall be submitted to staff for review and approval before installation.
13. The applicant shall provide documents verifying any agreements with the City's Parking Department and/or a private lot operator specifying the locations where vehicles will be parked and the number of spaces. These documents shall be submitted to staff prior to the approval of a Certificate of Use or Occupational License, whichever is required.
14. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.
15. The applicant shall be responsible for maintaining the areas adjacent to the facility, such as the sidewalk and the areas of the street adjacent to the property clean and free of debris.
16. The applicant shall satisfy outstanding liens and past due City bills, if any, to the satisfaction of the City prior to the issuance of an occupational license.
17. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
18. This Conditional Use Permit shall be recorded in the Public Records of Miami-Dade County at the expense of the applicant, prior to the issuance of a modified certificate of use.
19. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.
20. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

Dated this 25<sup>th</sup> day of MAY, 2017.

MB

PB 17-0096, 1701 Washington Avenue

May 23, 2017

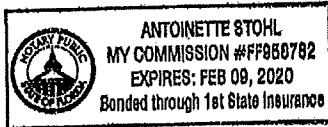
Page 4 of 4

PLANNING BOARD OF THE  
CITY OF MIAMI BEACH, FLORIDA

BY: Michael Belush  
Michael Belush, AICP,  
Chief of Planning and Zoning  
FOR THE CHAIRMAN

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 25 day of May, 2017, by Michael Belush, AICP, Chief of Planning and Zoning of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



{NOTARIAL SEAL}

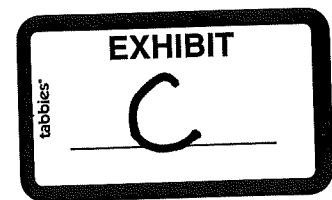
Antoinette Stohl  
Notary: ANTOINETTE STOHL  
Print Name  
Notary Public, State of Florida  
My Commission Expires:  
Commission Number:

Approved As To Form:  
Legal Department

Filed with the Clerk of the Planning Board on 5/25/2017

F:\PLAN\SPLB\2017\5-23-17\PB 17-0096 - 1701 Washington Ave - day care\PB 17-0096 - 1701 Washington Ave-FINAL-CUP 5-23-17.doc

MB



**Traffic: Time and Flow**

**Classes**

1. Preschool A 25 Approx
2. Preschool B 50 Approx

Total of 75 students (approximately)

**During School Hours – Drop-off & Pickup**

**School Arrival: 7:45 – 9:15**

	<b><u>No. children approx.</u></b>	<b><u>Time</u></b>
Students with siblings	10	7:45-8:00 a.m.
Students without siblings	10	8:00-8:15 a.m.
Students without siblings	10	8:15-8:30 a.m.
Students without siblings	10	8:30-8:45 a.m.
Students without siblings	10	8:45-9:00 a.m.
Students without siblings	10	9:00-9:15 a.m.
Students without siblings	5	9:15-9:30 a.m.

<b><u>Half Day Students</u></b>	<b><u>No. children approx.</u></b>	<b><u>Time</u></b>
	15	12:15 – 12:45 p.m.

\*Teachers will receive students at the drop off lane. Children will then be escorted to their respective classroom.

**Regular to dismissal for students:**

	<b><u>No. children approx.</u></b>	<b><u>Time</u></b>
Full-day students	10	2:00 p.m.
	10	2:15 p.m.
	10	2:30 p.m.
	15	2:45 p.m.

**After School Hours Pickup**

After Care Dismissal (picked up at any given time)

<b><u>No. children approx.</u></b>	<b><u>Time</u></b>
15	3:00-5:00 p.m.

Staff vehicles

8 Staff: 7vehicles, 1 scooter



# Operations Plan



1701 Washington Avenue  
Miami Beach, Florida

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## CONCEPT

Muss Montessori aims to provide both a quality Montessori education and a positive experience to young children. A Montessori education enables students to develop the concentration, order, independence, coordination, and work habits needed in their future academics. Additionally, the curriculum strives to stimulate the students' minds and curiosity by incorporating activities such as science class, ballet, cooking class, Spanish class, and soccer.

The project is strategically located in a multi-family residential neighborhood that is surrounded by commercial uses and a public park. A school within walking distance of this urban residential area encourages pedestrian activity and increases a sense of community. The school fosters a safe environment for growth and development of the child.

Additionally, the layout of the existing school efficiently utilizes every outdoor area of the Property. The central playground between the two classroom buildings is used both for play and for learning outside the classroom.

## STUDENT CAPACITY

Muss Montessori began with a limited enrollment of twenty five (25) students between the ages of two (2) and six (6). The day care now wishes to modify that limited enrollment because of an increased demand for the school's services and a desire to better utilize the Property to better serve the community. An additional fifty (50) children for a total maximum enrollment of seventy five children (75) can easily be accommodated within the existing Property.

## DROP-OFF/ PICK-UP

The hours of operation will be between 8:00 AM and 5:00 PM Monday to Friday. Drop-off and pick-up occurs on the designated one-way, driveway area consisting approximately 88 feet of stacking along the east side of the Property. The drop-off/pick-up area accommodates a queue of four (4) vehicles.

Drop-off will occur in seven (7) staggered, fifteen (15) minute increments for approximately five (5) to ten (10) students at a time. Drop-off will begin at 7:45 AM and end at approximately 9:30 AM.

Approximately fifteen (15) students enrolled in a half-day program will be picked-up between 12:15 PM and 12:45 PM. Then, regular pick-up will occur in four (4) staggered, fifteen (15) minute increments between 2:00 PM and 2:45 PM.

During Open House parents will have the option to choose their preferred time slot for drop-off and pick-up. Once the time slot is full, parents will have to choose an alternate time slot. The security guards will know the families permitted to drop-off and pick-up during each time slot and ensure that the system is followed.

The use of the designated driveway area, staggered drop-off and pick-up times, and the on-street, public parking available on James Avenue will avoid any potential spillover of queuing vehicles unto James Avenue.

The Property also provides two (2) bike racks that hold nine (9) bicycles each for staff and parents. Moreover, due to the Property's location between residences and offices a number of parents and guardians walk to drop-off and pick-up their children.



## STAFFING

With the proposed increase in students the school staff will be composed as follows:

- Five (5) full-time teachers
- One (1) full-time teachers' assistant
- Three (3) full-time school administrators
- Two (2) full-time security guard

Staff live within walking distance or take public transportation. Those that drive are provided subsidized off-site parking.

## ACCESS & SECURITY

All external access points will be locked during the school hours. Drop-off and pick-up will be strictly conducted at the designated driveway area. Parents and guardians can access the property through the single entrance on James Avenue. The school portion of the Property is separated by a gate from the Temple and the parking area. A security guard is on-site during hours of operation.

## TRASH COLLECTION

Trash collection will occur on the east side of the property via James Avenue entrance. Collection will be take place during the City's regularly scheduled times for this property.



DIRECT LINE: (305) 377-6231  
E-Mail: MLarkin@brzoninglaw.com

**VIA HAND DELIVERY AND ELECTRONIC SUBMISSION**

July 26, 2019

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

Re: **PB19-0299 Narrative Responses to First Submittal Comments**

1. Plans and exhibits: Must be presented on 11"x 17" paper size. See checklist item 9 and 10.
  - a. The submitted site plan and survey are size 11x17.
2. Supporting documents: Please provide any supporting documents from the State such as preliminary approval.
  - a. Upon approval of the modification to the school's existing Conditional Use Permit, the Applicant will obtain necessary approvals from the State.

# MIAMI BEACH

Page 1 of 4

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

Property address:

*James Ave.*  
*1701 Washington Ave.*

Board:

*PB 19-0299*

Date:

*6-21-19*

## BOARD APPLICATION CHECK LIST

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

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

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

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

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

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

Indicate N/A If Not Applicable

Initials: *mb*



# MIAMI BEACH

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

Property address: 1701 W. 17th Ave.

i	Current color photographs, dated, Min 4"x 6" of project site and existing structures (no Google images)	X
j	Current, color photographs, dated, Min 4"x6" of interior space (no Google images)	X
k	Current color photographs, dated, Min 4"x 6" of context, corner to corner, across the street and surrounding properties with a key directional plan (no Google images)	X
l	Existing Conditions Drawings (Floor Plans & Elevations with dimensions). Number of seats, furniture layout if applicable	X
m	<del>Demolition Plans (Floor Plans &amp; Elevations with dimensions)</del>	<del>X</del>
n	Proposed Floor Plans and Roof Plan, including mechanical equipment plan and section marks. Plans shall indicate location of all property lines and setbacks.	X
o	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, heights in NGVD values and free board if applicable)	X
p	Proposed Section Drawings	X
q	Color Renderings (elevations and three dimensional perspective drawings).	
10	<b>Landscape Plans and Exhibits (must be 11"x 17")</b>	
a	Landscape Plan - street and onsite - identifying existing, proposed landscape material, lighting, irrigation, raised curbs, tree survey and tree disposition plan, as well as underground and overhead utilities when street trees are required.	
b	Hardscape Plan, i.e. paving materials, pattern, etc.	
11	Copy of original Building Permit Card, & Microfilm, if available.	
12	Copy of previously approved building permits. (provide building permit number).	
13	Existing and Proposed detailed topographic survey depicting existing spot grades (NAVD) as well as all underground/overhead utilities and easements/agreements with recording data. See Part 1 / Section 1 / A. Surveying & Mapping Standards and submittal Requirements of the Public Works Manual. <a href="http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920">http://www.miamibeachfl.gov/publicworks/engineering/engineeringmanual.aspx?id=12920</a>	
14	Vacant/Unoccupied structures or sites shall provide recent photographic evidence that the site and structure are secured and maintained. The applicant shall obtain and post a No Trespassing Sign from the City's Police Dept.	
15	Historic Resources Report (This report shall include, but not be limited to, copy of the original Building Permit Card and subsequent modifications, Microfilm records, existing condition analysis, photographic and written description of the history and evolution of the original building on the site, all available historic data including original plans, historic photographs and permit history of the structure and any other related information on the property.	
16	Contextual Elevation Line Drawings, corner to corner, across the street and surrounding properties (dated).	
17	Line of Sight studies.	
18	Structural Analysis of existing building including methodology for shoring and bracing.	
19	Proposed exterior and interior lighting plan, including photometric calculations.	
20	Exploded Axonometric Diagram (showing second floor in relationship to first floor).	
21	Neighborhood Context Study. (Planning will provide guidance if necessary for application.)	
22	Required yards open space calculations and shaded diagrams.	
23	Required yards section drawings.	
24	Variance and/or Waiver Diagram	
25	Schematic signage program	
26	Detailed sign(s) with dimensions and elevation drawings showing exact location.	
27	Elevation drawings showing area of building façade for sign calculation (Building ID signs).	
28	Daytime and nighttime renderings for illuminated signs.	

