

**CITY OF MIAMI BEACH  
NOTICE OF PUBLIC HEARING**

**HARDING TOWNSITE SINGLE FAMILY HOME  
SUPPLEMENTAL CONDITIONAL USES – LAND  
DEVELOPMENT REGULATIONS AMENDMENT**

**ORDINANCE AMENDING SUBPART B – LAND  
DEVELOPMENT REGULATIONS BY MODIFYING  
SECTION 7.2.2.2 TO PROVIDE SUPPLEMENTAL  
CONDITIONAL USES FOR PROPERTIES WITHIN AN  
RS-4 ZONING DISTRICT THAT ABUT A PUBLIC PARK  
ON AT LEAST TWO SIDES AND ARE LOCATED  
WITHIN THE HARDING TOWNSITE LOCAL HISTORIC  
DISTRICT**

**OCTOBER 18, 2023  
CITY COMMISSION MEETING**

NOTICE IS HEREBY GIVEN that on **October 18, 2023**, at **1:30 p.m.**, or as soon thereafter as the matter can be heard, the Mayor and City Commissioners of the City of Miami Beach will hold a **Second Reading/Public Hearing** on the following proposed Ordinance:

**HARDING TOWNSITE SINGLE FAMILY HOME SUPPLEMENTAL  
CONDITIONAL USE REGULATIONS – LDR AMENDMENT**

AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, AMENDING SUBPART B - LAND DEVELOPMENT REGULATIONS OF THE CITY CODE, BY AMENDING CHAPTER 7, "ZONING DISTRICTS AND REGULATIONS," ARTICLE II "DISTRICT REGULATIONS," SECTION 7.2.2, "RS-1, RS-2, RS-3, RS-4 SINGLE-FAMILY RESIDENTIAL DISTRICTS," BY MODIFYING SUB-SECTION 7.2.2.2, "USES (RS)," TO PROVIDE SUPPLEMENTAL CONDITIONAL USES FOR PROPERTIES WITH AN RS-4 ZONING DISTRICT DESIGNATION THAT ABUT A PUBLIC PARK ON AT LEAST TWO SIDES AND ARE LOCATED WITHIN THE HARDING TOWNSITE LOCAL HISTORIC DISTRICT; PROVIDING FOR CODIFICATION; REPEALER; SEVERABILITY; AND AN EFFECTIVE DATE. *This Ordinance is being heard pursuant to Chapter 2, Article IV of the Resiliency Code, Section 2.05 of the City Charter, and §166.041 F.S. Inquiries may be directed to the Planning Department at 305.673.7550.*

During the October 18, 2023, Commission Meeting, the City of Miami Beach will host a Hybrid Commission Meeting. During the Hybrid Commission Meeting, the City Commission will be physically present in the **Temporary Commission Chamber, located at the Miami Beach Convention Center (MBCC), 1901 Convention Center Drive, Meeting Rooms 222-225, Miami Beach, Florida 33139.**

Members of the public who wish to attend this Commission Meeting or provide public comment in person may appear at the MBCC. Applicants and members of the public who wish to

participate or provide comment virtually during the Commission Meeting may join the webinar at: <https://miamibeachfl-gov.zoom.us/j/81392857671> or via telephone at: 1.305.224.1968 (U.S.) or 888.475.4499 (Toll-Free). Webinar ID: 81392857671#. Members of the public wanting to speak virtually on an Item during the meeting must click the “raise hand” icon if using the Zoom app or press \*9 on the telephone to raise their hand.

INTERESTED PARTIES are invited to take part in these meetings or be represented by an agent. The public may submit written comments by emailing [CityClerk@miamibeachfl.gov](mailto:CityClerk@miamibeachfl.gov) by 5:00 p.m. the day before the City Commission Meeting. Please identify the Agenda Item Number in the email subject line. Emails received will be forwarded to the Mayor and Commissioners and will be included as a part of the meetings’ record.

Copies of Agenda Items are available for public inspection at: <https://www.miamibeachfl.gov/city-hall/city-clerk/agenda-archive-main-page-2/>. These meetings, or any Items therein, may be continued, and under such circumstances, additional legal notice need not be provided.

Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that if a person decides to appeal any decision made by the City Commission concerning any matter considered at its meetings or its hearings, such person must ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

To request this material in an alternate format, sign language interpreter (five-day notice required), information on access for persons with disabilities, and/or any accommodation to review any document or participate in any City-sponsored proceedings, call 305.604.2ADA (2232) and select 1 for English or 2 for Spanish; TTY users may call via 711 (Florida Relay Service).

