

BOARD OF ADJUSTMENT AGENDA
1700 CONVENTION CENTER DRIVE 3RD FL.
Friday, June 7, 2019, 9:00 AM | City Commission Chambers

- I. ATTENDANCE
- II. APPROVAL OF MINUTES
- III. CITY ATTORNEY UPDATES
- IV. SWEARING IN OF PUBLIC
- V. REQUESTS FOR CONTINUANCES/WITHDRAWALS
- VI. REQUESTS FOR EXTENSIONS OF TIME
- VII. DISCUSSION ITEMS
- VIII. PROGRESS REPORT
- IX. MODIFICATION OF PREVIOUSLY APPROVED BOARD ORDER
- X. CONTINUED ITEMS
- XI. OPEN AND CONTINUED ITEMS
- XII. NEW APPLICATIONS
- XIII. APPEALS (BOA ONLY)
- XIV. OTHER BUSINESS
- XV. ADJOURNMENT

AGENDA ITEMS

ATTENDANCE

APPROVAL OF MINUTES

- 1. After Action: May 03, 2019 Meeting

REQUESTS FOR CONTINUANCES/WITHDRAWALS

NEW APPLICATIONS

- 2. ZBA19-0090: 1334 Washington Avenue

ADJOURNMENT

Applications listed herein have been filed with the Planning Department for review by the Board of Adjustments, pursuant Section 118-136 of the City's Land Development Regulations. All persons are invited to attend this meeting or be represented by an agent, or to express their views in writing addressed to the Board of Adjustments c/o the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. Applications for items listed herein are available for public inspection at the following

link: or during normal business hours at the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. Inquiries may be directed to the Department at (305) 673-7550.

Any items listed in this agenda may be continued. Under such circumstances, additional legal notice would not be provided. Please contact the Planning Department at (305) 673-7550 for information on the status of continued items.

Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that: Appeals of any decision made by this Board with respect to any matter considered at its meeting or hearing, such person will need to 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 alternate format, sign language interpreter (five-business 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).

BOARD OF ADJUSTMENT MINUTES
1700 CONVENTION CENTER DRIVE 3RD FL.
Friday, May 3, 2019, 9:00 AM | City Commission Chambers

- I. ATTENDANCE
 - II. APPROVAL OF MINUTES
 - III. CITY ATTORNEY UPDATES
 - IV. SWEARING IN OF PUBLIC
 - V. REQUESTS FOR CONTINUANCES/WITHDRAWALS
 - VI. REQUESTS FOR EXTENSIONS OF TIME
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 - X. CONTINUED ITEMS
 - XI. OPEN AND CONTINUED ITEMS
 - XII. NEW APPLICATIONS
 - XIII. APPEALS (BOA ONLY)
 - XIV. OTHER BUSINESS
 - XV. ADJOURNMENT
-

AGENDA ITEMS

ATTENDANCE

APPROVAL OF MINUTES

1. After Action: March 01, 2019

Motion to approve the minutes of the March 1, 2019 meeting.

Motion to Approve
Moved By: Richard Baron
Supported By: Elsa Urquiza

Ayes: Asion, Baron, Goldberg, Klein , Segal, Urquiza

Absent: Orlowsky

MOTION Passed

REQUESTS FOR CONTINUANCES/WITHDRAWALS

NEW APPLICATIONS

2. ZBA18-0086, 1746 Cleveland Road

Motion to approve the requested variance(s)

Motion to Approve
Moved By: Richard Baron
Supported By: Richard Segal

Ayes: Asion, Baron, Goldberg, Segal, Urquiza
Nays: Klein
Absent: Orlowsky

MOTION Passed

3. ZBA18-0075, 1375 Marseille Drive

Motion to approve the requested variance(s).

Motion to Approve
Moved By: Barry Klein
Supported By: Elsa Urquiza

Ayes: Asion, Baron, Goldberg, Klein , Segal, Urquiza

Absent: Orlowsky

MOTION Passed

ADJOURNMENT

Applications listed herein have been filed with the Planning Department for review by the Board of Adjustments, pursuant Section 118-136 of the City's Land Development Regulations. All persons are invited to attend this meeting or be represented by an agent, or to express their views in writing addressed to the Board of Adjustments c/o the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. Applications for items listed herein are available for public inspection at the following link: or during normal business hours at the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. Inquiries may be directed to the Department at (305) 673-7550.

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then option 6; TTY users may call via 711 (Florida Relay Service).

From: DoNotReply@miamibeachfl.gov
Subject: City of Miami Beach Receipt
Date: February 14, 2019 at 10:07 AM
To: VPerez@RUBERTLAW.COM

D

MIAMI BEACH

Order Number: 00158910

Amount Paid: \$2500.00

2/14/19 10:07 AM

Please allow up to 1 business day to process order number 00158910

Item	Amount
PL - New Application Fees	\$2500.00
<hr/>	
Total:	\$2500.00
<hr/>	

City of Miami Beach

1700 Convention Center Drive

(305) 673-7000

MIAMI BEACH

Page 1 of 4

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

Property address:

1334 Washington Ave.

Board:

BOA

Date:

2-13-2019

BOARD APPLICATION CHECK LIST

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

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

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

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

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

* 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:

S

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

Property address: _____

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

Indicate N/A If Not Applicable

Initials: 

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305.673.7550

Property address: _____

29	Floor Plan Indicating area where alcoholic beverages will be displayed.	X
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 dune 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.)	
39	Sound Study report (Hard copy) with 1 CD.	
40	Site Plan (Identify streets and alleys)	
a	Identify: setbacks _____ Height _____ Drive aisle widths _____ Streets and sidewalks widths _____	
b	# parking spaces & dimensions _____ Loading spaces locations & dimensions _____	
c	# of bicycle parking spaces _____	
d	Interior and loading area location & dimensions _____	
e	Street level trash room location and dimensions _____	
f	Delivery route _____ Sanitation operation _____ Valet drop-off & pick-up _____ Valet route in and out _____	
g	Valet route to and from _____ auto-turn analysis for delivery and sanitation vehicles _____	
h	Indicate any backflow preventer and FPL vault if applicable	
i	Indicate location of the area included in the application if applicable	
j	Preliminary on-street loading plan	
41	Floor Plan (dimensioned)	
a	Total floor area	
b	Identify # seats indoors _____ outdoors _____ seating in public right of way _____ Total _____	
c	Occupancy load indoors and outdoors per venue _____ Total when applicable _____	
42	The Letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 133-50 of the City Code.	X
43	The Letter of Intent for Variances shall include and respond to all review guidelines in the code as follows:	
a	Section 118-53 (d) of the City Code for each Variance.	
44	The Letter of Intent for Planning Board shall include and respond to all review guidelines in the code as follows:	
a	For Conditional Use -Section 118-192 (a)(1)-(7)	
b	CU -Entertainment Establishments - Section 142-1362 (a)(1)-(9)	
c	CU - Mechanical Parking - Section 130-38 (3)(c)(i)(1)-(2) & (4)(a)-(k)	
d	CU - Structures over 50,000 SQ.FT. - Section 118-192 (b) (1)-(11)	
e	CU - Religious Institutions - Section 118-192 (c) (1)-(11)	

Indicate N/A If Not Applicable

Initials: *CB*

MIAMI BEACH

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

Property Address: _____

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

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

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

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

ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS

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



Applicant's or designee's signature

2-13-19.

Date

Indicate N/A If Not Applicable

Initials: 

MIAMI BEACH

PLANNING DEPARTMENT

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

LAND USE BOARD HEARING APPLICATION

The following application is submitted for review and consideration of the project described herein by the land use board selected below. A separate application must be completed for each board reviewing the proposed project.

Application Information			
FILE NUMBER ZBA-19-0090		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)	
Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision		Design Review Board <input type="checkbox"/> Design review approval <input type="checkbox"/> Variance	
Planning Board <input type="checkbox"/> Conditional use permit <input type="checkbox"/> Lot split approval <input type="checkbox"/> Amendment to the Land Development Regulations or zoning map <input type="checkbox"/> Amendment to the Comprehensive Plan or future land use map		Historic Preservation Board <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic district/site designation <input type="checkbox"/> Variance	
<input checked="" type="checkbox"/> Other: MODIFICATION OF VARIANCE - BOARD OF ADJUSTMENT			
Property Information - Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 1334 WASHINGTON AVE, MIAMI BEACH, FL 33139			
FOLIO NUMBER(S) 02-3234-011-0020			
Property Owner Information			
PROPERTY OWNER NAME WALDORF HOTEL LLC			
ADDRESS 1334 WASHINGTON AVE		CITY MIAMI BEACH	STATE FL
ZIP CODE 33139			
BUSINESS PHONE 305-538-5592	CELL PHONE 305-803-7381	EMAIL ADDRESS marceten@gmail.com	
Applicant Information (if different than owner)			
APPLICANT NAME BISCAYNE COWBOYS 305, LLC			
ADDRESS 1334 WASHINGTON AVE		CITY MIAMI BEACH	STATE FL
ZIP CODE 33139			
BUSINESS PHONE 305-397-8882	CELL PHONE 786-862-4727	EMAIL ADDRESS niccolototaro@gmail.com	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST MODIFICATION OF APPLICANT NAME ON EXISTING VARIANCE			

Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Does the project include interior or exterior demolition?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Provide the total floor area of the new construction.		N/A - EXISTING BLD. SQ. FT.	
Provide the gross floor area of the new construction (including required parking and all usable area)		N/A - EXISTING BLD. SQ. FT.	
Party responsible for project design			
NAME WILLIAM LANE		<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS 1480 MARSEILLE DRIVE		CITY MIAMI BEACH	STATE FL
ZIP CODE 33141		EMAIL ADDRESS wlane@williamlane.com	
BUSINESS PHONE 305-865-7830	CELL PHONE 305-606-7714		
Authorized Representative(s) Information (if applicable)			
NAME SAMUEL RUBERT		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 2645 EXECUTIVE PARK DRIVE, STE. 122		CITY WESTON	STATE FL
ZIP CODE 33331		EMAIL ADDRESS srubert@rubertlaw.com	
BUSINESS PHONE 954-640-0297	CELL PHONE 305-791-4199		
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE
ZIP CODE		EMAIL ADDRESS	
BUSINESS PHONE	CELL PHONE		
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE
ZIP CODE		EMAIL ADDRESS	
BUSINESS PHONE	CELL PHONE		

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:

We are committed to providing excellent public service and safety to all who live, work, and play in our vibrant, tropical, historic community.

- 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

MARCELO TENENBAUM

PRINT NAME

03/04/2019

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: _____

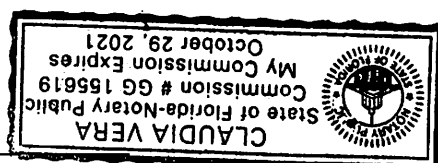
PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FloridaCOUNTY OF Miami Dade

I, Niccolo L. Totaro, being first duly sworn, depose and certify as follows: (1) I am the Manager (print title) of Biscayne Cowboys 305, LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner of the business 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 8th day of February, 2019. The foregoing instrument was acknowledged before me by Niccolo L. Totaro, who has produced FLDL as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLICMy Commission Expires: 10/29/21**PRINT NAME**

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, MARCELO TENENBAUM, being first duly sworn, depose and certify as follows: (1) I am the MANAGER (print title) of WALDORF HOTEL, LLC (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner 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 3 day of MARCH, 2019. The foregoing instrument was acknowledged before me by MARCELO TENENBAUM, 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 PUBLICMy Commission Expires: AUG. 5th 2020

Andrea Comolli
Commission # GG000279
Expires: August 5, 2020
Bonded thru Aaron Notary

ANDREA COMOLLI

POWER OF ATTORNEY AFFIDAVITSTATE OF FloridaCOUNTY OF Miami Dade

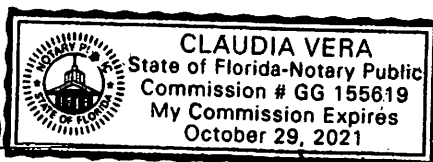
I, Niccolo L. Totaro, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the ~~real property~~ ^{business} that is the subject of this application. (2) I hereby authorize Samuel Rubert, ~~President~~ to be my representative before the Board of Adjustment ~~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.

Niccolo L. Totaro, Manager
PRINT NAME (and Title, if applicable)

Niccolo L. Totaro
SIGNATURE

Sworn to and subscribed before me this 8th day of February, 2019. The foregoing instrument was acknowledged before me by Niccolo L. Totaro, who has produced FLDL as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: 10/29/21

Claudia Vera
NOTARY PUBLIC

Claudia Vera
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

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.

WALDORF HOTEL, LLC (PROPERTY OWNER)

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
MARCELO TENENBAUM - 4630 PRAIRIE AVE, MIAMI BEACH, FL 33140	50
JORGE SAVLOFF - 7330 OCEAN TERR APT 901, MIAMI BEACH, FL 33141	50

BISCAYNE COWBOYS 305, LLC (APPLICANT)

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
NICCOLO L. TOTARO - 1504 BAY ROAD, APT 1419, MIAMI BEACH, FL 33139	45
IVAN TOTARO - VIA PASTORELLI 19, MILANO, ITALY 20143	27.5
ROBERTO CARAMIA - VIA CAVOUR 3, CORSICO (MI), ITALY 20094	27.5

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

DISCLOSURE OF INTEREST
TRUSTEE

If the property that is the subject of the application is owned or leased by a trust, list any and all trustees and beneficiaries of the trust, and the percentage of interest held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

TRUST NAME	
NAME AND ADDRESS	% INTEREST
N/A	

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>Samuel Rubert</u>	<u>2645 Executive Park Dr. Ste. 122, Watson, FL 33331</u>	ofc: <u>954-640-0296/</u> cell: <u>805-791-4199</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

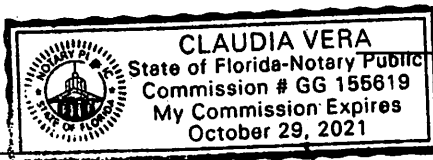
I, Niccolo L. Totaro, being first duly sworn, depose and certify as follows: (1) I am the applicant or representative of the applicant. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct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

Niccolo L. Totaro

SIGNATURE

Sworn to and subscribed before me this 8th day of February, 20 19. The foregoing instrument was acknowledged before me by Niccolo L. Totaro, who has produced FL DL as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



Claudia Vera

NOTARY PUBLIC

My Commission Expires: 10/29/21

Claudia Vera

PRINT NAME

"Exhibit A"
Legal Description

Abbreviated:

H PRATTS RESUB OCEAN BEACH NO 3
PB 6-17
LOT 5 BLK 21
LOT SIZE 51.000 X 115
OR 15983-1349 0793 1

Full:

Lot 5, Block 21, of Amended Plat of Resubdivision of Ocean Beach Addition No, 3, according to the plat thereof as recorded in Plat Book 6 Page 17, Public Records of Miami-Dade County, Florida.

Samuel A. Rubert, P.A.

Attorney at Law

2645 Executive Park Drive, Suite 122
Weston, Florida 33331

O: 954.640.0296
F: 888.344.1798
srubert@rubertlaw.com
www.rubertlaw.com

March 5, 2019

VIA HAND DELIVERY

Mr. Thomas Mooney
Director
City of Miami Beach
Planning Department
1700 Convention Center Drive
Miami Beach, FL 33139

RE: Application before the Board of Adjustment (the "Application") for modification of a Variance granted to Indochine Miami, LLC, on October 3, 2013, for 1334 Washington Avenue, Miami Beach, Florida (the "Property")

Dear Tom:

I represent Biscayne Cowboys 305, LLC, (hereinafter "Applicant"), tenant of the subject Property, in connection with the various land use and zoning matters relating to the subject Application. Please accept this combined Letter of Intent and Hardship Letter detailing our request for a modification of the Use Variance (the "Variance") granted to Indochine Miami, LLC, on October 3, 2013, pursuant thereto and to Sections 118-353 and 133-50 of the City of Miami Beach (the "City") Land Development Regulations (the "Regulations").

I. The Property

The Property has a street address of 1334 Washington Avenue, and is assessed under folio # 02-3234-011-0020. It is located on the west side of Washington Avenue between 13th and 14th Streets, in the center of the block just north of the U.S. Post Office. The property is also located just south of the Feinberg Fisher Elementary School ("School").

II. Non-Use Variance, Use Variance, and Prior Zoning Approval

As detailed in the enclosed plans, the Applicant has refurbished the restaurant space of the hotel landlord into a high end American & Caribbean Barbecue restaurant serving beer, wine and liquor for consumption on premises.

In 1996, a prior tenant, VTA, Inc. d/b/a La Mystere obtained a variance from the Board of Adjustment for a similar use because the Property is located within 300 feet of a school which precludes the sale of alcoholic beverages pursuant to Code Section 6-4(a)(1). The Property is located only 228.4 feet from the School, so a variance of 71.6 feet was granted (the "VTA Variance").

The VTA Variance became null and void by its own terms on April 1, 2013, when six months passed without operations. However, Indochine Miami, LLC, applied for and was granted the same variance on October 3, 2013. It is unclear if that use was established or continued, and as a result, the Applicant is requesting a modification of the variance allowing Applicant to operate a restaurant serving beer, wine, and liquor.

III. Variance Criteria

As detailed below, the Variance satisfies all seven (7) of the criteria contained in Section 118-353 (d) of the Regulations and all ten (10) of the criteria contained in Section 133-50 of the Regulations:

- A. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district;

Satisfied: The structure is built and outfitted as a restaurant, including a large, code compliant kitchen, and the use of the Property as a restaurant without alcoholic beverages is not commercially viable.

- B. That the special conditions and circumstances do not result from the action of the applicant;

Satisfied: The special conditions relating to the Property have existed for at least twenty years. The Applicant has not taken any action that has changed, expanded, or otherwise addressed the special conditions.

- C. That granting the variance requested will not confer on the applicant any special privilege that is denied by these Land Development Regulations to other lands, buildings or structures in the same zoning district;

Satisfied: The Code allows for the placement of an alcoholic beverage license in the Property's zoning district, CD-2.

- D. That literal interpretation of the provisions of the Land Development Regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these Land Development Regulations and would work unnecessary and undue hardship on the applicant;

Satisfied: The literal interpretation of the provisions of the City's Land Development Regulations would prevent the use the Property in a manner commonly enjoyed by other properties zoned CD-2. If the prior variance is not modified to allow the new tenant to take advantage thereof, the Applicant will not be able to operate a commercially viable restaurant and the Landlord of the Property will not be able to lease the Property for its highest and best purpose.

- E. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

Satisfied: The Variance is 100% consistent with the scope of the variances approved in 1996 and 2013 and the uses granted to the prior tenants of the Property.

- F. That the granting of the variance will be in harmony with the general intent and purpose of these Land Development Regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

Satisfied: Just as the Board ruled in 1996 and 2013, granting the Variance is consistent with the Regulations, and specifically the requirements in the CD-2 zoning district. Granting the Variance will have no negative impact whatsoever on the surrounding area, and will simultaneously permit the Applicant to use the Property in a positive fashion similar to all of their neighbors.

- G. That the granting of this request is consistent with the comprehensive Plan and does not reduce the levels of service as set forth in the plan.

Satisfied: Upon request we will supplement the Application with any materials needed by the City to confirm satisfaction with these criteria.

1. That a recycling or salvage plan for the partial or total demolition shall be provided.

Satisfied: This criterion is not applicable as there is no development occurring and this application applies only to a variance for a use in an existing structure.

2. That the windows that are proposed to be replaced shall be hurricane proof impact windows.

Satisfied: This criterion is not applicable as there is no development occurring and this application applies only to a variance for a use in an existing structure.

3. That where feasible and appropriate, passive cooling systems, such as operable windows shall be provided.

Satisfied: This criterion is not applicable as there is no development occurring and this application applies only to a variance for a use in an existing structure.

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

Satisfied: This criterion is not applicable as there is no development occurring and this application applies only to a variance for a use in an existing structure.

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.

Satisfied: This criterion is not applicable as there is no development occurring and this application applies only to a variance for a use in an existing structure.

6. That the ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-way and adjacent land.

Satisfied: This criterion is not applicable as there is no development occurring and this application applies only to a variance for a use in an existing structure.

7. That where feasible and appropriate, all critical mechanical and electrical systems shall be located above flood elevation.

Satisfied: This criterion is not applicable as there is no development occurring and this application applies only to a variance for a use in an existing structure.

8. That existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.

Satisfied: This criterion is not applicable as there is no development occurring and this application applies only to a variance for a use in an existing structure.

9. That when habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry floodproofing systems will be provided in accordance with chapter 54 of the City Code.

Satisfied: This criterion is not applicable as there is no development occurring and this application applies only to a variance for a use in an existing structure.

10. That where feasible and appropriate, water retention systems shall be provided.

Satisfied: This criterion is not applicable as there is no development occurring and this application applies only to a variance for a use in an existing structure.