Indicate N/A If Not Applicable

Initials: MD

# MIAMI BEACH

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Miami Beach, Florida 33139, www.miamibeachfl.gov  
305.673.7550

**Property address:** \_\_\_\_\_

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 addressing first round of comments from Transportation Department and peer review. (See Transportation Department check list for requirements.)	X
39	Sound Study report (Hard copy) with 1 CD.	
40	<b>Site Plan (Identify streets and alleys)</b>	
a	Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____	
b	# parking spaces & dimensions _____ Loading spaces locations & dimensions _____	
c	# of bicycle parking spaces _____	
d	Interior and loading area location & dimensions _____	
e	Street level trash room location and dimensions _____	
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	<b>Floor Plan (dimensioned)</b>	
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	<del>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.</del>	X
43	<b>The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:</b>	
a	Section 118-53 (d) of the City Code for each Variance.	
44	<b>The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows:</b>	
a	For Conditional Use -Section 118-192 (a)(1)-(7)	X
b	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)	
c	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)	
d	CU - Structures over 50,000 SQ.FT. - Section 118-192 (b) (1)-(11)	
e	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	

Indicate N/A If Not Applicable

Initials: MB



# MIAMI BEACH

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Miami Beach, Florida 33139, www.miamibeachfl.gov  
305.673.7550

Property Address: 1701 W. Bay Ln.

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

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

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

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

## ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS

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

  
Applicant's or designee's signature

6-21-19  
Date

Indicate N/A If Not Applicable

Initials: mb



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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

June 27, 2019

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

**Re: Property owners within 375 feet of:**

**SUBJECT:** 1701 Washington Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-019-0210

**LEGAL DESCRIPTION:** ALTON BEACH 1ST SUB PB 2-77 LOTS 2 & 3 & S1/2 4 BLK 26

**SUBJECT:** 1701 Washington Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-019-0310

**LEGAL DESCRIPTION:** ALTON BEACH 1ST SUB PB 2-77 LOTS 18 TO 20 INC BLK 26

**SUBJECT:** 1723 Washington Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-019-0300

**LEGAL DESCRIPTION:** ALTON BEACH 1ST SUB PB 2-77 LOTS 16 & 17 BLK 26

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

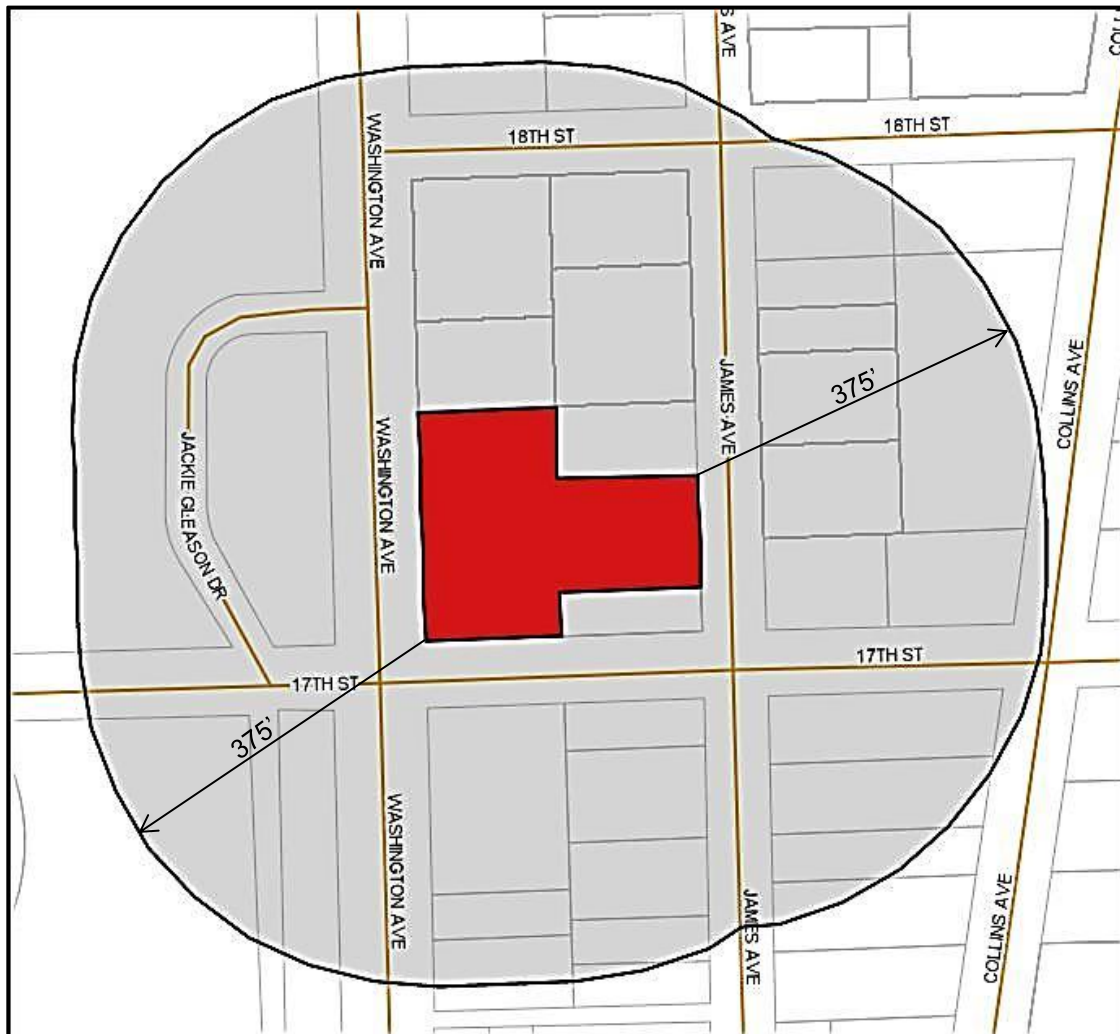
Total number of property owners without repetition: **293, including 7 international**



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

## 375' RADIUS MAP



**SUBJECT:** 1701 Washington Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-019-0210

**LEGAL DESCRIPTION:** ALTON BEACH 1ST SUB PB 2-77 LOTS 2 & 3 & S1/2 4 BLK 26

**SUBJECT:** 1701 Washington Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-019-0310

**LEGAL DESCRIPTION:** ALTON BEACH 1ST SUB PB 2-77 LOTS 18 TO 20 INC BLK 26

**SUBJECT:** 1723 Washington Avenue, Miami Beach, FL 33139

**FOLIO NUMBER:** 02-3234-019-0300

**LEGAL DESCRIPTION:** ALTON BEACH 1ST SUB PB 2-77 LOTS 16 & 17 BLK 26

Name	Address	City	State	Zip	Country
GADIROU DIAKITE &W ROSALIE JELENCIC	28 WOODLAND AVE	BEACONSFIELD QUEBEC H9W4V9			CANADA
GILLIAN HUMPHREY	EXLEY JACKSONS LN HAZEL GROVE STOCKPORT SK7 5JW	CHESHIRE			ENGLAND
GIOVANNI MELIADO	VIA LE PINTURICCHIO 44	ROME 00196			ITALY
IVONETTE JULIANA GONCALVES	RUA SAO JOAQUIM DA BARRA 274	CATANDUVA SP 15800-000			BRAZIL
MADDAELENA DE SIMONE	VIA DEGLIL ORTI DELLA FARNESINA 126 00194	ROME			ITALY
PEARL DRABINSKY MARILYN KAPLAN DAVIS	587 ST CLEMENTS AVE	TORONTO ONTARIO M5N1M5			CANADA
PETER L CALDWELL STEPHEN R MADER	130 CARLTON ST #1210	TORONTO ON M5A 4K3			CANADA
131029 USA LLC	1775 WASHINGTON AVE 4F	MIAMI BEACH	FL	33139	USA
1665 WASHINGTON AVE LLC	1665 WASHINGTON AVE STE 400	MIAMI BEACH	FL	33139-3172	USA
1676 JAMES LLC	227 E RIVO ALTO DR	MIAMI BEACH	FL	33139	USA
1725 JAMES AVE NO 26 LLC	1760 NE 144 ST	MIAMI	FL	33181	USA
1755 WASHINGTON CORP	350 LINCOLN RD 2ND FLOOR	MIAMI BEACH	FL	33139	USA
1800 RED LLC	PO BOX 770009	WOODSIDE	NY	11377	USA
300 17TH STREET INVESTMENT LLC	4770 BISCAYNE BLVD STE #640	MIAMI	FL	33137	USA
7 BUTTERFLIES LLC	87889 OVERSEAS HWY	ISLAMORADA	FL	33036	USA
7H-1750 JAMES LLC	1750 JAMES AVE #7H	MIAMI BEACH	FL	33139	USA
ABDEL EL KHRIM FOU DI	1755 WASHINGTON AVE 2D	MIAMI BEACH	FL	33139	USA
ABDESSLEM BENABDELJILIL	1775 WASHINGTON AVE #4G	MIAMI BEACH	FL	33139	USA
AD AQUA CORPORATION	1390 BRICKELL AVE STE 200	MIAMI	FL	33131	USA
ADELINA G LARENA	2130 N 49TH AVE	HOLLYWOOD	FL	33021-4040	USA
ADHY ADVISORS LLC LESSEE: NEW REX CORP	515 E LAS OLAS BLVD #400	FT LAUDERDALE	FL	33301	USA
ADOLFO SANTILLAN	1751 JAMES AVE 107	MIAMI BEACH	FL	33139-7515	USA
ADRIANA CANTA KNAPP	1750 JAMES AVE #6-A	MIAMI BEACH	FL	33139-7514	USA
AGNES E RODRIGUEZ JORGE I RODRIGUEZ	1751 WASHINGTON AVE #3F	MIAMI BEACH	FL	33139-7542	USA
AGUMART GROUP LLC	1775 WASHINGTON AVE 9D	MIAMI BEACH	FL	33139	USA
ALAIN M PEWZNER	1755 WASHINGTON AVE 2C	MIAMI BEACH	FL	33139	USA
ALBERTO CORTES TRS ALBERTO CORTES AMENDED & RESTATED REVOCABLE TRUST	1750 JAMES AVE #6H	MIAMI BEACH	FL	33139	USA
ALBERTO RIVERO MIRIAM SUAREZ	1725 JAMES AVE #12A	MIAMI BEACH	FL	33139-7511	USA
ALBERTO RIVERO & JUAN B SUAREZ &W MIRIAM	1725 JAMES AVE UNIT 4	MIAMI BEACH	FL	33139-7510	USA
ALCIDES GONZALEZ CHRISTINA GONZALEZ	39-19 220 ST	BAYSIDE	NY	11361	USA
ALCIDES MACHADO LE REM JACQUELINE C MACHADO	1776 JAMES AVE 3B	MIAMI BEACH	FL	33139	USA
ALFREDO A ACUNA &W ESTELA & MARGARITA SALABERRY EST OF	13311 SW 99 ST	MIAMI	FL	33186	USA
ALVARO MORENO &W CARMELITA & CHARITO J DAVIS	312 LAMELLA LN	PEACHTREE CITY	GA	30269	USA
ANA MARIA DE LA CRUZ MORALES	1775 WASHINGTON AVE UNIT 10-B	MIAMI BEACH	FL	33139	USA
ANA ROSA SISMONDI	1750 JAMES AVE UNIT 4K	MIAMI BEACH	FL	33139	USA
ANAI S CEPERO LE REM YOAN CEPERO BURGOS	1750 JAMES AVE 6K	MIAMI BEACH	FL	33139	USA
ANDRES LUCAS SILVA WOOD	5 ISLAND AVE # 3H	MIAMI BEACH	FL	33139	USA
ANDREW MIRMELLI	1210 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
ANGEL O MOREYRA &W PETRONA	1755 WASHINGTON AVE #1A	MIAMI BEACH	FL	33139-7548	USA
ANGELO P PANOS &W MAGDALENA K & JOHN KALB &W EFFIE	1750 JAMES AVE #9D	MIAMI BEACH	FL	33139	USA
ANO LLC	844 ALTON RD # 3	MIAMI BEACH	FL	33139	USA
ANTONIO ABUCHAIBE &W ROSA RENDON	1776 JAMES AVE #4G	MIAMI BEACH	FL	33139-7521	USA
ANTONIO CARLOS DIAS NUNES RENATA RILLING	1776 JAMES AVE 2E	MIAMI BEACH	FL	33139	USA
ANTONIO FARINA TRS ANTONIO FARINA REVOCABLE TRUST CARMEN FARINAS TRS	29 TIFFANY PL PH 3	BROOKLYN	NY	11231	USA
ARIAN CAMPO FLORES	1775 WASHINGTON AVE #7D	MIAMI BEACH	FL	33139-7543	USA
ASHLEY & WENDY MORISSETTE	1754 MERIDIAN AVE 304	MIAMI BEACH	FL	33139	USA
ATENA 19 LLC C/O LUCA IOVINA	PO BOX 191581	MIAMI	FL	33119	USA
BEDSIDE MANNERS LLC	1128 NE 16 ST	FORT LAUDERDALE	FL	33304	USA
BEEEECH WALK CONDO LLC	1776 JAMES AVE 3F	MIAMI BEACH	FL	33139	USA
BENITO MARTINEZ	1750 JAMES AVE UNIT 7L	MIAMI BEACH	FL	33139-7537	USA