The City Commission Meetings will be broadcast live on Miami Beach TV (MBTV), viewable on the City’s website at <https://www.miamibeachfl.gov/government/mbtv/>, as well as on Breezeline Cable channel 660, AT&T U-verse channel 99, Hotwire Communications channel 395, and ROKU device on PEG.TV channel, and on social media at <https://www.facebook.com/cityofmiamibeach>.

### **Directions to the Temporary Commission Chamber**

Please enter the MBCC on Convention Center Drive. Meeting Rooms 222-225 are located on the Second Floor, south side. Upon arriving at the MBCC, attendees will be required to check in at the Visitor Management Station located in the Ground Floor Lobby and obtain a Visitor Pass before proceeding to Rooms 222-225. There will be signage in the MBCC indicating the direction of travel.

### **Parking**

Meeting attendees can continue to park at the City Hall Garage (1755 Meridian Avenue) or 17th Street Garage (640 17th Street).

### **Wi-Fi**

Free Wi-Fi will be available at the MBCC for meeting attendees using CMB-Guest, no password is required.

**MIAMIBEACH**

Rafael E. Granado, City Clerk  
City of Miami Beach  
[CityClerk@miamibeachfl.gov](mailto:CityClerk@miamibeachfl.gov)  
305.673.7411

**AD: 10182023-09 – Mailer**

**MAIL WORK ORDER**

FROM: (Dept., Div.) <u>City Clerk</u>	BUDGET CODE: <u>0210</u>	DATE: <u>9/29/23</u>
TELEPHONE NUMBER:	AUTHORIZED BY: <u>NOPH - see attached</u>	

- QTY      ITEM
- \_\_\_\_\_ Post Cards
- \_\_\_\_\_ Regular Mail (letter env.)
- \_\_\_\_\_ Regular Mail (manilla env.)
- \_\_\_\_\_ Certified Mail
- \_\_\_\_\_ International Mail
- \_\_\_\_\_ International Registered Mail
- \_\_\_\_\_ Parcel Shipments
- next air, 2-day air, ground
- insure? Yes No
- ins. amt \_\_\_\_\_
- contents \_\_\_\_\_
- \_\_\_\_\_ Other

FOR OFFICIAL USE ONLY				
WT	CLASS	QTY	UNIT COST	EXT COST
1	REG	<u>220</u>	<u>63¢</u>	
2	REG			
3	REG			
4	REG			
5	REG			
6	REG			
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8	REG			
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11	REG			
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FOR OFFICIAL USE ONLY				
WT	CLASS	QTY	UNIT COST	EXT COST
	CERT			
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	CERT			
	INTL	<u>6</u>	<u>1.50</u>	
	PCD			
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env	ecertify			
Lg	ecertify			