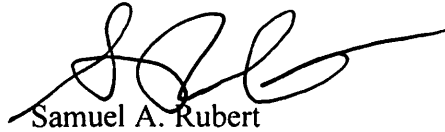
IV. Conclusion

As detailed in the enclosed plans, drawings and photographs, the proposed use will improve the current condition of the Property, harmonize with the existing uses in the neighborhood, and add a valuable new option to the City's vibrant dining scene. Due to the uniqueness of the Property, the City's interpretation of the Regulations necessitates the filing of this Application. As discussed above, the modification of the variance Variance is consistent with the similar variance approved by the Board in 1996 and merely extends the rights granted in 2013 to a

new tenant of the same space and is the minimum amount needed; the Variance satisfies each of the criteria contained in the Regulations. We look forward to your favorable review and recommendation on our Application.

Please do not hesitate to contact me in the event you have any questions or require any further information to process the Application.

Regards,



Samuel A. Rubert

cc: client

CARLOS J. MARADIAGA
GEORGINA CABRERA
Property Owners Data Research Services
3802 SW 79th Avenue, #117
Miami, Florida 33155
Phone: (305) 262-8965 • (786)344-9776
E-mail: DataResearchAssociates@gmail.com

Date: February 25, 2019

Number of Owners: 330 (including Subject.)

COVER LETTER & CERTIFICATION

To: CITY HALL, MIAMI BEACH, FL
Department of Building, Planning, & Zoning.
1700 Convention Center DR, Miami Beach, FL 33139

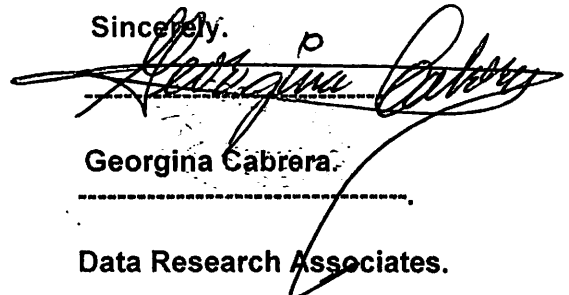
RE: Property Owners within a 375'Foot Radius of.

PROPERTY ADDRESS : 1334 Washington Ave, Miami Beach, FL33139

LEGAL DESCRIPTION: H PRATTS RESUB OCEAN BEACH NO 3 PB 6-17 LOT 5 BLK 21 LOT
SIZE 51.000 X 115 OR 15983-1349 0793 1

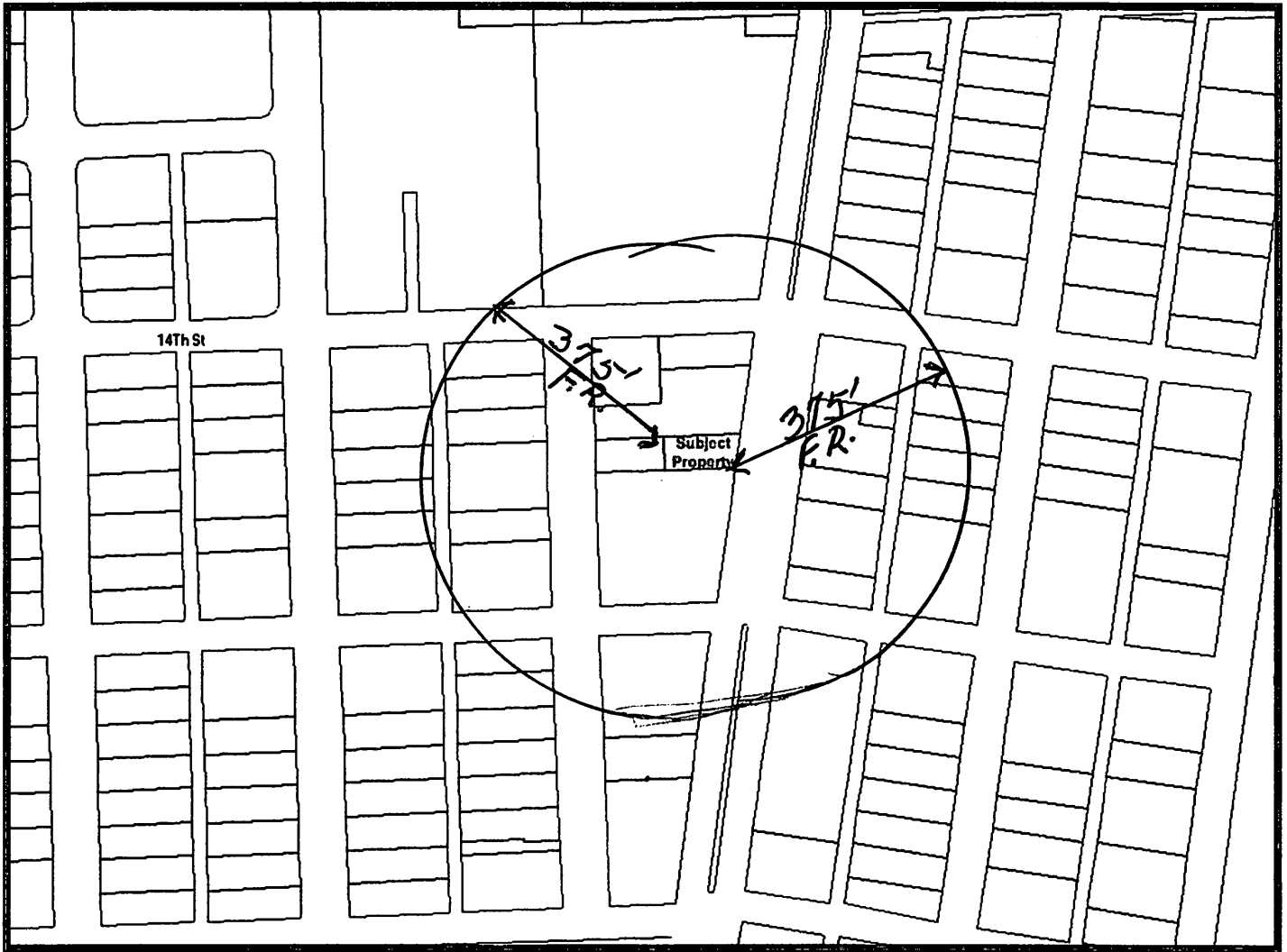
I certify that the attached Ownership list, Map, and Mailing Labels are a complete and Accurate representation of the real estate Property Owners within a 375'-foot radius Of the subject(s) Property listed above. The information reflects the most current Records, on file in the Miami- Dade County Tax Assessor's Office.

Sincerely,



Georgina Cabrera

Data Research Associates.



375"FOOT RADIUS MAP

APPROXIMATE SCALE = 1"= 375'

PROPERTY ADDRESS: 1334 WASHINGTON AVE MIAMI BEACH, FL 33139

LEGAL DESCRIPTION: H PRATTS RESUB OCEAN BEACH NO 3 PB 6-17

LOT 5 BLK 21 LOT SIZE 51.000 X 115 OR

115983-1349 0793 1 H PRATTS 0006 0017



<u>NAME</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>STATE</u>	<u>ZIP</u>	<u>COUNTRY</u>
Cristian R Antunez Assaf	Torre B #14 Residencia Jardineros	CARACAS			VENEZUELA
104 Bayliss Llc	Via Del Marzano 28	NAPOLI			ITALY
Nicola Pironti Di Campagna	Via Di Grottarossa 1282	ROME		00189	ITALY
Ediana Alice Balleroni	343 Ap 212	SAO PAULO		5415030	BRAZIL
Franco Tadeo	10160 Tolhurst	MONTREAL		H3L3A2	CANADA
Vicki Beaupre-Odorico	1612 Leclair Verdun	MONTREAL		H4H2M8	CANADA
Josee Collura					
Ayman Mohammed Al Arabi	256 Jarvis St Un 7b	TORONTO	ON		CANADA
201 Bayliss Llc	Via Del Marzano 28	LITTLETON		80123	ITALY
John Carmosino	131 Rue William-Davis	GATINEAU	QC	J9J 2Z7	CANADA
Diego Donna	Via Goffredo Casalis 75,10138	TORINO	TO		ITALY
Wagner Ferreira De Oliveira Jtrs	90 Russell Ave	Watertown	MA	02472	
Thomas B Vise Jtrs	17 Pine Tree Rd	Nantucket	MA	02554	
Andrew James Barrett					
Pix Realty L P	1 W Elm St	Greenwich	CT	06830	
Fanny A Navarrete	9 Nedley Ln	Greenwich	CT	06831	
Wai Kwok Chong	200 Grand Cove Way Apt 26	Edge Water	NJ	07020	
Albans Assets Llc	14 Curtis Ave	West Orange	NJ	7052	
Enisa Vukotic	19 S Bayard Ln	Mahwah	NJ	7430	
Karl W Alomar Jtrs	38 W 26th St Apt 5b	New York	NY	10010	
Olga Malyuk Jtrs					
Flavio A Rausei	429 W 24th St Apt 5d	New York	NY	10011	
Roberto Passon	48 50 White Street 5	New York	NY	10013	
Hira Passon Family					
Tanya Hira	48 50 White Street 5	New York	NY	10013	
Richard C Weber	23 Park Ave Apt 1c	New York	NY	10016	
Viktoria Vityuk	151 E 31st St Apt 17k	New York	NY	10016	
Richard W Rossi					
Cesar Della Bianca	430 E 63 ST Apt 5-1	New York	NY	10065	
Dauphin Muteba Kazadi	Po Box 5008	New York	NY	10163	
Martin Woodall	4428 Park Ln	Dallas	TX	75220	
Joncy Rickett	4418 Willow Crest Ln	Manvel	TX	77578	
Benajmin M Monday	2958 Lincoln St	Englewood	CO	80113	
Olivia A Casa Monday					
Caulfield And Carraway Llc	4730 S Fort Apache Rd Ste 300	Las Vegas	NV	89147	
Dori M Groves & Alfonso Lopez	9530 Sepulveda Blvd Unit 1	North Hills	CA	91343	
Matthew C Kobin	49 El Prisma	Rancho	CA	92688	
Maria Joselita V Kobin		Sta.Margarita			
Jeffrey Alan Gottesman	407 Redbud Way	Nevada City	CA	95959	
E D Y Inc	1051 Washington Ave	Miami Beach	FL	33139	
Terrence Quigg Wallace	1308 Drexel Ave Apt 101	Miami Beach	FL	33139	
James R Thornton	9 Island Ave Apt 906	Miami Beach	FL	33139	
Kathryn Fuller	3718 Morrison St Nw	Washington	DC	20015	
Placity Llc	225 Fairway Dr	Miami Beach	FL	33141	
Francisco O Soto	1308 Drexel Ave Apt 202	Miami Beach	FL	33139	
Kevin D Mason	1980 Loch Lomond Trl Sw	Atlanta	GA	30331	
Eretzor Investments Llc	7300 W Camino Real Ste 201	Boca Raton	FL	33433	
Sarah J Washburn	1308 Drexel Ave Apt 203	Miami Beach	FL	33139	
Nicole Henry	1308 Drexel Ave Apt 303	Miami Beach	FL	33139	

Jose Ramon Freixas	1308 Drexel Ave Apt 104	Miami Beach	FL	33139
Mohammed Al Arabi Ayman	1308 Drexel Ave Apt 204	Miami Beach	FL	33139
Maria S Milano	1308 Drexel Ave Apt 304	Miami Beach	FL	33139
Joncy Rickett	1308 Drexel Ave Apt 105	Miami Beach	FL	33139
Parco Investments LLC	6646 Villa Sonrisa Dr Apt 522	Miami Beach	FL	33139
Roger Carlos Valecillos	15021 Coconut Ave	Miami Lakes	FL	33014
Emilio Pellicciotta	140 Ocean Dr	Miami Beach	FL	33139
Andrea Ballerini	1308 Drexel Ave Apt 306	Miami Beach	FL	33139
Habana Condo Association Inc	1308 Drexel Ave Apt 107	Miami Beach	FL	33139
David P Nguah	1308 Drexel Ave Apt 207	Miami Beach	FL	33139
Wendell Wexler Carter	1308 Drexel Ave Apt 307	Miami Beach	FL	33139
Camilo Penalosa	1308 Drexel Ave Apt 108	Miami Beach	FL	33139
James Cohen	7888 Cummings Ln	Boca Raton	FL	33433
Aldo Bottai	1308 Drexel Ave Apt 109	Miami Beach	FL	33139
W Alomar Karl	38 W 26th St Apt 5b	New York	NY	10010
A Lugo Uribe Manuel	1308 Drexek Ave	Miami Beach	FL	33139
Rj Ewing Franklin	1308 Drexel Ave Apt 210	Miami Beach	FL	33139
Felipe G Cunha	1308 Drexel Ave Apt 310	Miami Beach	FL	33139
Flavio Lima	1537 Chesapeake Ave	Naples	FL	34102
Muteba Kazadi Dauphin	Po Box 5008	New York	NY	10163
Habana 311 LLC	8230 Sw 53rd Ave	Miami	FL	33143
Ferrerira De Oliveira Wagner	217 Common St	Watertown	Ma	02472
Cote Colisson Arielle	10302 Leslie St	Silver Spring	MD	20902
Christelle Gosselin	1308 Drexel Ave Apt 312	Miami Beach	FL	33141
Avenue L C Washington	1317 Washington Ave	Miami Beach	FL	33141
United State Of Amer Post Office	1300 Washington Ave	Miami Beach	FL	33119
Habitat Plus Miami LLC	1000 E Island Blvd Apt 1406	North Miami Beach	FL	33160
Hsc Miami 2013 LLC	44 W Flagler St Ste 100	Miami	FL	33130
Carlos J Pelaez	1320 Drexel Ave Apt 300	Miami Beach	FL	33139
Andrea Astori	1320 Drexel Ave Apt 201	Miami Beach	FL	33139
Elva Neuman	1320 Drexel Ave Apt 301	Miami Beach	FL	33139
Nelson Ayan	1320 Drexel Ave Apt 102	Miami Beach	FL	33139
William J Martinez	1320 Drexel Ave Apt 202	Miami Beach	FL	33139
Itamar Makmal	1320 Drexel Ave Apt 302	Miami Beach	FL	33139
Ventu Investments LLC	10830 Paris St	Hollywood	FL	33026
Adnan J Swani	1320 Drexel Ave Apt 203	Miami Beach	FL	33139
Cienfuegos Tania	1457 Meridian Ave	Miami Beach	FL	33139
Federal Natl Mtg Assn	10000 Lincoln Dr W Ste5	Marlton	NJ	08053
Pizziol Massimo	1320 Drexel Ave Apt 105	Miami Beach	FL	33139
Gambuzzi Stefano	1320 Drexel Ave Apt 205	Miami Beach	FL	33139
Gb Serv LLC	4821 Nw 35th Ave	Miami	FL	33142
Lo Faro Antonio	5101 Collins Ave	Miami Beach	FL	33140
Fabrice Lockman	301 W 41st ST STE 402	Miami Beach	FL	33140
Abderrahim Goumri	1320 Drexel Ave Apt 306	Miami Beach	FL	33139

Recovery 24 Assets Trust	1900 Sunset Harbour Dr 2nd	Miami Beach	FL	33139
Imagine Properties Inc	6701 Sunset Dr Ste 104	South Miami	FL	33143
Chris Hays	4714 Clear Lake Shore Dr	Grass Lake	MI	49240
Dori M Groves	9530 Sepulveda Blvd Unit 1	North Hills	FL	33141
George Anthony Ortiz	88 Charles St Apt 2d	New York	NY	10014
A Taylor Skyler	19746 W 120th Ter	Olathe	KS	66061
Carlos A Castellanos	1330 Drexel Ave Apt 101	Miami Beach	FL	33139
Greywati Sami	709 Fitzgerald St	Pittsburgh	PA	15213
Mario Vertullo	1330 Drexel Ave Apt 202	Miami Beach	FL	33139
Jorge Trevino	1330 Drexel Ave Apt 103	Miami Beach	FL	33139
Drexel 1330 203 LLC	1521 Alton Rd # 472	Miami Beach	FL	33139
De Parolis Carlo	150 Se 2nd Ave Ste 1010	Miami	FL	33131
T Stoka Kathryn	5290 Pine Tree Dr	Miami Beach	FL	33140
Carlos A Lopez	1330 Drexel Ave Apt 105	Miami Beach	FL	33139
Cristina Tschang	1330 Drexel Ave Apt 205	Miami Beach	FL	33139
Sjc General LLC	3010 Westchester Ave Ste 106	Purchase	NY	10577
Carlo J Michelutti	728 W Jackson Blvd Apt 512	Chicago	IL	60661
Namaste Properties Invs LLC	1555 Pennsylvania Ave Apt 107	Miami Beach	FL	33139
Rafael Ochoa	12483 SW 119th Pl	Miami	FL	33186
Maria A Zamorski	1340 Drexel Ave Apt 403	Miami Beach	FL	33139
Fabio R Salazar	197 Cow Neck Rd	Port Washington	NY	11050
R Antunez Assaf Cristian	1340 Drexel Ave Apt 404	Miami Beach	FL	33139
Wai Kwok Chong	319 Campbell Ave Sw Apt 201	Roanoke	VA	24016
Karina Cunco	1340 Drexel Ave Apt 405	Miami Beach	FL	33139
Hope Anderson	1340 Drexel Ave Apt 306	Miami Beach	FL	33139
Jolan South Beach LLC	1500 Bay Rd Apt 1036	Miami Beach	FL	33139
Kevin Cottingim	1340 Drexel Ave Apt 307	Miami Beach	FL	33139
Mathew Willock	1521 Alton Rd # 4743	Miami Beach	FL	33139
Ibiscus LLC	1340 Drexel Ave Apt 408	Miami Beach	FL	33139
Lawrence Ghougasian	1741 Nw 88Th way	Pembroke Pines	FL	33024
B R C Florida Inc	901 NE 125th ST	North Miami	FL	33161
Yaron Idelson	1342 Drexel Ave Apt 101	Miami Beach	FL	33139
Riccardo Capraro	1342 Drexel Ave Apt 102	Miami Beach	FL	33139
Miami Holidays Inc	8714 Sw 103rd Ave	Miami	FL	33173
Wilman Persaud	1342 Drexel Ave Apt 104	Miami Beach	FL	33139
Doyle Prop Partners LLC	1525 Pennsylvania Ave Apt 3	Miami Beach	FL	33139
Marina Margaret Culloo	1342 Drexel Ave Apt 201	Miami Beach	FL	33139
Oscar Gonzales	1342 Drexel Ave Apt 202	Miami Beach	FL	33139
Darren & Lainie Buck	731 Emerald Sound Blvd	Little Elm	TX	75068
Roberto Rapetti	1342 Drexel Ave Apt 205	Miami Beach	FL	33139
Joselyn Pineda	1342 Drexel Ave Apt 206	Miami Beach	FL	33139
Eugeka LLC	1342 Drexel Ave Apt 301	Miami Beach	FL	33139
Kathryn Walters	1342 Drexel Ave Apt 302	Miami Beach	FL	33139
Gil G Cohen	511 Ives Dairy Rd F406	Miami Beach	FL	33139