BENJAMIN MARCO &W CARIDAD	3500 CORAL WAY #601	MIAMI	FL	33145-3064	USA
BRB REAL ESTATE PROPERTIES INC	1680 MICHIGAN AVE 910	MIAMI BEACH	FL	33139	USA
BRIAN S HIRSCH	1775 WASHINGTON AVE #3E	MIAMI BEACH	FL	33139-7543	USA
BSD RALEIGH PROPCO LLC	745 5 AVE	NEW YORK	NY	10151	USA
CAITLIN R LEOR FISHMAN	1720 JAMES AVE 3B	MIAMI BEACH	FL	33139-7507	USA
CARL WEISTROD JODY ADAMS	531 MAIN ST #906	NEW YORK	NY	10044	USA
CARLOS L ARTOLA ESTHER M CARPIO	1750 JAMES AVE 8F	MIAMI BEACH	FL	33139	USA
CARMEN CASTELLANOS	152 FERNWOOD DR	OLD TAPPAN	NJ	07675	USA
CARMEN GARCIA ANDRES CARRERA	8941 SW 20 ST	MIAMI	FL	33165	USA
CARMEN L & LYDIA E ORTIZ	1776 JAMES AVE #2G	MIAMI BEACH	FL	33139-7519	USA
CAROL RICHNER	107 JEFFERSON ST	GARDEN CITY	NY	11530	USA
CATALINA HANAT LLC CATALINA DORSET LLC CATALINA HOTEL LLC	1680 MERIDIAN AVE SUITE#102	MIAMI BEACH	FL	33139-2704	USA
CENGIZ CAKMAK	1751 JAMES AVE STE 102	MIAMI BEACH	FL	33139-7546	USA
CHARLES E ROMERO TRS CHARLES ROMERO AND ELIO ACOSTA TR ELIO D ACOSTA TRS	2371 PANORAMA TER	LOS ANGELES	CA	90039	USA
CHARLES HINES HAI HO	284 E 10 ST 3D	NEW YORK CITY	NY	10009	USA
CHRISTOPHE SAVORNIN	1775 WASHINGTON AVE #12B	MIAMI BEACH	FL	33139	USA
CITY OF MIAMI BEACH	FLA BAY SHORE CLUB COURSE	MIAMI	FL	33125	USA
CLARA BELLO TR	1750 JAMES AVE #5H	MIAMI BEACH	FL	33139-7533	USA
CLARA BELLO TRS CLARA BELLO TRUST	1750 JAMES AVE 5E	MIAMI BEACH	FL	33139	USA
COLLINS HOTEL ASSN LLC C/O MORGANS HOTEL GROUP LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
CONOR MOLLOY RITA MOLLOY	209 E 25 ST 5F	NEW YORK	NY	10010	USA
CREST HOTEL GROUP LLC	1111 KANE CONCOURSE 217	BAY HARBOR ISLANDS	FL	33154	USA
CRISTINA E INFANTE	1776 JAMES AVE #4D	MIAMI BEACH	FL	33139	USA
CYNTHIA J OTTCHEN	1755 WASHINGTON AVE #1D	MIAMI BEACH	FL	33139-7548	USA
DAKSHESH KUMAR	1750 JAMES AVE #5J	MIAMI BEACH	FL	33139-7533	USA
DAVID E WHEADON JTRS PAUL E SCHAPER JTRS	2206 WYOMING AVE NW	WASHINGTON	DC	20008	USA
DAVID F ROBERTS	1775 WASHINGTON AVE #PH-3	MIAMI BEACH	FL	33139-7547	USA
DAVID GUNDER MIDGARDEN SILVIA ILACQUA MIDGARDEN	1755 WASHINGTON AVE 2A	MIAMI BEACH	FL	33139	USA
DAVID HARLESTON	1775 WASHINGTON AVE #8E	MIAMI BEACH	FL	33139	USA
DELMONT REALTY WASHINGTON AVE LLC	179 CANTERBURY GATE	LYNBROOK	NY	11563	USA
DENIS MISHULIN	1045 79 ST	MIAMI BEACH	FL	33141	USA
DENNIS J CHUNG	201 WEST 21 ST APT 10K	NEW YORK	NY	10011	USA
DIALES CORP INC C/O SANCHEZ GALARRAGA P A	1313 PONCE DE LEON BLVD # 301	CORAL GABLES	FL	33134	USA
DOREEN HEMLOCK	1775 WASHINGTON AVE #4E	MIAMI BEACH	FL	33139-7543	USA
EDUARDO C BEJAR TRS EDUARDO C BEJAR REVOCABLE LIV TR	9124 SW 65 ST	MIAMI	FL	33173	USA
EDUARDO C LOLO CIRCE M LOLO	6347 SW 41 ST	MIAMI	FL	33135	USA
EDWARD BOOTH AMYMARIE BOOTH	20 7TH STREET	BAYVILLE	NY	11709	USA
ELIO A GARCIA	1750 JAMES AVE #10J	MIAMI BEACH	FL	33139-7534	USA
ELISA ERMINERO	222 8TH AVE APT 200	SAN MATEO	CA	94401	USA
ELISE A GRANJOT	1775 WASHINGTON AVE #12-E	MIAMI BEACH	FL	33139	USA
ELIZABETH PELLICI	1775 WASHINGTON AVE #7B	MIAMI BEACH	FL	33139	USA
EMMA MORALES	1750 JAMES AVE UNIT 9G	MIAMI BEACH	FL	33139-7531	USA
ENRIQUE J GOMEZ	1725 JAMES AVE #14	MIAMI BEACH	FL	33139	USA
ERIC NEWILL	1775 WASHINGTON AVE #9E	MIAMI BEACH	FL	33139-7544	USA
ERNEST JOHN HERNANDEZ	101 WYCKOFF AVE #4F	BROOKLYN	NY	11237	USA
ERNESTO LOPEZ	1750 JAMES AVE APT 10-L	MIAMI BEACH	FL	33139-7537	USA
ERNESTO ROBAU &W ELVIRA	1170 W 50 PL	HIALEAH	FL	33012	USA
EZEQUIEL F FERNANDEZ PETER LOUIS HYAMS	2465 TRAPP AVE	COCONUT GROVE	FL	33133	USA
FABIO A SERRET LE MILAGROS BENITO LE REM YISBEL SERRET JTRS	4103 SW 153 PL	MIAMI	FL	33185	USA
FH: DAVID FRY TR LESSEE: OCTAGON TOWERS ASSOC	1881 WASHINGTON AVE	MIAMI BEACH	FL	33139-7408	USA
FRANCESCA MARIA LOSITO	9125 TWIN TRAIL DR	HUNTERSVILLE	NC	28078	USA