Comments: \_\_\_\_\_

\_\_\_\_\_

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**NOTE: ALL MAIL MUST BE RECEIVED IN MAIL ROOM BY 2:30 P.M.**

Name	Address	City	State	Zip	Country
BRIAN J SCOTT TERESA M SCOTT	34 LOUVRE CIR	BRAMPTON ON L6P 1W2			CANADA
DEANNA FRANCES HOYLE	7 HAY GARDENS MIDLOTHIAN	EDINBURGH, EH164Q4			UNITED KINGDOM
JEAN PIERRE LAMBIN LE REM RENEE DENMAN	40 CHEMIN ILE DE MAI	BOISBRIAND QC J7G 1R9			CANADA
KEITH EXTANCE DORIS EXTANCE	3282 BLOOMFIELD DR	MISSISSAUGA ON L5N 6X8			CANADA
SHERIF EL MAADAWY INAS EL GOUHARY	128 WINDERMERE CRESCENT	EDMONTON AB T6W 0S3			CANADA
STEVEN LAWLESS	1055 AVE LOUIS ST LAURENT	QUEBEC QC G1R 2W8			CANADA
241 MIAMI LLC	14 NE 1 AVE STE 801	MIAMI	FL	33132	USA
608 INVESTMENTS LLC	655 W FLAGLER ST 100	MIAMI	FL	33130	USA
7436 OCEAN TERRACE LLC CLARA DEVELOPMENT	1035 N MIAMI AVE STE 201	MIAMI	FL	33136	USA
7439 COLLINS AVE INVESTMENT LLC	19 NW SOUTH RIVER DR	MIAMI	FL	33128	USA
7441 COLLINS AVE INVESTMENT LLC C/O OCEAN TERRACE HOLDINGS LLC	1035 N MIAMI AVE 201	MIAMI	FL	33136	USA
7450 OCEAN TERRACE LLC	1035 N MIAMI AVE #201	MIAMI	FL	33136	USA
7600 COLLINS 401 LLC	761 86 ST	MIAMI BEACH	FL	33141	USA
7725 ATLANTIC WAY LLP	8500 SW 8 ST STE 228	MIAMI	FL	33141-2119	USA
7822 COLLINS CORPORATION	6476 CONTEMPO LN	BOCA RATON	FL	33433	USA
AARON COLE RAGONE	7600 COLLINS AVE #715	MIAMI BEACH	FL	33141	USA
ABDULLAH AL HADDAD	4281 SW 15 ST	MIAMI	FL	33134-3805	USA
AIDA ANDION ARRAZOLA	14929 SW 37 ST	MIAMI	FL	33185-3935	USA
AJS COLLINS LLC C/O STEVEN WALDMAN	146 W 57 ST UNIT 43C	NEW YORK	NY	10019	USA
ALBERTO D CRUZ	7744 COLLINS AVE 21	MIAMI BEACH	FL	33141	USA
ALEJANDRA DANERIANO TRS MICHAEL GARDNER IRREV TR DAVID I TUBIN TRS	200 76 ST 49	MIAMI BEACH	FL	33141	USA
ALEXANDER BEACH	7728 COLLINS AVE 12	MIAMI BEACH	FL	33141	USA
ALTOS DEL MAR ASSOCIATION INC	7815 ATLANTIC WAY	MIAMI BEACH	FL	33141	USA
ALVARO FAGGIANI	7600 COLLINS AVE 416	MIAMI BEACH	FL	33141	USA
AMY SANTANA	7728 COLLINS AVE #21	MIAMI BEACH	FL	33141-2125	USA
ANALYS MARQUEZ	7600 COLLINS AVE #1005	MIAMI BEACH	FL	33141	USA
ANNE M INDRESANO	11 ROCKRIDGE RD	NATICK	MA	01760	USA
ANTONIO R LOPEZ ESPERANZA C LOPEZ	7600 COLLINS AVE 702	MIAMI BEACH	FL	33141	USA
ANTONIO R LOPEZ ESPERANZA C LOPEZ	PO BOX 194	FAIRVIEW	NJ	07022	USA
ANTONIO TEJADA LACACI	7600 COLLINS AVE 1210	MIAMI BEACH	FL	33141	USA
ARMANDO O ARIAS &W ERIKA OLMEDO	7600 COLLINS AVE #707	MIAMI BEACH	FL	33141-2939	USA
ARQUITRES LLC	1 RIVCHASE OFF PLZ STE 206	HOOVER	AL	35244	USA
ARTUR BENCHIMOL JTRS AARAO BENCHIMOL JTRS	7600 COLLINS AVE #406	MIAMI BEACH	FL	33141	USA
ASHOK K RAM MINDY G RAM	76 RUSHFIELD LANE	VALLEY STREAM	NY	11581	USA
ATLANTIC WAY INVESTORS LLC	7717 ATLANTIC WAY	MIAMI BEACH	FL	33141	USA
BANK OF AMERICA N.A. NC1-001-03-81	101 N TRYON ST	CHARLOTTE	NC	28255	USA
BASIL ZOFAKIS &W ARGIRO ZOFAKIS	3414 WINCHESTER LN	GLENVIEW	IL	60026	USA
BEACH PARK LLC	3389 SHERIDAN ST 181	HOLLYWOOD	FL	33021	USA
BERNARDINO MOSQUERA	7600 COLLINS AVE #607	MIAMI BEACH	FL	33141-2939	USA
BICA PROP CORP	5901 MAYNADA ST	CORAL GABLES	FL	33146	USA
BLUE COAST DESIGNS FIRM INC	932 LENOX AVENUE #2009	MIAMI BEACH	FL	33139	USA
BORIS ELISON	7600 COLLINS AVE #714	MIAMI BEACH	FL	33141	USA
BOTTIROLI INC	3440 HOLLYWOOD BLVD STE 415	HOLLYWOOD	FL	33021	USA
BRENDAN P BONNER	7600 COLLINS AVE #904	MIAMI BEACH	FL	33141-2940	USA
BRUCE GETZ &W KATHRYN	319 VINE ST #410	PHILADELPHIA	PA	19106	USA
CARLOS ADOLFO BOTERO PARIS	7600 COLLINS AVE 602	MIAMI BEACH	FL	33141	USA
CARLOS NEIRA	8277 NW 191 LN	MIAMI	FL	33015	USA