John Cempellin	1342 Drexel Ave Apt 304	Miami Beach	FL	33139
Lisa Interlandi	1342 Drexel Ave Apt 305	Miami Beach	FL	33139
Albans Assets Llc	54 Cedarbrook Rd	Hewitt	NJ	07421
Maximilienne LLC	701 Brickell Ave Ste 1650	Miami	FL	33131
1370 Washington LLC	1370 Washington Ave STE 306	Miami Beach	FL	33139
1348 Drexel Ave Properties Llc	701 Brickell Ave Ste 2040	Miami	FL	33131
Richmond LLC	1242 Drexel Ave Apt 204	Miami Beach	FL	33139
Beachtown Investments LLC	440 14th ST Apt 3	Miami Beach	FL	33139
Beachtown Investments LLC	200 S Andrews Ave Ste 903	Fort Lauderdale	FL	33301
Mmc 14th St LLC	435 Fairway Dr	Miami Beach	FL	33141
Federal Hm Ln Mtg Corp	5000 Plano Pkwy	Carrollton	TX	75010
Charlton J Waldman	26 Larchmont Ave	Larchmont	NY	10538
Golden Apartments LLC	1300 Pennsylvania Ave Apt 308	Miami Beach	FL	33139
Raffo Cool LLC	1300 Pennsylvania Ave Apt 308	Miami Beach	FL	33139
Green Family Two Inc	301 W 41st ST STE 501	Miami Beach	FL	33140
Neo Vasc International LLC	1300 Pennsylvania Ave Apt 308	Miami Beach	FL	33139
Dodi Investment Inc	301 W 41st ST STE 501	Miami Beach	FL	33140
Anda58 LLC	1300 Pennsylvania Ave Apt 308	Miami Beach	FL	33139
Miami Real Estate Props LLC	150 Se 2nd Ave Ste 1010	Miami	FL	33131
Victory Park LLC	1500 Bay Rd Apt 1132	Miami Beach	FL	33139
Giosi LLC	1300 Pennsylvania Ave Apt 308	Miami Beach	FL	33140
Luciano Orquera	9801 N Miami Ave	Miami Shores	FL	33150
Immobiliare Futura	8004 Nw 154th St #342	Miami Lakes	FL	33016
P & G N America Inc	8004 Nw 154th St #342	Miami	FL	33014
Alraser Inc	6065 Nw 167th St Ste B13	Hialeah	FL	33015
Caulfield	Po Box 27740	Las Vegas	NV	89126
Bovone Cristian	1260 Washington Ave	Miami Beach	FL	33139
Gemma Due LLC	2601 S Bayshore Dr Ste 600	Miami	FL	33133
Ettore Parente	1260 Washington Ave	Miami Beach	FL	33139
Barry T Santo	552 Fairview St	Emmaus	PA	18049
Francois Scippa	128 Willow St Apt 2c	Brooklyn	NY	11201
American Ukarinian Investments	1654 E 13th St Apt 4c	Brooklyn	NY	11229
Drexel Sobe Management Llc	5975 Fresh Pond Rd	Maspeth	NY	11378
Sami Greywati	6380 Caton St	Pittsburgh	PA	15217
Wael Adbullah	210 Church St STE A	Philadelphia	PA	19106
Earl W Trent Jr	1311 29th St Nw	Washington	DC	20007
Javed Hamid	2649 Woodley Rd Nw	Washington	DC	20008
Enjum Hamid	1701 16th St Nw	Washington	DC	20009
Langley A Spurlock	1442 S St Nw	Washington	DC	20009
Richard W Rossi Jr & Viktoria Vityuk	3718 Morrison St Nw	Washington	DC	20015
Aydin Torezen/Emine Ceylan Torezen	15001 Sacred Ln	Centreville	VA	20121
Orison Partners Llc	10302 Leslie St	Silver Spring	MD	20902
Robert William Calkins & Annemarie Calkins	101 Oyster Bay Ct Unit A1	Cary	NC	27513
Arielle Cote Colisson	6550 Phillips Mill Rd	Douglasville	GA	30135
Flavio Lima				
Michael J Karaty Jr				

Kevin D Mason	390 17th St Nw Unit 2008	Atlanta	GA	30363
Chandanis 1 Investment LLC	Po Box 144	Winder	GA	30680
Barry T Santo & Linda Santo	315 N Causeway Apt C401	New Smyrna Beach	FL	32169
Ray Corp	2021 Selva Madera Ct	Atlantic Beach	FL	32233
Venus Invest Llc	700 E Dania Beach Blvd Ste 202	Dania	FL	33004
Rafael Alvarez	3865 W 8th Ct	Hialeah	FL	33012
Robert M Jorge	3710 N 55th Ave	Hollywood	FL	33021
Graffnoily Llc	3301 Pearl Ave	Key West	FL	33040
Colombo Property Management Inc	18628 Sw 50th Ct	Miramar	FL	33029
Lane Mcconnell	Po Box 190424	Miami Beach	FL	33119
Almidopia Llc	Po Box 191581	Miami Beach	FL	33119
Allen Gaber	Po Box 191617	Miami Beach	FL	33119
Skiron Llc	Po Box 191862	Miami Beach	FL	33119
Ostro Llc	Po Box 191862	Miami Beach	FL	33119
Kathryn Walters	Po Box 191968	Miami Beach	FL	33119
Jordan M Gonzalez	185 Sw 7th St Apt 1503	Miami	FL	33130
Carol Invest Usa Inc	150 Se 2nd Ave Ste 1010	Miami	FL	33131
Carlo De Parolis & Enrica De Filippis	150 Se 2nd Ave Ste 1010	Miami	FL	33131
School Board Of Miami-Dade County	1450 Ne 2nd Ave	Miami	FL	33132
The Feliz Dia	990 Biscayne Blvd Ste 701	Miami	FL	33132
Norma 1922 Corp	3370 Mary St	Miami	FL	33133
Brian Hazzel Maldonado	3242 Mary St Apt S117	Miami	FL	33133
1345 Pennsylvania LLC/Armando Hernandez	2320 Ponce De Leon Blvd	Coral Gables	FL	33134
Rachel Benmeir	560 Ne 57th St	Miami	FL	33137
Krs Capital Partners Llc	3470 E Coast Ave Apt 2304	Miami	FL	33137
Palm Avenue Hialeah Llc	1900 Sunset Harbour Dr 2nd	Miami Beach	FL	33139
Arnaud Koszowski	2301 Collins Ave Apt 1422	Miami Beach	FL	33139
Skiron Llc	435 21st ST #cu4	Miami Beach	FL	33139
Ostro Llc	1330 15th St	Miami Beach	FL	33139
Cloud Miami Real Estate Inc	1680 Michigan Ave Ste 910	Miami Beach	FL	33139
Guiliano Miami Llc	1680 Michigan Ave Ste 910	Miami Beach	FL	33139
Mpm Real Estate Inc	1680 Michigan Ave Ste 910	Miami Beach	FL	33139
Tamarin Holdings Llc / C/O Lance A Geller P A	1680 Michigan Ave Ste 700	Miami Beach	FL	33139
United Sunset Properties Corp	350 Lincoln Rd 2	Miami Beach	FL	33139
Victory Park LLC	1500 Bay Rd Apt 1132	Miami Beach	FL	33139
FI Island 7006 Llc	1521 alton Rd #443	Miami Beach	FL	33139
Bp 1348 Llc	1211 Alton Rd	Miami Beach	FL	33139
Michael E Braue	1335 Pennsylvania Ave Apt 2	Miami Beach	FL	33139
Irene M Ibrahim	1335 Pennsylvania Ave Apt 3	Miami Beach	FL	33139
Annie Belassen	500 14th St # 103	Miami Beach	FL	33139
Giosi Llc	1300 Pennsylvania Ave Apt 308	Miami Beach	FL	33139
Paolo Ponziano Ciardi & Franco Santagostino Ratti	1358 Pennsylvania Ave Apt 103	Miami Beach	FL	33139
Ragusa Usa Inc	536 14th St Apt 101	Miami Beach	FL	33139
Edison Farrow	536 14th St Apt 105	Miami Beach	FL	33139

Darryl Brown & Anthony Dibono	536 14th St Apt 103	Miami Beach	FL	33139
Saromar Inc	1337 Pennsylvania Ave Apt 7	Miami Beach	FL	33139
Eva Maria Abadia	536 14th St Apt 202	Miami Beach	FL	33139
Tonya Wootton	536 14th St Apt 108	Miami Beach	FL	33139
Esteban Casal & Gumersinda F & Esteban & Gloria Casal	536 14th St Apt 109	Miami Beach	FL	33139
Alexander Ananiev / Svetlana Razina	536 14th St Apt 303	Miami Beach	FL	33139
Turismo And Cocos Llc	536 14th St Apt 305	Miami Beach	FL	33139
Gianluca Andreocci	536 14th St Apt 302	Miami Beach	FL	33139
Frank Barbalaco	536 14th St Apt 307	Miami Beach	FL	33139
Acastar Miami Llc	1414 Collins Ave	Miami Beach	FL	33139
Beachcomber Investments Corp	1340 Collins Ave	Miami Beach	FL	33139
Washington Avenue L C	1317 Washington Ave	Miami Beach	FL	33139
1370 Washington LLC	1370 Washington Ave STE 306	Miami Beach	FL	33139
Raquel Mantilla	1334 Collins Ave Apt 301	Miami Beach	FL	33139
Jean C Romero	1334 Collins Ave Apt 204	Miami Beach	FL	33139
Nilda Sarlabous	1334 Collins Ave Apt 201	Miami Beach	FL	33139
Carmi Real Estate Florida Corp	1334 Collins Ave Apt 304	Miami Beach	FL	33139
Houshig A Tejirian	1334 Collins Ave Apt 303	Miami Beach	FL	33139
Mabel Chorens	1334 Collins Ave Apt 402	Miami Beach	FL	33139
Fe Milagros Carbonell Jtrs Ana Lopez Jtrs	1334 Collins Ave Apt 502	Miami Beach	FL	33139
Antonio Rifa	1334 Collins Ave Apt 501	Miami Beach	FL	33139
Timothy Charles Gray	1334 Collins Ave Apt 404	Miami Beach	FL	33139
Hank Olson	1334 Collins Ave Apt 601	Miami Beach	FL	33139
Emma D Shaner	1334 Collins Ave Apt 602	Miami Beach	FL	33139
1330 Collins Llc	1300 Collins Ave Ofc 100	Miami Beach	FL	33139
Ettore Parente	1260 Washington Ave	Miami Beach	FL	33139
Cristian & Stefano Bovone	1260 Washington Ave	Miami Beach	FL	33139
Drexel 100 Llc	550 11th St STE 208	Miami Beach	FL	33139
E D Y Inc	1051 Washington Ave	Miami Beach	FL	33139
Yaacov Gaigi & Moran Gaigi	910 West Ave Apt 334	Miami Beach	FL	33139
Felipe G Cunha	800 West Ave Apt 841	Miami Beach	FL	33139
Mojanda Llc	800 West Ave Apt 832	Miami Beach	FL	33139
Miriam G Fernandes	800 West Ave Apt 515	Miami Beach	FL	33139
Crystal2012 Llc	860 Collins Ave # 207	Miami Beach	FL	33139
1234 Partners Ltd	523 Michigan Ave	Miami Beach	FL	33139
Emilio Pellicciotta/Ombretta Aniasi	140 Ocean Dr	Miami Beach	FL	33139
Eli Da Silva	1775 Washington Ave Apt 11c	Miami Beach	FL	33139
Tatacamí Llc	1308 Drexel Ave Apt 108	Miami Beach	FL	33139
Terrence Quigg Wallace	1308 Drexel Ave Apt 101	Miami Beach	FL	33139
Jose Ramon Freixas	1308 Drexel Ave Apt 104	Miami Beach	FL	33139
Stefano Gambuzzi & Nadia Lodi	1320 Drexel Ave Apt 205	Miami Beach	FL	33139
Carlos A Castellanos	1330 Drexel Ave Apt 101	Miami Beach	FL	33139
Jose Carvalho & Mario Vertullo	1330 Drexel Ave Apt 201	Miami Beach	FL	33139
Clovis Lopez Da Costa	1330 Drexel Ave Apt 106	Miami Beach	FL	33139
Rodrigo Guandelini Vianna				

Cristina Tschang	1330 Drexel Ave Apt 205	Miami Beach	FL	33139
Carlo J Michelutti	1330 Drexel Ave Apt 206	Miami Beach	FL	33139
Jorge Trevino / Robert Hartford	1330 Drexel Ave Apt 103	Miami Beach	FL	33139
Mario Vertullo & Jose Antonio Carvalho	1330 Drexel Ave Apt 202	Miami Beach	FL	33139
Abderrahim Goumri	1320 Drexel Ave Apt 306	Miami Beach	FL	33139
Victoria Vityuk	1320 Drexel Ave Apt 304	Miami Beach	FL	33139
Namaste Properties Invs LLC	1340 Drexel Ave Apt 301	Miami Beach	FL	33139
Gabriele Braha Izsak & Tyler Witkin	1355 Drexel Ave Apt 4	Miami Beach	FL	33139
Omar Persaud Jtrs	1342 Drexel Ave Apt 104	Miami Beach	FL	33139
Sarah J Washburn	1308 Drexel Ave Apt 203	Miami Beach	FL	33139
Francisco O Soto	1308 Drexel Ave Apt 202	Miami Beach	FL	33139
Franklin Rj Ewing	1308 Drexel Ave Apt 210	Miami Beach	FL	33139
David P Nguah	1308 Drexel Ave Apt 207	Miami Beach	FL	33139
Maria S Milano & Lilia Tome Jtrs	1308 Drexel Ave Apt 304	Miami Beach	FL	33139
Nicole Henry	1308 Drexel Ave Apt 303	Miami Beach	FL	33139
John Harden & Susan Harden	1308 Drexel Ave Apt 307	Miami Beach	FL	33139
Christelle Gosselin	1308 Drexel Ave Apt 312	Miami Beach	FL	33139
Andrea Ballerini	1308 Drexel Ave Apt 306	Miami Beach	FL	33139
Nelson Ayan	1320 Drexel Ave Apt 102	Miami Beach	FL	33139
Jay M Gould	1320 Drexel Ave Apt 202	Miami Beach	FL	33139
Federica Benvenuti	1320 Drexel Ave Apt 201	Miami Beach	FL	33139
Reza Nikpourfard	1320 Drexel Ave Apt 301	Miami Beach	FL	33139
Kevin Cottingim Jtrs	1340 Drexel Ave Apt 307	Miami Beach	FL	33139
Stanislaw Michalski Jtrs	1340 Drexel Ave Apt 403	Miami Beach	FL	33139
Maria Andrea Zamorski	1340 Drexel Ave Apt 405	Miami Beach	FL	33139
Karina Cuneo	1340 Drexel Ave Apt 405	Miami Beach	FL	33139
Salvatore Verciglio	1342 Drexel Ave Apt 207	Miami Beach	FL	33139
Danielle Louise Warnaar	1342 Drexel Ave Apt 307	Miami Beach	FL	33139
Gil Cohen	1342 Drexel Ave Apt 303	Miami Beach	FL	33139
Kamen Drandarov	1250 Drexel Ave Apt 3	Miami Beach	FL	33139
Tom Borrup	1250 Drexel Ave Apt 10	Miami Beach	FL	33139
Mark Palumbo	1250 Drexel Ave Apt 7	Miami Beach	FL	33139
Jean Luc Villeveille	1250 Drexel Ave Apt 8	Miami Beach	FL	33139
Guylaine Villeveille	1252 Drexel Ave Apt 5	Miami Beach	FL	33139
Armenia Rodriguez	1252 Drexel Ave Apt 6	Miami Beach	FL	33139
Piedad Teresa Arias Pinzon	1252 Drexel Ave Apt 6	Miami Beach	FL	33139
Proteo Llc	830 10th St Apt 2	Miami Beach	FL	33139
Yumi Miami Llc	517 W 41 St Unit 500	Miami	FL	33140
Kathryn T Stoka & Dario	5290 Pine Tree Dr	Miami Beach	FL	33139
Fabrice Lockman	301 W 41st ST STE 402	Miami Beach	FL	33139
Gregory Baskin & Raisa	1530 W 21St ST	Miami Beach	FL	33139
Charles Alvarez	1785 Daytonia Rd	Miami Beach	FL	33141
Placity Llc	225 Fairway Dr	Miami Beach	FL	33141
Everglades 207 Llc	8230 Sw 53rd Ave	Miami	FL	33143
Habana 311 Llc	8230 Sw 53rd Ave	Miami	FL	33143
Nicolas Molina	8331 Sw 12th Ter	Miami	FL	33144
Manuel Siques & Lucila Et Als				

Mark Hoffmeister / Jose R Freixas	2317 Sw 23rd St	Miami	FL	33145
Waldorf Hotel Llc	1111 Kane Concourse Ste 217	Bay Harbor Islands	FL	33154
Gci Mb Llc	16508 Ne 27th Ave	North Miami Beach	FL	33160
G One Llc	16508 Ne 27th Ave	North Miami Beach	FL	33160
Uiek Holdings Llc	1125 Ne 125th St Ste 101	North Miami Beach	FL	33161
Doris Sanchez	21415 Nw 13th Ct Apt 208	Miami	FL	33169
Miami Holidays Inc	8714 Sw 103rd Ave	Miami	FL	33173
Macy Mathews Inc (Leasehold Fee Washington)	9621 Kendale Blvd	Miami	FL	33176
Truemont Llc	11402 Nw 41St St Ste 202	Doral	FL	33178
Acastar Miami Llc	2450 Ne Miami Gardens Dr Fl 2	Miami	FL	33180
Elizabeth Borbolla	13309 Sw 1st ST	Miami	FL	33184
Rafael Ochoa & Maria B Valdivieso	12483 Sw 119 Plaza	Miami	FL	33186
Clever House Llc	3150 San Michele Dr	Palm Beach Gardens	FL	33148
1331 Washington Buyer Llc	140 N Federal Hwy	Boca Raton	FL	33432
Parco Investments LLC	6646 Villa Sonrisa Dr Apt 522	Boca Raton	FL	33433
Rsb Holdings Llc	22230 Hollyhock Trl	Boca Raton	FL	33433
Basquero Translation Inc	3265 Sw 2nd St	Deerfield Beach	FL	33442
Mark Vanderheof	2674 Se Tiffany Ave	Port Saint Lucie	FL	34952
Walgreen Co	104 Wilmot Rd Stop 1420	Deerfield	IL	60015
Angel A Wilson	251 Michael Ave	Decatur	IL	62526
Janice R Resch Living Tr 1360 Commodore Llc	16885 Dallas Pkwy	Addison	TX	75001
1330 Collins Llc	16885 Dallas Pkwy	Addison	TX	75001
Lawrence Ghougasian	1741 Nw 88Th way	Pembroke Pines	FL	33024
Skiron Llc	Po Box 191862	Miami Beach	FL	33119

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Wendell Wexler Carter
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Camilo Penalosa
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Miami Beach, FL 33141

United State Of Amer Post Office
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Miami Beach, FL 33119

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North Miami Beach, FL 33160

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Itamar Makmal
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Miami Beach, FL 33139