FRANK FERREIRO	1776 JAMES AVE 3E	MIAMI BEACH	FL	33139	USA
FRANK ROA RITA ROA	1750 JAMES AVE #4 C	MIAMI BEACH	FL	33139	USA
FRANK VAN HEULE TRS VAN HEULE FAMILY TR BARBARA VAN HEULE TRS	1535 AUTUMN HILL RD	DIAMOND BAR	CA	91765	USA
FREDERIC G APPLETON	25 ADAMS AVE # 214	STANFORD	CT	06902	USA
FREDERICO AZEVEDO	PO BOX 3178	SAL HARBOUR	NY	11963	USA
FREDRIC & KAREN EDELSTEIN	315 SO. LAWRENCE CT	PHILADELPHIA	PA	19106	USA
GARY GOTTFRIED	1776 JAMES AVE #3-A	MIAMI BEACH	FL	33139-7519	USA
GASTON BURBANO	1776 JAMES AVE #6E	MIAMI BEACH	FL	33139-7522	USA
GENARO RODRIGUEZ TERESA BERGSTROM RODRIGUEZ	2401 COLLINS AVE 1802	MIAMI BEACH	FL	33140	USA
GINA M NORWOOD	2400 BEVERLY AVE #9	SANTA MONICA	CA	90405	USA
GIOVANNI DENICOLAI	1750 JAMES AVE # 6B	MIAMI BEACH	FL	33139	USA
GLENDIA WERNER	1775 WASHINGTON AVE #PH-4	MIAMI BEACH	FL	33139-7547	USA
GLENN E DAVIS	96 5 AVE #17L	NEW YORK	NY	10011	USA
GREENVIEW HOTEL LLC	1671 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
GREGORY SOMOZA	1903 RADCLIFFE AVE C	BRONX	NY	10462	USA
GUILLERMO CABRERA	1776 JAMES AVE # 3C	MIAMI BEACH	FL	33139	USA
GUSTAVO JOSE ALVARENGA PATRICIA GONZALEZ	1750 JAMES AVE 8K	MIAMI BEACH	FL	33139	USA
HARVEY BURSTEIN	1775 WASHINGTON AVE #PH-5	MIAMI BEACH	FL	33139-7538	USA
HAYDEE G BOLADO	PO BOX 140845	CORAL GABLES	FL	33114-0845	USA
HEATHER C MORRIS	1750 JAMES AVE #9B	MIAMI BEACH	FL	33139-7525	USA
HECTOR S TORRES C/O JOE APUZZO	150 AIRPORT RD #1000	LAKEWOOD	NJ	08701	USA
HELENA TETZELI C/O KURZBAN	2650 SW 27 AVE	MIAMI	FL	33133-3003	USA
HILDA GOITIA (EST OF) % IVETTE VELAZQUEZ	6239 BROADWAY APT A19	BRONX	NY	10471	USA
HUBERT CRUZ &W MERCEDES	5760 SW 30 ST	MIAMI	FL	33155-4009	USA
HUBERTO R CRUZ	1750 JAMES AVE APT 4B	MIAMI BEACH	FL	33139-7535	USA
INNOVATIVE HOLDINGS INC	1775 WASHINGTON AVE 8D	MIAMI BEACH	FL	33139	USA
IRA SCOTT STRONGIN TRS IRA SCOTT STRONGIN LVING TRUST	1751 JAMES AVE #203	MIAMI BEACH	FL	33139	USA
ISRAEL KAHANA TRS MIRIAM KAHANA TRS ISRAEL KAHANA REVOCABLE TR	985 E 24 ST	BROOKLYN	NY	11210	USA
JACQUELINE FOGLIA	PO BOX 025320	MIAMI	FL	33102	USA
JADE CANTOR & ANNE CANTOR JTRS	13 HIDDEN LEDGE	ENGLEWOOD	NJ	07631	USA
JAMES C BETHARD DESIREE BETHARD	1776 JAMES AVE # 6 G	MIAMI BEACH	FL	33139	USA
JANET L EYMAN	1725 JAMES AVE UNIT 12	MIAMI BEACH	FL	33139-7511	USA
JANICE BARNETT JENKINS TRS JANICE BARNETT KING REV TR	1775 WASHINGTON AVE 7F	MIAMI BEACH	FL	33139	USA
JANIS E ROE	408 SAMANTHA DR	LEWES	DE	19958-4146	USA
JAVID AMINI	579 RUTTER AVE	KINGSTON	PA	18704	USA
JAVIER E DELGADO-SILVA & CARLOS A DELGADO-OCANDO	1775 WASHINGTON AVE #3F	MIAMI BEACH	FL	33139-7543	USA
JAY MIRMELLI GLENDA MIRMELLI	2160 NE 190TH TER	NORTH MIAMI BEACH	FL	33179-4382	USA
JEFFREY D POWEL CHARLES M CARR	1612 GREEN ST	PHILADELPHIA	PA	19130	USA
JEFFREY L TRINKLE & FERNANDO D GUITERREZ	1775 WASHINGTON AVE #11B	MIAMI BEACH	FL	33139-7544	USA
JEFFREY MARKOWITZ PRODUCTIONS INC	1015 N FAIRFAX AVE	LOS ANGELES	CA	90046	USA
JEFFREY S HILLOCK HAROLD BRAVO	268 E BROADWAY #A2002	NEW YORK	NY	10002	USA
JEREMY MICHAEL WILSON	1750 JAMES AVE 6F	MIAMI BEACH	FL	33139	USA
JEROME HARVEY GINZBURG	1775 WASHINGTON AVENUE #6D	MIAMI BEACH	FL	33139	USA
JESUS L MORALES JTRS MAXIMILIANO MORALES JTRS	1750 JAMES AVE #5F	MIAMI BEACH	FL	33139-7529	USA
JOAQUIN TOYOS LAMADRID TRS JOAQUIN TOYOS LAMADRID TRUST JOAQUIN TOYOS LAMADRID	1725 JAMES AVE #29	MIAMI BEACH	FL	33139	USA
JOHN CREEK REMODELING LLC	1750 JAMES AVE 3A	MIAMI BEACH	FL	33139	USA
JOHN F REILLY	1750 JAMES AVE #9A	MIAMI BEACH	FL	33139-7500	USA
JOHN J DEVONE	1775 WASHINGTON AVE #5G	MIAMI BEACH	FL	33139-7543	USA
JOHN KALB TRS JOHN KALB AND EFFIE KALB REVOCABLE FAMILY TRUST	1444 CAVELL AVE	HIGHLAND PARK	IL	60035	USA
JOHN KALEB TRS THE JOHN KALB AND EFFIE KALB REVOCABLE TRUST	1444 CAVELL AVE	HIGHLAND PARK	IL	60035	USA
JOHN MUSARRA	8 DRING LANE	PUTNAM VALLEY	NY	10579	USA

JOHN NAVAS MARIA L NAVAS	1775 WASHINGTON AVE 14E	MIAMI BEACH	FL	33139	USA
JOHN UBINAS EILEEN UBINAS JOHN UBINAS IV	1750 JAMES AVE #5L	MIAMI BEACH	FL	33139	USA
JOHN W REID	211 THOMPSON ST 4A	NEW YORK	NY	10012	USA
JOSE GARCIGA LE REM GRISEL D CASTANON	1750 JAMES AVE 6C	MIAMI BEACH	FL	33139	USA
JOSE MARIA CASTRO TRS KEIKO & JOSE FAMILY REVOCABLE TR KEIKO FUJIMOTO TRS	3610 AVOCADO AVE	MIAMI	FL	33133	USA
JOSE MARTIN SANCHEZ	1750 JAMES AVE #4A	MIAMI BEACH	FL	33139-7514	USA
JOSEPH E GAZAREK	1776 JAMES AVE #6F	MIAMI BEACH	FL	33139	USA
JOSEPH F LOPEZ KATHLEEN A LOPEZ	1776 JAMES AVE UNIT 3-D	MIAMI BEACH	FL	33139	USA
JOSEPH R D'ACOSTA JR	1725 JAMES AVE UNIT 20	MIAMI BEACH	FL	33139-7565	USA
JUAN R CHATTAH	1750 JAMES AVE #8-B	MIAMI BEACH	FL	33139	USA
JUAN RUIZ (LE) REM GABRIEL ARAVENA	1750 JAMES AVE #5A	MIAMI BEACH	FL	33139-7500	USA
JUDITH C ORTEGA	1750 JAMES AVE #9F	MIAMI BEACH	FL	33139-7529	USA
JUDY ORTEGA & MARLENE ORTEGA JTRS	1750 JAMES AVE #7E	MIAMI BEACH	FL	33139-7529	USA
JULIA DAVILA JTRS MAYRA A MIRABENT JTRS	1725 JAMES AVE APT 2	MIAMI BEACH	FL	33139-7510	USA
KARLENE MARIE CHIN TRS KARLENE MARIE CHIN REVOCABLE TR	1775 WASHINGTON AVE 3G	MIAMI BEACH	FL	33139	USA
LAWRENCE MICHAEL DOANE	1776 JAMES AVE APT 4F	MIAMI BEACH	FL	33139-7521	USA
LAWRENCE W LOGSDON	2400 ARCHBURY LANE UNIT 3D	PARK RIDGE	IL	60068	USA
LESLIE GRATZ C/O MANHATTAN MANAGEMENT	703 NW 5 AVE	MIAMI	FL	33136	USA
LILIANA MILLAN	1725 JAMES AVE 28	MIAMI BEACH	FL	33139	USA
LINCOLN ARMS MIAMI BCH LLC LESSEE MIAMI BEACH JAMES AVE LLC LESSOR	1800 JAMES AVE	MIAMI BEACH	FL	33139	USA
LISANIA FLORIN TAYURA	1750 JAMES AVE UNIT 10-G	MIAMI BEACH	FL	33139-7532	USA
LLOYD A FREEMAN	1775 WASHINGTON AVE APT 7E	MIAMI BEACH	FL	33139-7543	USA
LOIS A MIMS	1776 JAMES AVE #5-F	MIAMI BEACH	FL	33139-7520	USA
LOUIS S SCHWEICKART	1751 WASHINGTON AVE #2F	MIAMI BEACH	FL	33139-7542	USA
LUIS A CASTRO	1775 WASHINGTON AVE #7C	MIAMI BEACH	FL	33139-7543	USA
LUIS P SOUZA	1775 WASHINGTON AVE #5D	MIAMI BEACH	FL	33139-7543	USA
LUZ D COLLAZO LE & REM ILEANA L SHOFEL & JORGE COLLAZO	1750 JAMES AVE #7A	MIAMI BEACH	FL	33139-7500	USA
M B JEWISH COMM CTR & L ROMANOFF % PERLMUTTER	1701 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
MAGALY LAPLANA TRS THE MAGALY LAPLANA REV TR 001	240 HARBOR DR	KEY BISCAYNE	FL	33149	USA
MANFRED STRUTH	1776 JAMES AVE 5G	MIAMI BEACH	FL	33139	USA
MANHAL TOBIA TRS MANHAL TOBIA LIVING TR	1775 WASHINGTON AVE # 10F	MIAMI BEACH	FL	33139	USA
MANUEL A IRAOLA (JTRS) MARK SCHARNITZ (JTRS)	517 CADAGUN AVE	CORAL GABLES	FL	33146	USA
MANUEL MELAND & W CHRISTINE C	1775 WASHINGTON AVE #3C	MIAMI BEACH	FL	33139-7543	USA
MARBELIA ALVARINO	33-26 92 ST APT 1M	JACKSON HEIGHTS	NY	11372	USA
MARCELLO LUIGI BARBA SCOTT A SHORT	1775 WASHINGTON AVE UNIT PH-1	MIAMI BEACH	FL	33139	USA
MARIA A MAIO TUCCI	1776 JAMES AVE #4A	MIAMI BEACH	FL	33139-7521	USA
MARIA ELENA ESPINOSA	1750 JAMES AVE UNIT 3G	MIAMI BEACH	FL	33139-7531	USA
MARIA HERNANDEZ EST OF	1725 JAMES AVE #16	MIAMI BEACH	FL	33139-7565	USA
MARIANO ALEJANDRO DABINI	2992 ALTON RD	MIAMI BEACH	FL	33140-3805	USA
MARILYN UDELL (LESSOR ) BELLA FISHMAN (LESSOR) PRIME HOTELS USA LLC (LEASEE)	1238 COLLINS AVE	MIAMI BEACH	FL	33139	USA
MARIO A SABATES	1775 WASHINGTON AVE #14F	MIAMI BEACH	FL	33139-7544	USA
MARIO W VASQUEZ & W CISSIE J LE REM RICHARD E VASQUEZ	9701 SW 105 AVE	MIAMI	FL	33176-2745	USA
MARK BENNETT KLEIN	1775 WASHINGTON AVE #11E	MIAMI BEACH	FL	33139	USA
MARK LYNTON GARDINER	1750 JAMES AVE 3D	MIAMI BEACH	FL	33139	USA
MARTA LOURDES LOCKLEAR TONY LOCKLEAR MARGAUX MARIE JESSUP	6306 WOODBINE RD	WOODBINE	MD	21797	USA
MELVIN FEIT	1750 JAMES AVE 10C	MIAMI BEACH	FL	33139	USA
MIAMI BCH JEWISH COMM CENTER % PERLMUTTER	1701 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
MICHAEL KOFMAN TRS KOMIRA FAMILY TRUST RAISA KOFMAN TRS	1750 JAMES AVE 5G	MIAMI BEACH	FL	33139	USA
MIKHAIL MIKHAYLOVICH DVORETSKIY	1750 JAMES AVE # 6D	MIAMI BEACH	FL	33139	USA
MJK GROUP LLC	2200 BISCAYNE BLVD 7TH FLOOR	MIAMI	FL	33137	USA
MJK GROUP LLC C/O ABRAHAM A GALBUT P A	4770 BISCAYNE BLVD STE 450	MIAMI	FL	33137	USA