CENTRIX CAPITAL INVESTMENT LLC	17451 NW 89 CT	HIALEAH	FL	33018	USA
CHARLES HOLLEY LEAH HOLLEY	9230 WATERFOWL FLYWAY	CHESTERFIELD	VA	23838	USA
CHRISTIAN A GONZALES COLINDRES	7600 COLLINS AVE 712	MIAMI BEACH	FL	33141	USA
CHRISTINE SPEZZI CARMEN SPEZZI	20 RAPPLEYA ST	SAYREVILLE	NJ	08872	USA
CHRISTOPHER COSTIGAN	4763 ALTON RD	MIAMI BEACH	FL	33140-2863	USA
CHRISTOPHER COSTIGAN	7700 COLLINS AVE #5	MIAMI BEACH	FL	33141-2934	USA
CITY OF MIAMI BEACH CITY HALL	1700 CONVENTION CENTER DR	MIAMI BEACH	FL	33139-1819	USA
CLAUDIA HARGROVE	7744 COLLINS AVE 12	MIAMI BEACH	FL	33141	USA
CLIFFORD PETER SMALLMAN	7732 ATLANTIC WAY	MIAMI BEACH	FL	33141	USA
COMPANIA DE INVERSIONES LLC	7600 COLLINS AVE UNIT 716	MIAMI BEACH	FL	33141	USA
CORRENA HOLUNGA KENNETH CHARLES ANSELL	200 76 ST #58	MIAMI BEACH	FL	33141	USA
CRISTIANA AGHINII VASILE AGHINII	1326 SPRUCE ST 2903	PHILADELPHIA	PA	19107	USA
DANA KRAML	820 HUDSON ST #2-5	HOBOKEN	NJ	07030	USA
DANIEL DOMASZEWSKI SILVIA VITALE	7744 COLLINS AVE #5	MIAMI BEACH	FL	33141-2965	USA
DANIEL RAFFO CAROLINA BAENA MARULANDA	7728 COLLINS AVE 2	MIAMI BEACH	FL	33141	USA
DANIEL W KIRK	7744 COLLINS AVE #15	MIAMI BEACH	FL	33141	USA
DATLA RAJU	550 WEST 45 ST 539	NEW YORK	NY	10036	USA
DAVID BERNSTEIN CHARLOTTE LIGHT	3250 NE 1 AVE STE 305	MIAMI	FL	33137	USA
DAVID BORKOWSKI & HENRY BORKOWSKI	7600 COLLINS AVE #903	MIAMI BEACH	FL	33141-2940	USA
DAVID MAXIMLIKIANO PERNAS	200 76 ST #42	MIAMI BEACH	FL	33141	USA
DEREK DELANEY MILLER LAURA RODRIGUEZ MILLER	7728 COLLINS AVE 7	MIAMI BEACH	FL	33141	USA
DESDE EL SUR LLC	2108 NE 123 ST	NORTH MIAMI	FL	33181	USA
DRAGON HEARTS LLC	2625 WESTON RD STE D	WESTON	FL	33331	USA
DRCY PERAZA VENTURES LLC	719 W 51 ST	MIAMI BEACH	FL	33140	USA
EDNA R VEGA	7600 COLLINS AVE#613	MIAMI BEACH	FL	33141	USA
EDWARD GUTIERREZ & W MIREYA	69-05 UTOPIA PARKWAY	FRESH MEADOWS	NY	11365	USA
EDWIN LESCHHORN MARIA N LESCHHORN	7600 COLLINS AVE #405	MIAMI BEACH	FL	33141	USA
EL VIEJO CUCO LLC	8720 NW 162 TER	HIALEAH	FL	33018-6106	USA
ELEONORA BELLINI LUIGI MANZI	200 76 ST #57	MIAMI BEACH	FL	33141	USA
ELIZABETH COSTA & H DIEGO SOLOAGA	11325 NW 52 LN	DORAL	FL	33178-3508	USA
ELIZABETH GARCIA ORIETTA FAJARDO	7600 COLLINS AVE #1010	MIAMI BEACH	FL	33141-2937	USA
EMILIO F PEREZ TRS EMILIO F PEREZ TRUST EMILIO PEREZ JR TRS	4201 SW 83 AVE	MIAMI GARDENS	FL	33155	USA
ESTY LLC	500 EAST 77 ST 1907	NEW YORK	NY	10162	USA
EVGENIA TIMCHENKO	7600 COLLINS AVE 701	MIAMI BEACH	FL	33141	USA
FERPA LLC	4975 DELAWARE AVE	MIAMI BEACH	FL	33140-2626	USA
FLOR DE M JIMENO	7625 HARDING AVE #8	MIAMI BEACH	FL	33141-2168	USA
FLORIDA INVESTMENT PROPERTIES LLC	1111 SW 1 AVE #2517	MIAMI	FL	33130	USA
FRANCO CAMPAGNA	17000 NORTH BAY RD #703	SUNNY ISLES BEACH	FL	33160	USA
FRANK F RAPOSO CARMEN M RAPOSO	7600 COLLINS AVE 704	MIAMI BEACH	FL	33141	USA
G 2 INVESTMENT & MANAGEMENT INC	8867 DICKENS AVE	SURFSIDE	FL	33154-3358	USA
GABRIEL F GIORDANO	7600 COLLINS AVE 601	MIAMI BEACH	FL	33141	USA
GARY LEBOWITZ BETH LEBOWITZ	7600 COLLINS AVE #1202	MIAMI BEACH	FL	33141	USA
GESCH INC	8777 COLLINS AVE #912	MIAMI BEACH	FL	33154	USA
GG207 LLC	19300 NE 22 AVE	MIAMI	FL	33180	USA
GIGI OLAH	7744 COLLINS AVE 18	MIAMI BEACH	FL	33141	USA
GIL RACHLIN SHARON KANDEL RACHLIN	7600 COLLINS AVE 614	MIAMI BEACH	FL	33141	USA
GIUSI PROPERTIES INC	150 SE 2 AVE #1010	MIAMI	FL	33131	USA
GUSTAVO A GOMEZ CRUZ	7700 COLLINS AVE 2	MIAMI BEACH	FL	33141	USA