Federal Natl Mtg Assn
10000 Lincoln Dr W Ste5
Marlton, NJ 08053

Pizziol Massimo
1320 Drexel Ave Apt 105
Miami Beach, FL 33139

Gambuzzi Stefano
1320 Drexel Ave Apt 205
Miami Beach, FL 33139

Gb Serv LLC
4821 Nw 35th Ave
Miami, FL 33142

Lo Faro Antonio
5101 Collins Ave
Miami Beach, FL 33140

Fabrice Lockman
301 W 41st ST STE 402
Miami Beach, FL 33140

Abderrahim Goumri
1320 Drexel Ave Apt 306
Miami Beach, FL 33139

Recovery 24 Assets Trust
1900 Sunset Harbour Dr 2nd
Miami Beach, FL 33139

Imagine Properties Inc
6701 Sunset Dr Ste 104
South Miami, FL 33143

Chris Hays
4714 Clear Lake Shore Dr
Grass Lake, MI 49240

Dori M Groves
9530 Sepulveda Blvd Unit 1
North Hills, FL 33141

George Anthony Ortiz
88 Charles St Apt 2d
New York, NY 10014

A Taylor Skyler
19746 W 120th Ter
Olathe, KS 66061

Carlos A Castellanos
1330 Drexel Ave Apt 101
Miami Beach, FL 33139

Greywati Sami
709 Fitzgerald St
Pittsburgh, PA 15213

Mario Vertullo
1330 Drexel Ave Apt 202
Miami Beach, FL 33139

Jorge Trevino
1330 Drexel Ave Apt 103
Miami Beach, FL 33139

Drexel 1330 203 LLC
1521 Alton Rd # 472
Miami Beach, FL 33139

De Parolis Carlo
150 Se 2nd Ave Ste 1010
Miami, FL 33131

T Stoka Kathryn
5290 Pine Tree Dr
Miami Beach, FL 33140

Carlos A Lopez
1330 Drexel Ave Apt 105
Miami Beach, FL 33139

Cristina Tschang
1330 Drexel Ave Apt 205
Miami Beach, FL 33139

Sjc General Llc
3010 Westchester Ave Ste 106
Purchase, NY 10577

Carlo J Michelutti
728 W Jackson Blvd Apt 512
Chicago, IL 60661

Namaste Properties Invs LLC
1555 Pennsylvania Ave Apt 107
Miami Beach, FL 33139

Rafael Ochoa
12483 SW 119th Pl
Miami, FL 33186

Maria A Zamorski
1340 Drexel Ave Apt 403
Miami Beach, FL 33139

Fabio R Salazar
197 Cow Neck Rd
Port Washington, NY 11050

R Antunez Assaf Cristian
1340 Drexel Ave Apt 404
Miami Beach, FL 33139

Wai Kwok Chong
319 Campbell Ave Sw Apt 201
Roanoke, VA 24016

Karina Cunco
1340 Drexel Ave Apt 405
Miami Beach, FL 33139

Hope Anderson
1340 Drexel Ave Apt 306
Miami Beach, FL 33139

Jolan South Beach Llc
1500 Bay Rd Apt 1036
Miami Beach, FL 33139

Kevin Cottingim
1340 Drexel Ave Apt 307
Miami Beach, FL 33139

Mathew Willock
1521 Alton Rd # 4743
Miami Beach, FL 33139

Ibiscus Llc
1340 Drexel Ave Apt 408
Miami Beach, FL 33139

Lawrence Ghougasian
1741 Nw 88Th way
Pembroke Pines, FL 33024

B R C Florida Inc
901 NE 125th ST
North Miami, FL 33161

Yaron Idelson
1342 Drexel Ave Apt 101
Miami Beach, FL 33139

Riccardo Capraro
1342 Drexel Ave Apt 102
Miami Beach, FL 33139

Miami Holidays Inc
8714 Sw 103rd Ave
Miami, FL 33173

Wilman Persaud
1342 Drexel Ave Apt 104
Miami Beach, FL 33139

Doyle Prop Partners LLC
1525 Pennsylvania Ave Apt 3
Miami Beach, FL 33139

Marina Margaret Culloo
1342 Drexel Ave Apt 201
Miami Beach, FL 33139

Oscar Gonzales
1342 Drexel Ave Apt 202
Miami Beach, FL 33139

Darren & Lainie Buck
731 Emerald Sound Blvd
Little Elm, TX 75068

Roberto Rapetti
1342 Drexel Ave Apt 205
Miami Beach, FL 33139

Joselyn Pineda
1342 Drexel Ave Apt 206
Miami Beach, FL 33139

Eugeka LLC
1342 Drexel Ave Apt 301
Miami Beach, FL 33139

Kathryn Walters
1342 Drexel Ave Apt 302
Miami Beach, FL 33139

Gil G Cohen
511 Ives Dairy Rd F406
Miami Beach, FL 33139

John Cempellin
1342 Drexel Ave Apt 304
Miami Beach, FL 33139

Lisa Interlandi
1342 Drexel Ave Apt 305
Miami Beach, FL 33139

Albans Assets Llc
54 Cedarbrook Rd
Hewitt, NJ 07421

Maximilienne LLC
701 Brickell Ave Ste 1650
Miami, FL 33131

1370 Washington LLC
1370 Washington Ave STE 306
Miami Beach, FL 33139

1348 Drexel Ave Properties Llc
701 Brickell Ave Ste 2040
Miami, FL 33131

Richmond LLC
1242 Drexel Ave Apt 204
Miami Beach, FL 33139

Beachtown Investments LLC
440 14th ST Apt 3
Miami Beach, FL 33139

Beachtown Investments LLC
200 S Andrews Ave Ste 903
Fort Lauderdale, FL 33301

Mmc 14th St LLC
435 Fairway Dr
Miami Beach, FL 33141

Federal Hm Ln Mtg Corp
5000 Plano Pkwy
Carrollton, TX 75010

Charlton J Waldman
26 Larchmont Ave
Larchmont, NY 10538

Golden Apartments LLC
1300 Pennsylvania Ave Apt 308
Miami Beach, FL 33139

Raffo Cool LLC
1300 Pennsylvania Ave Apt 308
Miami Beach, FL 33139

Green Family Two Inc
301 W 41st ST STE 501
Miami Beach, FL 33140

Neo Vasc International LLC
1300 Pennsylvania Ave Apt 308
Miami Beach, FL 33139

Dodi Investment Inc
301 W 41st ST STE 501
Miami Beach, FL 33140

Anda58 LLC
1300 Pennsylvania Ave Apt 308
Miami Beach, FL 33139

Miami Real Estate Props LLC
150 Se 2nd Ave Ste 1010
Miami, FL 33131

Victory Park LLC
1500 Bay Rd Apt 1132
Miami Beach, FL 33139

Giosi LLC
1300 Pennsylvania Ave Apt 308
Miami Beach, FL 33140

Luciano Orquera
9801 N Miami Ave
Miami Shores, FL 33150

Immobiliare Futura
8004 Nw 154th St #342
Miami Lakes, FL 33016

P & G N America Inc
8004 Nw 154th St #342
Miami, FL 33014

Alraser Inc
6065 Nw 167th St Ste B13
Hialeah, FL 33015

Caulfield
Po Box 27740
Las Vegas, NV 89126

Bovone Cristian
1260 Washington Ave
Miami Beach, FL 33139

Gemma Due LLC
2601 S Bayshore Dr Ste 600
Miami, FL 33133

Ettore Parente
1260 Washington Ave
Miami Beach, FL 33139

Barry T Santo
552 Fairview St
Emmaus, PA 18049

Francois Scippa
128 Willow St Apt 2c
Brooklyn, NY 11201

American Ukarinian Investments
1654 E 13th St Apt 4c
Brooklyn, NY 11229

Drexel Sobe Management Llc
5975 Fresh Pond Rd
Maspeth, NY 11378

Sami Greywati
Wael Adbullah
6380 Caton St
Pittsburgh, PA 15217

Earl W Trent Jr
210 Church St STE A
Philadelphia, PA 19106

Javed Hamid
Enjum Hamid
1311 29th St Nw
Washington, DC 20007

Langley A Spurlock
2649 Woodley Rd Nw
Washington, DC 20008

Richard W Rossi Jr & Viktoria Vityuk
1701 16th St Nw
Washington, DC 20009

Aydin Torezen/Emine Ceylan Torezen
1442 S St Nw
Washington, DC 20009

Orison Partners Llc
3718 Morrison St Nw
Washington, DC 20015

Robert William Calkins & Annemarie
Calkins
15001 Sacred Ln
Centreville, VA 20121

Arielle Cote Colisson
10302 Leslie St
Silver Spring, MD 20902

Flavio Lima
101 Oyster Bay Ct Unit A1
Cary, NC 27513

Michael J Karaty Jr
6550 Phillips Mill Rd
Douglasville, GA 30135

Kevin D Mason
390 17th St Nw Unit 2008
Atlanta, GA 30363

Chandanis 1 Investment LLC
Po Box 144
Winder, GA 30680

Barry T Santo & Linda Santo
315 N Causeway Apt C401
New Smyrna Beach, FL 32169

Ray Corp
2021 Selva Madera Ct
Atlantic Beach, FL 32233

Venus Invest Llc
700 E Dania Beach Blvd Ste 202
Dania, FL 33004

Rafael Alvarez
3865 W 8th Ct
Hialeah, FL 33012

Robert M Jorge
3710 N 55th Ave
Hollywood, FL 33021

Graffnoily Llc
3301 Pearl Ave
Key West, FL 33040

Colombo Property Management Inc
18628 Sw 50th Ct
Miramar, FL 33029

Lane Mcconnell
Po Box 190424
Miami Beach, FL 33119

Almidopia Llc
Po Box 191581
Miami Beach, FL 33119

Allen Gaber
Po Box 191617
Miami Beach, FL 33119

Skiron Llc
Po Box 191862
Miami Beach, FL 33119

Ostro Llc
Po Box 191862
Miami Beach, FL 33119

Kathryn Walters
Po Box 191968
Miami Beach, FL 33119

Jordan M Gonzalez
185 Sw 7th St Apt 1503
Miami, FL 33130

Carol Invest Usa Inc
150 Se 2nd Ave Ste 1010
Miami, FL 33131

Carlo De Parolis & Enrica De Filippis
150 Se 2nd Ave Ste 1010
Miami, FL 33131

School Board Of Miami-Dade County
1450 Ne 2nd Ave
Miami, FL 33132

The Feliz Dia
990 Biscayne Blvd Ste 701
Miami, FL 33132

Norma 1922 Corp
3370 Mary St
Miami, FL 33133

Brian Hazzel Maldonado
3242 Mary St Apt S117
Miami, FL 33133

1345 Pennsylvania LLC/Armando
Hernandez
2320 Ponce De Leon Blvd
Coral Gables, FL 33134

Rachel Benmeir
560 Ne 57th St
Miami, FL 33137

Krs Capital Partners Llc
3470 E Coast Ave Apt 2304
Miami, FL 33137

Palm Avenue Hialeah Llc
1900 Sunset Harbour Dr 2nd
Miami Beach, FL 33139

Arnaud Koszowski
2301 Collins Ave Apt 1422
Miami Beach, FL 33139

Skiron Llc
435 21st ST #cu4
Miami Beach, FL 33139

Ostro Llc
1330 15th St
Miami Beach, FL 33139

Cloud Miami Real Estate Inc
1680 Michigan Ave Ste 910
Miami Beach, FL 33139

Guiliano Miami Llc
1680 Michigan Ave Ste 910
Miami Beach, FL 33139

Mpm Real Estate Inc
1680 Michigan Ave Ste 910
Miami Beach, FL 33139

Tamarin Holdings Llc / C/O Lance A
Geller P A
1680 Michigan Ave Ste 700
Miami Beach, FL 33139

United Sunset Properties Corp
350 Lincoln Rd 2
Miami Beach, FL 33139

Victory Park LLC
1500 Bay Rd Apt 1132
Miami Beach, FL 33139

FI Island 7006 Llc
1521 alton Rd #443
Miami Beach, FL 33139

Bp 1348 Llc
1211 Alton Rd
Miami Beach, FL 33139

Michael E Braue
1335 Pennsylvania Ave Apt 2
Miami Beach, FL 33139

Irene M Ibrahim
1335 Pennsylvania Ave Apt 3
Miami Beach, FL 33139

Annie Belassen
500 14th St # 103
Miami Beach, FL 33139

Giosi Llc
1300 Pennsylvania Ave Apt 308
Miami Beach, FL 33139

Paolo Ponziano Ciardi & Franco
Santagostino Ratti
1358 Pennsylvania Ave Apt 103
Miami Beach, FL 33139

Ragusa Usa Inc
536 14th St Apt 101
Miami Beach, FL 33139

Edison Farrow
536 14th St Apt 105
Miami Beach, FL 33139

Darryl Brown & Anthony Dibono
536 14th St Apt 103
Miami Beach, FL 33139

Saromar Inc
1337 Pennsylvania Ave Apt 7
Miami Beach, FL 33139

Eva Maria Abadia
536 14th St Apt 202
Miami Beach, FL 33139

Tonya Wootton
536 14th St Apt 108
Miami Beach, FL 33139

Esteban Casal & Gumersinda F &
Esteban & Gloria Casal
536 14th St Apt 109
Miami Beach, FL 33139

Alexander Ananiev / Svetlana Razina
536 14th St Apt 303
Miami Beach, FL 33139

Turismo And Cocos Llc
536 14th St Apt 305
Miami Beach, FL 33139

Gianluca Andreocci
536 14th St Apt 302
Miami Beach, FL 33139

Frank Barbalaco
536 14th St Apt 307
Miami Beach, FL 33139

Acastar Miami Llc
1414 Collins Ave
Miami Beach, FL 33139

Beachcomber Investments Corp
1340 Collins Ave
Miami Beach, FL 33139

Washington Avenue L C
1317 Washington Ave
Miami Beach, FL 33139

1370 Washington LLC
1370 Washington Ave STE 306
Miami Beach, FL 33139

Raquel Mantilla
1334 Collins Ave Apt 301
Miami Beach, FL 33139

Jean C Romero
1334 Collins Ave Apt 204
Miami Beach, FL 33139

Nilda Sarlabous
1334 Collins Ave Apt 201
Miami Beach, FL 33139

Carmi Real Estate Florida Corp
1334 Collins Ave Apt 304
Miami Beach, FL 33139

Houshig A Tejrjian
1334 Collins Ave Apt 303
Miami Beach, FL 33139

Mabel Chorens
1334 Collins Ave Apt 402
Miami Beach, FL 33139

Fe Milagros Carbonell Jtrs Ana Lopez
Jtrs
1334 Collins Ave Apt 502
Miami Beach, FL 33139

Antonio Rifa
1334 Collins Ave Apt 501
Miami Beach, FL 33139

Timothy Charles Gray
1334 Collins Ave Apt 404
Miami Beach, FL 33139

Hank Olson
1334 Collins Ave Apt 601
Miami Beach, FL 33139

Emma D Shaner
1334 Collins Ave Apt 602
Miami Beach, FL 33139

1330 Collins Llc
1300 Collins Ave Ofc 100
Miami Beach, FL 33139

Ettore Parente
1260 Washington Ave
Miami Beach, FL 33139

Cristian & Stefano Bovone
1260 Washington Ave
Miami Beach, FL 33139

Drexel 100 Llc
550 11th St STE 208
Miami Beach, FL 33139

E D Y Inc
1051 Washington Ave
Miami Beach, FL 33139

Yaacov Gaigi & Moran Gaigi
910 West Ave Apt 334
Miami Beach, FL 33139

Felipe G Cunha
800 West Ave Apt 841
Miami Beach, FL 33139

Mojanda Llc
800 West Ave Apt 832
Miami Beach, FL 33139

Miriam G Fernandes
800 West Ave Apt 515
Miami Beach, FL 33139

Crystal2012 Llc
860 Collins Ave # 207
Miami Beach, FL 33139

1234 Partners Ltd
523 Michigan Ave
Miami Beach, FL 33139

Emilio Pellicciotta/Ombretta Aniasi
140 Ocean Dr
Miami Beach, FL 33139

Eli Da Silva
1775 Washington Ave Apt 11c
Miami Beach, FL 33139

Tatacami Llc
1308 Drexel Ave Apt 108
Miami Beach, FL 33139

Terrence Quigg Wallace
1308 Drexel Ave Apt 101
Miami Beach, FL 33139

Jose Ramon Freixas
1308 Drexel Ave Apt 104
Miami Beach, FL 33139

Stefano Gambuzzi & Nadia Lodi
1320 Drexel Ave Apt 205
Miami Beach, FL 33139

Carlos A Castellanos
1330 Drexel Ave Apt 101
Miami Beach, FL 33139

Jose Carvalho & Mario Vertullo
1330 Drexel Ave Apt 201
Miami Beach, FL 33139

Clovis Lopez Da Costa
Rodrigo Guandelini Vianna
1330 Drexel Ave Apt 106
Miami Beach, FL 33139

Cristina Tschang
1330 Drexel Ave Apt 205
Miami Beach, FL 33139

Carlo J Michelutti
1330 Drexel Ave Apt 206
Miami Beach, FL 33139

Jorge Trevino / Robert Hartford
1330 Drexel Ave Apt 103
Miami Beach, FL 33139

Mario Vertullo & Jose Antonio Carvalho
1330 Drexel Ave Apt 202
Miami Beach, FL 33139

Abderrahim Goumri
1320 Drexel Ave Apt 306
Miami Beach, FL 33139

Victoria Vityuk
1320 Drexel Ave Apt 304
Miami Beach, FL 33139

Namaste Properties Invs LLC
1340 Drexel Ave Apt 301
Miami Beach, FL 33139

Gabriele Braha Izsak & Tyler Witkin
1355 Drexel Ave Apt 4
Miami Beach, FL 33139

Omar Persaud Jtrs
1342 Drexel Ave Apt 104
Miami Beach, FL 33139

Sarah J Washburn
1308 Drexel Ave Apt 203
Miami Beach, FL 33139

Francisco O Soto
1308 Drexel Ave Apt 202
Miami Beach, FL 33139

Franklin Rj Ewing
1308 Drexel Ave Apt 210
Miami Beach, FL 33139

David P Nguah
1308 Drexel Ave Apt 207
Miami Beach, FL 33139

Maria S Milano & Lilia Tome Jtrs
1308 Drexel Ave Apt 304
Miami Beach, FL 33139

Nicole Henry
1308 Drexel Ave Apt 303
Miami Beach, FL 33139

John Harden & Susan Harden
1308 Drexel Ave Apt 307
Miami Beach, FL 33139

Christelle Gosselin
1308 Drexel Ave Apt 312
Miami Beach, FL 33139

Andrea Ballerini
1308 Drexel Ave Apt 306
Miami Beach, FL 33139

Nelson Ayan
1320 Drexel Ave Apt 102
Miami Beach, FL 33139

Jay M Gould
1320 Drexel Ave Apt 202
Miami Beach, FL 33139

Federica Benvenuti
1320 Drexel Ave Apt 201
Miami Beach, FL 33139

Reza Nikpourfard
1320 Drexel Ave Apt 301
Miami Beach, FL 33139

Kevin Cottingim Jtrs
Stanislaw Michalski Jtrs
1340 Drexel Ave Apt 307
Miami Beach, FL 33139

Maria Andrea Zamorski
1340 Drexel Ave Apt 403
Miami Beach, FL 33139

Karina Cuneo
1340 Drexel Ave Apt 405
Miami Beach, FL 33139

Salvatore Verciglio
1342 Drexel Ave Apt 207
Miami Beach, FL 33139

Danielle Louise Warnaar
1342 Drexel Ave Apt 307
Miami Beach, FL 33139

Gil Cohen
1342 Drexel Ave Apt 303
Miami Beach, FL 33139

Kamen Drandarov
1250 Drexel Ave Apt 3
Miami Beach, FL 33139

Tom Borrup
1250 Drexel Ave Apt 10
Miami Beach, FL 33139

Mark Palumbo
1250 Drexel Ave Apt 7
Miami Beach, FL 33139

Jean Luc Villeveille
Guylaine Villeveille
1250 Drexel Ave Apt 8
Miami Beach, FL 33139

Armenia Rodriguez
1252 Drexel Ave Apt 5
Miami Beach, FL 33139

Piedad Teresa Arias Pinzon
1252 Drexel Ave Apt 6
Miami Beach, FL 33139

Proteo Llc
830 10th St Apt 2
Miami Beach, FL 33139

Yumi Miami Llc
517 W 41 St Unit 500
Miami, FL 33140

Kathryn T Stoka & Dario
5290 Pine Tree Dr
Miami Beach, FL 33139

Fabrice Lockman
301 W 41st ST STE 402
Miami Beach, FL 33139

Gregory Baskin & Raisa
1530 W 21St ST
Miami Beach, FL 33139

Charles Alvarez
1785 Daytonia Rd
Miami Beach, FL 33141

Placity Llc
225 Fairway Dr
Miami Beach, FL 33141

Everglades 207 Llc
8230 Sw 53rd Ave
Miami, FL 33143

Habana 311 Llc
Nicolas Molina
8230 Sw 53rd Ave
Miami, FL 33143

Manuel Siques & Lucila Et Als
8331 Sw 12th Ter
Miami, FL 33144

Mark Hoffmeister / Jose R Freixas
2317 Sw 23rd St
Miami, FL 33145

Waldorf Hotel Llc
1111 Kane Concourse Ste 217
Bay Harbor Islands, FL 33154

Gci Mb Llc
16508 Ne 27th Ave
North Miami Beach, FL 33160

G One Llc
16508 Ne 27th Ave
North Miami Beach, FL 33160

Uiek Holdings Llc
1125 Ne 125th St Ste 101
North Miami Beach, FL 33161

Doris Sanchez
21415 Nw 13th Ct Apt 208
Miami, FL 33169

Miami Holidays Inc
8714 Sw 103rd Ave
Miami, FL 33173

Macy Mathews Inc (Leasehold Fee
Washington)
9621 Kendale Blvd
Miami, FL 33176

Truemont Llc
11402 Nw 41St St Ste 202
Doral, FL 33178

Acastar Miami Llc
2450 Ne Miami Gardens Dr Fl 2
Miami, FL 33180

Elizabeth Borbolla
13309 Sw 1st ST
Miami, FL 33184

Rafael Ochoa & Maria B Valdivieso
12483 Sw 119 Plaza
Miami, FL 33186

Clever House Llc
3150 San Michele Dr
Palm Beach Gardens, FL 33148

1331 Washington Buyer Llc
140 N Federal Hwy
Boca Raton, FL 33432

Parco Investments LLC
6646 Villa Sonrisa Dr Apt 522
Boca Raton, FL 33433

Rsb Holdings Llc
22230 Hollyhock Trl
Boca Raton, FL 33433

Basquero Translation Inc
3265 Sw 2nd St
Deerfield Beach, FL 33442

Mark Vanderheof
2674 Se Tiffany Ave
Port Saint Lucie, FL 34952

Walgreen Co
104 Wilmot Rd Stop 1420
Deerfield, IL 60015

Angel A Wilson
Janice R Resch Living Tr
251 Michael Ave
Decatur, IL 62526

1360 Commodore Llc
16885 Dallas Pkwy
Addison, TX 75001

1330 Collins Llc
16885 Dallas Pkwy
Addison, TX 75001

Lawrence Ghougasian
1741 Nw 88Th way
Pembroke Pines, FL 33024

Skiron Llc
Po Box 191862
Miami Beach, FL 33119

Owner Name 1	Owner Address 1
WALGREEN CO	104 WILMOT RD STOP 1420
MACY MATHEWS INC (LEASEHOLD FEE	9621 KENDALE BLVD
ACASTAR MIAMI LLC	2450 NE MIAMI GARDENS DR FL 2
ACASTAR MIAMI LLC	1414 COLLINS AVE
1360 COMMODORE LLC	16885 DALLAS PKWY
CAROL INVEST USA INC	150 SE 2ND AVE STE 1010
BEACHCOMBER INVESTMENTS CORP	1340 COLLINS AVE
1330 COLLINS LLC	16885 DALLAS PKWY
1300 COLLINS LLC	1300 COLLINS AVE OFC 100
E D Y INC	1051 WASHINGTON AVE
AVENUE LC WASHINGTON	1317 WASHINGTON AVE
1331 WASHINGTON BUYER LLC	140 N FEDERAL HWY
MICHAEL J KARATY JR	6550 PHILLIPS MILL RD
MICHAEL J KARATY JR	6550 PHILLIPS MILL RD
RAY CORP	2021 SELVA MADERA CT
CITY OF MIAMI BEACH	1700 CONVENTION CENTER DR
P ENTS BIANCA	1239 WASHINGTON AVE
UNITED STATE OF AMER POST OFFICE	1300 WASHINGTON AVE
WALDORF HOTEL LLC	1111 KANE CONCOURSE STE 217
1370 WASHINGTON LLC	1370 WASHINGTON AVE STE 306
1370 WASHINGTON LLC	1370 WASHINGTON AVE STE 306
LAWRENCE GHOUGASIAN	1741 NW 88TH WAY
REFERENCE ONLY	
NILDA SARLABOUS	1334 COLLINS AVE APT 201
RAQUEL MANTILLA	1334 COLLINS AVE APT 301
TAMARIN HOLDINGS LLC	1680 MICHIGAN AVE STE 700
ANTONIO RIFA	1334 COLLINS AVE APT 501
HANK OLSON	1334 COLLINS AVE APT 601
ELI DA SILVA	1775 WASHINGTON AVE APT 11C
JEFFREY ALAN GOTTESMAN	407 REDBUD WAY
MABEL CHORENS	1334 COLLINS AVE APT 402
FE MILAGROS CARBONELL JTRS	1334 COLLINS AVE APT 502
EMMA D SHANER	1334 COLLINS AVE APT 602
REGINA ALLOUL	1105 MILTON AVE CHOMEDEY LAVAL
HOUSHIG A TEJIRIAN	1334 COLLINS AVE APT 303
ELIZABETH BORBOLLA	13309 SW 1ST ST
MATTHEW C KOBIN	49 EL PRISMA
ENISA VUKOTIC	19 S BAYARD LN
JEAN C ROMERO	1334 COLLINS AVE APT 204
CARMI REAL ESTATE FLORIDA CORP	1334 COLLINS AVE APT 304
TIMOTHY CHARLES GRAY	1334 COLLINS AVE APT 404
RAFAEL ALVAREZ	3865 W 8TH CT
MANUEL SIQUES & LUCILA ET ALS	8331 SW 12TH TER
REFERENCE ONLY	
KAMEN DRANDAROV	1250 DREXEL AVE APT 3
ROBERTO PASSON	48 50 WHITE STREET 5
KAMEN D DRANDAROV	1250 DREXEL AVE APT 3
ARMENIA RODRIGUEZ	1252 DREXEL AVE APT 5
PIEDAD TERESA ARIAS PINZON	1252 DREXEL AVE APT 6
MARK PALUMBO	1250 DREXEL AVE UNIT 7
JEAN LUC VILLEVIEILLE	1250 DREXEL AVE # 8