MJK GROUP LLC C/O ABRAHAM A GALBUT P A	4770 BISCAYNE BLVD STE 640	MIAMI	FL	33137	USA
MYRON SULZBERGER ROLFE JTRS BRUCE FORD TRACY JTRS	25 SUTTON PLACE SOUTH # 16N	NEW YORK	NY	10022	USA
NANCY BETH ABRAMS	2401 SW 23 ST	MIAMI	FL	33145-3423	USA
NED EDISON JTRS MURIEL EDISON JTRS DEBORAH EDISON JTRS	1750 JAMES AVE #4G	MIAMI BEACH	FL	33139	USA
NESTOR L SUAREZ LE MARIA E SUAREZ LE REM NESTOR SUAREZ	13287 SW 40 TER	MIAMI	FL	33175	USA
NEW REX CORP	500 W CYPRESS CREEK ROAD STE 350	FORT LAUDERDALE	FL	33309	USA
PAOLA DE ANGELI	1775 WASHINGTON AVE #10E	MIAMI BEACH	FL	33139-7544	USA
PATRICIA ANN LAVENSTEIN TRS PATRICIA ANN LAVENSTEIN REVOC TR ROBERT GAVIN ODDO	1776 JAMES AVE 7B	MIAMI BEACH	FL	33139	USA
PATRICIA BELLE BURNS	1750 JAMES AVE #6E	MIAMI BEACH	FL	33139-7528	USA
PATRICK DUFFY O'NEILL CHEYNEY	702 ROOSEVELT ST #501	SAN JUAN	PR	00907	PUERTO RICO
PAULA LASOCKI & M INZELBUCH & DAVID & STUART & STEVEN BINDER	50 HILLSIDE BLVD	LAKEWOOD	NJ	08701	USA
PEDRO R MONTEAGUDO RIANO JTRS	1776 JAMES AVE #6C	MIAMI BEACH	FL	33139	USA
PETER M DEJONG KIM A DEJONG	8 RAMPART PASS	WACCABUC	NY	10597	USA
PHILIPPE MULLER &W ANNE MULLER	1725 JAMES AVENUE #18	MIAMI BEACH	FL	33139	USA
QUEBRACHO COLORADO LLC	340 S LEMON AVE # 5161	WALNUT	CA	91789	USA
R S D EVANS	1751 JAMES AVE #205	MIAMI BEACH	FL	33139	USA
RAFAEL GISBERT &W MAURA	1855 SW 1 ST APT 302	MIAMI	FL	33135	USA
RALPH UMANSKY TR	1263 E 56 ST	BROOKLYN	NY	11234	USA
RAMON ECHEVERRIA &W ELBA (TRS)	30 W 19 ST	HIALEAH	FL	33010-2639	USA
RANDA NATAILE SAOUD	1775 WASHINGTON AVE #5F	MIAMI BEACH	FL	33139-7543	USA
RANDOLPH A MIMS	1725 JAMES AVE #24	MIAMI BEACH	FL	33139	USA
RED 18 LLC	1111 KANE CONCOURSE 217	BAY HARBOR ISLANDS	FL	33154	USA
RHODESSA B CAPULONG	2250 GREEN VALLEY RD	DARIEN	IL	60561-4374	USA
RICHARD HUGH FISK & UNA FISK WILTSE	1776 JAMES AVE #6A	MIAMI BEACH	FL	33139-7522	USA
RICHARD RAFULS	3340 NE 164 ST	MIAMI BEACH	FL	33160-4128	USA
RICHMOND HOTEL CORP	1757 COLLINS AVE	MIAMI BEACH	FL	33139	USA
ROBELY ROQUE &W LUZ	1750 JAMES AVE UNIT 9C	MIAMI BEACH	FL	33139-7525	USA
ROBERT GAVIN ODDO	1776 JAMES AVE #7C	MIAMI BEACH	FL	33139-7522	USA
ROBERT MATTHEWS RITA MATTHEWS	18 E 94 ST	NEW YORK	NY	10128	USA
ROBERT REX CASTILLO JANA MITROVA CASTILLO	2453 23 STREET	ASTORIA	NY	11102	USA
ROGER L GOLDBLATT	1750 JAMES AVE APT 8D	MIAMI BEACH	FL	33139	USA
ROSANNA DE GUZMAN	10100 SW 122 TERR	MIAMI	FL	33176	USA
SALVATORE GALEA	1751 WASHINGTON AVE 4G	MIAMI BEACH	FL	33139	USA
SAN JUAN HOTEL LLC	1680 COLLINS AVE	MIAMI BEACH	FL	33139	USA
SANCTUARY RONRUSS PROPERTIES LLC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
SANCTUARY SB PROPERTIES LLC	2200 BISCAYNE BLVD # 7 FLOOR	MIAMI	FL	33137	USA
SANCTUARY SB PROPERTIES LLC	1745 JAMES AVE	MIAMI BEACH	FL	33139	USA
SANCTUARY SOUTH BEACH INC	2200 BISCAYNE BLVD	MIAMI	FL	33137	USA
SANDEB INC	100 N BISCAYNE BLVD 2904	MIAMI	FL	33132	USA
SARA G LIMA	1725 JAMES AVE #7	MIAMI BEACH	FL	33139	USA
SAUL DYMANIT SUSAN SOBEL	1750 JAMES AVE 10B	MIAMI BEACH	FL	33139	USA
SERGEI I KOVALEFF	1750 JAMES AVE #4D	MIAMI BEACH	FL	33139	USA
SERGIO LOPEZ DE ARCAUTE CLAUDIA C MEDINA	1775 WASHINGTON AVE #4C	MIAMI BEACH	FL	33139	USA
SILVIA ACOSTA	10 EXCHANGE CT 404	PAWTUCKET	RI	02860	USA
SILVIA GARCIA	24 NEW BROADWAY	SLEEPY HOLLOW	NY	10591	USA
SILVIO FIGUEIREDO TORRES MARIA C FIGUEIREDO TORRES	1775 WASHINGTON AVE 6C	MIAMI BEACH	FL	33139	USA
SIMONA KERN	1750 JAMES AVE # 3F	MIAMI BEACH	FL	33139	USA
SIOCAM USA LLC	1000 5 STREET # 206	MIAMI BEACH	FL	33139	USA
SIXTO ANTONIO ACEA LE LUISA ACEA MUNOZ LE REM MARCO ANTONIO ACEA	1776 JAMES AVE 7D	MIAMI BEACH	FL	33139	USA
SOBE CENTER LLC	9425 HARDING AVE	SURFSIDE	FL	33154	USA
SONIA KINBLAD	1725 JAMES AVE UNIT 15	MIAMI BEACH	FL	33139-7511	USA