HARDING 76 LLC	186 NORMANDY DR	TAVERNIER	FL	33070	USA
HARDING DORMIS LLC	5805 BLUE LAGOON DR STE 300	MIAMI	FL	33126	USA
HARRY W LANGE	200 76 ST #52	MIAMI BEACH	FL	33141	USA
HEATHER SENDON	2 PASHA CT	NEWFOUNDLAND	NJ	07435	USA
HELEN PACHOWSKI STAN LALAK	200 76 ST 48	MIAMI BEACH	FL	33141	USA
HENRY KOHN CYNTHIA KOHN	7740 ATLANTIC WAY	MIAMI BEACH	FL	33141	USA
HERBERT H LECKIE KAREN L LECKIE	349 MOUNTAIN RD	LEBANON	NJ	08833	USA
HILARY ANNE REED	2 BENJAMIN TRL	PENNINGTON	NJ	08534	USA
IGNACIO & EDUARDO ALBA	400 NW 127 AVE	MIAMI	FL	33182	USA
INVERDOC LLC	7728 COLLINS AVE 2	MIAMI BEACH	FL	33141	USA
ISAAC J RONDON TRS ISAAC J RONDON REVOC TR	647 GRAND VIEW AVE 2	SAN FRANCISCO	CA	94114	USA
ISRAEL FERNANDINI	7633 HARDING AVE #103	MIAMI BEACH	FL	33141-2149	USA
IYA OBGADZE	7600 COLLINS AVE 902	MIAMI BEACH	FL	33141	USA
JAMES IVO ALMULI	7600 COLLINS AVE 713	MIAMI BEACH	FL	33141	USA
JASON ALEXANDER WARE	200 76 ST #59	MIAMI BEACH	FL	33141	USA
JAVIER TRUYOL & SUZANA RODRIGUES	7744 COLLINS AVE #8	MIAMI BEACH	FL	33141-2968	USA
JEAN PAUL RODRIGUEZ	73 CANOE BROOK PKWY	SUMMIT	NJ	07901-1403	USA
JEFFERY E MILLS YOKO UOZUMI MILLS	PO BOX 416600	MIAMI BEACH	FL	33141-8600	USA
JEFFREY NELSON ANNE NELSON	3900 BLACK EAGLE LN	FORT MYERS	FL	33966	USA
JEROEN BOCK	7600 COLLINS AVE 700	MIAMI BEACH	FL	33141	USA
JOHN A BONA ROCIO GORIS	1824 NW 21 TER	MIAMI	FL	33142	USA
JOHN E HILSMAN	324 E 4TH AVE	WINDERMERE	FL	34786-8620	USA
JOHN E MERCADO MIGUEL ANGEL MERCADO IDALI GOTAY	2017 CARTER MILL WAY	BROOKEVILLE	MD	20833	USA
JOHN MICHAEL RANEY TRS JOHN MICHAEL RANEY AND RUI DOMINGOS DEGOUVEIA REV TR	56 WITCH LANE	NORWALK	CT	06853	USA
JOHN W HENKE III & W LESLIE CRAIGIE	7700 COLLINS AVE #8	MIAMI BEACH	FL	33141-2935	USA
JOHN WESLEY RUCKMAN BRENNIA LEE RUCKMAN	7700 COLLINS AVE 6	MIAMI BEACH	FL	33141	USA
JOHNEL MECIAS	15757 PINES BLVD #196	PEMBROKE PINES	FL	33027	USA
JONAS BRUZAS TRS JONAS BRUZAS TRUST	7600 COLLINS AVE 718	MIAMI BEACH	FL	33141	USA
JORGE ESTEBAN	7744 COLLINS AVE #14	MIAMI BEACH	FL	33141	USA
JORGE MOYA TRS JORGE MOYA REV TR	7600 COLLINS AVE #102	MIAMI BEACH	FL	33141	USA
JOSE DIAZ	7728 COLLINS AVE APT 9	MIAMI BEACH	FL	33141-5922	USA
JOSE L ABREU & W CARMEN CRUZ	1111 LISBON ST	CORAL GABLES	FL	33134	USA
JOSE LUIZ VONZUBEN	7600 COLLINS AVE UNIT 1009	MIAMI BEACH	FL	33141	USA
JUAN A CELARAYAN	7625 HARDING AVE NO 9	MIAMI BEACH	FL	33141-2168	USA
JUANA A SIMONETTI MIRTA POLI	7633 HARDING AVE 101	MIAMI BEACH	FL	33141	USA
JUGAR INVESTMENT LLC	20533 BISCAYNE BLVD 1240	AVENTURA	FL	33180	USA
KAMEL HAFEZ BAHAA MAHMOUD	7700 COLLINS AVE UNIT 4	MIAMI BEACH	FL	33141	USA
KAPIL SHARMA	7600 COLLINS AVE 404	MIAMI BEACH	FL	33141	USA
KAPLAN-COLLINS INC	PO BOX 560189	MIAMI	FL	33256	USA
KATYA & LIESA SEGOVIA JTRS	7744 COLLINS AVE #4	MIAMI BEACH	FL	33141-2965	USA
KENNETH K EVANS JR	7600 COLLINS AVE 1205	MIAMI BEACH	FL	33141	USA
KEREM NORTH BEACH APARTMENTS LLC	3050 BISCAYNE BLVD 503	MIAMI	FL	33137	USA
KERRY ANN DALEY	7600 COLLINS AVE 1013	MIAMI BEACH	FL	33141	USA
LAURA L FEMINO	7728 COLLINS AVE 10	MIAMI BEACH	FL	33141	USA
LEGON LLC C/O SHAPIRO IRA R	16375 NE 18 AVENUE #225	NORTH MIAMI BEACH	FL	33162	USA
LENA LUO WONG	7600 COLLINS AVE 611	MIAMI BEACH	FL	33141	USA
LESTER D MARDIKS	2000 CROFTON PL	FALLS CHURCH	VA	22043	USA
LINETTE GUERRA	1247 ALTON RD	MIAMI BEACH	FL	33139-3809	USA