PHOENIX DEVELOPMENT GROUP LLC
TOM BORRUP
NORMA 1922 CORP
ROBERTO PASSON
REFERENCE ONLY
RAGUSA USA INC
CRYSTAL2012 LLC
FRANCO TADDEO
EVA MARIA ABADIA
GIANLUCA ANDREOCCI
DARRYL BROWN & ANTHONY DIBONO
JAVED HAMID
ALEXANDER ANANIEV
ROBERT M JORGE
GRAFFNOILY LLC
FRANCOIS SCIPPA
EDISON FARROW
PAOLO PONZIANO CIARDI
TURISMO AND COCOS LLC
MIRIAM G FERNANDES
EARL W TRENT JR
PROTEO LLC
G ONE LLC
EVERGLADES 207 LLC
FRANK BARBALACO
TONYA WOOTTON
MARK VANDERHEOF
LANGLEY A SPURLOCK
ESTEBAN CASAL & GUMERSINDA F &
EARL W TRENT JR
UNITED SUNSET PROPERTIES CORP
VENUS INVEST LLC
EARL W TRENT JR
ANDREW JAMES BARRETT
CHARLES ALVAREZ
EARL W TRENT JR
REFERENCE ONLY
GCI MB LLC
LANE MCCONNELL
MICHAEL E BRAUE
GUILIANO MIAMI LLC
IRENE M IBRAHIM
SAROMAR INC
FANNY A NAVARRETTE
RACHEL BENMEIR
REFERENCE ONLY
OSTRO LLC
OSTRO LLC
OSTRO LLC
OSTRO LLC
OSTRO LLC
OSTRO LLC
OSTRO LLC

1250 DREXEL AVE # 9
1250 DREXEL AVE # 10
3370 MARY ST
48 50 WHITE ST
536 14TH ST APT 101
860 COLLINS AVE # 207
10160 TOLHURST
536 14TH ST APT 202
536 14TH ST APT 302
536 14TH ST APT 103
1311 29TH ST NW
536 14TH ST APT 303
3710 N 55TH AVE
3301 PEARL AVE
128 WILLOW ST APT 2C
536 14TH ST APT 105
1358 PENNSYLVANIA AVE APT 103
536 14TH ST APT 305
800 WEST AVE APT 515
210 CHURCH ST STE A
830 10TH ST APT 2
16508 NE 27TH AVE
8230 SW 53RD AVE
536 14TH ST APT 307
536 14TH ST APT 108
2674 SE TIFFANY AVE
2649 WOODLEY RD NW
536 14TH ST APT 109
210 CHURCH ST STE A
350 LINCOLN RD 2
700 E DANIA BEACH BLVD STE 202
210 CHURCH ST STE A
17 PINE TREE RD
1785 DAYTONIA RD
210 CHURCH ST STE A
16508 NE 27TH AVE
PO BOX 190424
1335 PENNSYLVANIA AVE APT 2
1680 MICHIGAN AVE STE 910
1335 PENNSYLVANIA AVE APT 3
1337 PENNSYLVANIA AVE APT 7
9 NEDLEY LN
560 NE 57TH ST
PO BOX 191862
PO BOX 191862
PO BOX 191862
PO BOX 191862
PO BOX 191862
PO BOX 191862

SKIRON LLC	PO BOX 191862
OSTRO LLC	1330 15TH ST
GOLDEN APARTMENTS LLC	1300 PENNSYLVANIA AVE APT 308
RAFFO COOL LLC	1300 PENNSYLVANIA AVE APT 308
SKIRON LLC	435 21ST ST # CU4
GABRIELE BRAHA IZSAK	1355 DREXEL AVE APT 4
NEO VASC INTL LLC	1300 PENNSYLVANIA AVE APT 308
SKIRON LLC	435 21ST ST # CU4
ANDA58 LLC	1300 PENNSYLVANIA AVE APT 308
OSTRO LLC	1330 15TH ST
VICTORY PARK LLC	1500 BAY RD APT 1132
GIOSI LLC	1300 PENNSYLVANIA AVE APT 308
REFERENCE ONLY	
AMERICAN UKRAINIAN INVESTMENTS	1654 E 13TH ST APT 4C
COLOMBO PROPERTY MANAGEMENT INC	18628 SW 50TH CT
ANNIE BELASSEN	500 14TH ST # 103
104 BAYLISS LLC	VIA DEL MARZANO 28
COLOMBO PROPERTY MANAGEMENT INC	18628 SW 50TH CT
ALRASER INC	6065 NW 167TH ST STE B13
NICOLA PIRONTI DI CAMPAGNA	VIA DI GROTTAROSSA 1282
CAULFIELD AND CARRAWAY LLC	4730 S FORT APACHE RD STE 300
201 BAYLISS LLC	VIA DEL MARZANO 28
CRISTIAN BOVONE	1260 WASHINGTON AVE
TRUEMONT LLC	11402 NW 41ST ST STE 202
GEIMMA 3 LLC	18628 SW 50TH CT
GEMMA DUE LLC	2601 S BAYSHORE DR STE 600
ETTORE PARENTE	1260 WASHINGTON AVE
BARRY T SANTO & LINDA SANTO	315 N CAUSEWAY APT C401
REFERENCE ONLY	
CARLOS A CASTELLANOS	1330 DREXEL AVE APT 101
JOSE CARVALHO	1330 DREXEL AVE APT 201
SAMI GREYWATI	6380 CATON ST
MARIO VERTULLO	1330 DREXEL AVE APT 202
JORGE TREVINO	1330 DREXEL AVE APT 103
DREXEL 1330 203 LLC	1521 ALTON RD # 472
CARLO DE PAROLIS	150 SE 2ND AVE STE 1010
KATHRYN T STOKA & DARIO	5290 PINE TREE DR
CHANDANIS 1 INVESMTENT LLC	PO BOX 144
CRISTINA TSCHANG	1330 DREXEL AVE APT 205
CLOVIS LOPES DA COSTA	1330 DREXEL AVE APT 106
CARLO J MICHELUTTI	1330 DREXEL AVE APT 206
NAMASTE PROPERTIES INVESTMENTS	1340 DREXEL AVE APT 301
RICHARD C WEBER	23 PARK AVE APT 1C
EDIANA ALICE BALLERONI	343 AP 212
RICHARD C WEBER	23 PARK AVE APT 1C
RAFAEL OCHOA &	12483 SW 119 PLAZA
MARIA ANDREA ZAMORSKI	1340 DREXEL AVE APT 403
FABIO R SALAZAR	197 COW NECK RD
CRISTIAN R ANTUNEZ ASSAF	TORRE B # 14 RESIDENCIA JARDINEROS
WAI KWOK CHONG	200 GRAND COVE WAY APT 2B
KARINA CUNEO	1340 DREXEL AVE APT 405
DREXEL SOBE MANAGEMENT LLC	5975 FRESH POND RD

JOLAN SOUTH BEACH LLC
KEVIN COTTINGIM JTRS
FL ISLAND 7006 LLC
DREXEL SOBE MANAGEMENT LLC
CLOUD MIAMI REAL ESTATE INC
SCHOOL BOARD OF MIAMI-DADE COUNT
1234 PARTNERS LTD
1234 PARTNERS LTD
ALLEN GABER
BP 1348 LLC
MPM REAL ESTATE INC
GREGORY BASKIN & RAISA
1345 PENNSYLVANIA LLC
MARTIN WOODALL
REFERENCE ONLY
YAACOV GAIGI
RICCARDO CAPRARO
MIAMI HOLIDAYS INC
WILMAN PERSAUD
BENJAMIN M MONDAY
MOJANDA LLC
OSCAR GONZALEZ
ANGEL A WILSON
CLEVER HOUSE LLC
ROBERTO RAPETTI
JOSELYN PINEDA
SALVATORE VERCIGLIO
AYDIN TOZEREN
KATHRYN WALTERS
GIL COHEN
JOHN CEMPELLINI
LISA INTERLANDI
ALBANS ASSETS LLC
DANIELLE LOUISE WARNAR
REFERENCE ONLY
DREXEL 100 LLC
THE FELIZ DIA LLC
RICHARD W ROSSI JR
JOSEE COLLURA
ANDREA ASTORI
REZA NIKPOURFARD
NELSON AYAN
WILLIAM J MARTINEZ JR &
ITAMAR MAKMAL
VENTU INVESTMENTS LLC
DORIS SANCHEZ
ARNAUD KOSZOWSKI
BRIAN HAZZEL MALDONADO
VICTORIA VITYUK
ROBERT WILLIAM CALKINS
STEFANO GAMBUIZZI &
BASQUERO TRANSLATION INC

1500 BAY RD APT 1036
1340 DREXEL AVE APT 307
1521 ALTON RD # 443
5975 FRESH POND RD
1680 MICHIGAN AVE STE 910
1450 NE 2ND AVE
523 MICHIGAN AVE
523 MICHIGAN AVE
PO BOX 191617
1211 ALTON RD
1680 MICHIGAN AVE STE 910
1530 W 21ST ST
2320 PONCE DE LEON BLVD
4428 PARK LN
910 WEST AVE APT 334
1342 DREXEL AVE APT 102
8714 SW 103RD AVE
1342 DREXEL AVE APT 104
2958 S LINCOLN ST
800 WEST AVE APT 832
1342 DREXEL AVE APT 202
251 MICHAEL AVE
3150 SAN MICHELE DR
1342 DREXEL AVE APT 205
1342 DREXEL AVE APT 206
1342 DREXEL AVE APT 207
1442 S ST NW
PO BOX 191968
1342 DREXEL AVE APT 303
1342 DREXEL AVE APT 304
1342 DREXEL AVE APT 305
14 CURTIS AVE
1342 DREXEL AVE APT 307
550 11TH ST STE 208
990 BISCAYNE BLVD STE 701
1701 16TH ST NW APT 730
1612 LECCLAIR VERDUN
1320 DREXEL AVE APT 201
1320 DREXEL AVE APT 301
1320 DREXEL AVE APT 102
1320 DREXEL AVE APT 202
1320 DREXEL AVE APT 302
10830 PARIS ST
21415 NW 13TH CT APT 208
2301 COLLINS AVE APT 1422
3242 MARY ST APT S117
1320 DREXEL AVE APT 304
15001 SACRED LN
1320 DREXEL AVE APT 205
3265 SW 2ND ST

KRS CAPITAL PARTNERS LLC	3470 E COAST AVE APT 2304
FABRICE LOCKMAN	301 W 41ST ST STE 402
ABDERRAHIM GOUMRI	1320 DREXEL AVE APT 306
PALM AVENUE HIALEAH LLC	1900 SUNSET HARBOUR DR
JORDAN M GONZALEZ	185 SW 7TH ST APT 1503
VIKTORIA VITYUK	151 E 31ST ST APT 17K
DORI M GROVES &	9530 SEPULVEDA BLVD UNIT 1
YUMI MIAMI LLC	517 W 41 ST UNIT 500
RICHARD W ROSSI JR	1701 16TH ST NW
REFERENCE ONLY	
TERRENCE QUIGG WALLACE	1308 DREXEL AVE APT 101
JAMES R THORNTON	9 ISLAND AVE APT 906
ORISON PARTNERS LLC	3718 MORRISON ST NW
PLACITY LLC	225 FAIRWAY DR
FRANCISCO O SOTO	1308 DREXEL AVE APT 202
KEVIN D MASON	390 17TH ST NW UNIT 2008
RSB HOLDINGS LLC	22230 HOLLYHOCK TRL
SARAH J WASHBURN	1308 DREXEL AVE APT 203
NICOLE HENRY	1308 DREXEL AVE APT 303
JOSE RAMON FREIXAS	1308 DREXEL AVE APT 104
AYMAN MOHAMMED AL ARABI	256 JARVIS ST UN7B
MARIA S MILANO &	1308 DREXEL AVE APT 304
JONCY RICKETT	4418 WILLOW CREST LN
PARCO INVESTMENTS LLC	6646 VILLA SONRISA DR APT 522
ROGER CARLOS VALECILLOS	15021 COCONUT AVE
EMILIO PELLICCIOTTA	140 OCEAN DR
ANDREA BALLERINI	1308 DREXEL AVE APT 306
UIEK HOLDINGS LLC	1125 NE 125TH ST STE 101
DAVID P NGUAH	1308 DREXEL AVE APT 207
JOHN HARDEN	1308 DREXEL AVE APT 307
TATACAMI LLC	1308 DREXEL AVE APT 108
JAMES COHEN	7888 CUMMINGS LN
CESAR DELLA BIANCIA	430 E 63 ST APT 5-1
ALMIDOPIA LLC	PO BOX 191581
KARL W ALOMAR JTRS	38 W 26TH ST APT 5B
FLAVIO A RAUSEI	429 W 24TH ST APT 5D
MARK HOFFMEISTER	2317 SW 23RD ST
FRANKLIN RJ EWING	1308 DREXEL AVE APT 210
FELIPE G CUNHA	800 WEST AVE APT 841
FLAVIO LIMA	101 OYSTER BAY CT UNIT A1
DAUPHIN MUTEBA KAZADI	PO BOX 5008
HABANA 311 LLC	8230 SW 53RD AVE
WAGNER FERREIRA DE OLIVEIRA JTRS	90 RUSSELL AVE
ARIELLE COTE COLISSON	10302 LESLIE ST
CHRISTELLE GOSSELIN	1308 DREXEL AVE APT 312

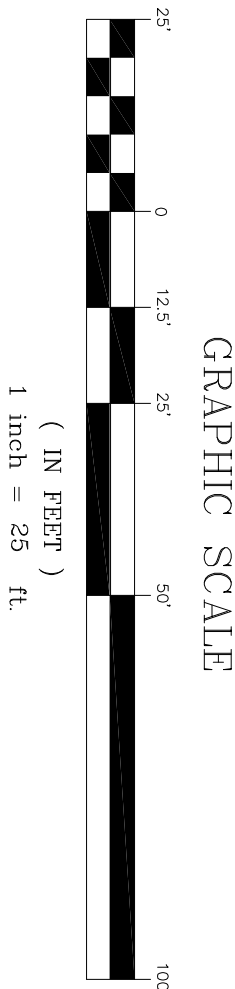
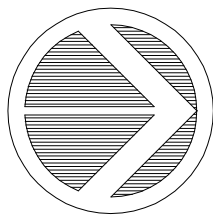
Parcel ID	Legal Description
0232340080800	OCEAN BEACH ADDN NO 2 PB 2-56 LOTS 8 & 9 BLK 26 LOT SIZE 100.000 X 1
0232340080810	3 54 42 34 53 42 OCEAN BEACH ADD NO 2 PB 2-56 LOTS 10 & 11 BLK 26 LOT
0232340080820	OCEAN BEACH ADDN NO 2 PB 2-56 LOT 12 BLK 26 LOT SIZE 50.000 X 130 CC
0232340080830	3 54 42 34 53 42 OCEAN BEACH ADD NO 2 PB 2-56 LOT 13 BLK 26 LOT SIZE
0232340080890	3 54 42 34 53 42 OCEAN BEACH ADD NO 2 PB 2-56 LOT 1 BLK 27 OR 15837-01
0232340080900	OCEAN BEACH ADD NO 2 PB 2-56 LOT 2 BLK 27 LOT SIZE 50.000 X 140 OR 11
0232340080910	OCEAN BEACH ADD NO 2 PB 2-56 LOT 3 BLK 27 LOT SIZE 50.000 X 140 OR 21
0232340080930	OCEAN BEACH ADD NO 2 PB 2-56 LOT 5 BLK 27 LOT SIZE 50.000 X 140 COC
0232340080940	OCEAN BEACH ADD NO 2 PB 2-56 LOTS 6 7 & 8 BLK 27 LOT SIZE 150.000 X 1
0232340080950	OCEAN BEACH ADD NO 2 PB 2-56 LOT 9 BLK 27 LOT SIZE 50.000 X 130 OR 11
0232340080960	3 54 42 34 53 42 OCEAN BEACH ADD NO 2 PB 2-56 LOTS 10 & 11 BLK 27 LOT
0232340080970	OCEAN BEACH ADD NO 2 PB 2-56 LOT 12 BLK 27 LOT SIZE 50.000 X 130 OR
0232340080980	OCEAN BEACH ADD NO 2 PB 2-56 LOTS 13 & 14 LESS BEG AT NE COR LOT 1
0232340080990	OCEAN BEACH ADD NO 2 PB 2-56 BEG AT NE COR LOT 14 SLY30FT W52 FT
0232340081000	OCEAN BEACH ADD NO 2 PB 2-56 LOTS 15 & 16 BLK 27 LOT SIZE 100.000 X 1
0232340081020	OCEAN BEACH ADD NO 2 PB 2-56 LOTS 1 & 2 BLK 28 LOT SIZE 100.000 X 140
0232340081091	3-54-42 34-53-42 OCEAN BCH ADDN NO 2 PB 2-56 LOTS 11 THRU 16 BLK 28 L
0232340110010	H PRATTS RESUB OCEAN BEACH NO 3 PB 6-17 LOTS 1 TO 4 INC & LOT 13 BI
0232340110020	H PRATTS RESUB OCEAN BEACH NO 3 PB 6-17 LOT 5 BLK 21 LOT SIZE 51.00
0232340110030	3-4 54 42 34 53 42 PB 6-17 H PRATTS RESUB OCEAN BEACH NO 3 LOTS 6-7-
0232340110040	3-4 54 42 34 53 42 PB 6-17 H PRATTS RESUB OCEAN BEACH NO 3 LOT 8 BLK
0232340110070	H PRATTS RESUB OCEAN BEACH NO 3 PB 6-17 LOT 12 BLK 21 LOT SIZE 50.0
0232340730001	COLLINS PLAZA CONDO OCEAN BEACH ADD NO 2 PB 2-56 LOT 4
0232340730010	COLLINS PLAZA CONDO UNIT 201 UNDIV 6.1440% INT IN COMMON ELEMENT
0232340730020	COLLINS PLAZA CONDO UNIT 301 UNDIV 6.1440% INT IN COMMON ELEMENT
0232340730030	COLLINS PLAZA CONDO UNIT 401 UNDIV 6.1440% INT IN COMMON ELEMENT
0232340730040	COLLINS PLAZA CONDO UNIT 501 UNDIV 6.1440% INT IN COMMON ELEMENT
0232340730050	COLLINS PLAZA CONDO UNIT 601 UNDIV 6.1440% INT IN COMMON ELEMENT
0232340730060	COLLINS PLAZA CONDO UNIT 202 UNDIV 4.5165% INT IN COMMON ELEMENT
0232340730070	COLLINS PLAZA CONDO UNIT 302 UNDIV 4.5165% INT IN COMMON ELEMENT
0232340730080	COLLINS PLAZA CONDO UNIT 402 UNDIV 4.5165% INT IN COMMON ELEMENT
0232340730090	COLLINS PLAZA CONDO UNIT 502 UNDIV 4.5165% INT IN COMMON ELEMENT
0232340730100	COLLINS PLAZA CONDO UNIT 602 UNDIV 4.5165% INT IN COMMON ELEMENT
0232340730110	COLLINS PLAZA CONDO UNIT 203 UNDIV 4.6870% INT IN COMMON ELEMENT
0232340730120	COLLINS PLAZA CONDO UNIT 303 UNDIV 4.6870% INT IN COMMON ELEMENT
0232340730130	COLLINS PLAZA CONDO UNIT 403 UNDIV 4.6870% INT IN COMMON ELEMENT
0232340730140	COLLINS PLAZA CONDO UNIT 503 UNDIV 4.6870% INT IN COMMON ELEMENT
0232340730150	CONFIDENTIAL
0232340730160	COLLINS PLAZA CONDO UNIT 204 UNDIV 4.6516% INT IN COMMON ELEMENT
0232340730170	COLLINS PLAZA CONDO UNIT 304 UNDIV 4.6516% INT IN COMMON ELEMENT
0232340730180	COLLINS PLAZA CONDO UNIT 404 UNDIV 4.6516% INT IN COMMON ELEMENT
0232340730190	COLLINS PLAZA CONDO UNIT 504 UNDIV 4.6516% INT IN COMMON ELEMENT
0232340730200	COLLINS PLAZA CONDO UNIT 604 UNDIV 4.6516% INT IN COMMON ELEMENT
0232340950001	THE VINTAGE EAST CONDO OCEAN BEACH ADDN NO 3 PB 2-81 LOT
0232340950010	THE VINTAGE EAST CONDO UNIT 1 UNDIV 9.65285% INT IN COMMON ELEMENT
0232340950020	THE VINTAGE EAST CONDO UNITS 2 & 4 UNDIV 16.77164% INT IN COMMON
0232340950030	THE VINTAGE EAST CONDO UNIT 3 UNDIV 7.20668% INT IN COMMON ELEMENT
0232340950050	THE VINTAGE EAST CONDO UNIT 5 UNDIV 7.20668% INT IN COMMON ELEMENT
0232340950060	THE VINTAGE EAST CONDO UNIT 6 UNDIV 7.16274% INT IN COMMON ELEMENT
0232340950070	THE VINTAGE EAST CONDO UNIT 7 UNDIV 7.3971% INT IN COMMON ELEMENT
0232340950080	THE VINTAGE EAST CONDO UNIT 8 UNDIV 7.17738% INT IN COMMON ELEMENT