SOUTHERN PROPERTY INVT GROUP INC	1701 JAMES AVE	MIAMI BEACH	FL	33139-7508	USA
ST ANDREWS PROPERTIES LLC	205 MICHIGAN AVE	MIAMI BEACH	FL	33139	USA
STEPHEN BERNARD GROH	1775 WASHINGTON AVE APT 8C	MIAMI BEACH	FL	33139-7543	USA
STEVEN J MURPHY	1775 WASHINGTON AVE #12F	MIAMI BEACH	FL	33139-7544	USA
STEVEN L SCHARF	1751 WASHINGTON AVE #4E	MIAMI BEACH	FL	33139-7542	USA
STEVEN ROSA	1750 JAMES AVE 5C	MIAMI BEACH	FL	33139	USA
SUNNY WUYE INVESTMENT LLC	2634 TYRON PLACE	WINDERMERE	FL	34786	USA
SUNSY GUERRA	1750 JAMES AVE #9K	MIAMI BEACH	FL	33139-7535	USA
SYLVIA E CONCHA	1750 JAMES AVE UNIT 4L	MIAMI BEACH	FL	33139-7536	USA
TAYLOR M BATES CHRISTOPHER J BATES	1751 JAMES AVE 208	MIAMI BEACH	FL	33139	USA
TEMPLE EMANUE-EL	1701 WASHINGTON AVE	MIAMI BEACH	FL	33139	USA
TERRENCE PAOLI	1750 JAMES AVE APT 3C	MIAMI BEACH	FL	33139	USA
TERRUNIO 21 LLC	1701 JAMES AVE	MIAMI BEACH	FL	33139	USA
TERRUNIO 30 LLC	1701 JAMES AVE	MIAMI BEACH	FL	33139	USA
TERRUNIO 6 LLC	1701 JAMES AVE	MIAMI BEACH	FL	33139	USA
TERRUNIO 8 LLC	1701 JAMES AVE	MIAMI BEACH	FL	33139	USA
THEODORE M DAVID	12 NORTH ST	RAMSEY NEW	NJ	07446	USA
TIFFANY MADERA	1725 JAMES AVE #19	MIAMI BEACH	FL	33139-7565	USA
TORR INC	1680 JAMES AVE	MIAMI BEACH	FL	33139-3115	USA
TRASH TO TREASURES LLC	PO BOX 402247	MIAMI BEACH	FL	33140	USA
VALERIA PIRES M DE SOUZA	742 SKYLINE DR	DALY CITY	CA	94015	USA
VALERIANO FIGUEREDO EST OF	1776 JAMES AVE UNIT 2A	MIAMI BEACH	FL	33139-7519	USA
VALERIE FROUMENTIN LEONIAS	1750 JAMES AVE UNIT 10F	MIAMI BEACH	FL	33139	USA
VICTOR A BENEMELIS &W ISABEL C	3403 KIMBERLY DR	FALLS CHURCH	VA	22042	USA
VILMA SIM	1776 JAMES AVE 2F	MIAMI BEACH	FL	33139	USA
VINCENT ESPOSITO ELI DA SILVA	1775 WASHINGTON AVE 11C	MIAMI BEACH	FL	33139	USA
VINCENZA LIMONGELLO	1750 JAMES AVE #10-D	MIAMI BEACH	FL	33139	USA
VINCENZA LIMONGELLO	1750 JAMES AVE #5-D	MIAMI BEACH	FL	33139	USA
VIRGILIO PEREZ &W LIDIA & JOEL PEREZ	6447 MAPEWOOD DR	FALLS CHURCH	VA	22041	USA
WALTER L COFER & NICOLA R HESKETT	3610 GILLHAM RD	KANSAS CITY	MO	64111	USA
WILLIAM CARSON	33 STONEWALL CIRCLE	PRINCETON	NJ	08540	USA
WILLIAM JOHN MCGAUL JR	1750 JAMES AVE #3K	MIAMI BEACH	FL	33139	USA
WILLIAM NOONAN &W VALORIE	1776 JAMES AVE APT 6D	MIAMI BEACH	FL	33139-7522	USA
XAVIER J SAINZ &W THAIS A	3080 WARREN LN	COSTA MESA	CA	92626	USA
YESHIVA GEDOLAH RAB COLLEGE INC	6100 PINETREE DR	MIAMI BEACH	FL	33140	USA
YOLANDA FERNANDEZ TRS & ABILIO FERNANDEZ TRS	872 BRAEBURN DRIVE	MARTINSBURG	WV	25403	USA
YOUINVEST LLC	8740 NE 2 AVE	EL PORTAL	FL	33138	USA
YOUSSEF D ISSA	15 EUCLID AVE	METHUEN	MA	01844	USA
ZELDA W GOLDMAN	1750 JAMES AVE UNIT 10H	MIAMI BEACH	FL	33139-7534	USA