LOUIS SPENZOS	34 WESCOTT DR	SOUTH BARRINGTON	IL	60010	USA
LUIS E PAEZ &W SORAYA T DE PAEZ	951 BRICKELL AVE 2011	MIAMI	FL	33131	USA
LUIS RAMON GONZALEZ	200 76 ST #60	MIAMI BEACH	FL	33141-5919	USA
MALIBU MIAMI BEACH LLC	18851 SW 77 CT	MIAMI	FL	33157	USA
MANUEL SUAREZ	200 76 ST #55	MIAMI BEACH	FL	33141	USA
MARCEL E GUERRA TRS THE MARCEL E GUERRA REV TR	200 76 ST UNIT 41	MIAMI BEACH	FL	33141-2187	USA
MARIA DEL CONSUELO ALONSO WILLIAM VILLALOBOS	25 CIRCLE DR	SHOREHAM	NY	11786	USA
MARIA E GUTIERREZ LE SILVIA ROJAS & R E GUTIERREZ REM	7633 HARDING AVE UNIT 102	MIAMI BEACH	FL	33141-2149	USA
MARIA EVA SANTISI	200 76 ST UNIT 50	MIAMI BEACH	FL	33141	USA
MARIA LUISA ROUCO	7600 COLLINS AVE APT 705	MIAMI BEACH	FL	33141	USA
MARIA R URQUIAGA LE REM ALPALA GROUP LLC	7531 SW 89 AVE	MIAMI	FL	33173	USA
MARIANA VITERITTE SANER ORHAN UNAL	7600 COLLINS AVE 413	MIAMI BEACH	FL	33141	USA
MARIANO G DALL'ORSO	7729 COLLINS AVE	MIAMI BEACH	FL	33141-2124	USA
MARIEUGENIA MARCANO	7700 COLLINS AVE #10	MIAMI BEACH	FL	33141-2935	USA
MARIO PELOSI	7600 COLLINS AVE #1006	MIAMI BEACH	FL	33141-2937	USA
MARK BRYAN TRS 7737 ATLANTIC WAY TRUST	2 S BISCAYNE BLVD STE 2600	MIAMI	FL	33131	USA
MARK KAJOUJI ANDREA V TELLO	7600 COLLINS AVE 717	MIAMI BEACH	FL	33141	USA
MARYANN FURINO	7625 HARDING AVE 5	MIAMI BEACH	FL	33141	USA
MASSIMO N MONGIARDO WENDY R CISNEROS	7744 COLLINS AVE 10	MIAMI BEACH	FL	33141	USA
MATTHEW ANDERSON	7600 COLLINS AVE 916	MIAMI BEACH	FL	33141	USA
MATTHEW G MILLMAN KRISTEN N SPILLANE	7728 COLLINS AVE 8	MIAMI BEACH	FL	33141	USA
MICHAEL SCHWARTZ	7600 COLLINS AVE 410	MIAMI BEACH	FL	33141	USA
MICHELLE KIELY JOHN MARCATO	13900 MARQUESAS WAY 4426	MARINA DEL REY	CA	90292	USA
MIDLAND TRUST CO TRS FBO ELMER TORO	7600 COLLINS AVE 604	MIAMI BEACH	FL	33141	USA