0232340950080 THE VINTAGE EAST CONDO UNIT 9 UNDIV 7.2792% INT IN COMMON ELEME
0232340950110 THE VINTAGE EAST CONDO UNIT 10 UNDIV 7.32386% INT IN COMMON ELEME
0232340950120 THE VINTAGE EAST CONDO UNIT 11 UNDIV 11.52776% INT IN COMMON ELE
0232341200001 EVERGLADES EAST CONDO OCEAN BEACH ADDN NO 3 PB 2-81 LC
0232341200010 EVERGLADES EAST CONDO UNIT 101 UNDIV 0.035001% INT IN COMMON EL
0232341200020 EVERGLADES EAST CONDO UNIT 301 UNDIV 0.0355105 INT IN COMMON ELE
0232341200030 EVERGLADES EAST CONDO UNIT 102 UNDIV 0.0363257 INT IN COMMON ELE
0232341200040 EVERGLADES EAST CONDO UNIT 202 UNDIV 0.0363257 INT IN COMMON ELE
0232341200050 EVERGLADES EAST CONDO UNIT 302 UNDIV 0.0363257 INT IN COMMON ELE
0232341200060 EVERGLADES EAST CONDO UNIT 103 UNDIV 0.0394844 INT IN COMMON ELE
0232341200070 EVERGLADES EAST CONDO UNIT 203 UNDIV 0.0394844 INT IN COMMON ELE
0232341200080 EVERGLADES EAST CONDO UNIT 303 UNDIV 0.0394844 INT IN COMMON ELE
0232341200090 EVERGLADES EAST CONDO UNIT 104 UNDIV 0.0254229 INT IN COMMON ELE
0232341200100 EVERGLADES EAST CONDO UNIT 204 UNDIV 0.0394844 INT IN COMMON ELE
0232341200110 EVERGLADES EAST CONDO UNIT 304 UNDIV 0.0394844 INT IN COMMON ELE
0232341200120 EVERGLADES EAST CONDO UNIT 105 UNDIV 0.0296515 INT IN COMMON ELE
0232341200130 EVERGLADES EAST CONDO UNIT 205 UNDIV 0.0296515 INT IN COMMON ELE
0232341200140 EVERGLADES EAST CONDO UNIT 305 UNDIV 0.0296515 INT IN COMMON ELE
0232341200150 EVERGLADES EAST CONDO UNIT 106 UNDIV 0.0296006 INT IN COMMON ELE
0232341200160 EVERGLADES EAST CONDO UNIT 206 UNDIV 0.0296006 INT IN COMMON ELE
0232341200170 EVERGLADES EAST CONDO UNIT 306 UNDIV 0.0296006 INT IN COMMON ELE
0232341200180 EVERGLADES EAST CONDO UNIT 107 UNDIV 0.0296515 INT IN COMMON ELE
0232341200190 EVERGLADES EAST CONDO UNIT 207 UNDIV 0.0296515 INT IN COMMON ELE
0232341200200 EVERGLADES EAST CONDO UNIT 307 UNDIV 0.0435093 INT IN COMMON ELE
0232341200210 EVERGLADES EAST CONDO UNIT 108 UNDIV 0.0296515 INT IN COMMON ELE
0232341200220 EVERGLADES EAST CONDO UNIT 208 UNDIV 0.0296515 INT IN COMMON ELE
0232341200230 EVERGLADES EAST CONDO UNIT 308 UNDIV 0.0436619 INT IN COMMON ELE
0232341200240 EVERGLADES EAST CONDO UNIT 109 UNDIV 0.03011 INT IN COMMON ELEM
0232341200250 EVERGLADES EAST CONDO UNIT 209 UNDIV 0.0199715 INT IN COMMON ELE
0232341200260 EVERGLADES EAST CONDO UNIT 309 UNDIV 0.0199715 INT IN COMMON ELE
0232341200270 EVERGLADES EAST CONDO UNIT 110 UNDIV 0.0323008 INT IN COMMON ELE
0232341200280 EVERGLADES EAST CONDO UNIT 210 UNDIV 0.0199715 INT IN COMMON ELE
0232341200290 EVERGLADES EAST CONDO UNIT 310 UNDIV 0.0199715 INT IN COMMON ELE
0232341200300 EVERGLADES EAST CONDO UNIT 211 UNDIV 0.0359181 INT IN COMMON ELE
0232341200310 EVERGLADES EAST CONDO UNIT 311 UNDIV 0.0359181 INT IN COMMON ELE
0232341350001 SAN REMO OF SOUTH BEACH CONDO OCEAN BEACH ADDN NO 3 PB 2-8
0232341350010 SAN REMO OF SOUTH BEACH CONDO UNIT 1 UNDIV 11.58 INT IN COMMON I
0232341350020 SAN REMO OF SOUTH BEACH CONDO UNIT 5 UNDIV 12.09 INT IN COMMON I
0232341350030 SAN REMO OF SOUTH BEACH CONDO UNIT 2 UNDIV 7.93 INT IN COMMON E
0232341350040 SAN REMO OF SOUTH BEACH CONDO UNIT 6 UNDIV 7.71 INT IN COMMON E
0232341350050 SAN REMO OF SOUTH BEACH CONDO UNIT 3 UNDIV 12.47 INT IN COMMON I
0232341350060 SAN REMO OF SOUTH BEACH CONDO UNIT 7 UNDIV 13.14 INT IN COMMON I
0232341350070 SAN REMO OF SOUTH BEACH CONDO UNIT 4 UNDIV 17.15 INT IN COMMON I
0232341350080 SAN REMO OF SOUTH BEACH CONDO UNIT 8 UNDIV 17.93 INT IN COMMON I
0232341830001 SOBE VILLAGE CONDO H PRATTS RESUB OCEAN BEACH NO 3 PB
0232341830010 SOBE VILLAGE CONDO UNIT 1 BLDG 440 UNDIV 5.53% INT IN COMMON ELEI
0232341830020 SOBE VILLAGE CONDO UNIT 2 BLDG 440 UNDIV 5.53% INT IN COMMON ELEI
0232341830030 SOBE VILLAGE CONDO UNIT 3 BLDG 440 UNDIV 5.53% INT IN COMMON ELEI
0232341830040 SOBE VILLAGE CONDO UNIT 4 BLDG 440 UNDIV 5.53% INT IN COMMON ELEI
0232341830050 SOBE VILLAGE CONDO UNIT 5 BLDG 440 UNDIV 5.53% INT IN COMMON ELEI
0232341830060 SOBE VILLAGE CONDO UNIT 6 BLDG 440 UNDIV 5.53% INT IN COMMON ELEI

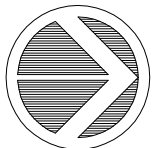
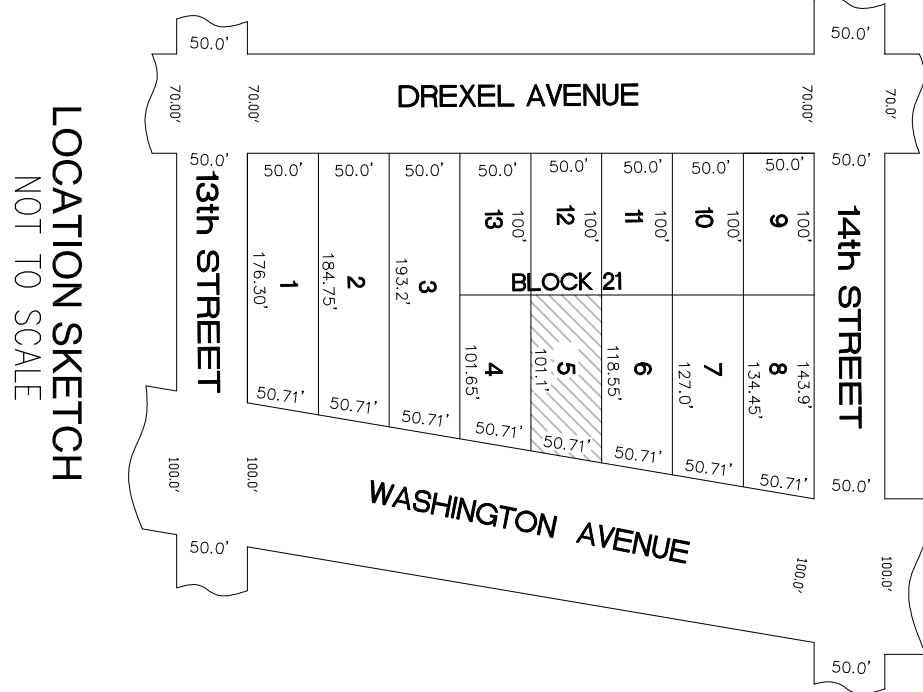
0232341830070 SOBE VILLAGE CONDO UNIT 7 BLDG 440 UNDIV 5.53% INT IN COMMON ELEI
0232341830080 SOBE VILLAGE CONDO UNIT 8 BLDG 440 UNDIV 5.53% INT IN COMMON ELEI
0232341830090 SOBE VILLAGE CONDO UNIT 1 BLDG 1355 UNDIV 8.50% INT IN COMMON ELE
0232341830100 SOBE VILLAGE CONDO UNIT 2 BLDG 1355 UNDIV 4.23% INT IN COMMON ELE
0232341830110 SOBE VILLAGE CONDO UNIT 3 BLDG 1355 UNDIV 4.31% INT IN COMMON ELE
0232341830120 SOBE VILLAGE CONDO UNIT 4 BLDG 1355 UNDIV 7.96% INT IN COMMON ELE
0232341830130 SOBE VILLAGE CONDO UNIT 5 BLDG 1357 UNDIV 6.09% INT IN COMMON ELE
0232341830140 SOBE VILLAGE CONDO UNIT 6 BLDG 1357 UNDIV 4.77% INT IN COMMON ELE
0232341830150 SOBE VILLAGE CONDO UNIT 7 BLDG 1357 UNDIV 4.50% INT IN COMMON ELE
0232341830160 SOBE VILLAGE CONDO UNIT 8 BLDG 1357 UNDIV 4.31% INT IN COMMON ELE
0232341830170 SOBE VILLAGE CONDO UNIT 9 BLDG 1357 UNDIV 5.03% INT IN COMMON ELE
0232341830180 SOBE VILLAGE CONDO UNIT 10 BLDG 1357 UNDIV 6.05% INT IN COMMON ELE
0232341910001 THE BAYLISS CONDO OCEAN BEACH ADDN NO 3 PB 2-81 LOT 1
0232341910010 THE BAYLISS CONDO UNIT 101 UNDIV 7.3190% INT IN COMMON ELEMENTS
0232341910020 THE BAYLISS CONDO UNIT 102 UNDIV 6.0655% INT IN COMMON ELEMENTS
0232341910030 THE BAYLISS CONDO UNIT 103 UNDIV 7.1438% INT IN COMMON ELEMENTS
0232341910040 THE BAYLISS CONDO UNIT 104 UNDIV 6.6181% INT IN COMMON ELEMENTS
0232341910050 THE BAYLISS CONDO UNIT 105 UNDIV 6.4294% INT IN COMMON ELEMENTS
0232341910060 THE BAYLISS CONDO UNIT 106 UNDIV 6.5777% INT IN COMMON ELEMENTS
0232341910070 THE BAYLISS CONDO UNIT 107 UNDIV 6.6181% INT IN COMMON ELEMENTS
0232341910080 THE BAYLISS CONDO UNIT 200 UNDIV 6.8068% INT IN COMMON ELEMENTS
0232341910090 THE BAYLISS CONDO UNIT 201 UNDIV 7.6425% INT IN COMMON ELEMENTS
0232341910100 THE BAYLISS CONDO UNIT 202 UNDIV 6.0655% INT IN COMMON ELEMENTS
0232341910110 THE BAYLISS CONDO UNIT 203 UNDIV 7.1438% INT IN COMMON ELEMENTS
0232341910120 THE BAYLISS CONDO UNIT 204 UNDIV 6.4025% INT IN COMMON ELEMENTS
0232341910130 THE BAYLISS CONDO UNIT 205 UNDIV 6.2273% INT IN COMMON ELEMENTS
0232341910140 THE BAYLISS CONDO UNIT 206 UNDIV 6.4025% INT IN COMMON ELEMENTS
0232341910150 THE BAYLISS CONDO UNIT 207 UNDIV 6.5373% INT IN COMMON ELEMENTS
0232341920001 RETREAT CONDO OCEAN BEACH ADDN NO 3 PB 2-81 LOTS 4.
0232341920010 RETREAT CONDO UNIT 101 BLDG 1330 UNDIV 780/18972 INT IN COMMON EL
0232341920020 RETREAT CONDO UNIT 201 BLDG 1330 UNDIV 780/18972 INT IN COMMON EL
0232341920030 RETREAT CONDO UNIT 102 BLDG 1330 UNDIV 720/18972 INT IN COMMON EL
0232341920040 RETREAT CONDO UNIT 202 BLDG 1330 UNDIV 720/18972 INT IN COMMON EL
0232341920050 RETREAT CONDO UNIT 103 BLDG 1330 UNDIV 734/18972 INT IN COMMON EL
0232341920060 RETREAT CONDO UNIT 203 BLDG 1330 UNDIV 734/18972 INT IN COMMON EL
0232341920070 RETREAT CONDO UNIT 104 BLDG 1330 UNDIV 734/18972 INT IN COMMON EL
0232341920080 RETREAT CONDO UNIT 204 BLDG 1330 UNDIV 734/18972 INT IN COMMON EL
0232341920090 RETREAT CONDO UNIT 105 BLDG 1330 UNDIV 720/18972 INT IN COMMON EL
0232341920100 RETREAT CONDO UNIT 205 BLDG 1330 UNDIV 720/18972 INT IN COMMON EL
0232341920110 RETREAT CONDO UNIT 106 BLDG 1330 UNDIV 780/18972 INT IN COMMON EL
0232341920120 RETREAT CONDO UNIT 206 BLDG 1330 UNDIV 780/18972 INT IN COMMON EL
0232341920130 RETREAT CONDO UNIT 301 BLDG 1340 UNDIV 734/18972 INT IN COMMON EL
0232341920140 RETREAT CONDO UNIT 401 BLDG 1340 UNDIV 734/18972 INT IN COMMON EL
0232341920150 RETREAT CONDO UNIT 302 BLDG 1340 UNDIV 734/18972 INT IN COMMON EL
0232341920160 RETREAT CONDO UNIT 402 BLDG 1340 UNDIV 734/18972 INT IN COMMON EL
0232341920170 RETREAT CONDO UNIT 303 BLDG 1340 UNDIV 515/18972 INT IN COMMON EL
0232341920180 RETREAT CONDO UNIT 403 BLDG 1340 UNDIV 515/18972 INT IN COMMON EL
0232341920190 RETREAT CONDO UNIT 304 BLDG 1340 UNDIV 515/18972 INT IN COMMON EL
0232341920200 RETREAT CONDO UNIT 404 BLDG 1340 UNDIV 515/18972 INT IN COMMON EL
0232341920210 RETREAT CONDO UNIT 305 BLDG 1340 UNDIV 515/18972 INT IN COMMON EL
0232341920220 RETREAT CONDO UNIT 405 BLDG 1340 UNDIV 515/18972 INT IN COMMON EL
0232341920230 RETREAT CONDO UNIT 306 BLDG 1340 UNDIV 515/18972 INT IN COMMON EL