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

GILLIAN HUMPHREY  
EXLEY JACKSONS LN HAZEL GROVE  
STOCKPORT SK7 5JW  
CHESHIRE  
ENGLAND

GIOVANNI MELIADO  
VIA LE PINTURICCHIO 44  
ROME 00196  
ITALY

IVONETTE JULIANA GONCALVES  
RUA SAO JOAQUIM DA BARRA 274  
CATANDUVA SP 15800-000  
BRAZIL

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

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

PETER L CALDWELL  
STEPHEN R MADER  
130 CARLTON ST #1210  
TORONTO ON M5A 4K3  
CANADA

131029 USA LLC  
1775 WASHINGTON AVE 4F  
MIAMI BEACH, FL 33139

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

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

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

1755 WASHINGTON CORP  
350 LINCOLN RD 2ND FLOOR  
MIAMI BEACH, FL 33139

1800 RED LLC  
PO BOX 770009  
WOODSIDE, NY 11377

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

7 BUTTERFLIES LLC  
87889 OVERSEAS HWY  
ISLAMORADA, FL 33036

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

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

ABDESSLEM BENABDELJLIL  
1775 WASHINGTON AVE #4G  
MIAMI BEACH, FL 33139

AD AQUA CORPORATION  
1390 BRICKELL AVE STE 200  
MIAMI, FL 33131

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

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

ADOLFO SANTILLAN  
1751 JAMES AVE 107  
MIAMI BEACH, FL 33139-7515

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

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

AGUMART GROUP LLC  
1775 WASHINGTON AVE 9D  
MIAMI BEACH, FL 33139

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

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

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

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

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

ALCIDES MACHADO LE  
REM JACQUELINE C MACHADO  
1776 JAMES AVE 3B  
MIAMI BEACH, FL 33139

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

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

ANA MARIA DE LA CRUZ MORALES  
1775 WASHINGTON AVE UNIT 10-B  
MIAMI BEACH, FL 33139

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

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

ANDRES LUCAS SILVA WOOD  
5 ISLAND AVE # 3H  
MIAMI BEACH, FL 33139

ANDREW MIRMELLI  
1210 MICHIGAN AVE  
MIAMI BEACH, FL 33139

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

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

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

ANTONIO ABUCHAIBE &W  
ROSA RENDON  
1776 JAMES AVE #4G  
MIAMI BEACH, FL 33139-7521

ANTONIO CARLOS DIAS NUNES  
RENATA RILLING  
1776 JAMES AVE 2E  
MIAMI BEACH, FL 33139

ANTONIO FARINA TRS  
ANTONIO FARINA REVOCABLE TRUST  
CARMEN FARINAS TRS  
29 TIFFANY PL PH 3  
BROOKLYN, NY 11231

ARIAN CAMPO FLORES  
1775 WASHINGTON AVE #7D  
MIAMI BEACH, FL 33139-7543

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

ATENA 19 LLC  
C/O LUCA IOVINA  
PO BOX 191581  
MIAMI, FL 33119

BEDSIDE MANNERS LLC  
1128 NE 16 ST  
FORT LAUDERDALE, FL 33304

BEEEEECH WALK CONDO LLC  
1776 JAMES AVE 3F  
MIAMI BEACH, FL 33139

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

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

BRB REAL ESTATE PROPERTIES INC  
1680 MICHIGAN AVE 910  
MIAMI BEACH, FL 33139

BRIAN S HIRSCH  
1775 WASHINGTON AVE #3E  
MIAMI BEACH, FL 33139-7543

BSD RALEIGH PROPCO LLC  
745 5 AVE  
NEW YORK, NY 10151

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

CARL WEISTROD  
JODY ADAMS  
531 MAIN ST #906  
NEW YORK, NY 10044

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

CARMEN CASTELLANOS  
152 FERNWOOD DR  
OLD TAPPAN, NJ 07675

CARMEN GARCIA  
ANDRES CARRERA  
8941 SW 20 ST  
MIAMI, FL 33165

CARMEN L & LYDIA E ORTIZ  
1776 JAMES AVE #2G  
MIAMI BEACH, FL 33139-7519



CAROL RICHNER  
107 JEFFERSON ST  
GARDEN CITY, NY 11530

CATALINA HANAT LLC  
CATALINA DORSET LLC  
CATALINA HOTEL LLC  
1680 MERIDIAN AVE SUITE#102  
MIAMI BEACH, FL 33139-2704

CENGIZ CAKMAK  
1751 JAMES AVE STE 102  
MIAMI BEACH, FL 33139-7546

CHARLES E ROMERO TRS  
CHARLES ROMERO AND ELIO ACOSTA TR  
ELIO D ACOSTA TRS  
2371 PANORAMA TER  
LOS ANGELES, CA 90039

CHARLES HINES  
HAI HO  
284 E 10 ST 3D  
NEW YORK CITY, NY 10009

CHRISTOPHE SAVORNIN  
1775 WASHINGTON AVE #12B  
MIAMI BEACH, FL 33139

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

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

CLARA BELLO TRS  
CLARA BELLO TRUST  
1750 JAMES AVE 5E  
MIAMI BEACH, FL 33139

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

CONOR MOLLOY  
RITA MOLLOY  
209 E 25 ST 5F  
NEW YORK, NY 10010

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

CRISTINA E INFANTE  
1776 JAMES AVE #4D  
MIAMI BEACH, FL 33139

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

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

DAVID E WHEADON JTRS  
PAUL E SCHAPER JTRS  
2206 WYOMING AVE NW  
WASHINGTON, DC 20008

DAVID F ROBERTS  
1775 WASHINGTON AVE #PH-3  
MIAMI BEACH, FL 33139-7547

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

DAVID HARLESTON  
1775 WASHINGTON AVE #8E  
MIAMI BEACH, FL 33139

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

DENIS MISHULIN  
1045 79 ST  
MIAMI BEACH, FL 33141

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

DIALES CORP INC  
C/O SANCHEZ GALARRAGA P A  
1313 PONCE DE LEON BLVD # 301  
CORAL GABLES, FL 33134

DOREEN HEMLOCK  
1775 WASHINGTON AVE #4E  
MIAMI BEACH, FL 33139-7543

EDUARDO C BEJAR TRS  
EDUARDO C BEJAR REVOCABLE LIV TR  
9124 SW 65 ST  
MIAMI, FL 33173

EDUARDO C LOLO  
CIRCE M LOLO  
6347 SW 41 ST  
MIAMI, FL 33135

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

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

ELISA ERMINERO  
222 8TH AVE APT 200  
SAN MATEO, CA 94401

ELISE A GRANJOT  
1775 WASHINGTON AVE #12-E  
MIAMI BEACH, FL 33139

ELIZABETH PELLICI  
1775 WASHINGTON AVE #7B  
MIAMI BEACH, FL 33139

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

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

ERIC NEWILL  
1775 WASHINGTON AVE #9E  
MIAMI BEACH, FL 33139-7544

ERNEST JOHN HERNANDEZ  
101 WYCKOFF AVE #4F  
BROOKLYN, NY 11237

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

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

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

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

FH: DAVID FRY TR  
LESSEE: OCTAGON TOWERS ASSOC  
1881 WASHINGTON AVE  
MIAMI BEACH, FL 33139-7408

FRANCESCA MARIA LOSITO  
9125 TWIN TRAIL DR  
HUNTERSVILLE, NC 28078

FRANK FERREIRO  
1776 JAMES AVE 3E  
MIAMI BEACH, FL 33139

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

FRANK VAN HEULE TRS  
VAN HEULE FAMILY TR  
BARBARA VAN HEULE TRS  
1535 AUTUMN HILL RD  
DIAMOND BAR, CA 91765

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

FREDERICO AZEVEDO  
PO BOX 3178  
SAL HARBOUR, NY 11963

FREDRIC & KAREN EDELSTEIN  
315 SO. LAWRENCE CT  
PHILADELPHIA, PA 19106

GARY GOTTFRIED  
1776 JAMES AVE #3-A  
MIAMI BEACH, FL 33139-7519

GASTON BURBANO  
1776 JAMES AVE #6E  
MIAMI BEACH, FL 33139-7522

GENARO RODRIGUEZ  
TERESA BERGSTROM RODRIGUEZ  
2401 COLLINS AVE 1802  
MIAMI BEACH, FL 33140

GINA M NORWOOD  
2400 BEVERLY AVE #9  
SANTA MONICA, CA 90405

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

GLENDIA WERNER  
1775 WASHINGTON AVE #PH-4  
MIAMI BEACH, FL 33139-7547

GLENN E DAVIS  
96 5 AVE #17L  
NEW YORK, NY 10011

GREENVIEW HOTEL LLC  
1671 WASHINGTON AVE  
MIAMI BEACH, FL 33139

GREGORY SOMOZA  
1903 RADCLIFFE AVE C  
BRONX, NY 10462

GUILLERMO CABRERA  
1776 JAMES AVE # 3C  
MIAMI BEACH, FL 33139

GUSTAVO JOSE ALVARENGA  
PATRICIA GONZALEZ  
1750 JAMES AVE 8K  
MIAMI BEACH, FL 33139

HARVEY BURSTEIN  
1775 WASHINGTON AVE #PH-5  
MIAMI BEACH, FL 33139-7538

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

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

HECTOR S TORRES  
C/O JOE APUZZO  
150 AIRPORT RD #1000  
LAKEWOOD, NJ 08701

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

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

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

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

INNOVATIVE HOLDINGS INC  
1775 WASHINGTON AVE 8D  
MIAMI BEACH, FL 33139

IRA SCOTT STRONGIN TRS  
IRA SCOTT STRONGIN LIVING TRUST  
1751 JAMES AVE #203  
MIAMI BEACH, FL 33139

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

JACQUELINE FOGLIA  
PO BOX 025320  
MIAMI, FL 33102

JADE CANTOR &  
ANNE CANTOR JTRS  
13 HIDDEN LEDGE  
ENGLEWOOD, NJ 07631

JAMES C BETHARD  
DESIREE BETHARD  
1776 JAMES AVE # 6 G  
MIAMI BEACH, FL 33139

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

JANICE BARNETT JENKINS TRS  
JANICE BARNETT KING REV TR  
1775 WASHINGTON AVE 7F  
MIAMI BEACH, FL 33139

JANIS E ROE  
408 SAMANTHA DR  
LEWES, DE 19958-4146

JAVID AMINI  
579 RUTTER AVE  
KINGSTON, PA 18704

JAVIER E DELGADO-SILVA &  
CARLOS A DELGADO-OCANDO  
1775 WASHINGTON AVE #3F  
MIAMI BEACH, FL 33139-7543

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

JEFFREY D POWEL  
CHARLES M CARR  
1612 GREEN ST  
PHILADELPHIA, PA 19130

JEFFREY L TRINKLE &  
FERNANDO D GUITERREZ  
1775 WASHINGTON AVE #11B  
MIAMI BEACH, FL 33139-7544

JEFFREY MARKOWITZ PRODUCTIONS INC  
1015 N FAIRFAX AVE  
LOS ANGELES, CA 90046

JEFFREY S HILLOCK  
HAROLD BRAVO  
268 E BROADWAY #A2002  
NEW YORK, NY 10002

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

JEROME HARVEY GINZBURG  
1775 WASHINGTON AVENUE #6D  
MIAMI BEACH, FL 33139

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

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

JOHN CREEK REMODELING LLC  
1750 JAMES AVE 3A  
MIAMI BEACH, FL 33139

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

JOHN J DEVONE  
1775 WASHINGTON AVE #5G  
MIAMI BEACH, FL 33139-7543

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

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

JOHN MUSARRA  
8 DRING LANE  
PUTNAM VALLEY, NY 10579

JOHN NAVAS  
MARIA L NAVAS  
1775 WASHINGTON AVE 14E  
MIAMI BEACH, FL 33139

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

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

JOSE GARCIGA LE  
REM GRISEL D CASTANON  
1750 JAMES AVE 6C  
MIAMI BEACH, FL 33139

JOSE MARIA CASTRO TRS  
KEIKO & JOSE FAMILY REVOCABLE TR  
KEIKO FUJIMOTO TRS  
3610 AVOCADO AVE  
MIAMI, FL 33133

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

JOSEPH E GAZAREK  
1776 JAMES AVE #6F  
MIAMI BEACH, FL 33139

JOSEPH F LOPEZ  
KATHLEEN A LOPEZ  
1776 JAMES AVE UNIT 3-D  
MIAMI BEACH, FL 33139

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

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

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

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

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

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

KARLENE MARIE CHIN TRS  
KARLENE MARIE CHIN REVOCABLE TR  
1775 WASHINGTON AVE 3G  
MIAMI BEACH, FL 33139

LAWRENCE MICHAEL DOANE  
1776 JAMES AVE APT 4F  
MIAMI BEACH, FL 33139-7521

LAWRENCE W LOGSDON  
2400 ARCHBURY LANE UNIT 3D  
PARK RIDGE, IL 60068

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

LILIANA MILLAN  
1725 JAMES AVE 28  
MIAMI BEACH, FL 33139

LINCOLN ARMS MIAMI BCH LLC LESSEE  
MIAMI BEACH JAMES AVE LLC LESSOR  
1800 JAMES AVE  
MIAMI BEACH, FL 33139

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

LLOYD A FREEMAN  
1775 WASHINGTON AVE APT 7E  
MIAMI BEACH, FL 33139-7543

LOIS A MIMS  
1776 JAMES AVE #5-F  
MIAMI BEACH, FL 33139-7520

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

LUIS A CASTRO  
1775 WASHINGTON AVE #7C  
MIAMI BEACH, FL 33139-7543

LUIS P SOUZA  
1775 WASHINGTON AVE #5D  
MIAMI BEACH, FL 33139-7543

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

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

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

MANFRED STRUTH  
1776 JAMES AVE 5G  
MIAMI BEACH, FL 33139

MANHAL TOBIA TRS  
MANHAL TOBIA LIVING TR  
1775 WASHINGTON AVE # 10F  
MIAMI BEACH, FL 33139

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

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

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

MARCELLO LUIGI BARBA  
SCOTT A SHORT  
1775 WASHINGTON AVE UNIT PH-1  
MIAMI BEACH, FL 33139

MARIA A MAIO TUCCI  
1776 JAMES AVE #4A  
MIAMI BEACH, FL 33139-7521

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

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

MARIANO ALEJANDRO DABINI  
2992 ALTON RD  
MIAMI BEACH, FL 33140-3805

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

MARIO A SABATES  
1775 WASHINGTON AVE #14F  
MIAMI BEACH, FL 33139-7544

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

MARK BENNETT KLEIN  
1775 WASHINGTON AVE #11E  
MIAMI BEACH, FL 33139

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

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

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

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

MICHAEL KOFMAN TRS  
KOMIRA FAMILY TRUST  
RAISA KOFMAN TRS  
1750 JAMES AVE 5G  
MIAMI BEACH, FL 33139

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

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

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

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

MYRON SULZBERGER ROLFE JTRS  
BRUCE FORD TRACY JTRS  
25 SUTTON PLACE SOUTH # 16N  
NEW YORK, NY 10022

NANCY BETH ABRAMS  
2401 SW 23 ST  
MIAMI, FL 33145-3423

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

NESTOR L SUAREZ LE  
MARIA E SUAREZ LE  
REM NESTOR SUAREZ  
13287 SW 40 TER  
MIAMI, FL 33175

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

PAOLA DE ANGELI  
1775 WASHINGTON AVE #10E  
MIAMI BEACH, FL 33139-7544



PATRICIA ANN LAVENSTEIN TRS  
PATRICIA ANN LAVENSTEIN REVOC TR  
ROBERT GAVIN ODDO  
1776 JAMES AVE 7B  
MIAMI BEACH, FL 33139