MIRTHA DOLORES MORA	200 76 ST 45	MIAMI BEACH	FL	33141	USA
MOHAMED NASEER	7600 COLLINS AVE #612	MIAMI BEACH	FL	33141-2939	USA
MUSEUM WALK APARTMENTS LLC C/O CHESTERFIELD HOTEL	855 COLLINS AVE	MIAMI BEACH	FL	33139	USA
NANCY OJEDA	7728 COLLINS AVE4	MIAMI BEACH	FL	33141-5922	USA
NATALIE DALY LEONARDIS JONATHAN MICHAEL LEONARDIS VANESSA J HOLMES	7728 COLLINS AVE UNIT 15	MIAMI BEACH	FL	33141	USA
NATASHA LITVINOV	PO BOX 970647	MIAMI	FL	33197-0647	USA
NAVIDICK LLC	2525 SW 3 AVE #1504	MIAMI	FL	33129	USA
NICHOLAS OBEA	200 76 ST #47	MIAMI BEACH	FL	33141	USA
NORTH BEACH CONDO MANAGEMENT LLC	7501 IROQUOIS AVE	BALTIMORE	MD	21219	USA
OCEAN BLUE INVESTMENTS GROUP LLC	7600 COLLINS AVE 606	MIAMI BEACH	FL	33141	USA
OCEAN BLUE UNIT 603 LLC	4250 BISCAYNE BLVD #719	MIAMI	FL	33137	USA
ORLANDO FERNANDEZ-PELLON & ODETTE FERNANDEZ-PELLON	7633 HARDING ST #202	MIAMI BEACH	FL	33140	USA
OTH STREETScape LLC	1035 N MIAMI AVE STE 201	MIAMI	FL	33136	USA
OTILIO BACALLAO CARIDAD BACALLAO OTILIO A BACALLAO	11630 CANAL DR	NORTH MIAMI	FL	33181	USA
PABLO F YANEZ &W MARTHA C EGAS	7600 COLLINS AVE #1209	MIAMI BEACH	FL	33141-2937	USA
PACHECO ENTERPRISES LLC	2484 NW 89 PL	DORAL	FL	33172	USA
PARIMAL PANDYA NICOLE PANDYA	7600 COLLINS AVE UNIT 103	MIAMI BEACH	FL	33141	USA
PEDRO L GIMON VIVIAN GIMON	200 76 ST 51	MIAMI BEACH	FL	33141	USA
PETER N HIEBERT ELAINE IDA CHAN	3207 ROLLING ROAD	CHEVY CHASE	MD	20815	USA
PHI ERIK TU DIEP	7600 COLLINS AVE 1206	MIAMI BEACH	FL	33141	USA
RAFAELA DULANTO	1920 MADRONA ST	NAPA	CA	94559-3751	USA
RAMON TORRES	7625 HARDING AVE #14	MIAMI BEACH	FL	33141-2168	USA
RANDALL ROBERTS &W LILLIE	7600 COLLINS AVE 1004	MIAMI BEACH	FL	33141-2937	USA
RAUL RODRIGUEZ	7600 COLLINS AVE 609	MIAMI BEACH	FL	33141	USA