0242031910170 WINDSOR PLAZA CONDO UNIT 305 UNDIV 4.68 % INT IN COMMON ELEMENT
0242031910160 WINDSOR PLAZA CONDO UNIT 205 UNDIV 4.64 % INT IN COMMON ELEMENT
0242031910150 WINDSOR PLAZA CONDO UNIT 105 UNDIV 4.64 % INT IN COMMON ELEMENT
0242031910140 WINDSOR PLAZA CONDO UNIT 304 UNDIV 2.16 % INT IN COMMON ELEMENT
0242031910130 WINDSOR PLAZA CONDO UNIT 104 UNDIV 2.16 % INT IN COMMON ELEMENT
0242031910120 WINDSOR PLAZA CONDO UNIT 303 UNDIV 2.16 % INT IN COMMON ELEMENT
0242031910110 WINDSOR PLAZA CONDO UNIT 203 UNDIV 2.16 % INT IN COMMON ELEMENT
0242031910100 WINDSOR PLAZA CONDO UNIT 103 UNDIV 2.16 % INT IN COMMON ELEMENT
0242031910090 WINDSOR PLAZA CONDO UNIT 302 UNDIV 4.53 % INT IN COMMON ELEMENT
0242031910080 WINDSOR PLAZA CONDO UNIT 202 UNDIV 4.44 % INT IN COMMON ELEMENT
0242031910070 WINDSOR PLAZA CONDO UNIT 102 UNDIV 4.57 % INT IN COMMON ELEMENT
0242031910060 WINDSOR PLAZA CONDO UNIT 301 UNDIV 4.62 % INT IN COMMON ELEMENT
0242031910050 WINDSOR PLAZA CONDO UNIT 201 UNDIV 4.57 % INT IN COMMON ELEMENT
0242031910040 WINDSOR PLAZA CONDO UNIT 101 UNDIV 4.69 % INT IN COMMON ELEMENT
0242031910030 WINDSOR PLAZA CONDO UNIT 300 UNDIV 5.86 % INT IN COMMON ELEMENT
0242031910020 WINDSOR PLAZA CONDO UNIT 200 UNDIV 5.94 % INT IN COMMON ELEMENT
0242031910010 WINDSOR PLAZA CONDO UNIT 100 UNDIV 3.26 % INT IN COMMON ELEMENT
0242031910001 WINDSOR PLAZA CONDO OCEAN BEACH FLA ADDN NO 3 PB 2-81 L
0242031650190 1342 DREXEL CONDO UNIT 307 UNDIV 3.48 % INT IN COMMON AREAS OFF F
0242031650180 1342 DREXEL CONDO UNIT 306 UNDIV 5.78 % INT IN COMMON AREAS OFF F
0242031650170 1342 DREXEL CONDO UNIT 305 UNDIV 5.22 % INT IN COMMON AREAS OFF F
0242031650160 1342 DREXEL CONDO UNIT 304 UNDIV 5.6 % INT IN COMMON AREAS OFF RI
0242031650150 1342 DREXEL CONDO UNIT 303 UNDIV 3.87 % INT IN COMMON AREAS OFF F
0242031650140 1342 DREXEL CONDO UNIT 302 UNDIV 7.04 % INT IN COMMON AREAS OFF F
0242031650130 1342 DREXEL CONDO UNIT 301 UNDIV 4.15 % INT IN COMMON AREAS OFF F
0242031650120 1342 DREXEL CONDO UNIT 207 UNDIV 3.48 % INT IN COMMON AREAS OFF F
0242031650110 1342 DREXEL CONDO UNIT 206 UNDIV 5.78 % INT IN COMMON AREAS OFF F
0242031650100 1342 DREXEL CONDO UNIT 205 UNDIV 5.23 % INT IN COMMON AREAS OFF F
0242031650090 1342 DREXEL CONDO UNIT 204 UNDIV 5.62 % INT IN COMMON AREAS OFF F
0242031650080 1342 DREXEL CONDO UNIT 203 UNDIV 3.86 % INT IN COMMON AREAS OFF F
0242031650070 1342 DREXEL CONDO UNIT 202 UNDIV 7.16 % INT IN COMMON AREAS OFF F
0242031650060 1342 DREXEL CONDO UNIT 201 UNDIV 4.18 % INT IN COMMON AREAS OFF F
0242031650050 1342 DREXEL CONDO UNIT 105 UNDIV 5.78 % INT IN COMMON AREAS OFF F
0242031650040 1342 DREXEL CONDO UNIT 104 UNDIV 6.65 % INT IN COMMON AREAS OFF F
0242031650030 1342 DREXEL CONDO UNIT 103 UNDIV 6.21 % INT IN COMMON AREAS OFF F
0242031650020 1342 DREXEL CONDO UNIT 102 UNDIV 4.77 % INT IN COMMON AREAS OFF F
0242031650010 1342 DREXEL CONDO UNIT 101 UNDIV 6.15 % INT IN COMMON AREAS OFF F
0242031650001 1342 DREXEL CONDO OCEAN BEACH ADDN NO 3 PB 2-81 LOT 3
0242030099180
0242030090720 OCEAN BEACH ADDN NO 3 PB 2-81 LOT 14 BLK 39 LOT SIZE 50.000 X 150 OF
0242030090700 OCEAN BEACH NO 3 PB 2-81 LOT 12 BLK 39 LOT SIZE 50.000 X 150 OR 1731
0242030090690 3-4 54 42 34 53 42 OCEAN BEACH ADDN NO 3 PB 2-81 LOT 11 BLK 39 LOT SI
0242030090630 OCEAN BEACH ADDN NO 3 PB 2-81 LOT 2 BLK 39 LOT SIZE 50.000 X 150 OR
0242030090480 3-4 54 42 34 53 42 OCEAN BEACH ADDN NO 3 PB 2-81 LOT 1 BLK 38 LOT SI
0242030090050 3-4 54 42 34 53 42 OCEAN BEACH ADD NO 3 PB 2-81 LOT 4 & N1/2 LOT 5 BLK
0242030090040 OCEAN BEACH ADD NO 3 PB 2-81 LOTS 1 TO 3 INC BLK 22 LOT SIZE IRREG
0242030090010 OCEAN BEACH ADD NO 3 PB 2-81 PT OF BLK 20 LYG BET DREXEL & WASHIN
0232341920280 RETREAT CONDO UNIT 408 BLDG 1340 UNDIV 734/18972 INT IN COMMON EL
0232341920270 RETREAT CONDO UNIT 308 BLDG 1340 UNDIV 734/18972 INT IN COMMON EL
0232341920260 RETREAT CONDO UNIT 407 BLDG 1340 UNDIV 734/18972 INT IN COMMON EL
0232341920250 RETREAT CONDO UNIT 307 BLDG 1340 UNDIV 734/18972 INT IN COMMON EL
0232341920240 RETREAT CONDO UNIT 406 BLDG 1340 UNDIV 515/18972 INT IN COMMON EL

0242031910180 WINDSOR PLAZA CONDO UNIT 106 UNDIV 4.64 % INT IN COMMON ELEMENT
0242031910190 WINDSOR PLAZA CONDO UNIT 206 UNDIV 4.64 % INT IN COMMON ELEMENT
0242031910200 WINDSOR PLAZA CONDO UNIT 306 UNDIV 4.71 % INT IN COMMON ELEMENT
0242031910210 WINDSOR PLAZA CONDO UNIT 107 UNDIV 3.13 % INT IN COMMON ELEMENT
0242031910220 WINDSOR PLAZA CONDO UNIT 207 UNDIV 3.13 % INT IN COMMON ELEMENT
0242031910230 WINDSOR PLAZA CONDO UNIT 307 UNDIV 3.12 % INT IN COMMON ELEMENT
0242031910240 WINDSOR PLAZA CONDO UNIT 108 UNDIV 3.13 % INT IN COMMON ELEMENT
0242031910250 WINDSOR PLAZA CONDO UNIT 208 UNDIV 3.13 % INT IN COMMON ELEMENT
0242031910260 WINDSOR PLAZA CONDO UNIT 308 UNDIV 3.13 % INT IN COMMON ELEMENT
0242031990001 THE HABANA CONDO OCEAN BEACH ADDN NO 3 PB 2-81 LOTS
0242031990010 THE HABANA CONDO UNIT 101 UNDIV 3.40 % INT IN COMMON ELEMENTS OF
0242031990020 THE HABANA CONDO UNIT 201 UNDIV 3.40 % INT IN COMMON ELEMENTS OF
0242031990030 THE HABANA CONDO UNIT 301 UNDIV 3.32 % INT IN COMMON ELEMENTS OF
0242031990040 THE HABANA CONDO UNIT 102 UNDIV 2.68 % INT IN COMMON ELEMENTS OF
0242031990050 THE HABANA CONDO UNIT 202 UNDIV 2.88 % INT IN COMMON ELEMENTS OF
0242031990060 THE HABANA CONDO UNIT 302 UNDIV 2.08 % INT IN COMMON ELEMENTS OF
0242031990070 THE HABANA CONDO UNIT 103 UNDIV 3.55 % INT IN COMMON ELEMENTS OF
0242031990080 THE HABANA CONDO UNIT 203 UNDIV 3.55 % INT IN COMMON ELEMENTS OF
0242031990090 THE HABANA CONDO UNIT 303 UNDIV 3.62 % INT IN COMMON ELEMENTS OF
0242031990100 THE HABANA CONDO UNIT 104 UNDIV 2.78 % INT IN COMMON ELEMENTS OF
0242031990110 THE HABANA CONDO UNIT 204 UNDIV 2.73 % INT IN COMMON ELEMENTS OF
0242031990120 THE HABANA CONDO UNIT 304 UNDIV 3.89 % INT IN COMMON ELEMENTS OF
0242031990130 THE HABANA CONDO UNIT 105 UNDIV 1.91 % INT IN COMMON ELEMENTS OF
0242031990140 THE HABANA CONDO UNIT 205 UNDIV 1.91 % INT IN COMMON ELEMENTS OF
0242031990150 THE HABANA CONDO UNIT 305 UNDIV 1.93 % INT IN COMMON ELEMENTS OF
0242031990160 THE HABANA CONDO UNIT 206 UNDIV 2.33 % INT IN COMMON ELEMENTS OF
0242031990170 THE HABANA CONDO UNIT 306 UNDIV 2.38 % INT IN COMMON ELEMENTS OF
0242031990180 THE HABANA CONDO UNIT 107 UNDIV 1.84 % INT IN COMMON ELEMENTS OF
0242031990190 THE HABANA CONDO UNIT 207 UNDIV 2.13 % INT IN COMMON ELEMENTS OF
0242031990200 THE HABANA CONDO UNIT 307 UNDIV 2.13 % INT IN COMMON ELEMENTS OF
0242031990210 THE HABANA CONDO UNIT 108 UNDIV 3.08 % INT IN COMMON ELEMENTS OF
0242031990220 THE HABANA CONDO UNIT 208 UNDIV 3.37 % INT IN COMMON ELEMENTS OF
0242031990230 THE HABANA CONDO UNIT 308 UNDIV 3.3 % INT IN COMMON ELEMENTS OF
0242031990240 THE HABANA CONDO UNIT 109 UNDIV 2.48% INT IN COMMON ELEMENTS OF
0242031990250 THE HABANA CONDO UNIT 209 UNDIV 3.32% INT IN COMMON ELEMENTS OF
0242031990260 THE HABANA CONDO UNIT 309 UNDIV 3.32% INT IN COMMON ELEMENTS OF
0242031990270 THE HABANA CONDO UNIT 110 UNDIV 2.73% INT IN COMMON ELEMENTS OF
0242031990280 THE HABANA CONDO UNIT 210 UNDIV 2.78% INT IN COMMON ELEMENTS OF
0242031990290 THE HABANA CONDO UNIT 310 UNDIV 2.9 % INT IN COMMON ELEMENTS OF
0242031990300 THE HABANA CONDO UNIT 111 UNDIV 3.17% INT IN COMMON ELEMENTS OF
0242031990310 THE HABANA CONDO UNIT 211 UNDIV 3.13% INT IN COMMON ELEMENTS OF
0242031990320 THE HABANA CONDO UNIT 311 UNDIV 3.3 % INT IN COMMON ELEMENTS OF
0242031990330 THE HABANA CONDO UNIT 112 UNDIV 2.85% INT IN COMMON ELEMENTS OF
0242031990340 THE HABANA CONDO UNIT 212 UNDIV 2.85% INT IN COMMON ELEMENTS OF
0242031990350 THE HABANA CONDO UNIT 312 UNDIV 2.98% INT IN COMMON ELEMENTS OF



BOUNDARY SURVEY



SURVEYOR'S NOTES:

- The above captioned Property was surveyed and described based on the above Legal Description. Provided by Client.
- This Certification is only for the lands as described. It is not a certification of Title, and does not constitute a representation or endorsement.
- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- Accuracy:
The expected use of the land, as classified in the Minimum Technical Standards (Chapter 5J-17 F.A.C.) is "Residential High Risk". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement. Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- Not void without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- For Building and Zoning information prior to any design work on the herein-described parcel for Building and Zoning information, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- The surveyor does not determine fence and/or wall ownership.
- Ownership subjects to OPINION OF TITLE.
- Type of Survey: BOUNDARY SURVEY.
- The North arrow and bearings shown hereon are based on an assumed bearing of N03°49'30"E, along the centerline of Drexel Avenue, and all other bearings are relative thereto.
- All measurements shown hereon are made in accordance with the United States Standard Feet.
- Flood Zone Data: Community/ Panel #120651/0317/L Dated: 09/11/2009
Flood Zone: "AE" Base Flood Elevation = +8.0'
- Elevations shown hereon are based on National Geodetic Vertical Datum (1929 Mean Sea Level).
- Benchmark Used: Miami-Dade County Benchmark.
- This BOUNDARY SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
- BRC FLORIDA, INC.

PROPERTY ADDRESS:

1334 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA 33139
Tax Folio #02-5254-011-002D

LEGAL DESCRIPTION:

Lot 5, Block 21 of "HERMAN H PRATT'S RESUBDIVISION OCEAN BEACH ADDITION NO. 3", according to the plat thereof as recorded in Plat Book 6, at Page 17, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT: In the professional opinion of the undersigned Professional Surveyor and Mapper of the State of Florida, the following Boundary Survey meets the requirements of the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes. Copies of this Boundary Survey are not void without the signature and the original raised seal of a Florida licensed surveyor and mapper.

ROYAL POINT LAND SURVEYORS, INC.
LB No. 7282

BY: PABLO J. ALFONSO, Professional Surveyor & Mapper No. 5880

State of Florida
Date of Survey: 01/02/2013

Date of Last Revision:

Survey Performed By:

ROYAL POINT LAND SURVEYORS, INC.
6175 NW 153rd, Street - Suite 321, Miami Lakes, Florida 33014
Phone: 305-822-6062/ Fax: 305-827-9669



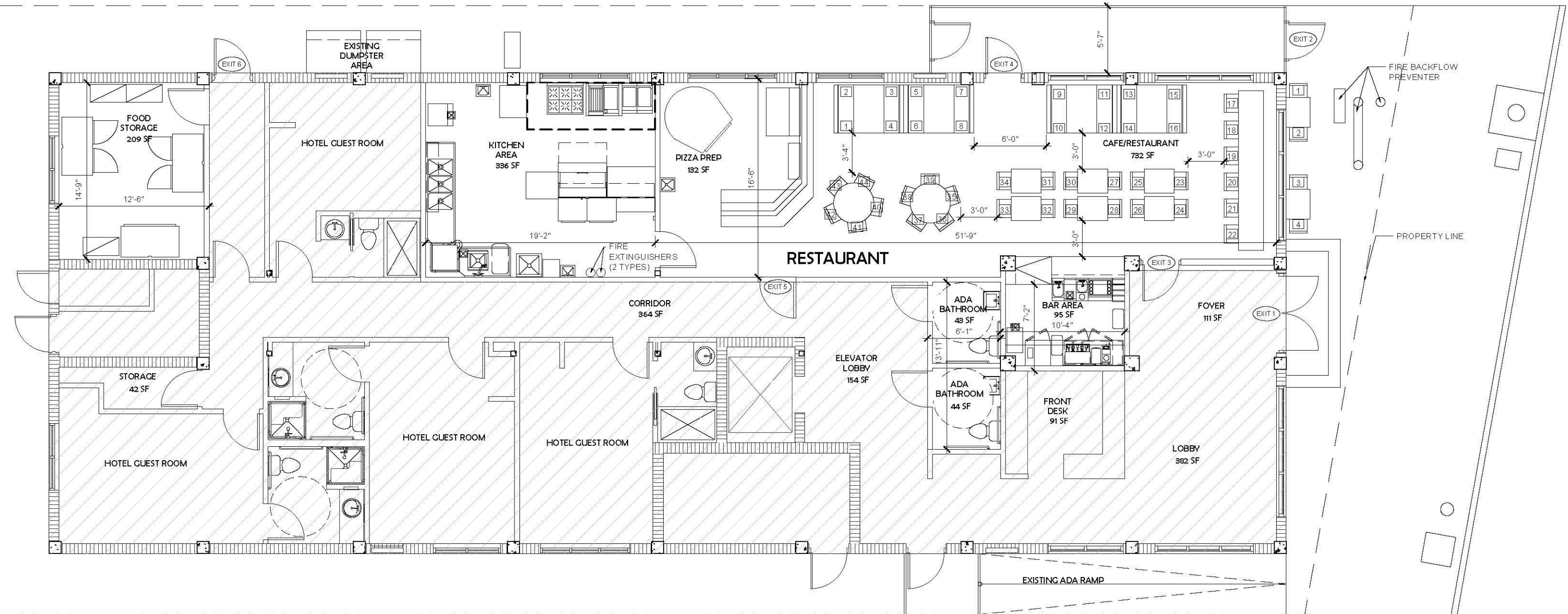
6175 NW 153 ST., SUITE 321, MIAMI LAKES, FL. 33014 ** TEL.305-822-6062 */ 305-698-9468 FAX.305-827-9669

PREPARED FOR: BRC FLORIDA, INC.
1334 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA

TYPE OF PROJECT: BOUNDARY SURVEY

NO.	DATE	DESCRIPTION	BY	APP.	NO.	DATE	DESCRIPTION	BY	APP.

RECORD OF REVISION



ZONING INFORMATION

Name of Business:
Biscayne Cowboys Restaurant

Location:
Waldorf Hotel
1334 Washington Avenue
Miami Beach, FL 33139

Owner of Property:
Waldorf Hotel LLC

Folio: 02-3234-011-0020

Legal Description:
H PRATTS RESUB OCEAN BEACH NO 3
PB 6-17
LOT 5 BLK 21
LOT SIZE 51,000 X 115
OR 15983-1349 0793 1

Zoning Classification:
CD-2 Commercial Medium Density

Primary Land Use - Hotel

Construction Classification - Type 2A

Floor Area of Existing Restaurant - 1,504 sf

GENERAL		INTERIOR AREA	SQUARE FEET	EXTERIOR AREA	SQUARE FEET
INTERIOR SEATING		CAFE / RESTAURANT	657	OUTDOOR SEATING	115
TOTAL	44	BAR	95	TOTAL	115
EXTERIOR SEATING		PIZZA PREP	132	FLOOR AREA	
TOTAL	4	KITCHEN	336	SQUARE FEET	
TOTAL SEATING		FOOD STORAGE	209	TOTAL	1,619
		ADA BATHROOM 1	43		
		ADA BATHROOM 2	44		
		TOTAL	1,504		

SEAL OF PROJECT ARCHITECT:
William Lane
License # AR0014247

DATE
FEBRUARY 14, 2019

PHASE: LICENSE - PERMIT

BISCAYNE COWBOYS RESTAURANT

1334 WASHINGTON AVE.
MIAMI BEACH, FL 33139

WILLIAM LANE ARCHITECT, INC.

1480 MARSEILLE DRIVE, MIAMI BEACH, FLORIDA 33141
LIC. #: AA0003666
T: 305-865-7830

COVER SHEET

FIRST SUBMITTAL
DEADLINE DATE: MARCH 18, 2019

Modification of Variance
Biscayne Cowboys 305, LLC
1334 Washington Ave, Miami Beach, FL 33139

- Application to modify the applicant name on the existing Variance to Biscayne Cowboys 305, LLC.



CFN 2013R0829156
OR Bk 28872 Pgs 3715 - 3718; (4pgs)
RECORDED 10/18/2013 11:24:29
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

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

PROPERTY: 1334 Washington Avenue

FILE NO. 3651

IN RE: The application for a variance to waive the minimum required 300 foot separation between a business that sells alcoholic beverages for consumption and an existing educational facility, in order to sell beer, wine and liquor for consumption on the premises of a new restaurant.

LEGAL DESCRIPTION: Lot 5, Block 21, OCEAN BEACH NO 3, According to the Plat Thereof, as Recorded in Plat Book 6, Page 17, of the Public Records of Miami-Dade County, Florida.

MEETING DATE: September 9, 2013

ORDER

The applicant, Indochine Miami, LLC, filed an application with the Planning Department for the following variance in order to sell beer, wine and liquor at a restaurant:

1. *A variance to waive 71.6 feet of the minimum required 300 foot separation between a business that sells alcoholic beverages for consumption and an existing educational facility, Fisher-Feinberg Elementary School in order to sell beer, wine and liquor for consumption on the premises with a distance of 228.4 feet to the school.*

The City of Miami Beach Board of Adjustment 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:

- A. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the Planning Department Staff Report, the project as submitted satisfies the requirements of Section 118-353(d) of the Miami Beach Code. Accordingly, the Board of Adjustment has determined the following:

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

That the special conditions and circumstances do not result from the action of the applicant;

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

B. The Board imposes the following conditions based on its authority in Section 118-354 of the Miami Beach City Code:

1. During school hours, beer, wine and liquor shall only be served with meals. Otherwise, the sale of beer, wine and liquor shall be limited to non-school hours (5:00 P.M. to 5:00 A.M.) and non-school days. There shall be no sale of package goods.
2. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.
3. The establishment shall not be converted to a stand-alone bar, or dance hall.
4. The applicant shall satisfy any City Liens prior to the issuance of a revised Certificate of Use and Occupational License for liquor.
5. The Board of Adjustment shall retain jurisdiction of this file. The applicant must present a progress report in three months to the Board; the Board shall then determine the necessity and timing of subsequent reports.
6. This approval is granted to Indochine Miami, LLC only. Any change of operator, or ownership by fifty (50) percent or more of stock ownership, partnership interest, or the equivalent, shall require review and approval by the Board of Adjustment as a modification to this Order. If deemed necessary, at the request of the Planning Director, the applicant shall provide a progress report to the Board. The Board reserves the right to modify the Variance approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address problems and to determine the timing and need for future progress reports.
7. The property owner shall be responsible for compliance with all of the conditions of this variance. The current operator and any subsequent operators of the business shall be apprised of all conditions. Subsequent operators shall be required to appear

before the Board of Adjustment to affirm their understanding of the conditions listed, herein.

8. If the restaurant use should cease, and/or there is any change in the use or operation of the establishment to become a stand-alone bar, or a stand-alone dance hall or a stand-alone entertainment establishment, or in the event the use ceases to exist for any reason (except for temporary closure during a season or remodeling, both for a period up to six (6) months, excluding periods during which an active building permit is in effect or there is evidence of non-intent to abandon the premises), the variance shall be subject to Section 118-356, City Code, for revocation or modification of the variance.
9. The applicant shall comply with all conditions imposed (if applicable) by the Public Works Department.
10. The conditions on this Order are binding on the applicant, the property's owners and all successors in interest and assigns.
11. 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.
12. 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, except to the extent of the variance granted herein.
13. This Order shall be recorded, at the expense of the applicant, in the Public Records of Miami-Dade County; the original or a certified copy shall be provided to the Planning Department prior to the issuance of a Building Permit.