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

PATRICK DUFFY O'NEILL CHEYNEY  
702 ROOSEVELT ST #501  
SAN JUAN, PR 00907  
PUERTO RICO

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

PEDRO R MONTEAGUDO RIANO JTRS  
1776 JAMES AVE #6C  
MIAMI BEACH, FL 33139

PETER M DEJONG  
KIM A DEJONG  
8 RAMPART PASS  
WACCABUC, NY 10597

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

QUEBRACHO COLORADO LLC  
340 S LEMON AVE # 5161  
WALNUT, CA 91789

R S D EVANS  
1751 JAMES AVE #205  
MIAMI BEACH, FL 33139

RAFAEL GISBERT &W MAURA  
1855 SW 1 ST APT 302  
MIAMI, FL 33135

RALPH UMANSKY TR  
1263 E 56 ST  
BROOKLYN, NY 11234

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

RANDA NATAILE SAOUD  
1775 WASHINGTON AVE #5F  
MIAMI BEACH, FL 33139-7543

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

RED 18 LLC  
1111 KANE CONCOURSE 217  
BAY HARBOR ISLANDS, FL 33154

RHODESSA B CAPULONG  
2250 GREEN VALLEY RD  
DARIEN, IL 60561-4374

RICHARD HUGH FISK &  
UNA FISK WILTSE  
1776 JAMES AVE #6A  
MIAMI BEACH, FL 33139-7522

RICHARD RAFULS  
3340 NE 164 ST  
MIAMI BEACH, FL 33160-4128

RICHMOND HOTEL CORP  
1757 COLLINS AVE  
MIAMI BEACH, FL 33139

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

ROBERT GAVIN ODDO  
1776 JAMES AVE #7C  
MIAMI BEACH, FL 33139-7522

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

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

ROGER L GOLDBLATT  
1750 JAMES AVE APT 8D  
MIAMI BEACH, FL 33139

ROSANNA DE GUZMAN  
10100 SW 122 TERR  
MIAMI, FL 33176

SALVATORE GALEA  
1751 WASHINGTON AVE 4G  
MIAMI BEACH, FL 33139

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

SANCTUARY RONRUSS PROPERTIES  
LLC  
2200 BISCAYNE BLVD  
MIAMI, FL 33137

SANCTUARY SB PROPERTIES LLC  
2200 BISCAYNE BLVD # 7 FLOOR  
MIAMI, FL 33137

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

SANCTUARY SOUTH BEACH INC  
2200 BISCAYNE BLVD  
MIAMI, FL 33137

SANDEB INC  
100 N BISCAYNE BLVD 2904  
MIAMI, FL 33132

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

SAUL DYMAN  
SUSAN SOBEL  
1750 JAMES AVE 10B  
MIAMI BEACH, FL 33139

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

SERGIO LOPEZ DE ARCAUTE  
CLAUDIA C MEDINA  
1775 WASHINGTON AVE #4C  
MIAMI BEACH, FL 33139

SILVIA ACOSTA  
10 EXCHANGE CT 404  
PAWTUCKET, RI 02860

SILVIA GARCIA  
24 NEW BROADWAY  
SLEEPY HOLLOW, NY 10591

SILVIO FIGUEIREDO TORRES  
MARIA C FIGUEIREDO TORRES  
1775 WASHINGTON AVE 6C  
MIAMI BEACH, FL 33139

SIMONA KERN  
1750 JAMES AVE # 3F  
MIAMI BEACH, FL 33139

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

SIXTO ANTONIO ACEA LE  
LUISA ACEA MUNOZ LE  
REM MARCO ANTONIO ACEA  
1776 JAMES AVE 7D  
MIAMI BEACH, FL 33139

SOBE CENTER LLC  
9425 HARDING AVE  
SURFSIDE, FL 33154

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

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

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

STEPHEN BERNARD GROH  
1775 WASHINGTON AVE APT 8C  
MIAMI BEACH, FL 33139-7543

STEVEN J MURPHY  
1775 WASHINGTON AVE #12F  
MIAMI BEACH, FL 33139-7544

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

STEVEN ROSA  
1750 JAMES AVE 5C  
MIAMI BEACH, FL 33139

SUNNY WUYE INVESTMENT LLC  
2634 TYRON PLACE  
WINDERMERE, FL 34786

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

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

TAYLOR M BATES  
CHRISTOPHER J BATES  
1751 JAMES AVE 208  
MIAMI BEACH, FL 33139

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

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

TERRUNIO 21 LLC  
1701 JAMES AVE  
MIAMI BEACH, FL 33139

TERRUNIO 30 LLC  
1701 JAMES AVE  
MIAMI BEACH, FL 33139

TERRUNIO 6 LLC  
1701 JAMES AVE  
MIAMI BEACH, FL 33139

TERRUNIO 8 LLC  
1701 JAMES AVE  
MIAMI BEACH, FL 33139

THEODORE M DAVID  
12 NORTH ST  
RAMSEY NEW, NJ 07446

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

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

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

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

VALERIANO FIGUEREDO EST OF  
1776 JAMES AVE UNIT 2A  
MIAMI BEACH, FL 33139-7519

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

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

VILMA SIM  
1776 JAMES AVE 2F  
MIAMI BEACH, FL 33139

VINCENT ESPOSITO  
ELI DA SILVA  
1775 WASHINGTON AVE 11C  
MIAMI BEACH, FL 33139

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

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

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

WALTER L COFER & NICOLA R HESKETT  
3610 GILLHAM RD  
KANSAS CITY, MO 64111

WILLIAM CARSON  
33 STONEWALL CIRCLE  
PRINCETON, NJ 08540

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

WILLIAM NOONAN &W VALORIE  
1776 JAMES AVE APT 6D  
MIAMI BEACH, FL 33139-7522

XAVIER J SAINZ &W THAIS A  
3080 WARREN LN  
COSTA MESA, CA 92626

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

YOLANDA FERNANDEZ TRS &  
ABILIO FERNANDEZ TRS  
872 BRAEBURN DRIVE  
MARTINSBURG, WV 25403

YOUINVEST LLC  
8740 NE 2 AVE  
EL PORTAL, FL 33138

YOUSSEF D ISSA  
15 EUCLID AVE  
METHUEN, MA 01844

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

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

**PROPERTY:** 1701 Washington Avenue

**FILE NO:** PB 17-0096

**IN RE:** The applicant, LEV Montessori (501c3), requested conditional use approval for a day care/educational facility with approximately 25 students in a RM-2 zoning district, pursuant to Section 118, Article IV and Section 142, Article II.

**LEGAL DESCRIPTION:** Lots 2, 3 and the south ½ of lot 4, together with lots 16, 17, 18, 19, and 20, all in block 26 of Alton Beach, according to the plat thereof, as recorded in plat book 2, at page 77, of the public records of Miami-Dade County, Florida.

**MEETING DATE:** May 23, 2017

**CONDITIONAL USE PERMIT**

The applicant, LEV Montessori (501c3), filed an application with the Planning Director for a Conditional Use Permit to operate a day care at the facilities of Temple Emanu-El. Notice of the request for Conditional Use was given as required by law and mailed out to owners of property within a distance of 375 feet of the exterior limits of the property upon which the application was made.

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

That the property in question is located in the RM-2, Residential Multifamily Medium Intensity Zoning District;

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

That structures and Uses associated with the request are consistent with the Ordinance;

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

That necessary safeguards will be provided for the protection of surrounding property, persons, and neighborhood values if the following conditions are met.

**IT IS THEREFORE ORDERED**, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which is adopted herein, including the staff recommendation, that the Conditional Use Permit as requested and set forth above be GRANTED, subject to the conditions listed below:

*MB*

1. The Planning Board shall maintain jurisdiction of this Conditional Use Permit. The applicant shall give a written Progress Report to the Board six (6) months from the date of the issuance of a Certificate of Use for the day care and ninety (90) days after the issuance of a new Certificate of Occupancy (CO) for the parking lot. At that time, the Board shall determine if further Progress Reports are necessary.
2. At the request of the Planning Director, if deemed necessary, the applicant shall provide a progress report to the Board. The Board reserves the right to modify the Conditional Use approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address possible problems and to determine the timing and need for future progress reports. This Conditional Use is also subject to modification or revocation under City Code Sec. 118-194 (c).
3. This Conditional Use Permit is issued to LEV Montessori (501c3). Any change of management or ownership shall require review by the Planning Board as a modification to this Conditional Use Permit.
4. The maximum number of children in the facility shall be limited to the lesser number of this MCUP (25) or the number approved by the Department of Children and Families in accordance with their licensing requirements.
5. The hours of operation shall be as proposed by the applicant, Monday through Friday 8:00 AM to 5:00 PM.
6. Any substantive change in the operation or increase in students shall require review and approval by the Planning Board as a modification to this Conditional Use Permit.
7. Should the applicant not be approved for the parking spaces proposed, the applicant shall come back to the Board with a revised parking plan as a modification to this Conditional Use Permit.
8. The applicant shall be responsible to instruct the security guard and the parents to not double park or block the street, sidewalks and the driveways.
9. School security and staff shall ensure that student or parent behavior (noise or loitering) does not become a nuisance to residents in the area.
10. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
  - A. A landscape plan should be further developed to document existing understory plant material to remain. New understory plant material should be provided along the South interior side of the Temple facing 17th Street and within the proposed parking lot.
  - B. Existing landscape uplighting should be repaired and further enhanced to highlight large canopy shade trees and palms facing the street.
  - C. Gravel in landscaped areas should be removed and replaced with shade tolerant plants and/or sod.

MB



11. No exterior signage for the project shall be permitted on the Washington Avenue elevation of the subject property. A sign at the rear of the property, indicating the entrance to the day care shall be allowed subject to staff review and approval
12. Any business identification signs shall be submitted to staff for review and approval before installation.
13. The applicant shall provide documents verifying any agreements with the City's Parking Department and/or a private lot operator specifying the locations where vehicles will be parked and the number of spaces. These documents shall be submitted to staff prior to the approval of a Certificate of Use or Occupational License, whichever is required.
14. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.
15. The applicant shall be responsible for maintaining the areas adjacent to the facility, such as the sidewalk and the areas of the street adjacent to the property clean and free of debris.
16. The applicant shall satisfy outstanding liens and past due City bills, if any, to the satisfaction of the City prior to the issuance of an occupational license.
17. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
18. This Conditional Use Permit shall be recorded in the Public Records of Miami-Dade County at the expense of the applicant, prior to the issuance of a modified certificate of use.
19. The establishment and operation of this Conditional Use shall comply with all the aforementioned conditions of approval; non-compliance shall constitute a violation of the Code of the City of Miami Beach, Florida, and shall be subject to enforcement procedures set forth in Section 114-8 of said Code and such enforcement procedures as are otherwise available. Any failure by the applicant to comply with the conditions of this Order shall also constitute a basis for consideration by the Planning Board for a revocation of this Conditional Use.
20. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

Dated this 25<sup>th</sup> day of MAY, 2017.

MB

PB 17-0096, 1701 Washington Avenue

May 23, 2017

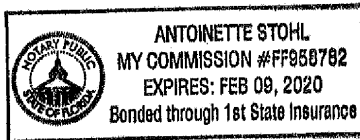
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PLANNING BOARD OF THE  
CITY OF MIAMI BEACH, FLORIDA

BY: Michael Belush  
Michael Belush, AICP,  
Chief of Planning and Zoning  
FOR THE CHAIRMAN

STATE OF FLORIDA       )  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 25 day of MAY, 2017, by Michael Belush, AICP, Chief of Planning and Zoning of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



{NOTARIAL SEAL}

Antoinette Stohl  
Notary: ANTOINETTE STOHL  
Print Name  
Notary Public, State of Florida  
My Commission Expires:  
Commission Number:

Approved As To Form:  
Legal Department

Filed with the Clerk of the Planning Board on 5/25/2017 [Signature]

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