RAUL RUBIO	7600 COLLINS AVE #915	MIAMI BEACH	FL	33141	USA
RAYMOND EDWARD ALLEN JACLYN ALLEN	7744 COLLINS AVE 20	MIAMI BEACH	FL	33141	USA
REMO MAUTE	917 SE 6 ST	FORT LAUDERDALE	FL	33301	USA
RICARDO DE LA VILLA SARAH KURASH	7600 COLLINS AVE 616	MIAMI BEACH	FL	33141	USA
RICHARD BONA	7744 COLLINS AVE 19	MIAMI BEACH	FL	33141	USA
RICHARD ESTENOZ ANISIA ZOGPY	15095 SW 19 CT	MIRAMAR	FL	33027	USA
RITA T HERNANDEZ TRS OCEANBLUE 1208 LAND TRUST	7600 COLLINS AVE #1208	MIAMI BEACH	FL	33141	USA
ROBERT H NANES	7600 COLLINS AVE 415	MIAMI BEACH	FL	33141	USA
ROBERT PARIENTE	7600 COLLINS AVE #909	MIAMI BEACH	FL	33141-2940	USA
ROBERT SWEDROE &W RITA SWEDROE	12000 BISCAYNE BLVD	MIAMI	FL	33181	USA
RUDY PEREZ ELIZABETH PEREZ	7605 COLLINS AVE	MIAMI BEACH	FL	33141-2122	USA
SAVA KOBILAROV	7600 COLLINS AVE #719	MIAMI BEACH	FL	33141	USA
SHAYNE D HAUGLUM ANN B MILLER	81 NORTH SHORE DR	MIAMI BEACH	FL	33141	USA
SHREE VENKAT	7744 COLLINS AVE 9	MIAMI BEACH	FL	33141	USA
SONNY MERABAN ALICE GORODETSKY	7701 COLLINS AVE	MIAMI BEACH	FL	33141	USA
STAVRO PAPADATO PAPADATO	7600 COLLINS AVE #901	MIAMI BEACH	FL	33141	USA
STEVEN M FLYNN	PO BOX 658	ORLEANS	MA	02653	USA
SUSHMA NAKRA	7600 COLLINS AVE 608	MIAMI BEACH	FL	33141	USA
THE BERKLEE GROUP LLC	1920 LYNN COVE LN	VIRGINIA BEACH	VA	23454	USA
THOMAS A ROLSTON JR	406 RED OAK DR	PALISADES	NY	10964-1312	USA
THOMAS F KNAPP	7600 COLLINS AVE 414	MIAMI BEACH	FL	33141	USA
THREE HEARTS REALTY LLC	200 76 ST #43	MIAMI BEACH	FL	33141	USA
TIFFANY TRYNISZEWSKI	7600 COLLINS AVE #617	MIAMI BEACH	FL	33141	USA
TIMOTHY J O BRIEN BONG HYON BAEK O BRIEN	7330 OCEAN TER #2101	MIAMI BEACH	FL	33141	USA
TYLER MITCHELLE JONES	7600 COLLINS AVE #1200	MIAMI BEACH	FL	33141	USA
ULYSSES BORIS MORENO	7625 HARDING AVE #3	MIAMI BEACH	FL	33141	USA
VICTOR ALTOMARE JTRS SHEILA MARCHE JTRS	7600 COLLINS AVE UNIT 1203	MIAMI BEACH	FL	33141	USA
VICTOR CHERNYY	7600 COLLINS AVE 411	MIAMI BEACH	FL	33141	USA
VICTOR FRANCIS CIARDELLI III	7701 ATLANTIC WAY	MIAMI BEACH	FL	33141	USA
VICTOR FRANCIS CIARDELLI III	7709 ATLANTIC WAY	MIAMI BEACH	FL	33141	USA
VICTORIA VARGAS JACQUELINE VARGAS	7600 COLLINS AVE 600	MIAMI BEACH	FL	33141	USA
WENDY CRESSEY JTRS ANDREW C FOURNIER JR JTRS	519 HARRISON AVE #D312	BOSTON	MA	02118	USA
YAMILET S HERNANDEZ SANCHEZ	7633 HARDING AVE UNIT 201	MIAMI BEACH	FL	33141	USA
YOLANDA AUED	7841 SW 15 ST	MIAMI	FL	33144	USA
YVETTE PFEFFER KYLE PFEFFER SARAH PARTYKA	7600 COLLINS AVE 610	MIAMI BEACH	FL	33141	USA