IT IS HEREBY 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 are adopted herein, including staff recommendations, as modified by the Board of Adjustment, that the application for Variance Approval is GRANTED for the above-referenced project, subject to those certain conditions specified in Paragraph B (Condition Nos. 1-13, inclusive) hereof, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Board of Adjustment, as determined by staff, entitled "Indochine Restaurant" as prepared by Jorge Eduardo Gonzalez, AIA, dated July 8, 2013 and September 6, 2013, modified in accordance with the conditions set forth in this Order and staff review and approval.

No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance as set forth in this Order have been met. The issuance of this Order does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on

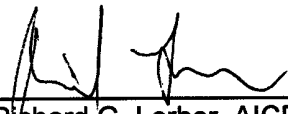
the Board-approved plans, this approval does not mean that such handicapped access is not required.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original Variance Approval was granted, the subject Approval will expire and become null and void, unless the applicant makes application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code; the granting of any such extension of time shall be at the discretion of the Board. At the hearing on any such application, the Board may deny or approve the request and modify the above conditions or impose additional conditions. If the Full Building Permit should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), and not reinstated by the Building Official or designee, the Variance Approval will expire and become null and void.

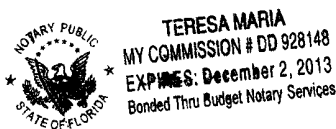
Dated this 3rd day of October, 2013.

BOARD OF ADJUSTMENT
CITY OF MIAMI BEACH, FLORIDA


BY: 
Richard G. Lorber, AICP, LEED AP
Acting Planning Director
For the Chair

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 3rd day of October, 2013 by Richard G. Lorber, Acting Planning Director of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

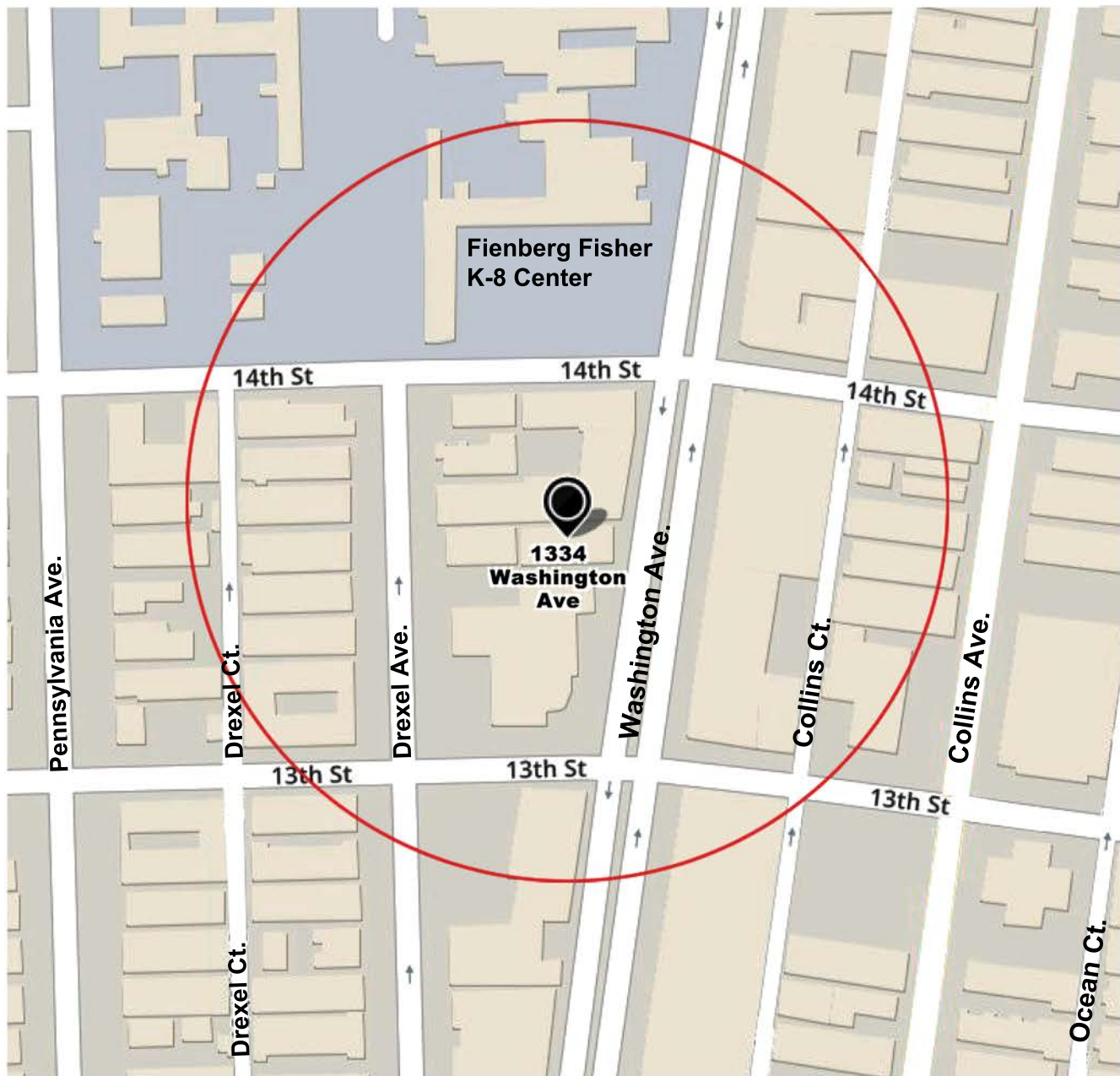


[NOTARIAL SEAL]


Notary: Teresa Maria
Print Name: Teresa Maria
Notary Public, State of Florida
My Commission Expires: 12-2-13
Commission Number: DD 928148

Approved As To Form:
City Attorney's Office (9/20/13)

F:\PLAN\szba\FINALORD\3651 - Order - 1334 Washington Ave.docx



Biscayne Cowboys Restaurant
Location map
○ 0.5 mile radius

SEAL OF PROJECT ARCHITECT:
William Lane
License # AR0014247



OWNER:
Biscayne Cowboys

DATE
FEBRUARY 14, 2019

PHASE: LICENSE - PERMIT

SHEET DESCRIPTION:
LOCATION MAP

BISCAYNE COWBOYS
RESTAURANT

1334 WASHINGTON AVE.
MIAMI BEACH, FL 33139

WILLIAM LANE ARCHITECT, INC.

1480 MARSEILLE DRIVE, MIAMI BEACH, FLORIDA 33141
LIC. #: AA0003666
T: 305-865-7830

Legal Description

Abbreviated:

H PRATTS RESUB OCEAN BEACH NO 3

PB 6-17

LOT 5 BLK 21

LOT SIZE 51.000 X 115

OR 15983-1349 0793 1

Full:

Lot 5, Block 21, of Amended Plat of Resubdivision of Ocean Beach Addition No, 3, according to the plat thereof as recorded in Plat Book 6 Page 17, Public Records of Miami-Dade County, Florida.

INTERIOR & EXTERIOR PHOTOGRAPHS OF SITE

BISCAYNE COWBOYS 305, LLC
1334 WASHINGTON AVE.
MIAMI BEACH, FL 33139



CUSTOMER SERVICE AREA



CUSTOMER SERVICE AREA



KITCHEN



KITCHEN



STORAGE AREA



STORAGE AREA



FRONT OF APPLICANT BLDG. (FACES EAST)



CLOSE-UP OF RESTAURANT FRONT



LEFT SIDE OF APPLICANT BLDG
(SOUTHEAST CORNER)



RIGHT SIDE OF APPLICANT BLDG
(NORTHEAST CORNER)



BACK SIDE OF APPLICANT BLDG
(SOUTHWEST CORNER)



BACK SIDE OF APPLICANT BLDG
(NORTHWEST CORNER)



ADJACENT BLDG. ON THE RIGHT
(NORTH OF APPLICANT BLDG.)



ADJACENT BLDG. ON THE LEFT
(SOUTH OF APPLICANT BLDG.)



ADJACENT BLDG. IN FRONT, ACROSS WASHINGTON AVE.
(EAST OF APPLICANT BLDG.)



ADJACENT BLDG. IN BACK, ON DREXEL AVE
(WEST OF APPLICANT BLDG.)

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

1700 Convention Center Drive
 Miami Beach, Florida 33139-1819

TRADE NAME: BISCAYNE COWBOYS 305 LLC DBA BISCAYNE COWBOYS LICENSE NUMBER: BTR005901-01-2019
 DBA: BISCAYNE COWBOYS Beginning: 02/07/2019
 IN CARE OF: Expires: 09/30/2019
 ADDRESS: 1334 Washington Ave Parcel No: 0232340110020
 MIAMI BEACH, FL -331394260

TRADE ADDRESS: 1334 Washington Ave

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

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

This Receipt may be transferred:

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

B. To another location within the City if proper approvals and the Additional Information

Storage Locations

Code	Business Type
95016400	RESTAURANT / BARS
Restaurants/Bars: #Chairs	49

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

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


BISCAYNE COWBOYS 305 LLC DBA BISCAYNE COWBOYS
 1334 Washington Ave
 MIAMI BEACH, FL -331394260



MIAMI BEACH

PLANNING DEPARTMENT

BOARD OF ADJUSTMENT STAFF REPORT

FROM: Thomas R. Mooney, AICP 
Planning Director

DATE: June 7, 2019 Meeting

RE: File No. ZBA19-0090
1334 Washington Avenue – Restaurant

The applicant, Biscayne Cowboys 305, LLC, is requesting a modification to a previously approved variance to reduce the required 300 foot distance separation between a business that sells alcoholic beverages and an existing educational facility in order to operate a restaurant and sell alcoholic beverages for consumption on premises. Specifically, the applicant is requesting changes to the conditions of approval, including a change of owner/operator.

RECOMMENDATION:

Approval of the requested modification.

HISTORY:

A variance to reduce the minimum distance separation requirements for the sale of alcoholic beverages at this location was approved by the Board on September 9, 2013, pursuant to BOA File No. 3651.

LEGAL DESCRIPTION:

Lot 5, Block 21, Ocean Beach No. 3, according to the plat thereof, as recorded in Plat Book 6, Page 17, of the Public Records of Miami-Dade County, FL.

SITE DATA:

Folio Number -	02-3234-011-0020
Zoning -	CD-2 (Commercial, Medium Intensity)
Future Land Use Designation-	Medium Intensity Commercial Category (CD-2)
Lot Size -	5,865 S.F.*
Existing FAR -	~12,648 S.F.*
Existing Use -	Commercial / Restaurant
Proposed Use -	Same

*As per Miami-Dade Property Appraiser.

THE PROJECT/REQUEST:

The applicant has submitted documents and plans titled “Biscayne Cowboys Restaurant”, by William Lane Architect, Inc., dated February 14, 2019. The applicant is requesting a modification to a previously approved variance granted on September 9, 2013, associated with the sale/service of alcohol within the minimum required distance separation from an educational school and/or place of worship. The applicant requests to modify Condition (B)(6) of the September 9, 2013 Final Order No. BOA 3651, which granted the approval of the variance to the previous applicant in order to permit the transfer of approval to Biscayne Cowboys 305, LLC. The original approval is attached as “Exhibit A” of the draft order for reference.

STAFF ANALYSIS:

Staff supports the requested modification, allowing the transfer of the original variance to the restaurants new owner(s)/operator.

Staff will note that in addition to the requested modification, additional conditions are being recommended. These conditions, listed in the attached draft final order, are consistent with those imposed on similar variance applications in recent years.

RECOMMENDATION:

In view of the foregoing analysis, staff recommends **approval** of the requested modification, subject to the conditions outlined in the attached final order.

ZONING/SITE MAP



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

PROPERTY: 1334 Washington Avenue

FILE NO. ZBA19-0090 f/k/a BOA 3651

IN RE: The application for a modification to a previously approved variance to reduce the required 300 foot distance separation between a business that sells alcoholic beverages and an existing educational facility in order to operate a restaurant and sell alcoholic beverages for consumption on premises. Specifically the applicant is requesting changes to the conditions of approval, including a change of owner/operator.

LEGAL

DESCRIPTION: Lot 5, Block 21, OCEAN BEACH NO 3, According to the Plat Thereof, as Recorded in Plat Book 6, Page 17, of the Public Records of Miami-Dade County, Florida.

FOLIO NUMBER: 02-3234-011-0020

MEETING DATE: June 07, 2019

ORDER

The applicant, Biscayne Cowboys 305, LLC, filed an application with the Planning Department for modifications to a previously approved variance granted on September 9, 2013, associated with the sale/service of alcohol within the minimum required distance separation from an educational school and/or place of worship:

"A variance to waive 71.6 feet of the minimum required 300 foot separation between a business that sells alcoholic beverages for consumption and an existing educational facility, Fisher-Feinberg Elementary School in order to sell beer, wine and liquor for consumption on the premises with a distance of 228.4 feet to the school."

The applicant requests to modify Condition (B)(6) of the September 9, 2013 Order, under Case No. BOA 3651, which granted the approval of the variance to the previous applicant, in order to permit the transfer of approval to Biscayne Cowboys 305, LLC. The original approval is attached as "Exhibit A" for reference. The conditions approved on September 9, 2013 are superseded as follows:

The City of Miami Beach Board of Adjustment 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:

- A. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the Planning Department Staff Report, the project as submitted satisfies the requirements of Section 118-353(d) of the Miami Beach Code. Accordingly, the Board of Adjustment has determined the following:

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

That the special conditions and circumstances do not result from the action of the applicant;

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

B. The Board imposes the following conditions based on its authority in Section 118-354 of the Miami Beach City Code:

1. During school hours, alcohol shall only be served with meals. There shall be no sale of package goods.
2. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.
3. The establishment shall not be converted to a stand-alone bar, or dance hall.
4. The applicant shall satisfy any City Liens prior to the issuance of a revised Certificate of Use and Business Tax Receipt for alcohol.
5. The Board of Adjustment shall retain jurisdiction of this file.

This approval is granted to Biscayne Cowboys 305, LLC only. Any changes in ownership or operator shall require the new owner or operator to submit an affidavit, approved by City, to the City of Miami Beach Planning Department transferring approval to the new owner or operator and acknowledging acceptance of all conditions established herein prior to the issuance of a new Business Tax Receipt.

6. The property owner shall be responsible for compliance with all the conditions of this variance. The current operator and any subsequent operators of the business shall be specially apprised of all conditions.
7. The Operator shall be responsible for maintaining the areas adjacent to the facility, such as the sidewalk on Washington Avenue, in excellent condition, keeping these areas in a clean condition, free of all refuse, at all times.
8. If there is any change in the use or operation of the establishment, or in the event the use ceases to exist for any reason (except for temporary closure during a season or remodeling, both for a period up to six (6) months), the variance shall be subject to Section 118-356, City Code, for revocation or modification of the variance.
9. The Board of Adjustment shall retain the right to call the operators back before the Board and modify the hours of operation or the occupant load should the City issue any written warnings and/or notices of violation about loud, excessive, unnecessary, or unusual noise.
10. A violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as may be amended from time to time, shall be deemed a violation of this Order and subject to the remedies as described in the Code of the City of Miami Beach, Florida.
11. The conditions on this Order are binding on the applicant, the property's owners and all successors in interest and assigns.
12. 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.
13. 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, except to the extent of the variance granted herein.
14. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
15. This modified Order shall be recorded, in the Public Records of Miami-Dade County; prior to the issuance of a City Business Tax Receipt.

IT IS HEREBY 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 are adopted herein, including staff recommendations, as modified by the Board of Adjustment, that the application to modify the

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

EXHIBIT A



CFN 2013R0829156
OR Bk 28872 Pgs 3715 - 3718; (4pgs)
RECORDED 10/18/2013 11:24:29
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

BOARD OF ADJUSTMENT CITY OF MIAMI BEACH, FLORIDA

PROPERTY: 1334 Washington Avenue

FILE NO. 3651

IN RE: The application for a variance to waive the minimum required 300 foot separation between a business that sells alcoholic beverages for consumption and an existing educational facility, in order to sell beer, wine and liquor for consumption on the premises of a new restaurant.

LEGAL

DESCRIPTION: Lot 5, Block 21, OCEAN BEACH NO 3, According to the Plat Thereof, as Recorded in Plat Book 6, Page 17, of the Public Records of Miami-Dade County, Florida.

MEETING DATE: September 9, 2013

ORDER

The applicant, Indochine Miami, LLC, filed an application with the Planning Department for the following variance in order to sell beer, wine and liquor at a restaurant:

1. *A variance to waive 71.6 feet of the minimum required 300 foot separation between a business that sells alcoholic beverages for consumption and an existing educational facility, Fisher-Feinberg Elementary School in order to sell beer, wine and liquor for consumption on the premises with a distance of 228.4 feet to the school.*

The City of Miami Beach Board of Adjustment 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:

- A. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the Planning Department Staff Report, the project as submitted satisfies the requirements of Section 118-353(d) of the Miami Beach Code. Accordingly, the Board of Adjustment has determined the following:

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

That the special conditions and circumstances do not result from the action of the applicant;

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

B. The Board imposes the following conditions based on its authority in Section 118-354 of the Miami Beach City Code:

1. During school hours, beer, wine and liquor shall only be served with meals. Otherwise, the sale of beer, wine and liquor shall be limited to non-school hours (5:00 P.M. to 5:00 A.M.) and non-school days. There shall be no sale of package goods.
2. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.
3. The establishment shall not be converted to a stand-alone bar, or dance hall.
4. The applicant shall satisfy any City Liens prior to the issuance of a revised Certificate of Use and Occupational License for liquor.
5. The Board of Adjustment shall retain jurisdiction of this file. The applicant must present a progress report in three months to the Board; the Board shall then determine the necessity and timing of subsequent reports.
6. This approval is granted to Indochine Miami, LLC only. Any change of operator, or ownership by fifty (50) percent or more of stock ownership, partnership interest, or the equivalent, shall require review and approval by the Board of Adjustment as a modification to this Order. If deemed necessary, at the request of the Planning Director, the applicant shall provide a progress report to the Board. The Board reserves the right to modify the Variance approval at the time of a progress report in a non-substantive manner, to impose additional conditions to address problems and to determine the timing and need for future progress reports.
7. The property owner shall be responsible for compliance with all of the conditions of this variance. The current operator and any subsequent operators of the business shall be apprised of all conditions. Subsequent operators shall be required to appear

before the Board of Adjustment to affirm their understanding of the conditions listed, herein.

8. If the restaurant use should cease, and/or there is any change in the use or operation of the establishment to become a stand-alone bar, or a stand-alone dance hall or a stand-alone entertainment establishment, or in the event the use ceases to exist for any reason (except for temporary closure during a season or remodeling, both for a period up to six (6) months, excluding periods during which an active building permit is in effect or there is evidence of non-intent to abandon the premises), the variance shall be subject to Section 118-356, City Code, for revocation or modification of the variance.
9. The applicant shall comply with all conditions imposed (if applicable) by the Public Works Department.
10. The conditions on this Order are binding on the applicant, the property's owners and all successors in interest and assigns.
11. 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.
12. 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, except to the extent of the variance granted herein.
13. This Order shall be recorded, at the expense of the applicant, in the Public Records of Miami-Dade County; the original or a certified copy shall be provided to the Planning Department prior to the issuance of a Building Permit.

IT IS HEREBY 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 are adopted herein, including staff recommendations, as modified by the Board of Adjustment, that the application for Variance Approval is GRANTED for the above-referenced project, subject to those certain conditions specified in Paragraph B (Condition Nos. 1-13, inclusive) hereof, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Board of Adjustment, as determined by staff, entitled "Indochine Restaurant" as prepared by Jorge Eduardo Gonzalez, AIA, dated July 8, 2013 and September 6, 2013, modified in accordance with the conditions set forth in this Order and staff review and approval.

No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance as set forth in this Order have been met. The issuance of this Order does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on

Page 4 of 4
Meeting Date: September 9, 2013
BOA File No. 3651

the Board-approved plans, this approval does not mean that such handicapped access is not required.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original Variance Approval was granted, the subject Approval will expire and become null and void, unless the applicant makes application to the Board for an extension of time, in accordance with the requirements and procedures of Chapter 118 of the City Code; the granting of any such extension of time shall be at the discretion of the Board. At the hearing on any such application, the Board may deny or approve the request and modify the above conditions or impose additional conditions. If the Full Building Permit should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), and not reinstated by the Building Official or designee, the Variance Approval will expire and become null and void.

Dated this 3rd day of October, 2013.

BOARD OF ADJUSTMENT
CITY OF MIAMI BEACH, FLORIDA

BY: [Signature]
Richard G. Lorber, AICP, LEED AP
Acting Planning Director
For the Chair

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 3rd day of October, 2013 by Richard G. Lorber, Acting Planning Director of the City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



[NOTARIAL SEAL]

[Signature]
Notary: Teresa Maria
Print Name: Teresa Maria
Notary Public, State of Florida
My Commission Expires: 12-2-13
Commission Number: DD 928148

Approved As To Form:
City Attorney's Office (9/20/13)

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